



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

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

**312 W 5th ST #321**  
LOS ANGELES, CA 90013

<b>1</b> Beds	<b>Baths 1.00</b> (1F 0T 0H 0Q)	<b>500</b> Sqft
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Condo/Co-op  
**LP \$377,000** Active



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$754.00
<b>Lot Size</b>	27,285
<b>HOA Fee 1 &amp; 2</b>	\$220.00(Monthly)
<b>MLS#</b>	TR19151058MR
<b>APN</b>	5149-033-074

**Directions:** Major Cross Street: 5th Street & Broadway

**Remarks:** Prime location in Downtown LA on Broadway in the Historic Core. Modern open loft with an urban industrial character featuring private balcony, kitchen with stainless steel appliances and polished concrete floors. Bathroom has washer/dryer in unit and oversized soaking tub. Situated just minutes walk from The Bloc, Grand Central market, Ralphs, Whole Foods and the best dining and nightlife Downtown LA has to offer. The SB Grand building has some of the lowest HOA dues in the neighborhood, featuring 24-hr security front desk concierge, fitness room, rooftop pool, hot tub and rooftop lounge area with panoramic 360 degree views of the LA skyline. Valet or self parking available onsite. Pet-friendly building with no size or breed restrictions. Great investment for anyone looking for upside potential. Perfect for Downtown live/work, as just steps away from the Metro station, Pershing Square, 7th St Restaurant Row & all that Downtown LA has to offer.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	SB Grand HOA
<b>Pets Allowed/Rules</b>	Call/PetsPermitted
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Exercise Room, pool, Security, Spa
<b>Assoc Fees Include</b>	
<b>Community Features</b>	Sidewalks, Street Lights, Urban
<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>	1923/Assessor
<b>Stories</b>	
<b>Building Type</b>	Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	280
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	
<b>View</b>	Courtyard
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 226
<b>List Date</b>	06-28-2019	
<b>List Price</b>	\$377,000	
<b>Orig List Price</b>	\$377,000	
<b>Status Date</b>	06-28-2019	
<b>Change Date/Type</b>	07-11-2019/Back On Market	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAC5
<b>Land Type</b>	Fee
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	0.620
<b>Special Zone</b>	
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	
<b>Total Spaces</b>	0
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	0
<b>Carport Spaces</b>	0
<b>Remote Controls</b>	0

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	
AC/Cooling	Wall/Window
Heating	Zoned
Equip/Appl	
Flooring	
Rooms	
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/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	Inside

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
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

312 W 5th ST #321  
LOS ANGELES, CA 90013

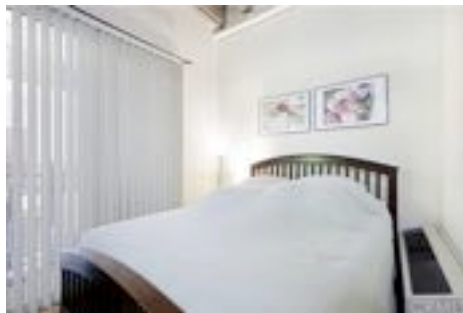
1  
Beds

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

500  
Sqft

Condo/Co-op  
LP \$377,000

Active





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

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

**746 S Los Angeles ST #102**  
LOS ANGELES, CA 90014

<b>0</b> Beds	<b>Baths 1.00</b> (1F 0T 0H 0Q)	<b>620</b> Sqft
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Condo/Co-op  
**LP \$399,000** ↓ **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$643.55
<b>Lot Size</b>	38,308
<b>HOA Fee 1 &amp; 2</b>	\$620.00(Monthly)
<b>MLS#</b>	PW19282599MR
<b>APN</b>	5145-029-014

**Directions:** On Los Angeles St between 7th & 8th Streets. Park behind the building and say you are going to the retail shops.  
**Remarks:** Experience real executive loft living in the Iconic Cornell Building located in the Fashion District's Santee Village and Historic Core area of DTLA. This unique unit is on the first floor with store front facing the Santee Alley. Ideal for business use with easy loading and unloading. Could be a great office, showroom or Live/Work space. The owner spent over \$6500 on a custom installed Murphy Bed. Other features include concrete floors, high ceilings, walk-in closet, stainless steel appliances, huge bathroom, central air and heating. Only two units in the building like it. Dedicated Parking Space in nearby Maple Street Garage. Historical building Mills Act approved with huge property tax savings. Loaded with amenities such as rooftop swimming pool, spa, golf driving range, sun-deck, BBQ Area, basketball court, fitness center, dog park, conversation lounge areas, fire pit and a convenient local market in the complex. Enjoy roof top Mountain Views and City Light Views. A food court is now under construction. Don't miss the opportunity to own this exclusive unit. Seller will entertain offers \$399,000-\$435,000.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Santee Village
<b>Pets Allowed/Rules</b>	Call
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Barbecue, Controlled Access, Exercise Room, Outdoor Cooking Area, Picnic Area, pool, Security, Spa
<b>Assoc Fees Include</b>	
<b>Community Features</b>	Curbs, Dog Park, Sidewalks, Street Lights, Urban
<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>	1922/Assessor
<b>Stories</b>	
<b>Building Type</b>	Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	95
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	24 Hour
<b>View</b>	Courtyard
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 56
<b>List Date</b>	12-17-2019	
<b>List Price</b>	\$399,000	
<b>Orig List Price</b>	\$452,500	
<b>Status Date</b>	12-17-2019	
<b>Change Date/Type</b>	01-06-2020/Price Change	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAM2
<b>Land Type</b>	Fee
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	0.870
<b>Special Zone</b>	
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<b>Carpport Spaces</b>	0
<b>Remote Controls</b>	0

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	
AC/Cooling	Central
Heating	
Equip/Appl	
Flooring	
Rooms	
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/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 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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746 S Los Angeles ST #102  
LOS ANGELES, CA 90014

0  
Beds

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

620  
Sqft

Condo/Co-op  
LP \$399,000

Active





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

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

**312 W 5TH ST #1024**  
Los Angeles, CA 90013

**1 Beds**      **Baths 1.00 (1F 0T 0H 0Q)**      **475/BL Sqft**

Condo/Co-op  
**LP \$399,000**      **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$840.00
<b>Lot Size</b>	27,285/PR
<b>HOA Fee 1 &amp; 2</b>	\$218.00(Monthly), \$0.00(Monthly)
<b>MLS#</b>	SR20022955CN
<b>APN</b>	5149-002-164

**Directions:** on 5th St. between Hill and Broadway

**Remarks:** Incredible Loft offered with fantastic urban industrial character for sale for the first time! Open loft floor plan allows for flexible living and large windows allow for great natural light. Polished concrete Floors abound throughout and kitchen features solid wood cabinets, stainless steel appliances and granite counters. Private balcony patio just off the living room has courtyard views. Bathroom has washer/dryer hookups and oversized soaking tub. The location is unparalleled, situated on Broadway just adjacent to the planned Broadway Streetcar and a few minutes walk from The Bloc, Blue Bottle Coffee, Grand Central Market, Ralphs, Whole Foods and the best dining and nightlife Downtown LA has to offer, including Apple's new DTLA flagship store which is opening 2 blocks away. 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 and Airbnb allowed in the building. Building will undergo a renovation of exterior and interior with no special assessment or incre

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	SHYBARY GRAND HOA
<b>Pets Allowed/Rules</b>	Yes/Pets Permitted
<b>Highrise Amenities</b>	Rooftop Swimming Pool
<b>Assoc Amenities</b>	Controlled Access, Gated Community Guard, Gym/Ex Room, Hot Water, Onsite Property Management, Security
<b>Assoc Fees Include</b>	Sewer Paid, Trash Paid, Water Paid
<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>	1923/Assessor
<b>Stories</b>	
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	280
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	
<b>View</b>	Courtyard
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	In Street, In Street Paid, Paid, Sewer
<b>Water Type</b>	Public, Water District

Contract Info		DOM 11
<b>List Date</b>	01-31-2020	
<b>List Price</b>	\$399,000	
<b>Orig List Price</b>	\$399,000	
<b>Status Date</b>	01-31-2020	
<b>Change Date/Type</b>	02-01-2020/New Listing	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Financing</b>	Cash, Conventional	

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

Parking Details	
<b>Parking Type</b>	Garage Is Detached
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<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	
AC/Cooling	Wall/Window
Heating	
Equip/Apppl	Electric Dryer Hookup
Flooring	
Rooms	Loft
Levels	One Level
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/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 #1024**  
Los Angeles, CA 90013

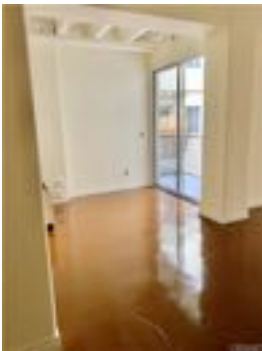
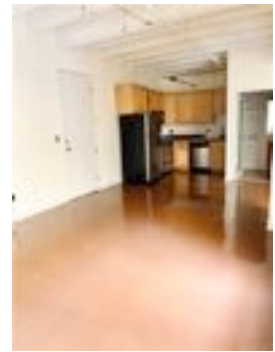
1  
Beds

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

475/BL  
Sqft

Condo/Co-op  
**LP \$399,000**

Active



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

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

**312 W 5TH ST #208**  
Los Angeles, CA 90013

**1 Beds**      **Baths 1.00**  
**(1F 0T 0H 0Q)**      **680 Sqft**

Condo/Co-op      **LP \$409,000** ↓      **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$601.47
<b>Lot Size</b>	27,285/PR
<b>HOA Fee 1 &amp; 2</b>	\$220.00(Monthly), \$0.00(Monthly)
<b>MLS#</b>	SR19178330CN
<b>APN</b>	5149-033-035

### Directions: on 5th between Hill and Broadway

**Remarks:** Offered for sale for the first time! Modern open loft with fantastic urban industrial character on Broadway in the Historic Core. Loft features private balcony, kitchen with stainless steel appliances and polished concrete floors. Bathroom has washer/dryer in unit and oversized soaking tub. The location is unparalleled, situated just minutes walk from The Bloc, Grand Central market, Ralphs, Whole Foods and the best dining and nightlife Downtown LA has to offer. 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. No pet restrictions. Great investment for anyone looking for upside potential in the next few years as property values increase downtown. Deeded parking option is available with this purchase. Building Now FHA Approved.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	SB GRAND HOA
<b>Pets Allowed/Rules</b>	Yes/Pets Permitted
<b>Highrise Amenities</b>	Rooftop Swimming Pool
<b>Assoc Amenities</b>	Gym/Ex Room, Hot Water
<b>Assoc Fees Include</b>	Sewer Paid, Trash Paid, Water Paid, Maintenance Paid
<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>	1923/Assessor
<b>Stories</b>	11
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	280
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	
<b>View</b>	No
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	Sewer
<b>Water Type</b>	Public, Water District

Contract Info		DOM 231
<b>List Date</b>	06-25-2019	
<b>List Price</b>	\$409,000	
<b>Orig List Price</b>	\$439,000	
<b>Status Date</b>	06-25-2019	
<b>Change Date/Type</b>	12-16-2019/Price Change	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Financing</b>	Conventional	

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

Parking Details	
<b>Parking Type</b>	Garage Is Attached
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<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>	

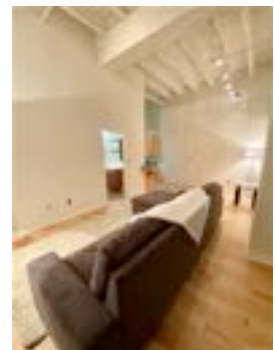
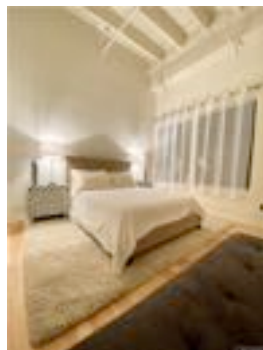
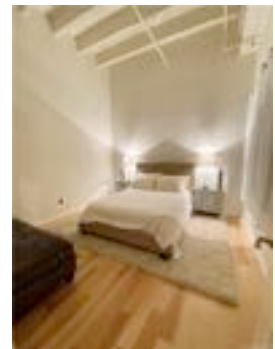
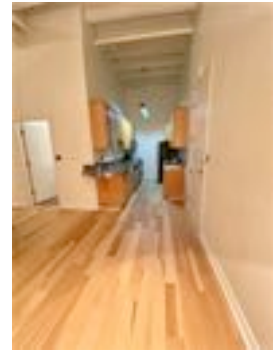
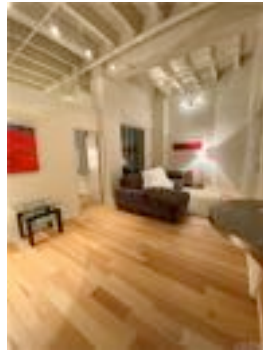
Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Electric, Wall/Window
Heating	
Equip/Apppl	Dryer, Electric Dryer Hookup, Washer
Flooring	
Rooms	Loft
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

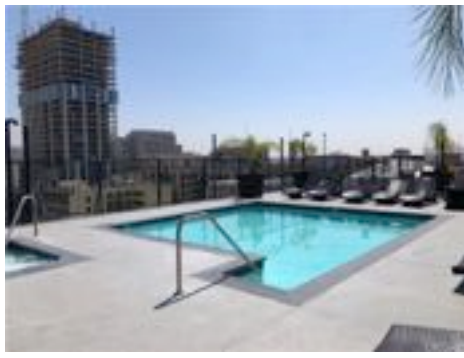
Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

Exterior Features	
Pool	No/Association Pool, In Ground
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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# Your Home Sold GUARANTEED or I'll Buy It\*

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

**312 W 5TH ST #819**  
LOS ANGELES, CA 90013

<b>1</b> Beds	<b>Baths 1.00</b> (1F 0T 0H 0Q)	<b>650/AS</b> Sqft
------------------	------------------------------------	-----------------------

Condo/Co-op  
**LP \$439,000** ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$675.38
Lot Size	0/OT
HOA Fee 1 & 2	\$248.80(Monthly)
MLS#	19-531026
APN	5149-002-107

**Directions:** Red brick building located on the corner of 5th St and Broadway. Entrance located on 5th St.

**Remarks:** Live in the heart of Downtown LA! Situated across from Pershing Square and adjacent to the Metro Station, this stunning condo is centrally located to all Downtown has to offer. Industrial elements with a splash of rustic décor, this exquisite home features an open-loft style bedroom on one end while at the other end sits a spacious living room, perfect for soaking in the lustrous sunlight while admiring city views. In the bathroom, enjoy a deep soaking tub along with a new Bosch washer & dryer, while throughout the home, admire the high ceilings and stained concrete floors adorning the hard-loft design. To top it all off, this community offers one of the lowest HOA dues in the whole city! SB Grand offers an array of amenities with a rooftop pool, spa, and sundeck, 360 view of Downtown, gym, additional laundry facility, and 24-hour security & concierge.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Shybary Grand Lofts
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Fitness Center, Onsite Property Management, Pool, Security, Spa, Sun Deck, Other
<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>	1923
<b>Stories</b>	12
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	280
<b>Unit Floor #</b>	8
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Fire Sprinklers, Smoke Detector, Other
<b>View</b>	City, City Lights
<b>Style</b>	Architectural
<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 83
<b>List Date</b>	11-20-2019	
<b>List Price</b>	\$439,000	
<b>Orig List Price</b>	\$445,000	
<b>Status Date</b>	11-20-2019	
<b>Change Date/Type</b>	01-31-2020/Back On Market	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

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

Parking Details	
<b>Parking Type</b>	Other
<b>Total Spaces</b>	0
<b>Covered Spaces</b>	0
<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	Both
AC/Cooling	Air Conditioning, Heat Pump(s), Wall Unit(s)
Heating	Heat Pump, Wall
Equip/Apppl	Dishwasher, Dryer, Freezer, Garbage Disposal, Microwave, Range/Oven, Recirculated Exhaust Fan, Refrigerator, Stackable W/D Hookup, Washer, Other
Flooring	Cement, Tile
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
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, Inside, Other

📍 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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312 W 5TH ST #819  
LOS ANGELES, CA 90013

1  
Beds

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

650/AS  
Sqft

Condo/Co-op  
LP \$439,000↓

Active





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

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

**312 W 5TH ST #M5**  
Los Angeles, CA 90013

<b>1</b> Beds	<b>Baths 1.00</b> (1F 0T 0H 0Q)	<b>670</b> Sqft
------------------	------------------------------------	--------------------

Condo/Co-op  
**LP \$469,000** **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$700.00
<b>Lot Size</b>	27,285/PR
<b>HOA Fee 1 &amp; 2</b>	\$254.00(Monthly), \$0.00(Monthly)
<b>MLS#</b>	SR19285155CN
<b>APN</b>	5149-033-021

**Directions:** On 5th between Hill and Broadway

**Remarks:** Offered for sale for the first time! Modern open loft with fantastic urban industrial character on Broadway in the Historic Core. Loft features honeycomb concrete ceiling, kitchen with stainless steel appliances, brand new hardwood floors and large semi-circular arched windows that let in a ton of light and look out onto the bustling corner of 5th & Broadway. Bathroom has washer/dryer in unit and oversized soaking tub. Unit sold fully furnished. The location is unparalleled, situated just minutes walk from The Bloc, Grand Central market, Ralphs, Whole Foods and the best dining and nightlife Downtown LA has to offer. 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. No pet restrictions. Great investment for anyone looking for upside potential in the next few years as property values increase downtown.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	SB GRAND HOA
<b>Pets Allowed/Rules</b>	Yes/Pets Permitted
<b>Highrise Amenities</b>	Rooftop Swimming Pool
<b>Assoc Amenities</b>	Controlled Access, Gated Community Guard, Hot Water, Onsite Property Management, Security
<b>Assoc Fees Include</b>	Sewer Paid, Trash Paid, Water Paid, Insurance Paid
<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>	1923/Assessor
<b>Stories</b>	
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	280
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	
<b>View</b>	City Lights
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	Sewer
<b>Water Type</b>	Public, Water District

Contract Info		DOM 50
<b>List Date</b>	12-23-2019	
<b>List Price</b>	\$469,000	
<b>Orig List Price</b>	\$469,000	
<b>Status Date</b>	12-23-2019	
<b>Change Date/Type</b>	01-04-2020/Active	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Financing</b>	Conventional	

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

Parking Details	
<b>Parking Type</b>	Garage Is Detached
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<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	
AC/Cooling	Wall/Window
Heating	
Equip/Apppl	Dryer, Electric Dryer Hookup, Washer
Flooring	
Rooms	Living, Loft
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom
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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# Your Home Sold GUARANTEED or I'll Buy It\*

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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**



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

<b>OPEN HOUSE</b>	02/11/2020 (11:00AM-4:00PM)
	02/13/2020 (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	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	939 S Broadway
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Pet Rules, Elevator, Exercise Room, Onsite Property Management, Pool, Security, Spa, Sun Deck
<b>Assoc Fees Include</b>	
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	No
<b>Short Term Rentals</b>	Yes
<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>	
<b>Stories</b>	11
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	151
<b>Unit Floor #</b>	3
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Card/Code Access
<b>View</b>	City, City Lights
<b>Style</b>	Modern
<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 8
<b>List Date</b>	02-03-2020	
<b>List Price</b>	\$519,000	
<b>Orig List Price</b>	\$519,000	
<b>Status Date</b>	02-03-2020	
<b>Change Date/Type</b>	02-11-2020/Active	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	
<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>	On street, Other, None
<b>Total Spaces</b>	
<b>Covered Spaces</b>	0
<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>	



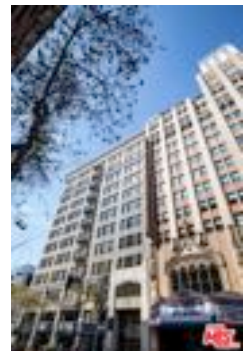
➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Wall/Window
Heating	Central
Equip/Apppl	Dishwasher, Intercom, Microwave, Range/Oven, Refrigerator
Flooring	Porcelain, Tile
Rooms	Jack And Jill, Living, Master Bedroom
Levels	
Interior Features	
Kitchen Features	
Bathroom 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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# Your Home Sold GUARANTEED or I'll Buy It\*

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

**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**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$650.00
<b>Lot Size</b>	27,285/PR
<b>HOA Fee 1 &amp; 2</b>	\$266.66(Monthly), \$0.00(Monthly)
<b>MLS#</b>	SR20027544CN
<b>APN</b>	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	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	SHYBARY GRAND HOA INC.
<b>Pets Allowed/Rules</b>	Yes/Pets Permitted
<b>Highrise Amenities</b>	Rooftop Swimming Pool
<b>Assoc Amenities</b>	Controlled Access, Gated Community Guard, Gym/Ex Room, Onsite Property Management, Security
<b>Assoc Fees Include</b>	Sewer Paid, Concierge
<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>	1923/Assessor
<b>Stories</b>	
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	280
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	
<b>View</b>	City Lights
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	Sewer
<b>Water Type</b>	Public, Water District

Contract Info		DOM 5
<b>List Date</b>	02-06-2020	
<b>List Price</b>	\$533,000	
<b>Orig List Price</b>	\$533,000	
<b>Status Date</b>	02-06-2020	
<b>Change Date/Type</b>	02-06-2020/New Listing	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Financing</b>	Conventional	

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

Parking Details	
<b>Parking Type</b>	Garage Is Detached
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<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	
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	

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

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

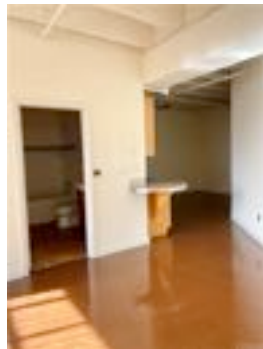
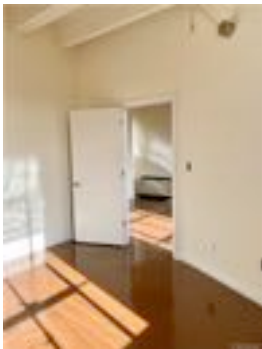
1  
Beds

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

820  
Sqft

Condo/Co-op  
LP \$533,000

Active





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

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

**312 W 5TH ST #415**  
Los Angeles, CA 90013

**1 Beds**      **Baths 1.00 (1F 0T 0H 0Q)**      **990 Sqft**

Condo/Co-op  
**LP \$539,900**      **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$545.35
<b>Lot Size</b>	27,285/PR
<b>HOA Fee 1 &amp; 2</b>	\$245.00(Monthly), \$0.00(Monthly)
<b>MLS#</b>	SR20017701CN
<b>APN</b>	5149-033-094

**Directions:** On 5th St. between Hill and Broadway

**Remarks:** Modern open loft with fantastic urban industrial character on Broadway in the Historic Core. Recently remodeled 1 bedroom loft features concrete ceiling, kitchen with stainless steel appliances, stained concrete floors and large windows that let in a ton of light and look out onto bustling Broadway and the Historic Core's many architectural treasures. Bathroom has washer/dryer hookups in unit and oversized soaking tub. Incredible 360 degree rooftop views! The location is unparalleled, situated next to the Metro underground station and Pershing Square just minutes walk from The Bloc, Grand Central market, Ralphs, Whole Foods and the best dining and nightlife Downtown LA has to offer. 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. No pet restrictions. Great investment for anyone looking for upside potential in the next few years as property values increase downtown. Airbnb allowed by building's HOA and Covenant parking option is available with this purchase.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	SHYBARY GRAND HOA
<b>Pets Allowed/Rules</b>	Yes/Pets Permitted
<b>Highrise Amenities</b>	Rooftop Swimming Pool
<b>Assoc Amenities</b>	Controlled Access, Gated Community Guard, Hot Water, Onsite Property Management, Security
<b>Assoc Fees Include</b>	Sewer Paid, Trash Paid, Water Paid
<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>	1923/Assessor
<b>Stories</b>	
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	280
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	
<b>View</b>	City Lights
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	Sewer
<b>Water Type</b>	Public, Water District

Contract Info		DOM 18
<b>List Date</b>		01-24-2020
<b>List Price</b>		\$539,900
<b>Orig List Price</b>		\$539,900
<b>Status Date</b>		01-24-2020
<b>Change Date/Type</b>		01-25-2020/New Listing
<b>Sale Type</b>		Standard
<b>Avail for Lease</b>		No
<b>Financing</b>		Conventional

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

Parking Details	
<b>Parking Type</b>	Garage Is Detached
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<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	
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
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	Community

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 #415  
Los Angeles, CA 90013

1  
Beds

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

990  
Sqft

Condo/Co-op  
LP \$539,900

Active





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

Corey Chambers, Realtor® - CoreyChambers.com  
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



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$626.60
<b>Lot Size</b>	27,285/PR
<b>HOA Fee 1 &amp; 2</b>	\$280.14(Monthly), \$0.00(Monthly)
<b>MLS#</b>	SR20027504CN
<b>APN</b>	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	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	SHYBARY GRAND HOA INC.
<b>Pets Allowed/Rules</b>	Yes/Pets Permitted
<b>Highrise Amenities</b>	Rooftop Swimming Pool
<b>Assoc Amenities</b>	Controlled Access, Gated Community Guard, Gym/Ex Room, Hot Water, Onsite Property Management, Security
<b>Assoc Fees Include</b>	Sewer Paid, Trash Paid, Water Paid, Concierge
<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>	1923/Assessor
<b>Stories</b>	
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	280
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	
<b>View</b>	City Lights
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	Sewer
<b>Water Type</b>	Public, Water District

Contract Info		DOM 5
<b>List Date</b>	02-06-2020	
<b>List Price</b>	\$589,000	
<b>Orig List Price</b>	\$589,000	
<b>Status Date</b>	02-06-2020	
<b>Change Date/Type</b>	02-06-2020/New Listing	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Financing</b>	Conventional	

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

Parking Details	
<b>Parking Type</b>	Garage Is Detached
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<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	
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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Los Angeles, CA 90013

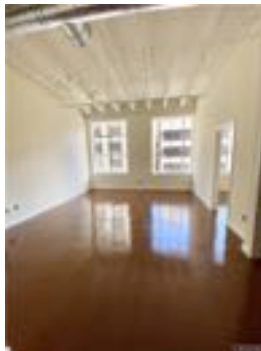
2  
Beds

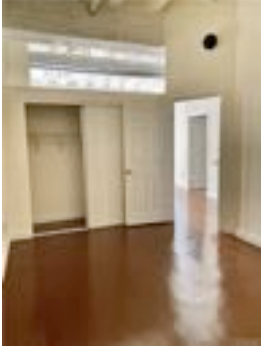
Baths 1.00  
(1F 0T 0H 0Q)

940  
Sqft

Condo/Co-op  
LP \$589,000

Active





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

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

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

<b>1</b> Beds	<b>Baths 1.00</b> (1F 0T 0H 0Q)	<b>1,110/VN</b> 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

**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 6
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

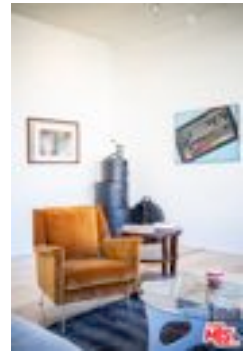
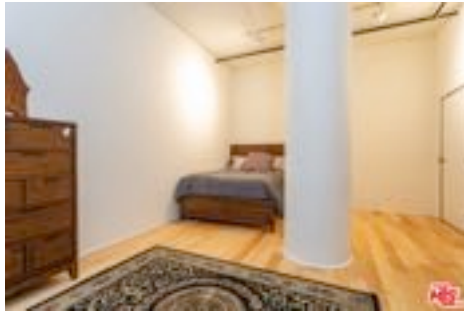
Baths 1.00  
(1F 0T 0H 0Q)

1,110/VN  
Sqft

Condo/Co-op  
LP \$599,000

Active





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

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

**1130 S Flower ST #317**  
LOS ANGELES, CA 90015

<b>1</b> Beds	<b>Baths 2.00</b> (1F 0T 1H 0Q)	<b>1,258</b> Sqft
------------------	------------------------------------	----------------------

Condo/Co-op  
**LP \$599,900** **Active**



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

**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	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Flower Street Loft HOA
<b>Pets Allowed/Rules</b>	Call/PetsPermitted
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Controlled Access, Onsite Property Management
<b>Assoc Fees Include</b>	
<b>Community Features</b>	Curbs, Gutters, Sidewalks
<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>	2003/Assessor
<b>Stories</b>	
<b>Building Type</b>	Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	91
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	
<b>View</b>	City Lights
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 7
<b>List Date</b>		02-04-2020
<b>List Price</b>		\$599,900
<b>Orig List Price</b>		\$599,900
<b>Status Date</b>		02-04-2020
<b>Change Date/Type</b>		02-04-2020/New Listing
<b>Sale Type</b>		Standard
<b>Avail for Lease</b>		No

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

Parking Details	
<b>Parking Type</b>	
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	2
<b>Carport Spaces</b>	0
<b>Remote Controls</b>	0

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	
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

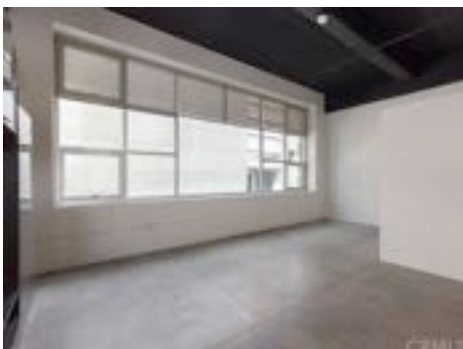
1  
Beds

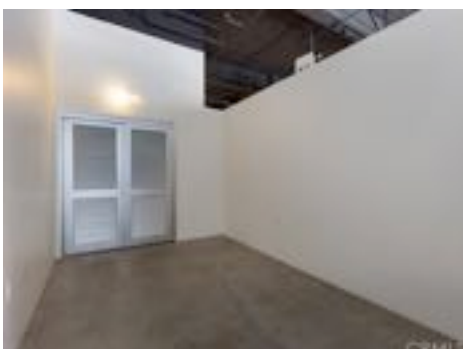
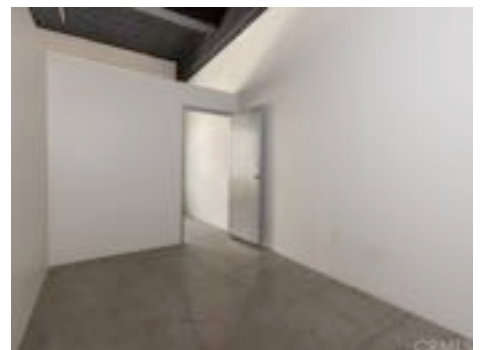
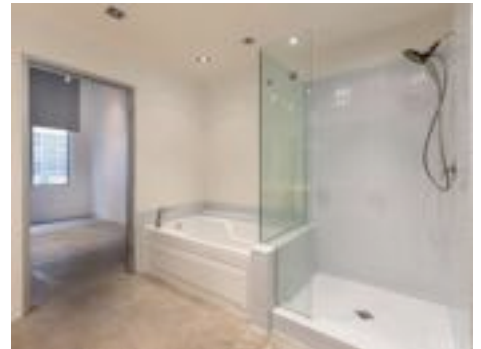
Baths 2.00  
(1F 0T 1H 0Q)

1,258  
Sqft

Condo/Co-op  
LP \$599,900

Active







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# 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 6
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	
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, Central
Heating	Central, Forced Air
Equip/Apppl	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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# Your Home Sold GUARANTEED or I'll Buy It\*

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

**1130 FLOWER ST #311**  
LOS ANGELES, CA 90015

1  
Beds

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

1,316/VN  
Sqft

Condo/Co-op

**LP \$625,000**

Active



Expected on Market	
Area	23 Metropolitan
Subdivision	
List Price Per Sqft	\$474.92
Lot Size	44,570/VN
HOA Fee 1 & 2	\$920.00(Monthly)
MLS#	19-530468
APN	5138-014-080

**Directions:** ON FLOWER AND 11TH STREET. NEXT TO THE PALM RESTAURANT

**Remarks:** Authentic Flower Street Loft. Welcome home to the former UPS building, now an architectural delight! 1 bedroom + 2 bathroom. Half bath off hallway is perfect for guests. LIVE / WORK the space is perfect for entertaining. Over sized living room/dining room offers exciting possibilities, with room to move, paint, dance, and play, ~1300 sqft of living space. Unit boasts high ceilings, concrete floors, large kitchen with stone counters, stainless steel appliances and large windows. Wall-less bedroom features renovated ensuite master bathroom w/soaking tub + subway tile shower in-unit washer/dryer and lots of storage space. Enjoy the HEART of South Park. Close to LA LIVE, Staples Center, Movies, Entertainment, Shopping, Night Life, Restaurants, MetroLink Station, and more. 2 gated Parking spaces is INCLUDED. Small Pets are OK.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	FLOWER STREET LOFTS HOA
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Controlled Access, Elevator
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.	No

Structure Info	
Year Built/Source	2003
Stories	4
Building Type	Single Level
Prop Subtype	
Units in Complex	91
Unit Floor #	3
Unit Location	CORNER
PUD	No
Balcony	N/A
Security	Gated
View	Tree Top, Walk Street
Style	Modern
Entry Floor #	
Exposure	East
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 68
List Date	12-05-2019	
List Price	\$625,000	
Orig List Price	\$625,000	
Status Date	12-05-2019	
Change Date/Type	12-13-2019/Active	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	Yes	
Lease Option	Yes	
Financing	Cash To Existing Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	No
Lot Acreage	
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage, Gated
Total Spaces	2
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/Apppl	Cable, Dishwasher, Garbage Disposal, Hood Fan, Microwave, Range/Oven
Flooring	Cement
Rooms	Dining Area, Loft
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	Other
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Inside

Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	634/D6
School District	
Elementary	LAUSD
Junior HS	LAUSD
Senior HS	LAUSD
Waterfront	None
Water District	

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1130 FLOWER ST #311  
LOS ANGELES, CA 90015

1  
Beds

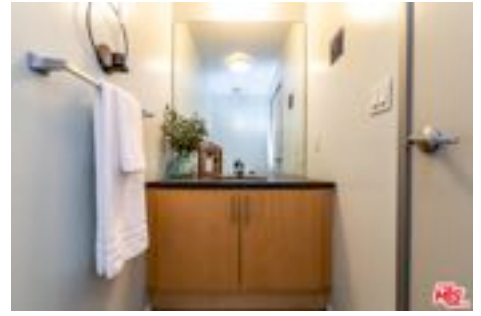
Baths 2.00  
(1F 0T 1H 0Q)

1,316/VN  
Sqft

Condo/Co-op  
LP \$625,000

Active







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

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

**1130 S FLOWER ST #411**  
LOS ANGELES, CA 90015

**1** Beds  
**Baths 2.00**  
(1F 0T 1H 0Q)  
**1,279/AS** Sqft

Condo/Co-op  
**LP \$645,000** ↓  
**Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$504.30
Lot Size	0/OT
HOA Fee 1 & 2	\$950.00(Monthly)
MLS#	19-505186
APN	5138-014-101

### Directions:

Corner of 11th St and Flower St  
**Remarks:** Penthouse Live/Work Loft at the boutique Flower Street Lofts. Very large one bedroom with 1.5 baths. Cool industrial looking with extra high ceilings that are only available on the top floor of the building. Caesarstone countertops, high-end stainless steel appliances including Sub Zero fridge, central heat/air, ample kitchen with large island and storage, walk-in closet and ensuite master bath. Windows on both sides and upgraded with blackout shades in the master bedroom. Enter through the zen-like landscaped common area and listen to the calming sounds of the water fountain. Two parking spaces included with direct access thru a bridge on the same floor of the unit. HOA's include high-speed internet and basic cable. Located in South Park and close to Staples Center/LA Live, bike share stations, FIDM, Whole Foods, Metro Station and many great bars and restaurants.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Flower Street Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Controlled Access, Elevator
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	2003
Stories	4
Building Type	Condominium
Prop Subtype	
Units in Complex	91
Unit Floor #	4
Unit Location	
PUD	No
Balcony	No
Security	Gated
View	City Lights, Landmark
Style	Architectural
Entry Floor #	
Exposure	West
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 166
List Date	08-29-2019	
List Price	\$645,000	
Orig List Price	\$650,000	
Status Date	08-29-2019	
Change Date/Type	12-22-2019/Extended	
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	Detached
Total Spaces	2
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	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Loft
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 Closet

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	634/D5
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1130 S FLOWER ST #411  
LOS ANGELES, CA 90015

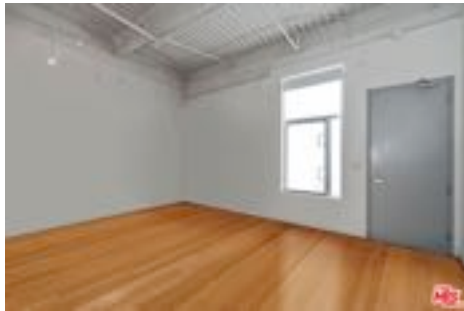
1  
Beds

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

1,279/AS  
Sqft

Condo/Co-op  
LP \$645,000

Active



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

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

**1130 S FLOWER ST #215**  
LOS ANGELES, CA 90015

1  
Beds

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

1,260/VN  
Sqft

Condo/Co-op

**LP \$675,000**

Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$535.71
Lot Size	44,570/VN
HOA Fee 1 & 2	\$950.00(Monthly)
MLS#	19-532672
APN	5138-014-063

**Directions:** Corner of 11th St and Flower St

**Remarks:** Large Open Loft Heart of Los Angeles. Concrete Floors, Large Master Bath with Walk-in Closet. Den/Office space added. Two Separate parking space. Walking distance from Ralph's, Restaurants, Staple center, Hope street park, and FIDM, etc. The building is pet-friendly and metro stop just right by. HOA fees included 2 assigned parking spaces in a gated parking structure.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Flower street Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Controlled Access, Elevator
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	2003
Stories	0
Building Type	Loft
Prop Subtype	
Units in Complex	91
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	Card/Code Access, Fire Sprinklers, Gated, Smoke Detector
View	Other
Style	Other
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 77
List Date	11-26-2019	
List Price	\$675,000	
Orig List Price	\$675,000	
Status Date	11-26-2019	
Change Date/Type	12-04-2019/Active	
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	Garage - 2 Car
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/Apppl	Built-Ins, Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Loft
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 Closet

📍 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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1130 S FLOWER ST #215  
LOS ANGELES, CA 90015

1  
Beds

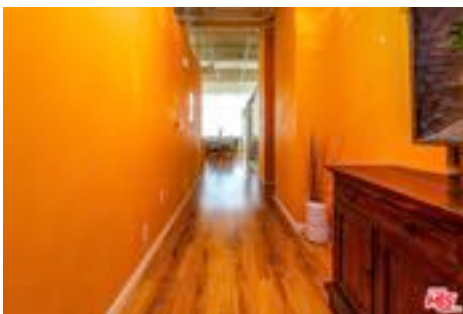
Baths 2.00  
(2F 0T 0H 0Q)

1,260/VN  
Sqft

Condo/Co-op  
LP \$675,000

Active







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

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

**939 S Broadway #806**  
LOS ANGELES, CA 90015

**2 Beds**      **Baths 1.00 (1F 0T 0H 0Q)**      **1,100/DV Sqft**

Condo/Co-op  
**LP \$744,000**      **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$676.36
<b>Lot Size</b>	
<b>HOA Fee 1 &amp; 2</b>	\$648.00(Monthly)
<b>MLS#</b>	20-539802
<b>APN</b>	UNAVAILABLE

**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 less living 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	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	939 S Broadway
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Pet Rules, Elevator, Exercise Room, Onsite Property Management, Pool, Security, Spa, Sun Deck
<b>Assoc Fees Include</b>	
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	No
<b>Short Term Rentals</b>	Yes
<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>	
<b>Stories</b>	11
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	151
<b>Unit Floor #</b>	8
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	Card/Code Access
<b>View</b>	City, City Lights
<b>Style</b>	Modern
<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 33
<b>List Date</b>	01-09-2020	
<b>List Price</b>	\$744,000	
<b>Orig List Price</b>	\$744,000	
<b>Status Date</b>	01-09-2020	
<b>Change Date/Type</b>	01-17-2020/Active	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	
<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>	On street, Other, None
<b>Total Spaces</b>	
<b>Covered Spaces</b>	0
<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	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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939 S Broadway #806  
LOS ANGELES, CA 90015

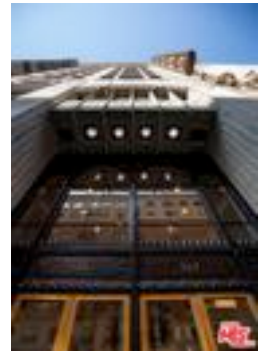
2  
Beds

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

1,100/DV  
Sqft

Condo/Co-op  
LP \$744,000

Active





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

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

**527 Molino ST #123**  
LOS ANGELES, CA 90013

<b>1</b> Beds	<b>Baths 1.00</b> (1F 0T 0H 0Q)	<b>860</b> Sqft
------------------	------------------------------------	--------------------

Condo/Co-op  
**LP \$769,900** **Active**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$895.23
<b>Lot Size</b>	37,034
<b>HOA Fee 1 &amp; 2</b>	\$440.00(Monthly)
<b>MLS#</b>	PW20019487MR
<b>APN</b>	5163-021-188

**Directions:** Entrance is located on Palmetto just west on the corner next to Molino Street

**Remarks:** Ideally located courtyard level unit in the prestigious Barker Block community in the center of the vibrant art district of DTLA. The building was built in 1910 but beautifully remodeled in 2014. This unit features original heavy timber beams, concrete floors, open floor plan, dual pane energy efficient windows, stainless steel appliances, self closing cabinets and drawers, in-unit washer and dryer. Beautiful enclosed bedroom with custom brick wall. Rare extra large storage space in the basement (purchased at an additional cost). Soon to open totally re-constructed RESORT STYLE rooftop amenities which includes, pool, spa, cabanas, fitness center & fireplace. Courtyard with picnic area & firepit. Proximity to Little Tokyo, restaurants, coffee shops, museums, art gallery, bars, and much more!!! Must see!!!

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Barker Block
<b>Pets Allowed/Rules</b>	Call/Assoc Pet Rules, Call for Rules
<b>Highrise Amenities</b>	Rooftop Swimming Pool
<b>Assoc Amenities</b>	Assoc Barbecue, Clubhouse, Controlled Access, Exercise Room, Extra Storage, Onsite Property Management, pool, Security, Spa
<b>Assoc Fees Include</b>	
<b>Community Features</b>	Biking, Curbs, Dog Park, Park, Sidewalks, Street Lights
<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>	1910/Assessor
<b>Stories</b>	
<b>Building Type</b>	Attached
<b>Prop Subtype</b>	Condominium
<b>Units in Complex</b>	68
<b>Unit Floor #</b>	
<b>Unit Location</b>	
<b>PUD</b>	
<b>Balcony</b>	
<b>Security</b>	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Exterior Security Lights, Fire and Smoke Detection System, Fire Sprinklers, Gated, Resident Manager, Smoke Detector
<b>View</b>	Courtyard
<b>Style</b>	
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	
<b>Maid's</b>	
<b>Prop Condition</b>	Updated/Remodeled
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 13
<b>List Date</b>	01-28-2020	
<b>List Price</b>	\$769,900	
<b>Orig List Price</b>	\$769,900	
<b>Status Date</b>	01-28-2020	
<b>Change Date/Type</b>	02-07-2020/Back On Market	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Possession</b>	Close Of Escrow	

Land/Lot Info	
<b>Zoning</b>	LAM3
<b>Land Type</b>	Fee
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	0.850
<b>Special Zone</b>	
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	37022
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Assigned, Community Garage, Driveway - Concrete, Gated, Offsite, Parking for Guests
<b>Total Spaces</b>	0
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	0
<b>Carport Spaces</b>	0
<b>Remote Controls</b>	0

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	
AC/Cooling	Central, Gas
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Room, Washer
Flooring	
Rooms	Cabana, Dining Area, Patio Open
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	All Bedrooms Down, Main Floor Bedroom
Common Walls	Attached
Cooking Appliances	Convection Oven, Microwave, Oven-Gas, Range, Range Hood
Disability Access	No Interior Steps
Eating Areas	Dining Area
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	NoCommunity, Heated, In Ground, Otherl
Spa	Community
Tennis/Courts	
Patio	
Roofing	
Fence	Wrought Iron
Sprinklers	
Entry Location	
Exterior Constr	Brick, Concrete
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows
Water Heater Feat	
Laundry	Dryer, Room, Washer

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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527 Molino ST #123  
LOS ANGELES, CA 90013

1  
Beds

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

860  
Sqft

Condo/Co-op  
LP \$769,900

Active





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

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

**1850 INDUSTRIAL ST #406**  
 LOS ANGELES, CA 90021

**1** Beds  
**Baths 1.00**  
 (1F 0T 0H 0Q)  
**1,147/VN** Sqft

Condo/Co-op  
**LP \$889,000** Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$775.07
Lot Size	31,720/VN
HOA Fee 1 & 2	\$706.00(Monthly)
MLS#	20-550504
APN	5164-021-065

**Directions:** Corner of Mateo and Industrial - Arts District

**Remarks:** This property has been leased and is only for sale with tenant-in-place until Sep 2020. \$3650/mo. Great for investors! Conceived as the west coast headquarters of The National Biscuit Company, this landmark structure was designed by E.J. Eckle in 1925. In 2007 Linear City completed an award-winning renovation and loft conversion, while maintaining the structure as Los Angeles Historical-Cultural Monument #888 which also allows for vastly reduced property taxes under the Mills Act. Unit #406 is a meticulous light & bright East-facing unit with original hardwood flooring, high ceilings, updated stainless steel appliances, Caesar-stone counters, stainless steel cabinetry, exposed brick surfaces and newer windows. The large bathroom has an over-size tub and pedestal sink. Laundry in unit. Building has a 24/7 concierge and security desk, 75 ft. saline pool, BBQ's, firepit, outdoor showers and gym. Includes one prime subterranean parking space. HOA pays water,gas, trash.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Biscuit Company Lofts
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Elevator, Fire Pit, Fitness Center, Gated Parking, Pool
<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>	7
<b>Building Type</b>	Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	110
<b>Unit Floor #</b>	4
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	24 Hour
<b>View</b>	City
<b>Style</b>	Architectural
<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 7
<b>List Date</b>	02-04-2020	
<b>List Price</b>	\$889,000	
<b>Orig List Price</b>	\$889,000	
<b>Status Date</b>	02-04-2020	
<b>Change Date/Type</b>	02-04-2020/New Listing	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

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>	Other
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Garage - 1 Car
<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	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Loft
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, Salt/Saline
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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1850 INDUSTRIAL ST #406  
LOS ANGELES, CA 90021

1  
Beds

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

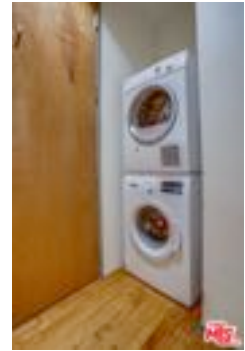
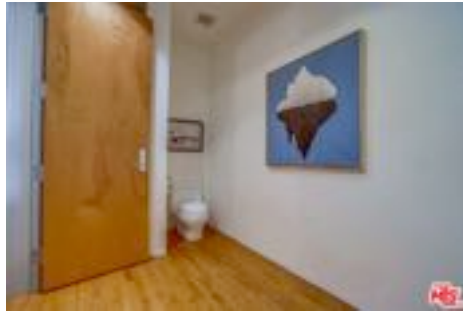
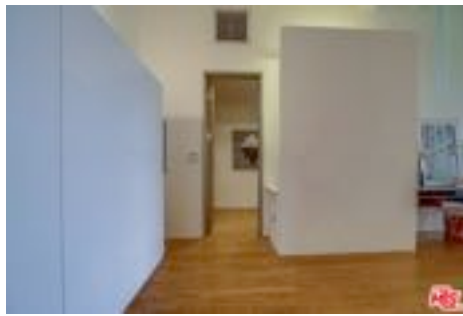
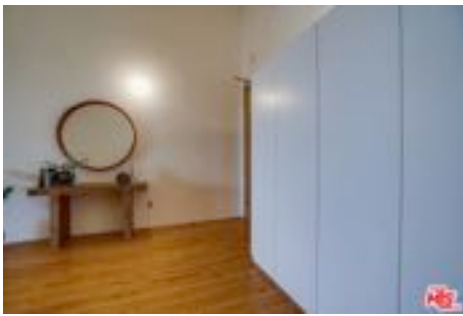
1,147/VN  
Sqft

Condo/Co-op  
LP \$889,000

Active









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

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

**1855 INDUSTRIAL ST #607**  
LOS ANGELES, CA 90021

3  
Beds

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

1,486/VN  
Sqft

Condo/Co-op

LP \$958,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$644.68
Lot Size	42,526/VN
HOA Fee 1 & 2	\$567.72(Monthly)
MLS#	19-498020
APN	5164-012-108

**Directions:** On the corner of Industrial Street and Mateo Street. One Block north of 7th Street. Two Blocks east of Alameda Street.

**Remarks:** Large Live/Work Loft in the heart of the Arts District. Spectacular City Light Views from Extra Large Windows. High Ceilings. South-facing Windows provide lots of natural light from Sunrise to Sunset. Modern Kitchen with Stainless Steel Appliances. 3 Open-floorplan Bedrooms. Dual Sink Bathroom with Bathtub and Shower. A blank canvas awaits for you to transform this space into the Loft of your dreams! In-unit Washer/Dryer. Concrete Floors with original Warehouse Markings. Building amenities include Rooftop Pool, Cabanas and Fireplace. There is a Huge Outdoor Garden Space on the 3rd Floor. Fully equipped Fitness Center. Church & State, Little Bear Restaurant & Bar, Pour Haus, Joe's Grocery Store, Urban Radish and more are located steps away. Close and Easy Access to 10, 5, 60 and 110 Freeways.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Toy Factory Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Controlled Access, Elevator, Fitness Center, Pool, Private Cabana, 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	1924
Stories	1
Building Type	Condominium, Loft
Prop Subtype	
Units in Complex	121
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	Card/Code Access
View	City, City Lights
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 187
List Date	08-08-2019	
List Price	\$958,000	
Orig List Price	\$1,100,000	
Status Date	08-08-2019	
Change Date/Type	01-19-2020/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAM3
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Attached, Side By Side
Total Spaces	1
Covered Spaces	1
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	Central
Heating	Central
Equip/Apppl	Built-Ins, Cable, Dishwasher, Dryer, Microwave, Network Wire, Range/Oven, Refrigerator, Washer
Flooring	Cement
Rooms	Breakfast Area, Dining Area, Living, Media, 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	

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3  
Beds

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

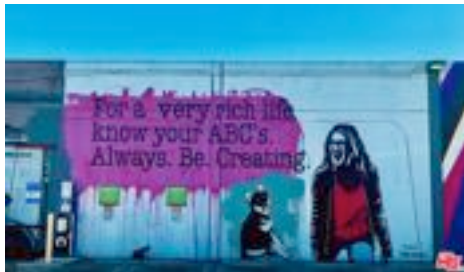
1,486/VN  
Sqft

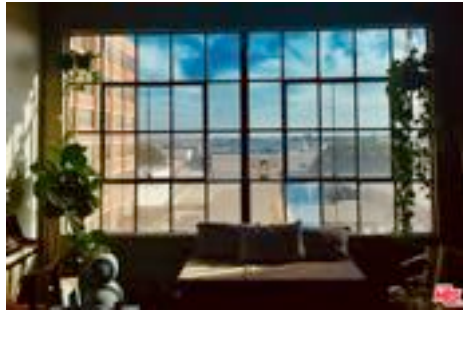
Condo/Co-op  
LP \$958,000↓

Active











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