



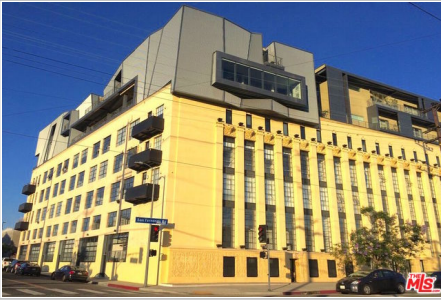
Your Home Sold GUARANTEED or I'll Buy It*

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

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 \$615,000 **Active**



Expected on Market	
Area	1375 Lincoln Heights
Subdivision	
List Price Per Sqft	\$361.76
Lot Size	63,148/VN
HOA Fee 1 & 2	\$520.00(Monthly)
MLS#	20-551258
APN	5447-013-018

Directions: San Fernando Rd at Humboldt St

Remarks: Live/work industrial warehouse style 2-story Alta Lofts condominium unit with ultra-high 17-ft ceilings, wall of windows, giant roll-up warehouse style door, open plan, stainless appliances, granite counter tops, polished concrete floor.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Alta Homeowners Association
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Banquet, Conference, Elevator, Exercise Room, Fitness Center, Gated Parking, Hot Water, Meeting Room, Outdoor Cooking Area, Picnic Area, Security
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1925
Stories	6
Building Type	Condominium, Loft
Prop Subtype	
Units in Complex	104
Unit Floor #	1
Unit Location	
PUD	No
Balcony	
Security	Gated, Gated Community with Guard
View	Hills, Walk Street
Style	Other
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 3
List Date	02-05-2020	
List Price	\$615,000	
Orig List Price	\$615,000	
Status Date	02-05-2020	
Change Date/Type	02-05-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAUI(CA)
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage
Total Spaces	1
Covered Spaces	0
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	
Remote Controls	

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central, Forced Air
Equip/Appl	Dishwasher, Garbage Disposal, Microwave, Range/Oven
Flooring	Cement
Rooms	Art Studio, Breakfast Area, Den, Den/Office, Dining Area, Dressing Area, Great Room, Living, Loft, Master Bedroom, 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

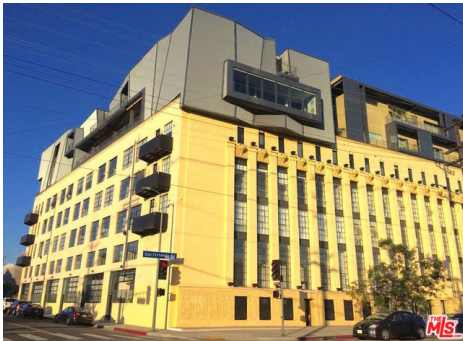
1
Beds

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

1,700/VN
Sqft

Condo/Co-op
LP \$615,000


Active



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460 S SPRING ST #210
LOS ANGELES, CA 90013

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **1,314/BL Sqft**

Condo/Co-op **LP \$599,000** **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$455.86
Lot Size	30,787/VN
HOA Fee 1 & 2	\$719.56(Monthly)
MLS#	20-550558
APN	5149-023-035
OPEN HOUSE 02/09/2020 (1:00PM-4:00PM)	

Directions:

Spring St between 4th and 5th
Remarks: The Rowan is a historically designated building in the heart of downtown with Mills Act tax savings which offers significant savings in property taxes. Located in the heart of downtown LA's renaissance so you can step outside and be minutes from chic new shops, restaurants, galleries and events. Take the dog out for a walk and enjoy Spring St park that is right next door, or simply sit on a bench and people watch in this beautiful slice of nature. This is urban living at its finest in a spacious 1 bedroom 1 bath loft with exposed brick walls, hardwood flooring and chefs kitchen. This is a unique floor plan, boasting more square footage for entertaining or relaxing than most other 1 bedroom units. Plenty of built-ins create ample storage and allow you to utilize the open floor plan to its fullest potential. The building has a 24 hour doorman and a dog run. There are 2 licensed (not deeded) parking spaces.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Rowan Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Elevator, Outdoor Cooking Area, Security, Spa
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1912
Stories	0
Building Type	Condominium
Prop Subtype	
Units in Complex	207
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	Other
Style	High or Mid-Rise Condo
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 4
List Date	02-04-2020	
List Price	\$599,000	
Orig List Price	\$599,000	
Status Date	02-04-2020	
Change Date/Type	02-04-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC4
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Other
Total Spaces	
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

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

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Built-Ins, Dishwasher, Dryer, Washer
Flooring	Mixed
Rooms	Living
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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460 S SPRING ST #210
LOS ANGELES, CA 90013

1
Beds

Baths 1.00
(1F 0T 0H 0Q)

1,314/BL
Sqft

Condo/Co-op
LP \$599,000

Active



THE
MLS



MLS



MLS



MLS



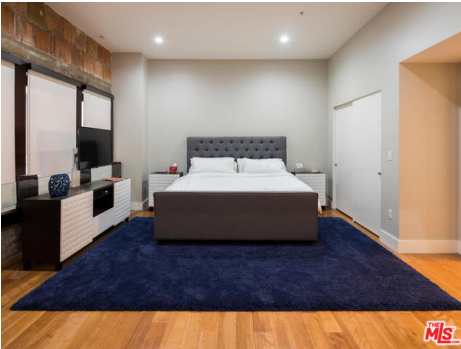
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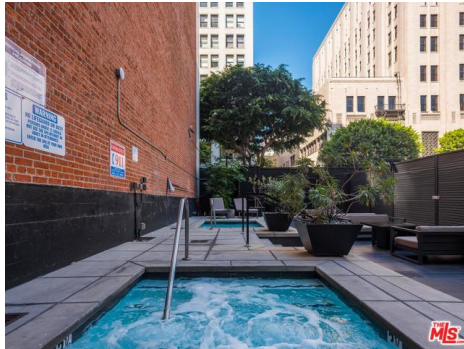
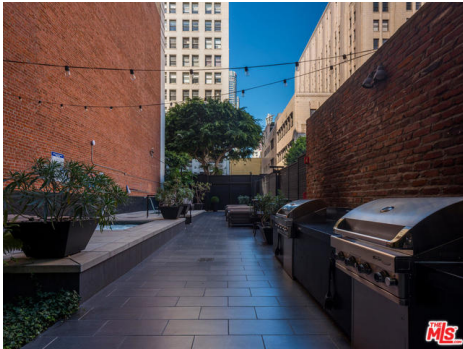
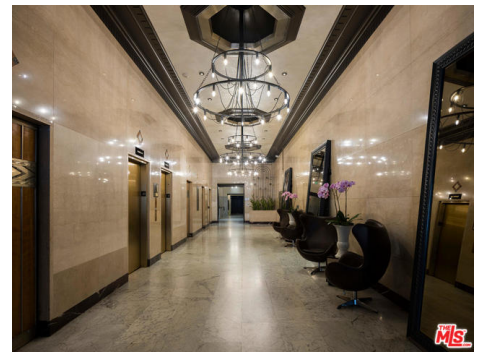
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1130 S Flower ST #317
LOS ANGELES, CA 90015

1 Beds	Baths 2.00 (1F 0T 1H 0Q)	1,258 Sqft
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Condo/Co-op
LP \$599,900 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$476.87
Lot Size	44,570
HOA Fee 1 & 2	\$952.00(Monthly)
MLS#	SB20024908MR
APN	5138-014-086

OPEN HOUSE 02/08/2020 (1:00PM-4:00PM)

Directions: East side of Flower between 11th and 12th Streets. Cross Streets: Flower & 11th St.

Remarks: Urban living in the heart of Los Angeles. This 1 bedroom, 2 bathroom condo in the legendary Flower Street Lofts is a short walk to LA Live. The modern loft features high ceilings, exposed ducting and a wall of windows in the living area. The gourmet kitchen boast stainless steel GE Profile appliances including a wine fridge, stone counter tops, modern maple cabinets, and large breakfast bar. The master suite features a spa tub and walk in closet. Additional luxury amenities include high ceilings, polished concrete floors, window treatments, and in-suite washer/dryer combo unit. The complex is in the South Park area of downtown Los Angeles and is within walking distance to Ralph's, Starbucks, Hope Street Park, FIDM, Lucky Strike, Regal Cinemas, LA Convention Center, Nokia Theatre, California Market Center, Financial + Fashion Districts, Hygge Bakery, The Palm, numerous restaurants + clubs. The building is pet friendly and next door to the Metro stop. HOA fees include 2 assigned parking spaces in gated parking structure, cable TV, internet, trash, water, and common area maintenance. (SOME PHOTOS VIRTUALLY STAGED)

Inclusions: Refrigerator, washer/dryer combo unit, and media unit in Living Room

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Flower Street Loft HOA
Pets Allowed/Rules	Call/PetsPermitted
Highrise Amenities	
Assoc Amenities	Controlled Access, Onsite Property Management
Assoc Fees Include	
Community Features	Curbs, Gutters, Sidewalks
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2003/Assessor
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	91
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	City Lights
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 4
List Date	02-04-2020	
List Price	\$599,900	
Orig List Price	\$599,900	
Status Date	02-04-2020	
Change Date/Type	02-04-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAR5
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	1.020
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	2
Carport 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	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom, Master Suite, WalkInCloset
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 Closet

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

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1130 S Flower ST #317
LOS ANGELES, CA 90015

1
Beds

Baths 2.00
(1F 0T 1H 0Q)

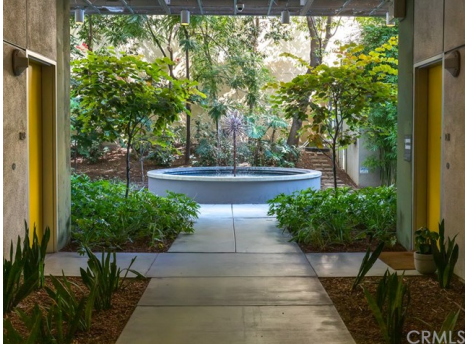
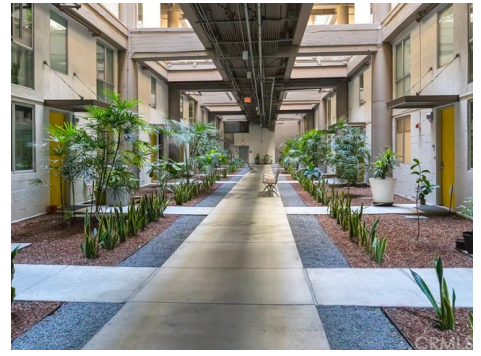
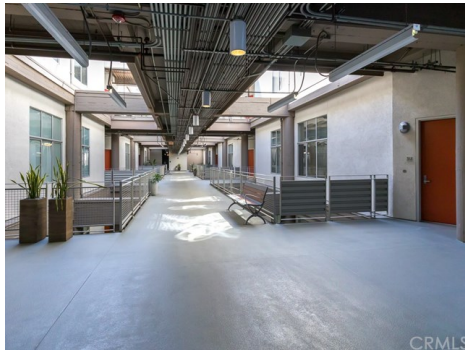
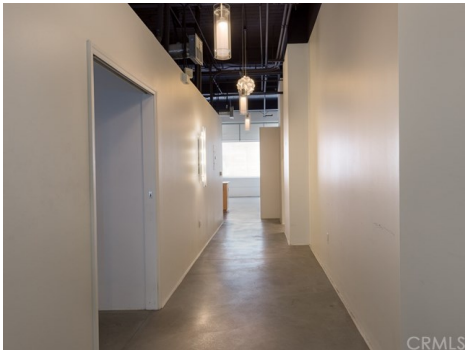
1,258
Sqft

Condo/Co-op
LP \$599,900

Active







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420 S SAN PEDRO ST #211
LOS ANGELES, CA 90013

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **1,110/VN Sqft**

Condo/Co-op
LP \$599,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$539.64
Lot Size	76,377/VN
HOA Fee 1 & 2	\$634.68(Monthly)
MLS#	20-550862
APN	5147-005-057
OPEN HOUSE 02/08/2020 (1:00PM-4:00PM)	

Directions: 2nd to Los Angeles to San Pedro

Remarks: First time on market in nearly a decade: Quintessential DTLA loft is edgy and sophisticated. Industrial concrete vibe enhanced by updated kitchen and brand new floors. Soaring 12' ceilings throughout give a high volume, open feel. Over-sized steelcase windows frame the amazing skyline view and sunsets. Unique to this unit is a master retreat: remote from the public rooms and at the back of the unit, providing a quiet and tranquil sanctuary from the city. Public rooms invigorate and the sleeping chamber recharges; an amazing living space. The complex is gated and monitored w/ 25 (NO JOKE) guest parking spaces, a beautiful swimmer's pool and hot tub, a community BBQ area, a dog run, gym and more. Great common grounds: open air lounge/patio. Adjacent to Little Tokyo, Arts District and Gallery Row.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Little Tokyo Lofts
Pets Allowed/Rules	Yes/Call for Rules, PetsPermitted
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Elevator, Exercise Room, Gated Community, Gated Community Guard, Gated Parking, Guest Parking, Picnic Area, Pool, Spa
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1922
Stories	6
Building Type	Condominium
Prop Subtype	
Units in Complex	165
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Gated, Gated Community with Guard, Guarded
View	City Lights
Style	High or Mid-Rise Condo
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 3
List Date	02-05-2020	
List Price	\$599,000	
Orig List Price	\$599,000	
Status Date	02-05-2020	
Change Date/Type	02-05-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Financing	Cash To New Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAM2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage, Controlled Entrance, Covered Parking, Garage - 1 Car, Parking for Guests, Parking for Guests - Onsite
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	
Remote Controls	

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

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Elevator, Freezer, Range/Oven, Refrigerator, Washer
Flooring	Hardwood, Tile
Rooms	Dining Area, Living, Master Bedroom
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Master Bedroom, Master Retreat, Master Suite, WalkInCloset
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	Association Pool, Heated, In Ground
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	check with city
Junior HS	check with city
Senior HS	check with city
Waterfront	
Water District	

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420 S SAN PEDRO ST #211
LOS ANGELES, CA 90013

1
Beds

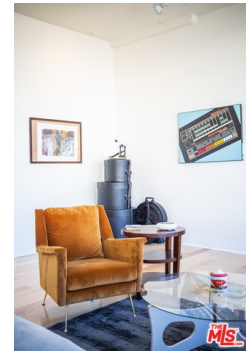
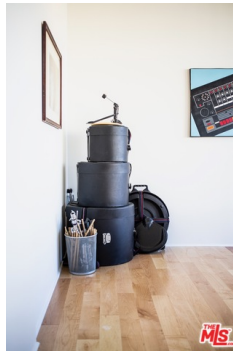
Baths 1.00
(1F 0T 0H 0Q)

1,110/VN
Sqft

Condo/Co-op
LP \$599,000

Active





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1100 S GRAND AVE #A209
LOS ANGELES, CA 90015

2 Beds	Baths 2.00 (2F 0T 0H 0Q)	1,287/DV Sqft
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Condo/Co-op
LP \$698,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$542.35
Lot Size	18,467/VN
HOA Fee 1 & 2	\$542.00(Monthly)
MLS#	20-550060
APN	5139-020-048

OPEN HOUSE	02/08/2020 (1:00PM-4:00PM)
	02/09/2020 (1:00PM-4:00PM)

Directions: Corner of 11th Street and Grand Ave.

Remarks: Grand Lofts is located in the vibrant South Park community in Downtown LA. This charming live-work loft has over 1200 square feet of limitless possibility including 2 full bathrooms, 2 closets, 2 side-by-side covered parking spaces, an in-unit washer and dryer, and interior balcony. The charming unit also includes modern hardwood floors, original concrete columns, floor to ceiling windows, an open kitchen with stainless steel appliances, and high exposed ceilings that epitomize downtown loft living. The unit is walking distance to the Staples Center and LA Live, LA Convention Center, Microsoft Theater, FIDM, Metro, Whole Foods, Macy's the Bloc, Figat7th, Starbucks, Prank Bar, and much more. Luxury amenities include a lap pool, indoor-outdoor social spaces, a movie lounge area, fitness center, beach volley ball, basketball half court, business center with conference rooms, multiple BBQ dining areas, a dog park with pet care stations, and an event kitchen space with private dining area.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Grand Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Pet Rules, Basketball Court, Controlled Access, Fire Pit, Fitness Center, Meeting Room, Outdoor Cooking Area, Picnic Area, Pool, Spa, Sun Deck, Other
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2005
Stories	7
Building Type	Condominium
Prop Subtype	
Units in Complex	66
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	Card/Code Access, Exterior Security Lights, Fire and Smoke Detection System, Fire Rated Drywall, Fire Sprinklers, Other
View	Other
Style	Other
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 1
List Date		02-07-2020
List Price		\$698,000
Orig List Price		\$698,000
Status Date		02-07-2020
Change Date/Type		02-07-2020/New Listing
Sale Type		Standard
Avail for Lease		No
Lease Option		No

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Side By Side
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	
Remote Controls	

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Freezer, Garbage Disposal, Ice Maker, Microwave, Range/Oven, Recirculated Exhaust Fan, Refrigerator, Washer, Other
Flooring	Hardwood, Tile
Rooms	Breakfast Bar, Loft, Utility, Walk-In Closet, Other
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	Association Pool
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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1100 S GRAND AVE #A209
LOS ANGELES, CA 90015

2
Beds

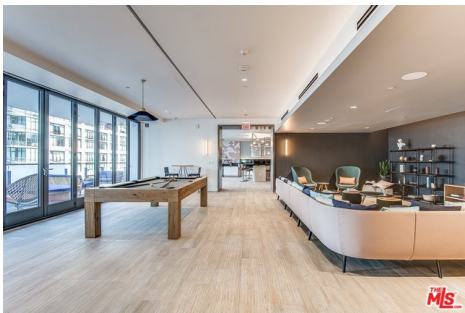
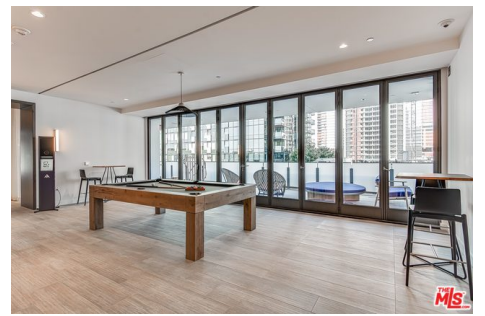
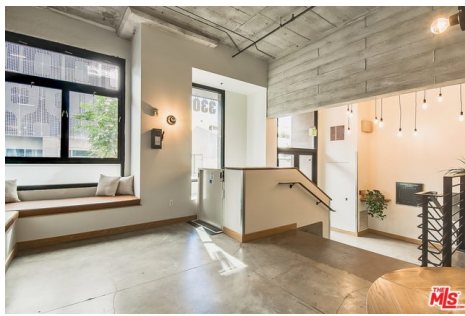
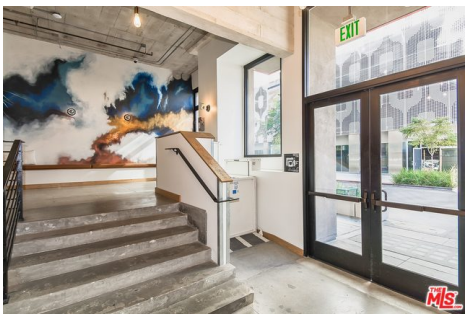
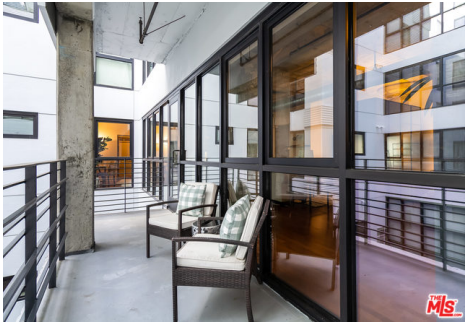
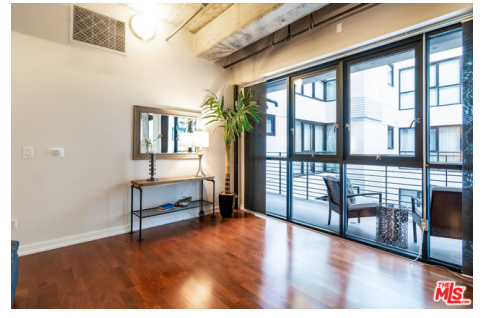
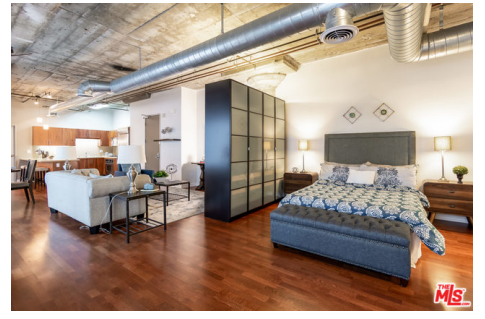
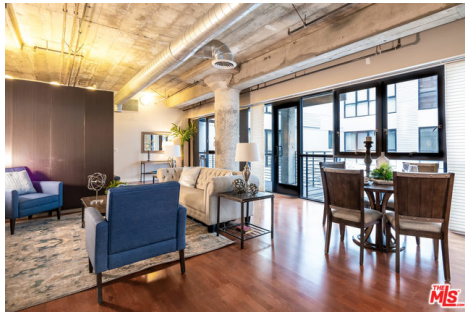
Baths 2.00
(2F 0T 0H 0Q)

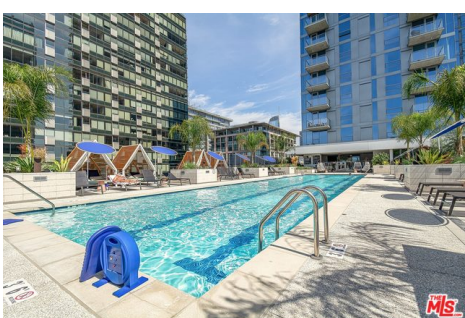
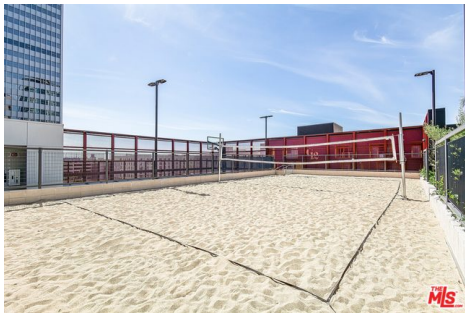
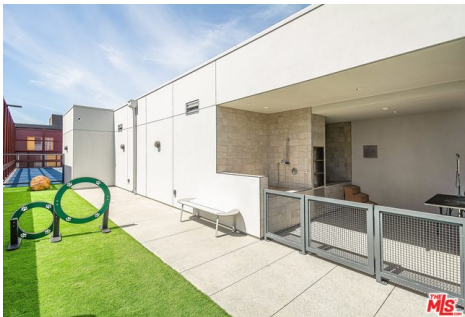
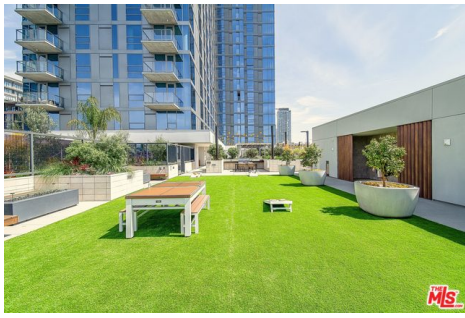
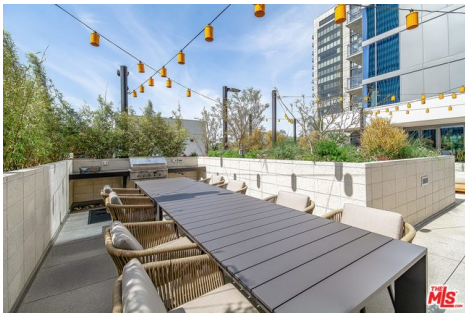
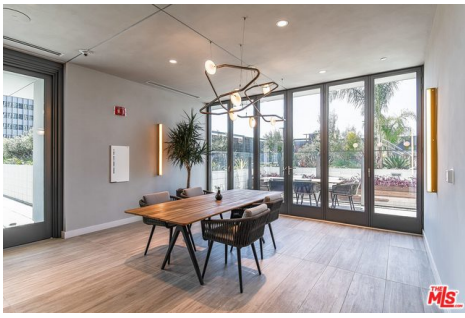
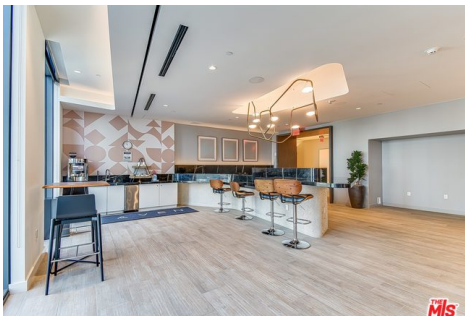
1,287/DV
Sqft

Condo/Co-op
LP \$698,000

Active









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1-888-381-5588 - corey@coreychambers.com

312 W 5TH ST #314
Los Angeles, CA 90013

2 Beds **Baths 1.00 (1F 0T 0H 0Q)** **940 Sqft**

Condo/Co-op **LP \$589,000** **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$626.60
Lot Size	27,285/PR
HOA Fee 1 & 2	\$280.14(Monthly), \$0.00(Monthly)
MLS#	SR20027504CN
APN	5149-033-067

Directions: on 5th between Hill and Broadway

Remarks: 2 Bedroom Loft offered for sale for the first time! Modern open loft with fantastic urban industrial character on Broadway in the Historic Core. Loft's High Ceiling and Huge original Windows allow for Great Natural Light. Polished concrete Floors throughout and kitchen boasts solid wood cabinets, stainless steel appliances and granite counters. Bathroom has washer/dryer hookups in unit and oversized soaking tub. The location is unparalleled, situated just minutes walk from The Bloc, Grand Central Market, Ralphs, Whole Foods, Staples Center/L.A. Live and the best dining and nightlife Downtown LA has to offer. The new Apple store is opening right up the street and the new Broadway Streetcar will pass right next to the building. The building has some of the lowest HOA dues in Downtown LA and you get incredible value for what you pay; 24-hr security front desk concierge, fitness room, rooftop pool, hot tub and rooftop lounge area with panoramic views of the Downtown Los Angeles skyline. Valet or self parking available onsite for \$250/month per space. No pet restrictions. Amazing Panoramic City Views! Great investment for anyone looking for upside potential in the next few years as property values increase downtown. HOA will be undertaking a significant

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	SHYBARY GRAND HOA INC.
Pets Allowed/Rules	Yes/Pets Permitted
Highrise Amenities	Rooftop Swimming Pool
Assoc Amenities	Controlled Access, Gated Community Guard, Gym/Ex Room, Hot Water, Onsite Property Management, Security
Assoc Fees Include	Sewer Paid, Trash Paid, Water Paid, Concierge
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1923/Assessor
Stories	
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	280
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	City Lights
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	Sewer
Water Type	Public, Water District

Contract Info		DOM 2
List Date	02-06-2020	
List Price	\$589,000	
Orig List Price	\$589,000	
Status Date	02-06-2020	
Change Date/Type	02-06-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Financing	Conventional	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.630
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Garage Is Detached
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	
Remote Controls	

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

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Wall/Window
Heating	
Equip/Apppl	Electric Dryer Hookup
Flooring	
Rooms	Loft
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom, Master Suite
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 Association Pool
Spa	Association 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	

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

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312 W 5TH ST #314
Los Angeles, CA 90013

2
Beds

Baths 1.00
(1F 0T 0H 0Q)

940
Sqft

Condo/Co-op
LP \$589,000

Active





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312 W 5TH ST #1017
Los Angeles, CA 90013

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **820 Sqft**

Condo/Co-op **LP \$533,000** **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$650.00
Lot Size	27,285/PR
HOA Fee 1 & 2	\$266.66(Monthly), \$0.00(Monthly)
MLS#	SR20027544CN
APN	5149-002-157

Directions: on 5th between Hill and Broadway

Remarks: 1 Bedroom Loft offered for sale for the first time! Modern open loft with fantastic urban industrial character on Broadway in the Historic Core. Perched on the northeast corner of the building the loft features sweeping views of the Historic Core. High Ceilings and Huge original Windows allow for Great Natural Light. Polished concrete Floors throughout and kitchen boasts solid wood cabinets, stainless steel appliances and granite counters. Bathroom has washer/dryer hookups in unit and oversized soaking tub. Situated just minutes walk from The Bloc, Grand Central Market, Ralphs, Whole Foods, Staples Center/L.A. Live and the best dining and nightlife Downtown LA has to offer. The new Apple store is opening right up the street and the new Broadway Streetcar will pass right next to the building. Building has some of the lowest HOA dues in Downtown LA and you get incredible value for what you pay; 24-hr security front desk concierge, fitness room, rooftop pool, hot tub and rooftop lounge area with amazing panoramic views of the Downtown Los Angeles skyline. Valet or self parking available onsite for \$250/month per space. No pet restrictions. Great investment for anyone looking for upside potential in the next few years as property values increase down

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	SHYBARY GRAND HOA INC.
Pets Allowed/Rules	Yes/Pets Permitted
Highrise Amenities	Rooftop Swimming Pool
Assoc Amenities	Controlled Access, Gated Community Guard, Gym/Ex Room, Onsite Property Management, Security
Assoc Fees Include	Sewer Paid, Concierge
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1923/Assessor
Stories	
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	280
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	City Lights
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	Sewer
Water Type	Public, Water District

Contract Info		DOM 2
List Date	02-06-2020	
List Price	\$533,000	
Orig List Price	\$533,000	
Status Date	02-06-2020	
Change Date/Type	02-06-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Financing	Conventional	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.630
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Garage Is Detached
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carpport Spaces	
Remote Controls	

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

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Wall/Window
Heating	
Equip/Apppl	Electric Dryer Hookup
Flooring	
Rooms	Loft
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Bedroom, Master Bedroom, Master Suite
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 Association Pool
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	

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

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312 W 5TH ST #1017
Los Angeles, CA 90013

1
Beds

Baths 1.00
(1F 0T 0H 0Q)

820
Sqft

Condo/Co-op
LP \$533,000

Active





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1-888-381-5588 - corey@coreychambers.com

1100 S HOPE ST #807
LOS ANGELES, CA 90015

1 Beds
Baths 1.00
(1F 0T 0H 0Q)
860/VN Sqft

Condo/Co-op
LP \$575,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$668.60
Lot Size	41,205/VN
HOA Fee 1 & 2	\$785.45(Monthly)
MLS#	20-551232
APN	5139-005-092

OPEN HOUSE 02/08/2020 (1:30PM-4:00PM)
02/09/2020 (1:00PM-4:00PM)

Directions: Corner of Hope and 11th St

Remarks: Welcome to Luma, a full service, luxury high-rise building with 24/7 security and concierge. This is the lowest price unit in the complex! This spectacular unit features a 1 bed, 1 bath loft with plenty of natural lighting in the living room. The modern kitchen includes stainless steel appliances, a gas/range oven, a beautiful countertop and an in-unit washer and dryer. This is a Gold LEED certified building that is conveniently located near Staples Center, L.A Live, Regal Theaters, Ritz Carlton, Pico Station, LA Convention Center, Whole Foods, Ralphs, and all of Downtown LA's hotspots. Amenities include a fitness center, swimming pool, jacuzzi, sundeck, and a BBQ area on a large outdoor terrace. The underground parking features one reserved and deeded parking space. HOA includes water, trash, and gas. Come experience what Downtown LA truly has to offer.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Luma Association
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Pet Rules, Concierge, Elevator, Exercise Room, Fitness Center, Gated Parking, Pool, Security, Spa, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2007
Stories	19
Building Type	Condominium
Prop Subtype	
Units in Complex	236
Unit Floor #	8
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	No
Style	Other
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 1
List Date		02-07-2020
List Price		\$575,000
Orig List Price		\$575,000
Status Date		02-07-2020
Change Date/Type		02-07-2020/New Listing
Sale Type		Standard
Avail for Lease		No
Lease Option		No

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Subterranean
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central
Equip/Apppl	Barbeque, Dishwasher, Dryer, Garbage Disposal, Microwave, Refrigerator, Washer
Flooring	Wood
Rooms	Other
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	Association Pool, Community
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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1100 S HOPE ST #807
LOS ANGELES, CA 90015

1
Beds

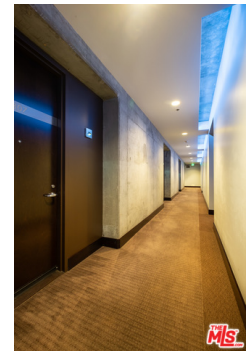
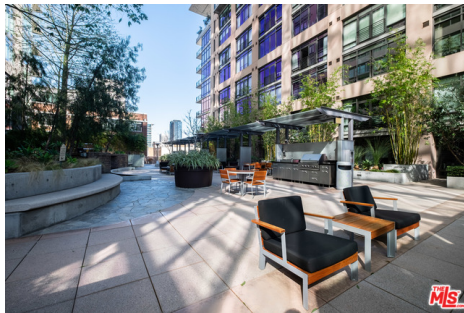
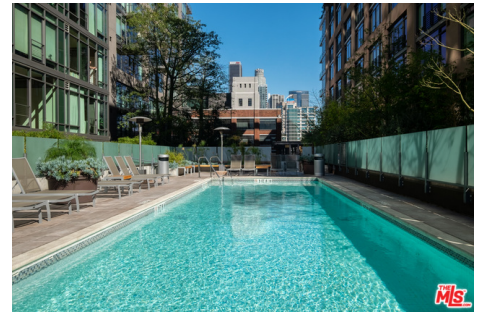
Baths 1.00
(1F 0T 0H 0Q)

860/VN
Sqft

Condo/Co-op
LP \$575,000

Active







Your Home Sold GUARANTEED or I'll Buy It*

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

1100 S HOPE ST #408
LOS ANGELES, CA 90015

1 Beds	Baths 1.00 (1F 0T 0H 0Q)	1,010/DV Sqft
------------------	------------------------------------	-------------------------

Condo/Co-op
LP \$685,000 Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$678.22
Lot Size	41,205/VN
HOA Fee 1 & 2	\$769.09(Monthly)
MLS#	20-552232
APN	5139-005-030

OPEN HOUSE 02/09/2020 (1:00PM-4:00PM)

Directions: Corner of Hope St and 11th St, just a few blocks East of the Staples Ctr., LA Live, Ritz-Carlton, and soon-to-come Oceanwide Plaza
Remarks: RARE 2-PARKING W/ BEST LOCATION RIGHT BY ELEVATORS!! Beautiful 1BR unit in Luma, South Park, DTLA's premier luxury living. "Soft loft" with maple wood colored wood floors, stainless steel finish appliances, Caesar stone counter tops in the kitchen & bathroom, and floor-to-ceiling windows with plenty of natural light. Upgrades incl. built-in cabinetry, track lighting throughout, and custom kitchen island. Green building, LEED Certified GOLD... with benefits incl. low electricity costs (average \$45/mo for this unit). The building has 24/7 security and concierge, gym, and a large outdoor terrace with pool, spa (hot tub), sundeck, and BBQ area. Neighborhood amenities include Hygge Bakery and Prank Bar on the ground floor of the bldg, moments from the Staples Ctr., LA Live, Ritz-Carlton, soon-to-come OceanWide Plaza & Park Hyatt Hotel, Regal Movie Theater, Ralph's, Whole Foods, and the various Downtown restaurants and hotspots within walking distance. AGENTS SEE PRIVATE & SHOWING REMARKS!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Luma
Pets Allowed/Rules	Yes
Highrise Amenities	24-Hour Closed Circuit Building, Concierge, Door Person, Entrance Lobby, Mens and Womens Changing Rooms, On-Site Guard, Passenger Elevator, Reception Desk, Rooftop Sky Deck, Rooftop Spa, Rooftop Swimming Pool, Service Elevator, Sun Deck, Sun Terrace, Trash Chute
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Concierge, Controlled Access, Elevator, Fitness Center, Gated Community, Gated Community Guard, Gated Parking, Hot Water, Onsite Property Management, Outdoor Cooking Area, Pool, Security, Spa, Sun Deck
Assoc Fees Include	Building and Grounds, Gas, Insurance Paid, Maintenance Paid, On Site Security, Sewer Paid, Trash Paid, Water Paid
Community Features	Community Mailbox
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2007
Stories	19
Building Type	Condominium, High Rise, Loft
Prop Subtype	Condominium
Units in Complex	236
Unit Floor #	4
Unit Location	Front
PUD	No
Balcony	N/A
Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Community, Exterior Security Lights, Fire and Smoke Detection System, Fire Sprinklers, Gated, Gated Community with Guard, Guarded, Smoke Detector, T.V.
View	City, City Lights, Panoramic, Tree Top, Walk Street
Style	Modern
Entry Floor #	1
Exposure	West
Direction Faces	Faces West
Maid's	No
Prop Condition	Updated/Remodeled
Sewer	Paid
Water Type	Paid

Contract Info		DOM 2
List Date	02-06-2020	
List Price	\$685,000	
Orig List Price	\$685,000	
Status Date	02-06-2020	
Change Date/Type	02-07-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Community Garage, Controlled Entrance, Covered Parking, Door Opener, Garage, Gated, Gated Underground, Parking Space, Subterranean, Subterr Tandem, Tandem
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	
Remote Controls	

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Built-Ins, Dishwasher, Dryer, Electric Dryer Hookup, Freezer, Garbage Disposal, Hood Fan, Microwave, Network Wire, Range/Oven, Refrigerator, Stackable W/D Hookup, Vented Exhaust Fan, Washer
Flooring	Hardwood
Rooms	Breakfast Bar, Dining Area, Living, Loft, Walk-In Closet
Levels	One Level
Interior Features	
Kitchen Features	Counter Top, Island
Bathroom Features	Low Flow Toilet(s), Remodeled, Shower Over Tub, Tile
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	Built-In And Free Standing, Built-In Electric, Built-Ins, Cooktop - Gas, Electric, Free Standing Electric, Free Standing Gas, Gas, Gas/Electric Range, Microwave, Oven, Oven-Electric, Range, Range Hood
Disability Access	
Eating Areas	Breakfast Counter / Bar, Kitchen Island, Living Room
220-Volt Location	In Laundry
TV Services	

Green	
Green Building Certification	LEED for Homes
Green Certification Rating	40.00
Green Certifying Body	US Green Building Council
Green HTA Index	
Green Walk Score	95
Green Year Certified	2008
Green Energy Efficient	Appliances, Construction, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Thermostat/Controllers, Windows
Green Energy Generation	
Green Indoor Air Quality	
Green Location	Transportation, Walkability
Green Sustainability	Recyclable Materials
Green Water Conservation	Flow Control, Landscaping, Reclamation

Exterior Features	
Pool	Association Pool, Community, Exercise Pool, Fenced, Heated, Lap Pool
Spa	Association Spa, Community, Fenced, Heated, Hot Tub
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Elevator, Ground Level - no steps
Exterior Constr	Concrete, Glass
Foundation	Foundation - Concrete Slab, Foundation - Quake Bracing
Other Struc Feat	Energy Efficient, High Ceilings (9 Feet+), Insulated Doors
Other Structures	
RV Access Dimen	
Windows	Custom Window Covering, Double Pane Windows, Vertical Blinds, Window Blinds
Water Heater Feat	Central Water Heater
Laundry	In Closet, In Unit, Inside, Laundry Area, Laundry Closet Stacked

Location	
Cross Streets	Hope St and 11th St
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	634/D5
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

1100 S HOPE ST #408
LOS ANGELES, CA 90015

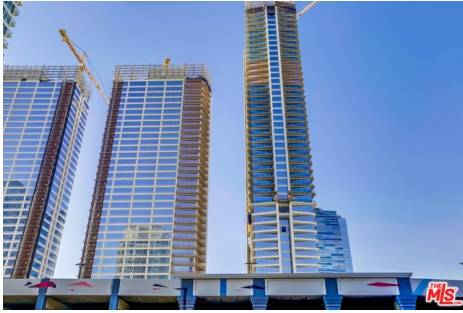
1
Beds

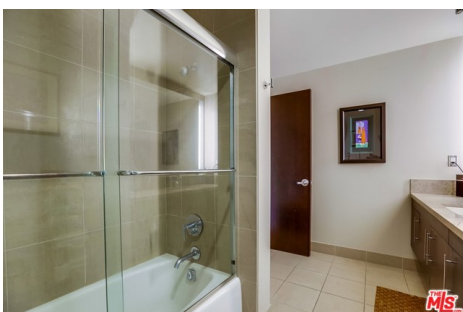
Baths 1.00
(1F 0T 0H 0Q)

1,010/DV
Sqft

Condo/Co-op
LP \$685,000

Active



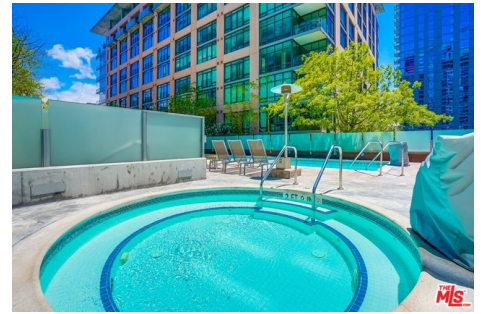
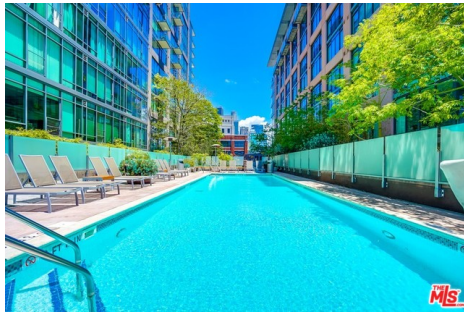
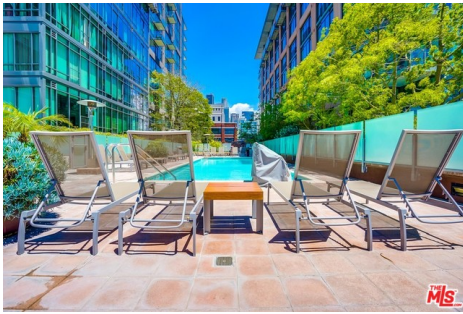
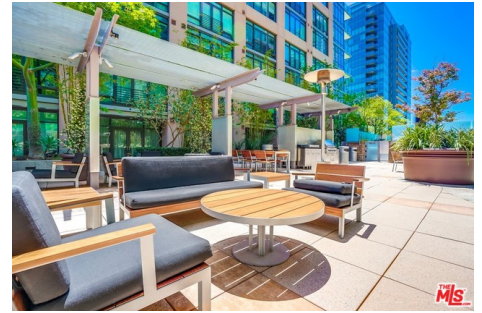


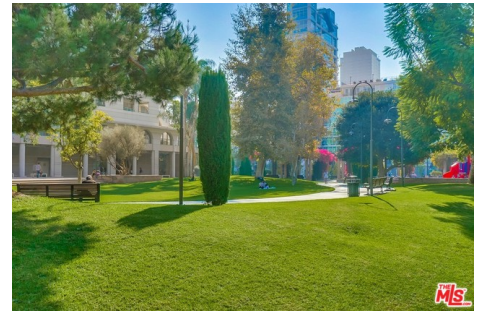
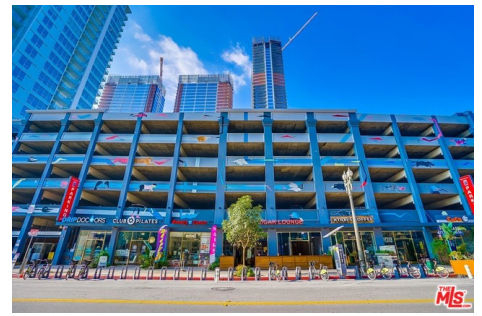
LUMA
SOUTH



1A
1.5 Bedroom
1 Bath
Left, single level
Apex, 1,010-1,011 sq. ft.

MLS





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

939 S Broadway #313
LOS ANGELES, CA 90015

1 Beds **Baths 1.00**
(1F 0T 0H 0Q) **700/DV**
Sqft

Condo/Co-op
LP \$519,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$741.43
Lot Size	
HOA Fee 1 & 2	\$492.00(Monthly)
MLS#	20-550072
APN	UNAVAILABLE

OPEN HOUSE	02/08/2020 (11:00AM-4:00PM)
	02/09/2020 (11:00AM-4:00PM)

Directions: West side of Broadway, North of Olympic. Next to United Artist Theater.

Remarks: Neighboring The Ace Hotel, 939 S. Broadway is the epitome of effort lessliving in Downtown Los Angeles. While the former Western Costume Building maintains its iconic exterior architecture, each residence has been renovated to feature the finest modern details. Stainless steel appliances and Quartz countertops add contemporary sophistication to the loft-style, industrial chic interiors. The original, towering windows, capture abundant natural light and reveal dynamic views of Downtown Los Angeles. One- and two-bedrooms ranging from 505 to 1,227 square feet, residences feature open-concept living and boast high ceilings. Providing generous gathering spaces, the interiors showcase the perfect balance of form and function. Amenities include rooftop pool/spa, cabanas, gym, in-unit stacked laundry, and high ceilings.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	939 S Broadway
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Pet Rules, Elevator, Exercise Room, Onsite Property Management, Pool, Security, Spa, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	No
Short Term Rentals	Yes
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	
Stories	11
Building Type	Condominium
Prop Subtype	
Units in Complex	151
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	Card/Code Access
View	City, City Lights
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 5
List Date	02-03-2020	
List Price	\$519,000	
Orig List Price	\$519,000	
Status Date	02-03-2020	
Change Date/Type	02-03-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

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

Parking Details	
Parking Type	On street, Other, None
Total Spaces	
Covered Spaces	0
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

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

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Wall/Window
Heating	Central
Equip/Apppl	Dishwasher, Intercom, Microwave, Range/Oven, Refrigerator
Flooring	Porcelain, Tile
Rooms	Jack And Jill, Living, Master Bedroom
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	In Ground
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, Laundry Closet Stacked

📍 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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