



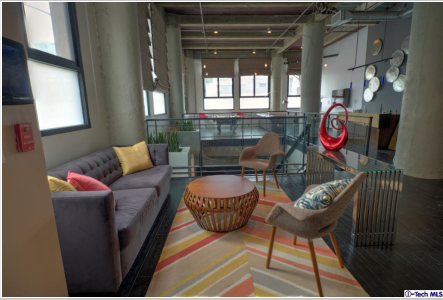
# Your Home Sold GUARANTEED or I'll Buy It\*

Corey Chambers, Realtor® - CoreyChambers.com  
1-888-381-5588 - corey@coreychambers.com

**1100 S GRAND AVE #A006**  
Los Angeles, CA 90015

**2 Beds**      **Baths 3.00 (3F 0T 0H 0Q)**      **2,647/OT Sqft**

Condo/Co-op      **LP \$1,690,000** ↓      **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	Not Applicable-C42
List Price Per Sqft	\$638.46
Lot Size	18,467/PR
HOA Fee 1 & 2	\$605.00(Monthly), \$0.00(Monthly)
MLS#	318004420IT
APN	5139-020-036

**Directions:** Unit is the corner of Grand and 11th Street. Entry is on Grand street.

**Remarks:** Location! Location! Location! One of kind expansive and spacious LOFT in South Park. Unit A006 at the Grand Lofts is the place to live AND work with its ideal location in the heart of Downtown's trendy South Park area. This stunning 2 story, live/work ground level loft with its expansive windows, espresso finish hard wood floors, high ceilings, architectural custom cabinetry, alabaster wet bar, modern kitchen with stone countertops and stainless steel appliances, 3 full baths, 2 bedrooms plus added 3rd bedroom, custom frosted glass entry doors to downstairs bedrooms, solid core entry doors, washer and dryer, direct street entrance, plus 2 additional entrances to unit. It is truly a unique living space in the center of South Park. Walking distance to Staples Center, LA Live restaurants and entertainment, Nokia theater, and all the other attractions located in DTLA. Pool, gym and 2 space parking now available at AVEN building next door to owners of Grand lofts.

**Exclusions:** Art work

Community/Development	
Tax Mello Roos	Unknown
Complex/Assoc Name	
Pets Allowed/Rules	Yes/Pets Permitted
Highrise Amenities	
Assoc Amenities	Unknown (N)
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	NAC42
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1923/Assessor
Stories	7
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	0
Unit Floor #	1
Unit Location	grand Ave
PUD	
Balcony	
Security	
View	No
Style	
Entry Floor #	1
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	In Street
Water Type	Public, Water District

Contract Info		DOM 378
List Date	10-28-2018	
List Price	\$1,690,000	
Orig List Price	\$1,699,000	
Status Date	10-28-2018	
Change Date/Type	09-08-2019/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Financing	Cash To New Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR5
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.420
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	Corner Lot, City

Parking Details	
Parking Type	Assigned
Total Spaces	0
Covered Spaces	0
Uncovered Spaces	2
Garage Spaces	2
Carpport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	
Furnished	
AC/Cooling	Central
Heating	Central, Natural Gas
Equip/Apppl	Dishwasher, Dryer, Gas Dryer Hookup, Microwave, Refrigerator, Washer
Flooring	Stone, Wood
Rooms	Dining Area
Levels	Two Level, Ground Level (N)
Interior Features	
Kitchen Features	Stone Counters
Bathroom Features	
Bedroom Features	Master Bedroom
Common Walls	Attached
Cooking Appliances	Cooktop - Gas, Microwave, Oven-Gas
Disability Access	
Eating Areas	Dining Area
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	0.00
Green Certifying Body	
Green HTA Index	0
Green Walk Score	0
Green Year Certified	0
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Ground Level - no steps
Exterior Constr	
Foundation	
Other Struc Feat	High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	none
Windows	
Water Heater Feat	
Laundry	

Location	
Cross Streets	11TH AND GRAND AVE
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	634/D5
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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Los Angeles, CA 90015

2  
Beds

Baths 3.00  
(3F 0T 0H 0Q)

2,647/OT  
Sqft

Condo/Co-op  
LP \$1,690,000↓

Active



Tech MLS



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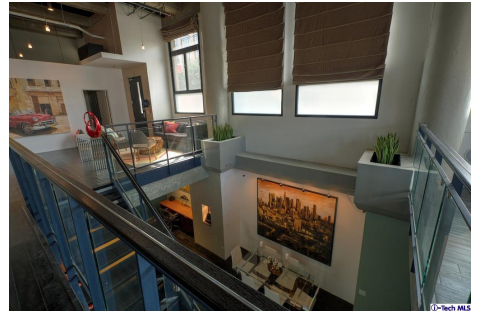
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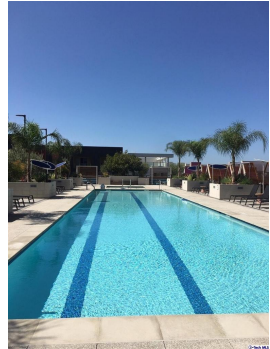
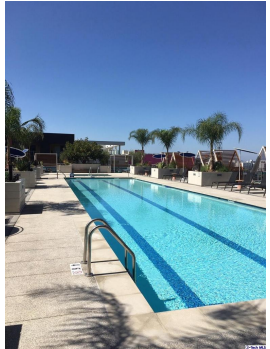
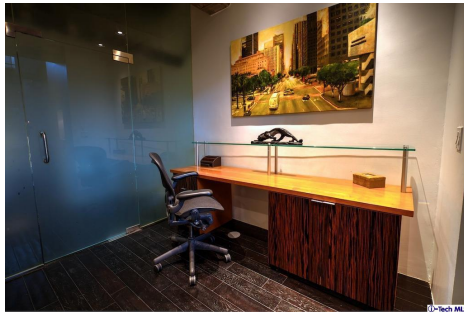


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**200 N SAN FERNANDO RD #115**  
 LOS ANGELES, CA 90031

**1 Beds**      **Baths 2.00 (2F 0T 0H 0Q)**      **1,700/VN Sqft**

Condo/Co-op      **LP \$635,000** ↓      **Active**



<b>Expected on Market</b>	
<b>Area</b>	1375 Lincoln Heights
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$373.53
<b>Lot Size</b>	63,148/VN
<b>HOA Fee 1 &amp; 2</b>	\$520.00(Monthly)
<b>MLS#</b>	19-485620
<b>APN</b>	5447-013-018

**Directions:** San Fernando Rd at Humboldt St

**Remarks:** 2-story 1,700 sq ft Alta Lofts live/work condominium with amazing industrial character, soaring high ceilings, stylish concrete pillar columns, wall of windows and natural light. Windowed warehouse-style roll-up door opens up to let in the air. West facing Elysian Park view. This awesome loft features polished concrete floors, modern kitchen and baths, granite counter tops, stainless steel appliances, large bathrooms with tile floor, granite counter and stainless steel sink, laundry washer and dryer in unit, central A/C and heat, large walk-in closet. Gated covered parking space. Gated guest parking. Pet friendly. Evening security guard patrol. Walk to shopping, restaurants, Metro, Elysian Park, Los Angeles River Bike Path, Frog Town Art Walk, Recreation Center Swimming Pool, Los Angeles State Historic Park. By Downtown, China Town and Elysian Park in Lincoln Heights near Brewery Lofts, Lacy Lofts, Telephone Company Lofts.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Alta Homeowners Association
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Card Room, Conference, Elevator, Exercise Room, Fitness Center, Gated Parking, Hot Water, Rec Multipurpose Rm
<b>Assoc Fees Include</b>	
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	
<b>Earthquake Ins.</b>	

Structure Info	
<b>Year Built/Source</b>	1925
<b>Stories</b>	6
<b>Building Type</b>	Condominium, Low Rise, Loft
<b>Prop Subtype</b>	
<b>Units in Complex</b>	105
<b>Unit Floor #</b>	1
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Carbon Monoxide Detector(s), Community, Exterior Security Lights, Fire and Smoke Detection System, Fire Sprinklers, Gated, Gated Community with Guard, Guarded
<b>View</b>	City Lights, Walk Street
<b>Style</b>	Other
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	No
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 128
<b>List Date</b>	07-05-2019	
<b>List Price</b>	\$635,000	
<b>Orig List Price</b>	\$645,000	
<b>Status Date</b>	07-05-2019	
<b>Change Date/Type</b>	10-07-2019/Price Change	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAUI(CA)
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	
<b>Special Zone</b>	Seismic Hazard
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Assigned, Community Garage, Covered Parking, Gated
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	1
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carport Spaces</b>	
<b>Remote Controls</b>	

Sale/Sold Info	
<b>Contract Date</b>	
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	



Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central, Forced Air, Heat Pump
Equip/Apppl	Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Washer
Flooring	Cement
Rooms	Art Studio, Bonus, Breakfast Area, Converted Bedroom, Dance Studio, Den, Den/Office, Dining Area, Dressing Area, Entry, Library/Study, Living, Master Bedroom, Studio, Study/Office, Walk-In Closet
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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200 N SAN FERNANDO RD #115  
LOS ANGELES, CA 90031

1  
Beds

Baths 2.00  
(2F 0T 0H 0Q)

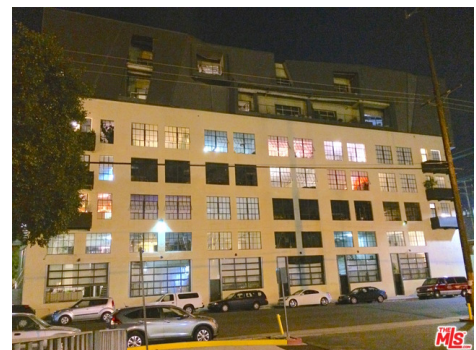
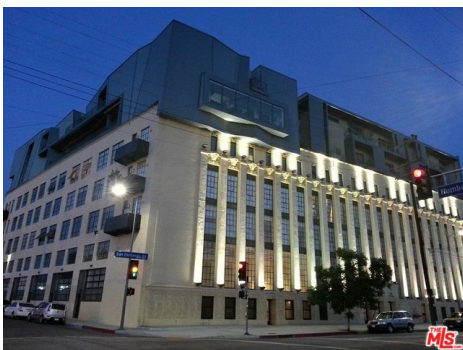
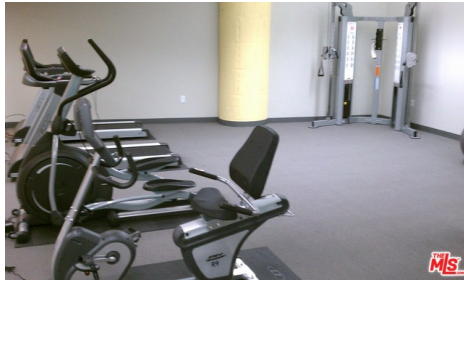
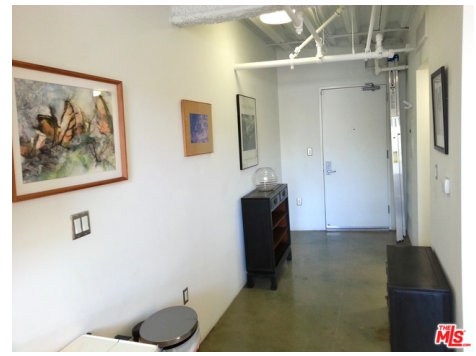
1,700/VN  
Sqft

Condo/Co-op  
LP \$635,000↓

Active







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# Your Home Sold GUARANTEED or I'll Buy It\*

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**1855 INDUSTRIAL ST #616**  
LOS ANGELES, CA 90021

**2 Beds**      **Baths 2.00 (1F 0T 1H 0Q)**      **1,475/AS Sqft**

Condo/Co-op      **LP \$1,049,000** ↓      **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$728.81
Lot Size	42,526/AS
HOA Fee 1 & 2	\$567.00(Monthly)
MLS#	19-496660
APN	5164-012-117
<b>OPEN HOUSE</b> 11/10/2019 (2:00PM-4:00PM)	

**Directions:** Exit off of 101 freeway to 7th street and drive west to Mateo. Go north on Mateo and building is on the corner of Mateo and Industrial st.

**Remarks:** Every now and then the perfect loft comes along with the ultimate downtown lifestyle in the ever growing and changing Arts District. The best views of DTLA are enjoyed by this North facing unit towards the city lights and create the perfect environment for entertaining. Ready to move in with a custom built out bedroom/den area and a raised mezzanine that can be used as an extra guest room or a dining area. This loft is great for multiple guests and a live-work scenario, in addition to the large walk-in side to side closet, additional storage, and rare half bathroom built in. The Toy Factory Lofts are an excellent building with great management and central location to major nearby developments such as: Sixth Street Viaduct, SOHO Warehouse, Row DTLA, Violet Street Project, and Art Share LA.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Toy Factory Lofts
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	24-Hour Closed Circuit Building, Controlled Access, Entrance Lobby, On-Site Guard, Passenger Elevator, Rooftop Swimming Pool
<b>Assoc Amenities</b>	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator, Fitness Center, Gated Community Guard, Onsite Property Management, Pool
<b>Assoc Fees Include</b>	Gas, Trash Paid, Water and Sewer Paid
<b>Community Features</b>	Community Mailbox
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	Linear City, LLC
<b>Earthquake Ins.</b>	No

Structure Info	
<b>Year Built/Source</b>	1923
<b>Stories</b>	7
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	121
<b>Unit Floor #</b>	6
<b>Unit Location</b>	6th floor
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	24 Hour, Carbon Monoxide Detector(s), Gated Community with Guard
<b>View</b>	City Lights
<b>Style</b>	Architectural
<b>Entry Floor #</b>	
<b>Exposure</b>	North
<b>Direction Faces</b>	Faces North
<b>Maid's</b>	No
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 96
<b>List Date</b>	08-06-2019	
<b>List Price</b>	\$1,049,000	
<b>Orig List Price</b>	\$1,075,000	
<b>Status Date</b>	08-06-2019	
<b>Change Date/Type</b>	11-09-2019/Price Change	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	
<b>Financing</b>	Cash To New Loan	
<b>Possession</b>	Close Of Escrow	

Land/Lot Info	
<b>Zoning</b>	LAM3
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	
<b>Special Zone</b>	None
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Community Garage, Controlled Entrance
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	1
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carpport Spaces</b>	
<b>Remote Controls</b>	

Sale/Sold Info	
<b>Contract Date</b>	
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	



Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Built-Ins, Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator
Flooring	Cement
Rooms	Den/Office, Living, Loft, Walk-In Closet
Levels	Split Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Oven, Range
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	Association Pool
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Main Level
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	
Elementary	
Junior HS	
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Waterfront	
Water District	

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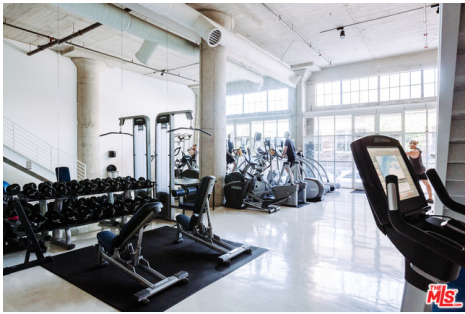
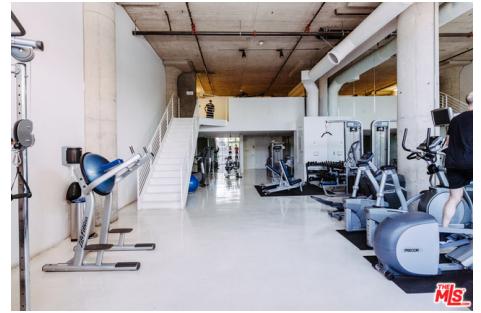
Active











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