



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 #316
LOS ANGELES, CA 90013

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

Condo/Co-op
LP \$450,000 ↓
Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$576.92
Lot Size	76,377/VN
HOA Fee 1 & 2	\$496.00(Monthly)
MLS#	19-527426
APN	5147-005-202

Directions: East side of the street between 4th and 5th. Entrance to the parking structure is at the red gate on the south side of the building.

Remarks: Back on Market! The historic Little Tokyo Lofts are an oasis in dtla. The majestic Art Deco building was built in 1922 as the former Westinghouse Bldg, and then converted to its current use in 2006. The complex is gated with 24/7 security, its own secure parking garage with direct access and ample guest parking, a beautiful swimmer's pool and hot tub, a community BBQ area, a dog run, and more. The loft gets lots of natural light from the wall of large south-facing factory windows and it has gleaming wood floors throughout, except in the bathroom. The ceilings are high; there is central air and heat, a built-out walk-in closet, built-in bookshelves, inside laundry, built-in appliances and granite counters. Little Tokyo Lofts is centrally located to dtla's exciting restaurants, bars, museums, concert venues and clubs.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Little Tokyo Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Elevator, Exercise Room, Gated Parking
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	166
Unit Floor #	3
Unit Location	south side
PUD	No
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Smoke Detector
View	No
Style	Art Deco
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 96
List Date	11-06-2019	
List Price	\$450,000	
Orig List Price	\$455,000	
Status Date	11-06-2019	
Change Date/Type	02-06-2020/Extended	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

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	Assigned, Community Garage, Controlled Entrance, Parking for Guests - Onsite, Side By Side
Total Spaces	1
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	Built-Ins, Ceiling Fan, Dishwasher, Dryer, Elevator, Garbage Disposal, Microwave, Range/Oven, Recirculated Exhaust Fan, Refrigerator, Washer
Flooring	Ceramic Tile, Hardwood
Rooms	Dining Area, Living, 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	Community, Fenced, Heated And Filtered, 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	Inside

📍 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 #316
LOS ANGELES, CA 90013

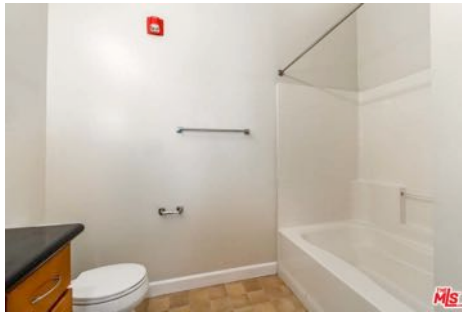
0
Beds

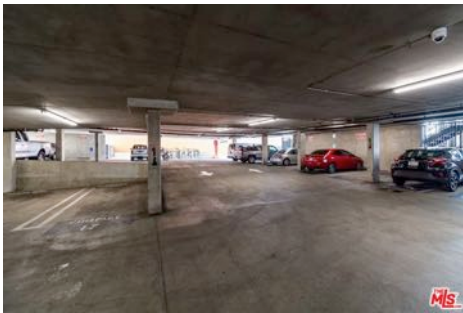
Baths 1.00
(1F 0T 0H 0Q)

780/VN
Sqft

Condo/Co-op
LP \$450,000

Active





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

1
Beds

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

670
Sqft

Condo/Co-op

LP \$469,000

Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$700.00
Lot Size	27,285/PR
HOA Fee 1 & 2	\$254.00(Monthly), \$0.00(Monthly)
MLS#	SR19285155CN
APN	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	
Tax Mello Roos	
Complex/Assoc Name	SB GRAND HOA
Pets Allowed/Rules	Yes/Pets Permitted
Highrise Amenities	Rooftop Swimming Pool
Assoc Amenities	Controlled Access, Gated Community Guard, Hot Water, Onsite Property Management, Security
Assoc Fees Include	Sewer Paid, Trash Paid, Water Paid, Insurance Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

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

Contract Info		DOM 49
List Date	12-23-2019	
List Price	\$469,000	
Orig List Price	\$469,000	
Status Date	12-23-2019	
Change Date/Type	01-04-2020/Active	
Sale Type	Standard	
Avail for Lease	No	
Financing	Conventional	

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

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

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

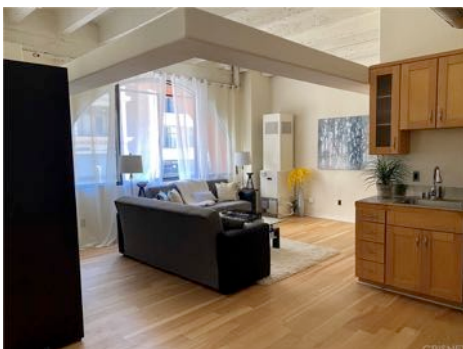
Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Wall/Window
Heating	
Equip/Apppl	Dryer, Electric Dryer Hookup, Washer
Flooring	
Rooms	Living, Loft
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom
Common Walls	Attached
Cooking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

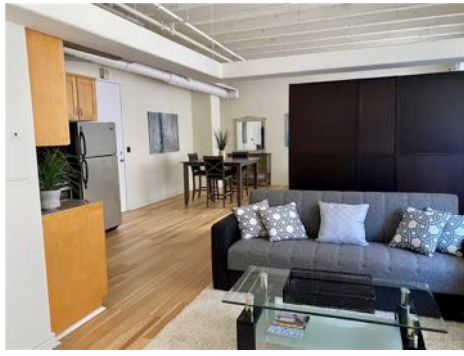
Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

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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460 S SPRING ST #608
LOS ANGELES, CA 90013

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

Condo/Co-op
LP \$469,500 ↓ **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$863.05
Lot Size	30,787/DV
HOA Fee 1 & 2	\$505.00(Monthly)
MLS#	19-537680
APN	5149-023-105

Directions: NE corner of 5th & Spring Streets DTLA's Historic Core (Old Bank District)

Remarks: Perfect NY style studio loft or Pied a' Terre in the booming Historic Core's renowned Rowan Building where the Spring Street revival has become the international focus of RE developers everywhere. Boutique hotels, CitizenM, Cambria, the renovation of the iconic Trust bldg and new construction giant "Perla" anchor the new look of the Old Bank District! A perfect downtown investment opportunity to get involved at a starter price point. This east facing gem gazes out over the San Gabriel mountain range, where sunrises are unmatched. Hardwood floors, gourmet kitchen, Scavolini Italian cabinetry, Bosch stainless steel appliances, granite counter-tops, TOTO fixtures & slate bathroom flooring, 2 panel glass shower doors with soaking tub, in unit W/D, oversized original mahogany windows, super bright! Building/Unit receives the Mills Act giving owners up to 60% off their annual property taxes!! From shopping to public transportation walk to EVERYTHING the DTLA's Historic Core has to offer!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	The Rowan
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Gated Parking, Security, Separate Guest Room, Spa
Assoc Fees Include	Gas, Trash Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1912
Stories	13
Building Type	Condominium
Prop Subtype	
Units in Complex	208
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Community
View	City
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 38
List Date	01-03-2020	
List Price	\$469,500	
Orig List Price	\$495,000	
Status Date	01-03-2020	
Change Date/Type	01-15-2020/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC4
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, Detached
Total Spaces	0
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	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Freezer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Studio
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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

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

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460 S SPRING ST #608
LOS ANGELES, CA 90013

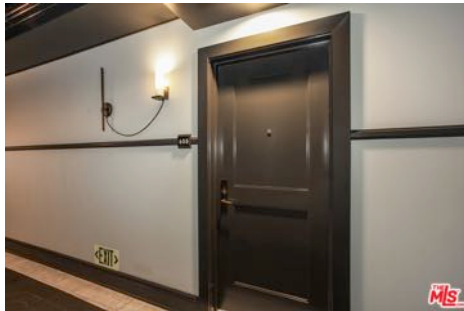
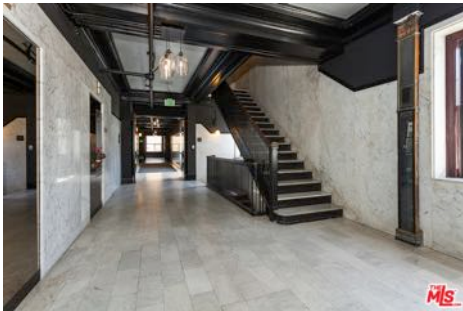
0
Beds

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

544/DV
Sqft

Condo/Co-op
LP \$469,500

Active





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645 W 9TH ST #502
LOS ANGELES, CA 90015

1 Beds **Baths 1.00**
(1F 0T 0H 0Q) **720/VN**
Sqft

Condo/Co-op
LP \$471,000 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$654.17
Lot Size	74,818/VN
HOA Fee 1 & 2	\$691.77(Monthly)
MLS#	19-523942
APN	5144-027-142

Directions: on 9th st between Flower and Hope. GPS

Remarks: Seeking buyers willing to wait until lease expiration around Aug 2020 or relocate the current tenant. 5th Floor Front Facing Unit! Modern, Beautiful and Large 1Bed+1Bath unit features Floor to ceiling south facing windows draws in plenty of ambient light thru-out the day. Kitchen features Stainless steel appliances, granite counter tops. Unit features a large walk-in closet, hardwood floor and central air/heating. Convenience, luxury, and modernity truly meet here. Premium Location in the Heart of Downtown Los Angeles just above the Ralphs Fresh Fare Supermarket, a block from Whole Foods. No need to drive to visit any of the many attraction DTLA has to offer such as, LA Live, Staples Center, Nokia Theater, Regal Cinemas, Ritz Carlton, FIDM, 7th and Fig, Macys, fine dining, public transportation and much more. The bloc and Whole Foods coming soon.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	The Market Loft
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Clubhouse, Dock, Exercise Room, Gated Community Guard, 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	2006
Stories	0
Building Type	Co-op
Prop Subtype	
Units in Complex	273
Unit Floor #	7
Unit Location	
PUD	No
Balcony	
Security	Gated Community with Guard
View	City, City Lights, Pool
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 109
List Date	10-24-2019	
List Price	\$471,000	
Orig List Price	\$471,000	
Status Date	10-24-2019	
Change Date/Type	01-17-2020/Extended	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC2
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	Attached, Garage
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

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

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	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	

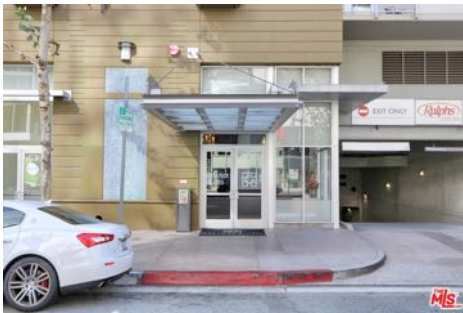
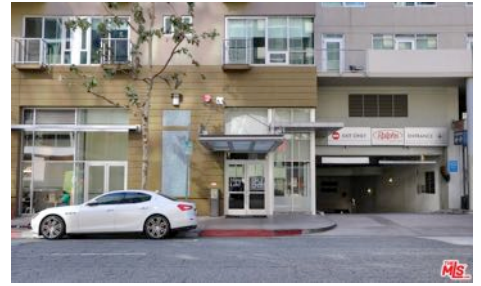
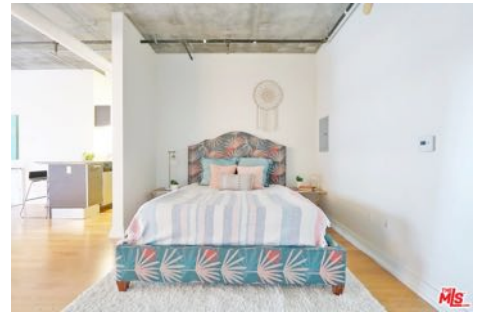
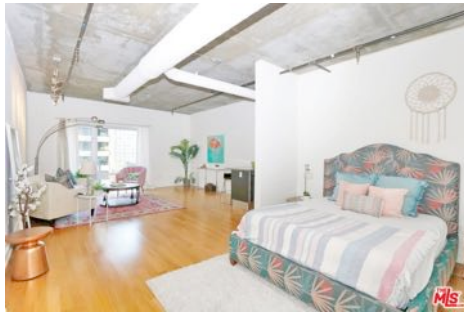
🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➔ Exterior Features	
Pool	Community
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet, 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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939 S Broadway #313
LOS ANGELES, CA 90015

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

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



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

OPEN HOUSE 02/11/2020 (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 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	
Tax Mello Roos	
Complex/Assoc Name	939 S Broadway
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Pet Rules, Elevator, Exercise Room, Onsite Property Management, Pool, Security, Spa, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	No
Short Term Rentals	Yes
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

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

Contract Info		DOM 7
List Date	02-03-2020	
List Price	\$519,000	
Orig List Price	\$519,000	
Status Date	02-03-2020	
Change Date/Type	02-03-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

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

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

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

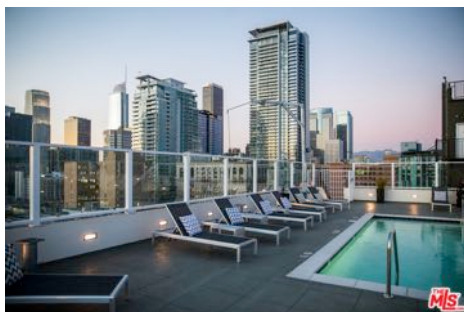
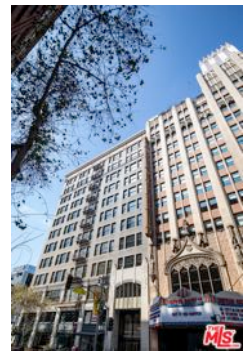
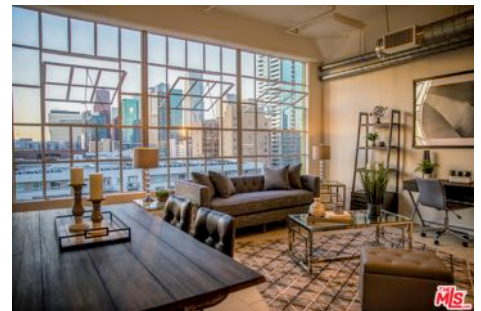
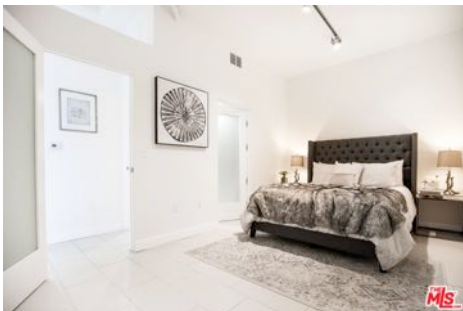
➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Wall/Window
Heating	Central
Equip/Apppl	Dishwasher, Intercom, Microwave, Range/Oven, Refrigerator
Flooring	Porcelain, Tile
Rooms	Jack And Jill, Living, Master Bedroom
Levels	
Interior Features	
Kitchen Features	
Bathroom 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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1-888-381-5588 - corey@coreychambers.com

1100 WILSHIRE #2705
LOS ANGELES, CA 90017

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

Condo/Co-op
LP \$528,800 ↑
Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$661.00
Lot Size	27,098/VN
HOA Fee 1 & 2	\$943.52(Monthly)
MLS#	20-540460
APN	5143-029-122

Directions: Corner of Wilshire Blvd & Bixel

Remarks: This 27th floor home at 1100 Wilshire offers resort-style living in the heart of the city. The loft-style condominium features open living, dining, and entertaining space. The elevated sleeping area is positioned to take full advantage of the magnificent mountain and city views. The unit features: 10.5' ceilings, panoramic views, granite countertops, stainless steel appliances, Bosch washer and dryer, as well as Kohler and Brizo bath fixtures. One of the few 1 bedroom units in downtown to include 2 community garage parking spaces. Building amenities include a 17th-floor heated pool, sun deck, elevated spa, bbq's, fire pit, screening room, state-of-the-art fitness center, business center, on-site professional management, and lobby ambassador.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	1100 Wilshire Homeowners Association
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Concierge, Conference, Controlled Access, Fire Pit, Fitness Center, 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	1986
Stories	0
Building Type	Co-op
Prop Subtype	
Units in Complex	228
Unit Floor #	27
Unit Location	
PUD	Yes
Balcony	
Security	Community
View	City Lights, Mountains
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 35
List Date	01-06-2020	
List Price	\$528,800	
Orig List Price	\$52,880	
Status Date	01-06-2020	
Change Date/Type	01-14-2020/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

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

Parking Details	
Parking Type	Side By Side, Unassigned
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	Air Conditioning, Central
Heating	Central
Equip/Apppl	Cable, Dishwasher, Garbage Disposal, Microwave, Network Wire, Range/Oven, Refrigerator
Flooring	Mixed
Rooms	Dining Area, Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➔ Exterior Features	
Pool	Community, Heated, Lap Pool, Negative Edge/Infinity 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	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1100 WILSHIRE #2705
LOS ANGELES, CA 90017

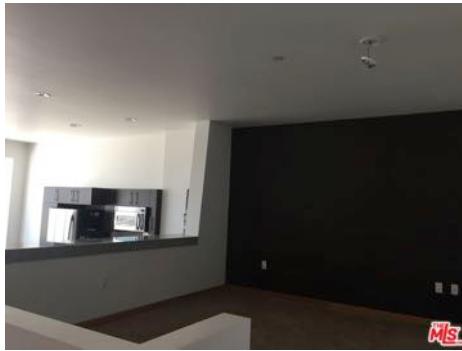
1
Beds

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

800/VN
Sqft

Condo/Co-op
LP \$528,800↑

Active





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312 W 5TH ST #1017

Los Angeles, CA 90013

1
Beds

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

820
Sqft

Condo/Co-op

LP \$533,000



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

Directions: on 5th between Hill and Broadway

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

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

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

Contract Info		DOM 4
List Date	02-06-2020	
List Price	\$533,000	
Orig List Price	\$533,000	
Status Date	02-06-2020	
Change Date/Type	02-06-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Financing	Conventional	

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

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

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

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

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

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

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

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

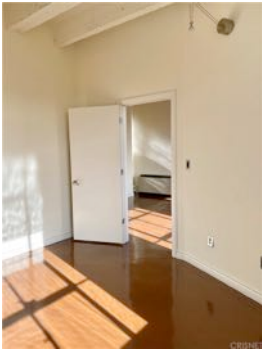
1
Beds

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

820
Sqft

Condo/Co-op
LP \$533,000

Active





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360 W AVENUE 26 #304
Los Angeles, CA

3 Beds **Baths 2.00 (2F 0T 0H 0Q)** **1,350/PR Sqft**

Condo/Co-op **LP \$535,000** **Active**



Expected on Market	
Area	1375 Lincoln Heights
Subdivision	
List Price Per Sqft	\$396.30
Lot Size	53,944/PR
HOA Fee 1 & 2	\$497.16(Monthly), \$0.00(Monthly)
MLS#	820000412IT
APN	5205-012-046

Directions: TAKE I#10 WEST, 1#5 NORTH, AND I#110 NORTH EXIT AVE#26

Remarks: Rare 3 bedroom corner unit with large windows to peer into beautiful views of the San Gabriel Mountains and city. Open and bright floor plan with high ceilings ideal for entertaining and simply just enjoying. Granite counter tops in the kitchen which include an island and in the bathrooms. Stainless steel appliances and own washer and dryer in your unit. Plenty of storage with oversized walk in closets. Master bedroom is off to the corner with a custom closet and bathroom with his and her sinks. Desirable well maintained and secured complex with a royal courtyard as well as clubhouse amenities and gym. Freshly painted and new carpets in the bedrooms - turnkey. Unit is not under the city's RSO program and is an ideal investment as well. This property is centrally located to all of the best Los Angeles has to offer. Stones throw distance to the Metro Gold Line, close to Dodger Stadium, Downtown Los Angeles, Koreatown and much more. Priced to sell and will not last!

Inclusions: washer and dryer, microwave, dishwasher, range, refrigerator

Community/Development	
Tax Mello Roos	Unknown
Complex/Assoc Name	PUERTA DEL SOL
Pets Allowed/Rules	Call/Pets Permitted, Call for Rules
Highrise Amenities	
Assoc Amenities	Club House, Controlled Access, Gated Community
Assoc Fees Include	Trash Paid, Water Paid, Clubhouse
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	Other
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2006/Appraiser
Stories	1
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	
Unit Floor #	3
Unit Location	
PUD	
Balcony	
Security	
View	Yes
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 6
List Date	02-04-2020	
List Price	\$535,000	
Orig List Price	\$535,000	
Status Date	02-04-2020	
Change Date/Type	02-07-2020/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Financing	Cash, Conventional	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAUV(CA)
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	1.240
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Subterr Tandem
Total Spaces	
Covered Spaces	
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	
Furnished	
AC/Cooling	
Heating	
Equip/Appl	
Flooring	Carpet, Hardwood
Rooms	
Levels	Multi Levels
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

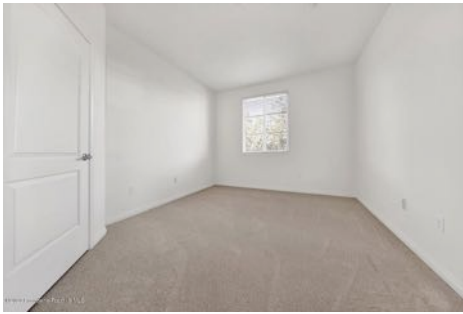
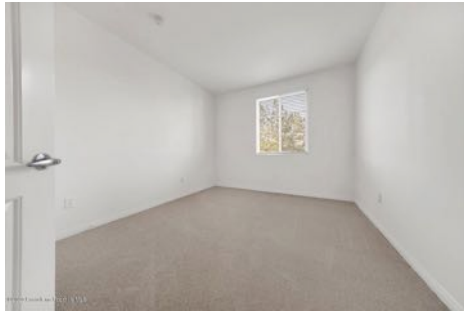
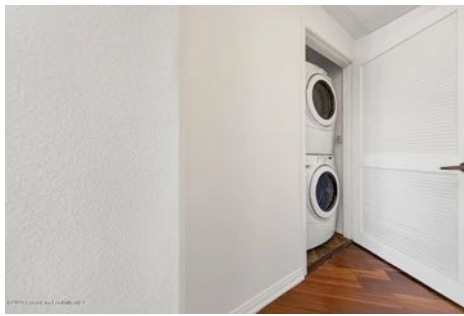
Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

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

Location	
Cross Streets	LACY STREET
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
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**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$545.35
Lot Size	27,285/PR
HOA Fee 1 & 2	\$245.00(Monthly), \$0.00(Monthly)
MLS#	SR20017701CN
APN	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	
Tax Mello Roos	
Complex/Assoc Name	SHYBARY GRAND HOA
Pets Allowed/Rules	Yes/Pets Permitted
Highrise Amenities	Rooftop Swimming Pool
Assoc Amenities	Controlled Access, Gated Community Guard, Hot Water, Onsite Property Management, Security
Assoc Fees Include	Sewer Paid, Trash Paid, Water Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

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

Contract Info		DOM 17
List Date		01-24-2020
List Price		\$539,900
Orig List Price		\$539,900
Status Date		01-24-2020
Change Date/Type		01-25-2020/New Listing
Sale Type		Standard
Avail for Lease		No
Financing		Conventional

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

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

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

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

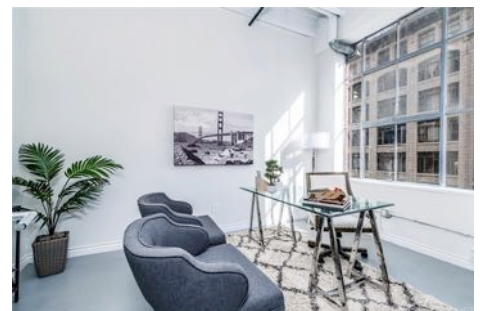
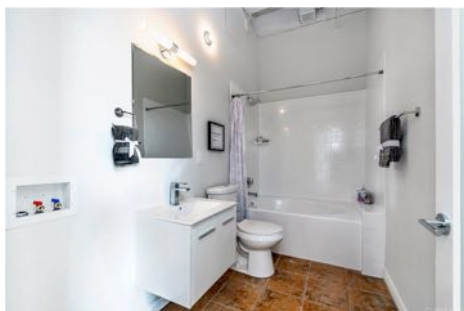
1
Beds

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

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 5
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/Appl	Dishwasher, Garbage Disposal, Microwave, Range/Oven
Flooring	Cement
Rooms	Art Studio, Breakfast Area, Den, Den/Office, Dining Area, Dressing Area, Great Room, Living, Loft, Master Bedroom, Walk-In Closet
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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

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

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Beds

Baths 2.00
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