



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 #208

Los Angeles, CA 90013

1
Beds

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

680
Sqft

Condo/Co-op

LP \$399,000↓



Pending



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$586.76
Lot Size	27,285/PR
HOA Fee 1 & 2	\$265.98(Monthly), \$0.00(Monthly)
MLS#	SR19178330CN
APN	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 an 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	
Tax Mello Roos	
Complex/Assoc Name	SB GRAND HOA
Pets Allowed/Rules	Yes/PetsPermitted
Highrise Amenities	Rooftop Swimming Pool
Assoc Amenities	Gym/Ex Room, Hot Water
Assoc Fees Include	Sewer Paid, Trash Paid, Water Paid, Maintenance 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	11
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	280
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	No
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	Sewer
Water Type	Public, Water District

Contract Info		DOM 255
List Date	06-25-2019	
List Price	\$399,000	
Orig List Price	\$439,000	
Status Date	03-16-2020	
Change Date/Type	03-17-2020/Pending	
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 Attached
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	03-16-2020
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

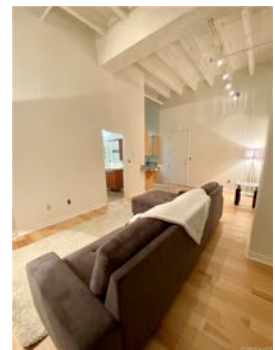
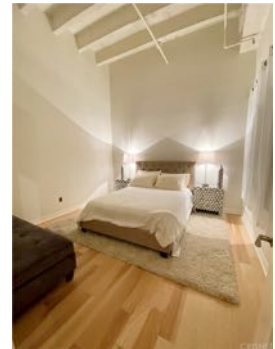
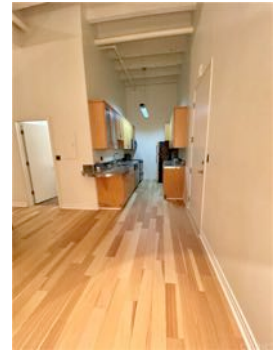
🔗 Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Electric, Wall/Window
Heating	
Equip/Apppl	Dryer, Electric Dryer Hookup, Washer
Flooring	
Rooms	Loft
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom
Common Walls	Attached
Cooking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

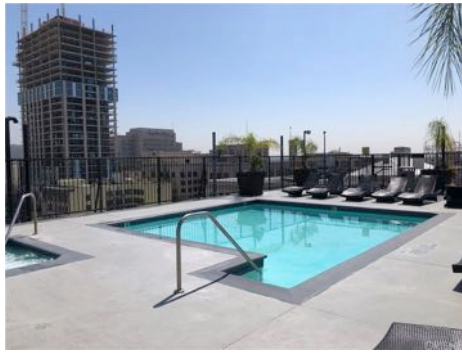
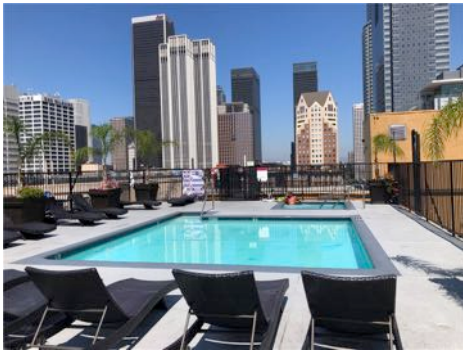
🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

🔗 Exterior Features	
Pool	NoAssociation Pool, In GroundI
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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655 S Hope ST #606
LOS ANGELES, CA 90017

1
Beds

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

603/BL
Sqft

Condo/Co-op

LP \$408,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$676.62
Lot Size	11,674
HOA Fee 1 & 2	\$693.00(Monthly)
MLS#	PW19206888MR
APN	5144-006-037

Directions: Corner of Hope & 7th. Lobby Entrance is on Hope St.

Remarks: JUST REDUCED THE LISTING PRICE.....Welcome to beautiful contemporary high-rise condo in the center of Downtown Financial District. This home features a large gourmet kitchen with polished granite countertops & stainless steel appliances, walk-in closets, in-unit washer/dryer and soundproof walls. Building amenities include 24/7 security, fitness center, game room, and a furnished rooftop entertainment area with BBQ, fire pit and heli-pad. In building parking has private direct access to the 7th St Metro Center. Directly across from The Bloc with Macy's, shops, restaurants, and Sheraton hotel. The best location in Downtown LA for anyone who works in or near city center, or for anyone who wants to experience living in a hip urban environment that new DTLA has to offer right outside your door. Don't miss out on this opportunity.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	655 Hope St HOA
Pets Allowed/Rules	Call/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Controlled Access, Exercise Room, Outdoor Cooking Area
Assoc Fees Include	
Community Features	Urban
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	2009/Builder
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	80
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	24 Hour, Card/Code Access
View	No
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 212
List Date	08-29-2019	
List Price	\$408,000	
Orig List Price	\$438,000	
Status Date	02-05-2020	
Change Date/Type	02-06-2020/Active Under Contract	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAC2
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.260
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage, Controlled Entrance, Covered Parking
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	02-05-2020
Sold Date	02-05-2020
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

🔑 Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	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	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	

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655 S Hope ST #606
LOS ANGELES, CA 90017

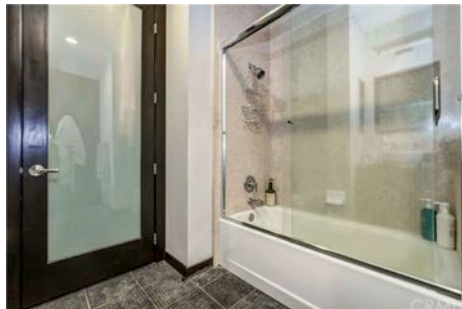
**1
Beds**

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

**603/BL
Sqft**

Condo/Co-op
LP \$408,000↓


**Active-
Contract**





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420 S SAN PEDRO ST #330

LOS ANGELES, CA 90013

0
Beds

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

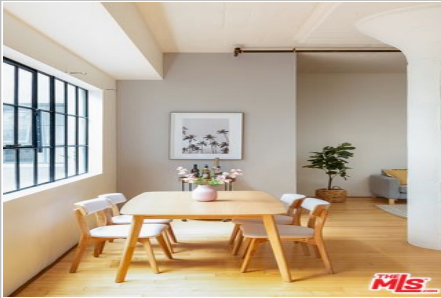
700/AP
Sqft

Condo/Co-op

LP \$430,000



Hold



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$614.29
Lot Size	76,377/AP
HOA Fee 1 & 2	\$490.00(Monthly)
MLS#	20-564088
APN	5147-005-105

Directions: The buildings front door entrance is on San Pedro St. between 4th and 5th St.

Remarks: Ooh-la-la! Industrial meets modern. True loft living in Downtown LA. The Little Tokyo Lofts is a historical building. Originally the Westinghouse Electric Company in the Toy District, now converted to loft residences. The open floor plan boasts 12 ft. ceilings and hardwood floors, a bedroom alcove and a walk-in closet. Natural light abounds from the oversized casement window. Stainless steel appliances and washer/dryer hook up in unit. 1 assigned parking space in the on site gated structure, plus 25 visitor parking spaces. Great common grounds: Open air lounge patio, heated pool and hot tub,barbecue area, gym and dog run. 24 hour gated security. Adjacent to Little Tokyo and the Arts District. Which translates to a creative enclave, a diverse range of restaurants and plenty of breweries.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Little Tokyo Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Pet Rules, Controlled Access, Exercise Room, Pool, 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	1922
Stories	6
Building Type	Condominium, Conversion, Low Rise
Prop Subtype	
Units in Complex	160
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Smoke Detector
View	Other
Style	Other
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info	DOM 12
List Date	03-13-2020
List Price	\$430,000
Orig List Price	\$430,000
Status Date	03-25-2020
Change Date/Type	03-25-2020/Hold
Sale Type	Standard
Avail for Lease	No
Lease Option	No

Land/Lot Info	
Zoning	LAM2
Land Type	
Land Lease Purchase	
Horse Property	No
Lot Acreage	
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Controlled Entrance
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	Air Conditioning
Heating	Electric
Equip/Appl	Dishwasher, Dryer, Garbage Disposal, Microwave, Refrigerator, Washer
Flooring	Cement, Hardwood, Other
Rooms	Living, 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
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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LOS ANGELES, CA 90013

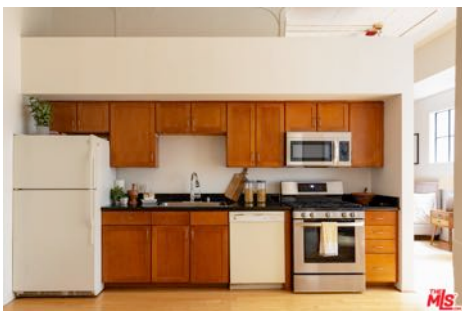
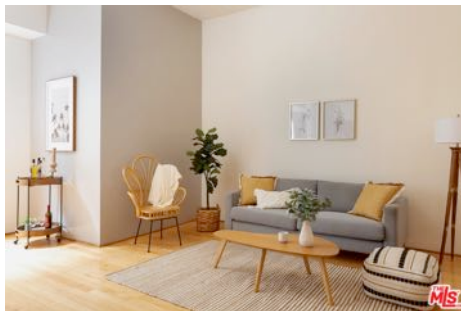
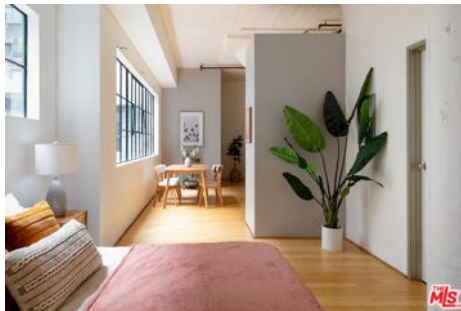
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Beds

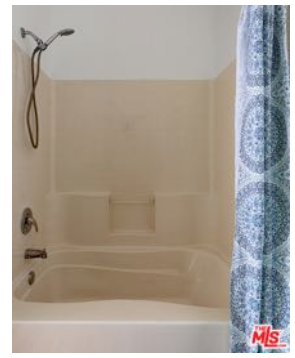
Baths 1.00
(1F 0T 0H 0Q)

700/AP
Sqft

Condo/Co-op
LP \$430,000

Hold





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LOS ANGELES, CA 90017

0
Beds

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

548/DV
Sqft

Condo/Co-op

LP \$478,000

Pending



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$872.26
Lot Size	98,911/VN
HOA Fee 1 & 2	\$701.32(Monthly)
MLS#	20-545456
APN	5144-023-228

Directions: Located on Francisco St between 8th St and James M Wood Blvd east of the 110 Fwy

Remarks: This expertly configured studio home features a thoughtful open design with a seamless, modern kitchen, walk-in closet and towering window walls. A place to play up your culinary skills, host, or even savor take-out from the acclaimed restaurants that surround, the kitchen is outfitted with sleek Caesarstone countertops, custom made Italian cabinetry with under cabinet LED lighting and integrated Bosch appliances. The bathroom includes a custom-designed vanity, Hansgrohe & Duravit Bath Fixtures, and a large soaking tub with stone surround, to create a luxurious setting for relaxing at the end of the day with a little bubbly.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	First Service Residential
Pets Allowed/Rules	Yes
Highrise Amenities	24-Hour Concierge, Business Center, Club Room, Concierge, Conference Facilities, Controlled Access, Dog Run, Door Person, Entrance Lobby, Executive business center, Lounge, Mens and Womens Changing Rooms, Mens and Womens Locker Rooms, On-Site Guard, Passenger Elevator, Service Elevator, Sun Deck, Sun Terrace, Trash Chute, Valet Parking, Yoga and Pilates Studio
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Banquet, Billiard Room, Card Room, Clubhouse, Concierge, Conference, Controlled Access, Dock, Elevator, Exercise Room, Extra Storage, Fire Pit, Fitness Center, Gated Community, Gated Parking, Guest Parking, Meeting Room, Onsite Property Management, Outdoor Cooking Area, Picnic Area, Pool, Private Cabana, Rec Multipurpose Rm, Sauna, Security, Spa, Steam Room, 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	2018
Stories	42
Building Type	Condominium
Prop Subtype	
Units in Complex	514
Unit Floor #	10
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	City, City Lights
Style	Contemporary
Entry Floor #	10
Exposure	South
Direction Faces	
Maid's	No
Prop Condition	New Construction
Sewer	
Water Type	

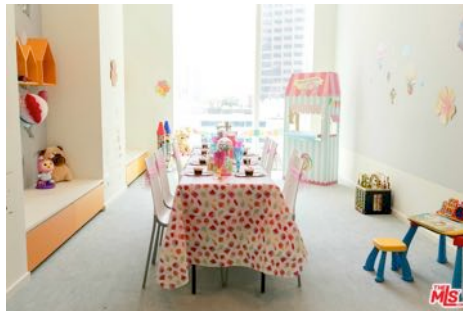
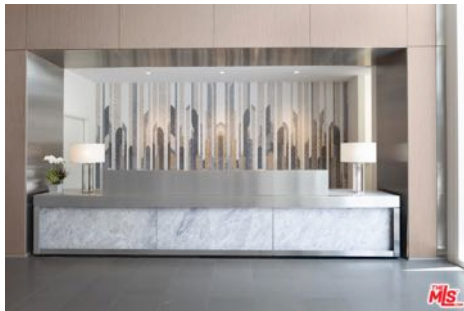
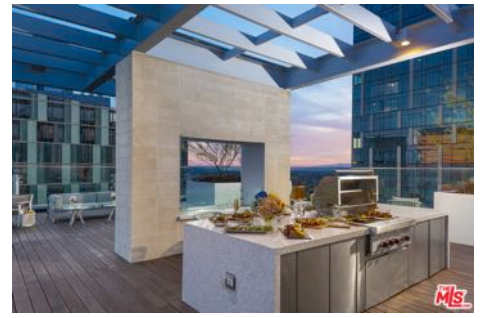
Contract Info		DOM 38
List Date	01-18-2020	
List Price	\$478,000	
Orig List Price	\$478,000	
Status Date	02-25-2020	
Change Date/Type	03-02-2020/Pending	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

🏠 Land/Lot Info		🚗 Parking Details		📄 Sale/Sold Info	
Zoning	LAC2	Parking Type	Assigned, Community Garage	Contract Date	02-25-2020
Land Type		Total Spaces		Sold Date	
Land Lease Purchase		Covered Spaces	1	Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage		Garage Spaces		Sale Terms	
Special Zone	Property Report	Carport Spaces		SP/LP	
Addl Parcel		Remote Controls			
Lot Dimen/Source					
Lot Descr.					
Lot Location					

➡ Interior Features		↩ Exterior Features	
# Fireplaces/Details	None	Pool	Community, Exercise Pool
Furnished	Unfurnished	Spa	Community
AC/Cooling	Air Conditioning	Tennis/Courts	
Heating	Central	Patio	
Equip/Apppl	Alarm System	Roofing	
Flooring	Travertine, Wood	Fence	
Rooms	Dining Area, Family, Formal Entry, Living, Office, Powder, Study/Office, Two Masters, Walk-In Closet	Sprinklers	
Levels		Entry Location	
Interior Features		Exterior Constr	
Kitchen Features		Foundation	
Bathroom Features		Other Struc Feat	
Bedroom Features		Other Structures	
Common Walls	Attached	RV Access Dimen	
Cooking Appliances		Windows	Custom Window Covering, Double Pane Windows, Tinted Windows
Disability Access		Water Heater Feat	
Eating Areas		Laundry	In Unit
220-Volt Location			
TV Services			

🌿 Green		📍 Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Map	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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630 W 6th ST #416
LOS ANGELES, CA 90017

1
Beds

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

690
Sqft

Condo/Co-op

LP \$488,000



Hold



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$707.25
Lot Size	26,607
HOA Fee 1 & 2	\$650.00(Monthly)
MLS#	SB20008604MR
APN	5144-005-088

Directions: Between Hope and Grand

Remarks: BRILLIANT DOWNTOWN SKYLINE AND TREETOP VIEW from this recently updated unit in the desirable Library Court building! What a location in the heart of bustling downtown LA, and one deeded parking space is included with the home. Stunning vaulted ceilings, with perfectly complementary floor-to-ceiling windows. Stainless-steel appliances and quartz countertops in the open kitchen, gorgeous hardwood flooring, modern fixtures throughout. You'll love being mere steps from the 7th Street Metro Station and wonderful retail/dining/nightlife options, but there's also comfort in the way the complex centers around its open-air, zen courtyard. Sundeck, fitness center, game room, business lounge, 24-hour security with concierge and much more. Don't miss this gem with its superior view, perfectly placed in DTLA!

🏠 Community/Development		🏠 Structure Info		📄 Contract Info		DOM 65
Tax Mello Roos		Year Built/Source	1962/Assessor	List Date	01-16-2020	
Complex/Assoc Name	Bryan Frazier	Stories	6	List Price	\$488,000	
Pets Allowed/Rules	Call	Building Type	Attached	Orig List Price	\$488,000	
Highrise Amenities		Prop Subtype	Condominium	Status Date	03-21-2020	
Assoc Amenities	Controlled Access, Exercise Room, Rec Multipurpose Rm	Units in Complex	90	Change Date/Type	03-21-2020/Hold	
Assoc Fees Include		Unit Floor #		Sale Type	Standard	
Community Features	Curbs, Sidewalks	Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD				
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour, Card/Code Access			
Short Term Rental Duration		View	Yes			
Builders Tract Code		Style				
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer				
		Water Type				

➡ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Inside, Microwave, Refrigerator, Washer
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave
Disability Access	
Eating Areas	Breakfast Bar, Breakfast Counter / Bar, Family Kitchen
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	None
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Dryer, Inside, 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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LOS ANGELES, CA 90017

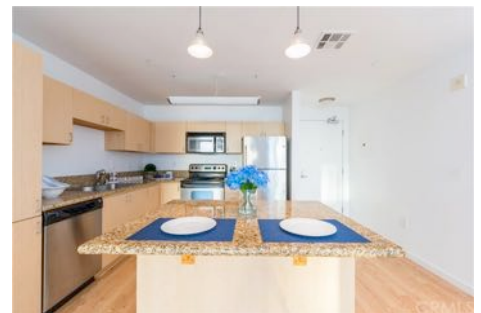
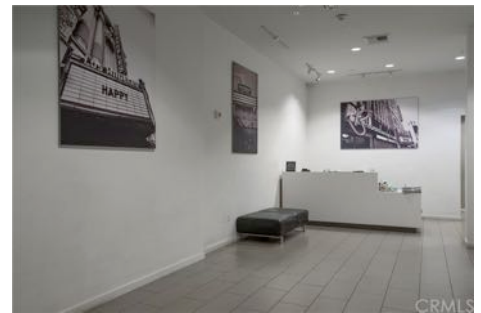
**1
Beds**

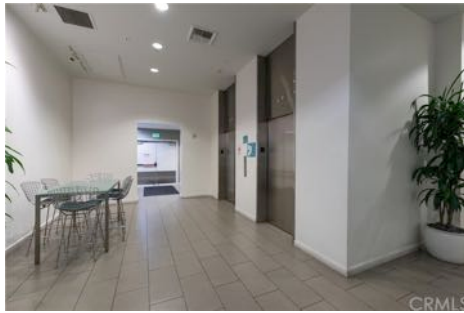
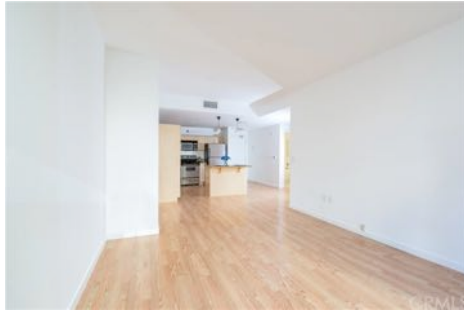
**Baths 1.00
(1F 0T 0H 0Q)**

**690
Sqft**

Condo/Co-op
LP \$488,000


Hold





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939 S BROADWAY #303
LOS ANGELES, CA 90015

1
Beds

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

673/DV
Sqft

Condo/Co-op

LP \$499,000↑



Pending



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$741.46
Lot Size	15,876/AS
HOA Fee 1 & 2	\$412.54(Monthly)
MLS#	19-461040
APN	Unavailable

Directions: Corner of Broadway and Olympic, just South of United Artists Theater and Ace Hotel.

Remarks: BRAND NEW PROJECT! This is THE best adaptive re--use project in DTLA to date. 151 Live/Work units in the first historic condo building in South Park. Great variety of very attractive floor plans, with 11--14 ft ceilings, all with spectacular city views. LOWEST HOA'S IN DTLA. 1 COVERED PARKING SPACE INCLUDED in building across the street. Amazing amenities incl. rooftop sundeck w/ pool, spa, lounge chairs and cabanas, gym, and theater and media room on the basement floor, and beautiful historic lobby w/ security guard. Former home of the Western Costume Co est. 1924. Adjacent to the United Artists Theater (and now the Ace Hotel) 939 South Broadway was the largest costume rental house in the world, responsible for 99% of the costumes used in all Western movies in the early days of Hollywood. Bldg was the vision of big- screen stars Mary Pickford, Charlie Chaplin and Douglas Fairbanks of the United Artists studio. AGENTS SEE PRIVATE AND SHOWING REMARKS!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	939 Broadway Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	Controlled Access, Entrance Lobby, Passenger Elevator, Reception Desk, Rooftop Sky Deck, Rooftop Spa, Rooftop Swimming Pool, Sun Deck, Sun Terrace, Trash Chute
Assoc Amenities	Assoc Maintains Landscape, Controlled Access, Elevator, Exercise Room, Gated Community, Gated Community Guard, Pool, Security, Spa, Sun Deck, Other
Assoc Fees Include	
Community Features	Community Mailbox
Pending HO Asmt	
Rental Restrictions	No
Short Term Rentals	Yes
Short Term Rental Duration	Other (Call Listing Agent)
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1924
Stories	11
Building Type	Condominium, High Rise, Loft
Prop Subtype	Condominium
Units in Complex	151
Unit Floor #	3
Unit Location	Front
PUD	No
Balcony	N/A
Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Community, Exterior Security Lights, Fire and Smoke Detection System, Fire Sprinklers, Gated, Gated Community with Guard, Guarded, Smoke Detector
View	City, City Lights, Walk Street
Style	New Project
Entry Floor #	1
Exposure	East
Direction Faces	Faces East
Maid's	No
Prop Condition	New Construction
Sewer	
Water Type	

Contract Info		DOM 72
List Date	05-01-2019	
List Price	\$499,000	
Orig List Price	\$494,000	
Status Date	07-12-2019	
Change Date/Type	07-12-2019/Pending	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Financing	Cash, Cash To New Loan, Conventional, New	

Land/Lot Info	
Zoning	LAC2
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	Controlled Entrance, Covered Parking, Garage, Gated, Offsite, Side By Side
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	07-12-2019
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

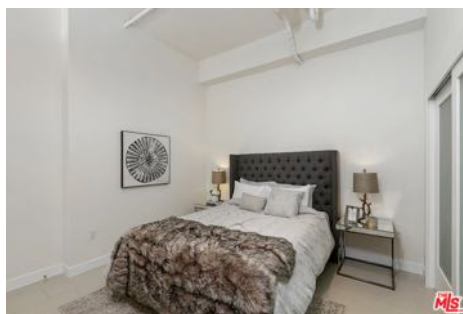
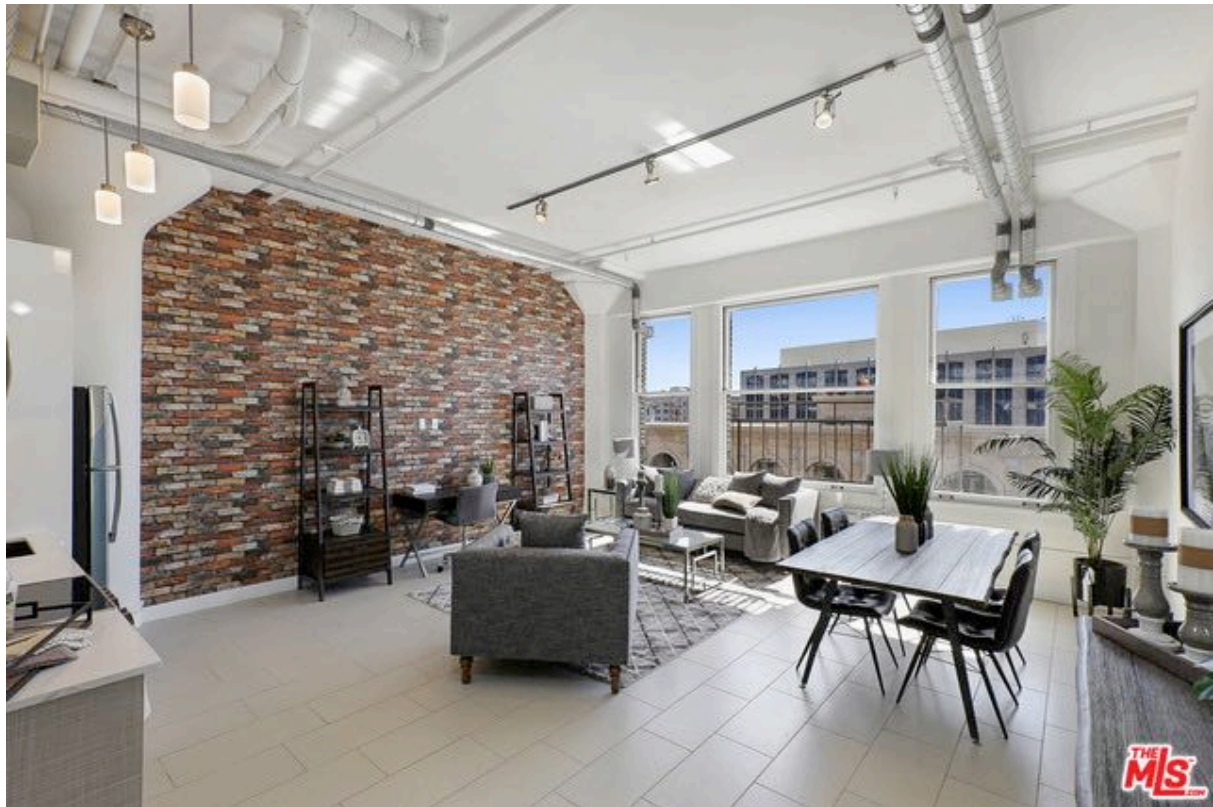
➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Built-Ins, Dishwasher, Dryer, Electric Dryer Hookup, Freezer, Garbage Disposal, Hood Fan, Microwave, Network Wire, Range/Oven, Refrigerator, Stackable W/D Hookup, Vented Exhaust Fan, Washer
Flooring	Tile
Rooms	Dining Area, Jack And Jill, Living, Loft
Levels	One Level
Interior Features	Built-Ins, Drywall Walls, High Ceilings (9 Feet+), Laundry - Closet Stacked, Open Floor Plan, Track Lighting
Kitchen Features	Granite Counters
Bathroom Features	Low Flow Toilet(s), Shower Over Tub, Tile
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Built-In And Free Standing, Cooktop - Electric, Electric, Microwave, Oven-Electric, Range, Range Hood
Disability Access	
Eating Areas	Living Room
220-Volt Location	In Laundry
TV Services	

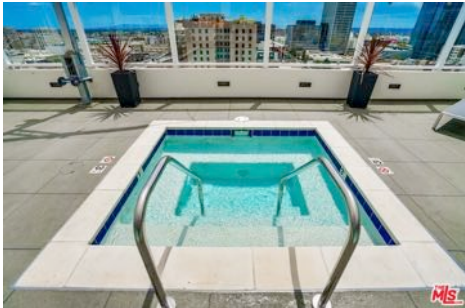
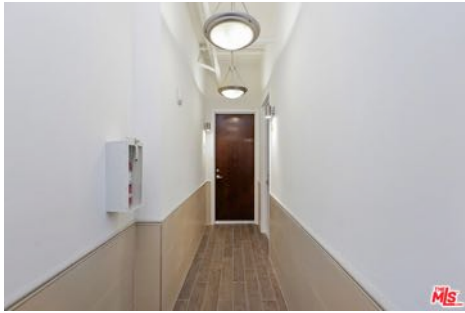
🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

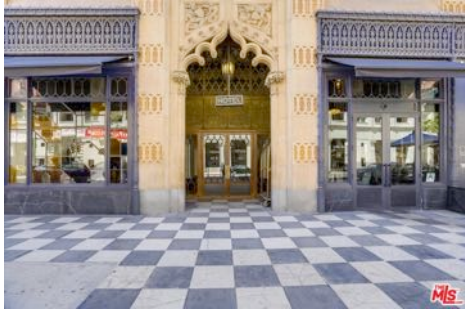
➡ Exterior Features	
Pool	Association Pool, Community, Heated
Spa	Association Spa, Community, Heated, Hot Tub
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Elevator, Ground Level - no steps
Exterior Constr	Brick
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	Central Water Heater
Laundry	In Unit, Inside, Laundry Closet Stacked

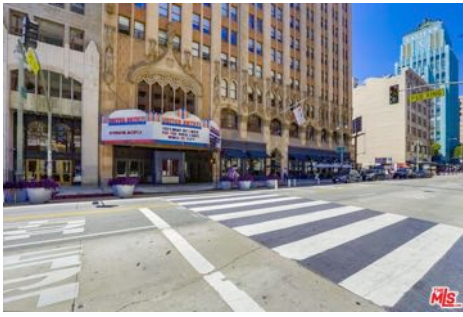
📍 Location	
Cross Streets	Broadway & Olympic Bl.
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	634/E5
School District	Los Angeles Unified
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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315 E 8TH ST #1105
LOS ANGELES, CA 90014

1
Beds

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

670/AS
Sqft

Condo/Co-op
LP \$505,000

**Active-
Contract**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$753.73
Lot Size	0/OW
HOA Fee 1 & 2	\$505.00(Monthly)
MLS#	20-555258
APN	5145-003-081

Directions: Corner of 8th St and Maple St. Entrance located on 8th St

Remarks: Breathtaking views from one of the rare historical buildings in Fashion District. This gorgeous home encapsulates the true essence of a hard-loft featuring 12-foot-high ceilings, original steel-framed windows, and concrete accents all around. With views facing East, wake up in glistening sunlight and enjoy a bird's eye view of what Downtown has to offer. With a fully enclosed bedroom, deeded underground parking, and additional storage, this home has everything to offer. On top of it all, the building is Mills Act approved granting homeowners an average 50% - 70% off their property taxes. Textile Lofts offers a collection of amenities including rooftop pool, spas, basketball court, golf cage, BBQ grills, fitness center, sundeck, and much more!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Textile Building Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Basketball Court, Controlled Access, Elevator, Exercise Room, Extra Storage, Fire Pit, Fitness Center, Golf, Onsite Property Management, Outdoor Cooking Area, Picnic Area, Pool, Security, Spa, Sport Court, Sun Deck, Other
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1925
Stories	12
Building Type	Condominium
Prop Subtype	
Units in Complex	64
Unit Floor #	11
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), Card/Code Access, Community, Fire Sprinklers, Smoke Detector, Other
View	City, City Lights, Mountains, Other
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 26
List Date	02-18-2020	
List Price	\$505,000	
Orig List Price	\$505,000	
Status Date	03-03-2020	
Change Date/Type	03-04-2020/Active Under Contract	
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	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Controlled Entrance, Covered Parking, Subterranean
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	03-03-2020
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

🔗 Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Stackable W/D Hookup, Other
Flooring	Cement
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 Closet, In Unit, Laundry Closet Stacked, 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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315 E 8TH ST #1105
LOS ANGELES, CA 90014

1
Beds

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

670/AS
Sqft

Condo/Co-op
LP \$505,000

Active-
Contract





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215 W 7TH ST #1101
LOS ANGELES, CA 90014

1
Beds

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

650/VN
Sqft

Condo/Co-op

LP \$510,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$784.62
Lot Size	15,922/VN
HOA Fee 1 & 2	\$495.00(Monthly)
MLS#	18-377846
APN	5144-026-120

Directions: Take I-110N to 7th Street

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Bartlett Loft Home Owners Association
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Elevator
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	No
Short Term Rentals	No
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1911
Stories	14
Building Type	Condominium
Prop Subtype	
Units in Complex	140
Unit Floor #	11
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	City Lights
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 567
List Date	08-21-2018	
List Price	\$510,000	
Orig List Price	\$575,000	
Status Date	01-13-2019	
Change Date/Type	01-17-2019/Active Under Contract	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	Yes	

Land/Lot Info	
Zoning	LAC5
Land Type	Fee
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
Total Spaces	
Covered Spaces	0
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	01-13-2019
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central
Equip/Apppl	Dishwasher
Flooring	Ceramic 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	

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	Laundry Area

🌿 Green		📍 Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	
Green Walk Score		Map	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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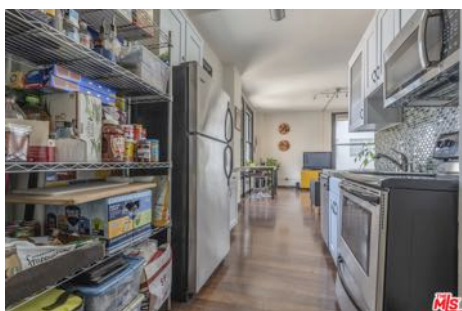
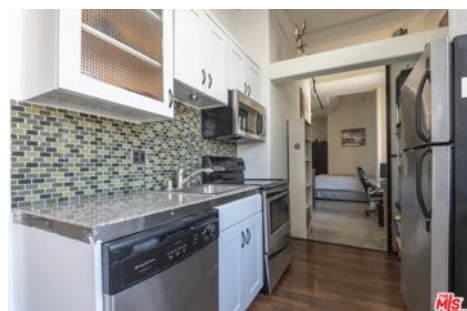
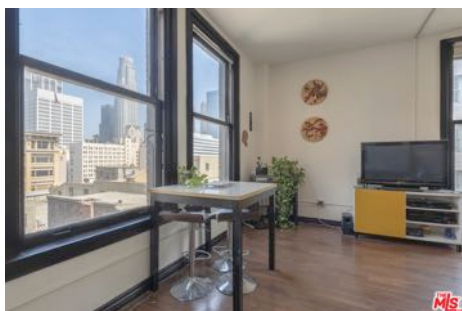
1
Beds

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

650/VN
Sqft

Condo/Co-op
LP \$510,000↓

Active-
Contract





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825 E 4TH ST #207

Los Angeles, CA 90013

1
Beds

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

630/PR
Sqft

Condo/Co-op

LP \$517,000



Expected on Market	
Area	23 Metropolitan
Subdivision	Not Applicable-C23
List Price Per Sqft	\$820.63
Lot Size	43,170/PR
HOA Fee 1 & 2	\$478.83(Monthly), \$0.00(Monthly)
MLS#	320000855IT
APN	5163-011-048

Remarks: Welcome to Beacon lofts near the Little Tokyo Area located in the prime Arts District neighborhood. These artist lofts are designed for dynamic city living. Truly a creative space! This unit boasts high ceilings, polished concrete floors, large windows with blackout shades, two spacious closets, and an open kitchen. Property comes equipped with stainless steel appliances, in-unit washer/dryer, a gated and assigned parking spot, and security guard on premises. The rooftop has a dog run, a BBQ grill, spa, entertainment area, and a stunning view of the DTLA skyline. Access many of LA's favorite businesses within walking distance: Little Tokyo Market Place, Gold Line Metro Station, Purple line 1st/Central Station, Pie Hole, Urth Cafe, Wurstkuche, Container yard, At Mateo Mall, Bestia, Inko Nito, Bavel, Arts District Brewery, Angel City Brewery, Salt & Straw, Everson Royce and much more...

Community/Development		Structure Info		Contract Info		DOM 27
Tax Mello Roos	No	Year Built/Source	1923/Assessor	List Date	03-02-2020	
Complex/Assoc Name	BEACON LOFTS	Stories	0	List Price	\$517,000	
Pets Allowed/Rules	Yes/PetsPermitted	Building Type	Condominium, Attached	Orig List Price	\$517,000	
Highrise Amenities		Prop Subtype	Condominium	Status Date	03-23-2020	
Assoc Amenities	Barbecue, Gated Community, Gated Community Guard, Gated Parking, Guest Parking, Outdoor Cooking Area, Security	Units in Complex	53	Change Date/Type	03-25-2020/Active Under Contrac	
Assoc Fees Include	Gas, On Site Security, Sewer Paid, Trash Paid, Water Paid, Building and Grounds	Unit Floor #	0	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD		Financing	Cash, Cash To New Loan, Conventional, Submit	
Rental Restrictions		Balcony		Possession	Close Of Escrow	
Short Term Rentals		Security	Automatic Gate, Card/Code Access, Community, Fire and Smoke Detection System, Gated, Leased, Owned			
Short Term Rental Duration		View	City, City Lights			
Builders Tract Code	NAC23	Style				
Builders Model Code		Entry Floor #	0			
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAM3	Parking Type	Gated, Parking for Guests - Onsite, Parking Space	Contract Date		
Land Type	Fee	Total Spaces	1	Sold Date		
Land Lease Purchase		Covered Spaces	0	Sold Price		
Horse Property		Uncovered Spaces	0	Sold Price/SqFt		
Lot Acreage	0.990	Garage Spaces	1	Sale Terms		
Special Zone		Carport Spaces	0	SP/LP		
Addl Parcel		Remote Controls	0			
Lot Dimen/Source						
Lot Descr.	Gated Community					
Lot Location	City					

🔗 Interior Features	
# Fireplaces/Details	
Furnished	
AC/Cooling	Air Conditioning
Heating	Other
Equip/Appl	Alarm System, Barbeque, Dishwasher, Dryer, Hood Fan, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Ceramic Tile, Other
Rooms	
Levels	One Level
Interior Features	High Ceilings (9 Feet+)
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Cooktop - Gas, Microwave, Range, Range Hood
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

🔗 Exterior Features	
Pool	No
Spa	Other, Private
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	

📍 Location	
Cross Streets	S ALAMEDA ST
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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Los Angeles, CA 90013

**1
Beds**

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

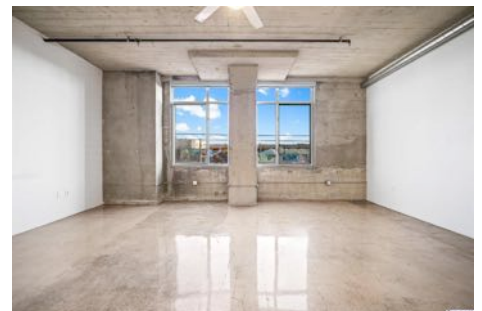
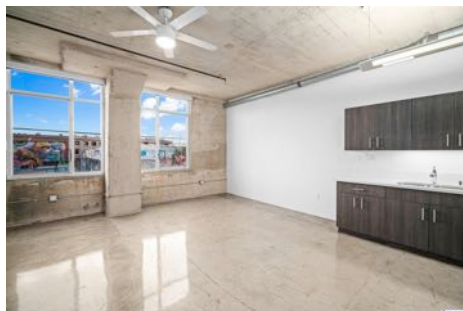
**630/PR
Sqft**

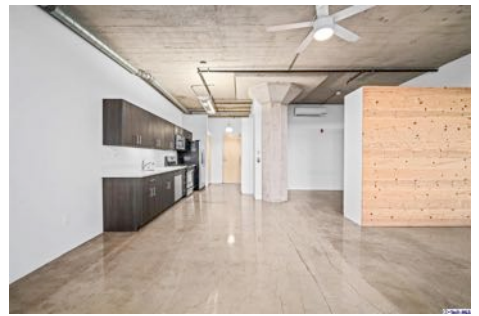
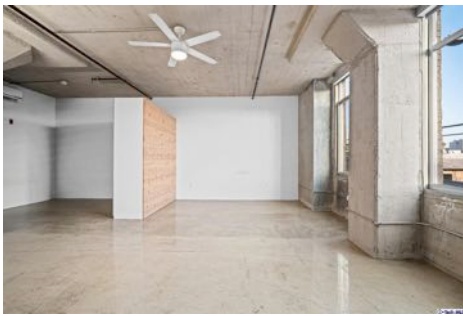
Condo/Co-op
LP \$517,000


**Active-
Contract**



1-Tech MLS





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645 W 9TH ST #331
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1 Beds

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

820/VN
Sqft

Condo/Co-op

LP \$519,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$632.93
Lot Size	74,818/VN
HOA Fee 1 & 2	\$701.74(Monthly)
MLS#	19-520632
APN	5144-027-081

Directions: Corner of 9th and Hope. Entrance on Hope.


Remarks: A beautiful light-filled apartment in The Market Lofts which includes a dedicated parking spot. This one-bedroom suite has new hardwood floors, sliding doors to the bedroom, a chef's open kitchen, ample storage, large closet w/extra built-ins, plus private use of LG washer dryer inside the unit. Amenities include sun deck terrace w/ pool, spa, lounge/rec room, gym, 20 seat movie theater, and BBQ grills. The building has 24-hour security at the entrance lobby, secure access to the subterranean covered garage. Central location in South Park right above Ralph's and next to Staples Center/LA Live, 7th Street Metro lines, Whole Foods, LA Convention Center, FIDM, Faith & Flower, shopping, nightlife, & restaurants.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Market Lofts
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Billiard Room, Clubhouse, Elevator, Exercise Room, Fitness Center, Gated Community, Gated Community Guard, Gated Parking, Guest Parking, Outdoor Cooking Area, Pool, 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	2006
Stories	6
Building Type	Condominium
Prop Subtype	
Units in Complex	267
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Card/Code Access, Fire and Smoke Detection System, Gated, Guarded
View	Pool
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 152
List Date	10-15-2019	
List Price	\$519,000	
Orig List Price	\$545,000	
Status Date	01-21-2020	
Change Date/Type	02-24-2020/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	Assigned, Community Garage, Controlled Entrance, Garage Is Attached, Gated Underground
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	1

Sale/Sold Info	
Contract Date	01-21-2020
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, Microwave, Range/Oven
Flooring	Wood
Rooms	Dining, Dining Area, 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	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

📍 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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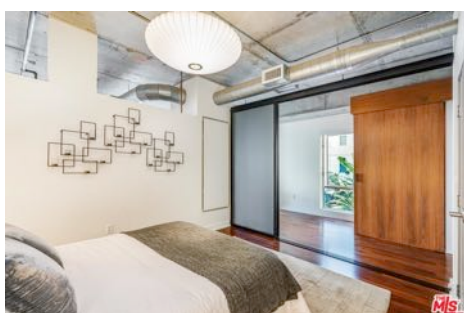
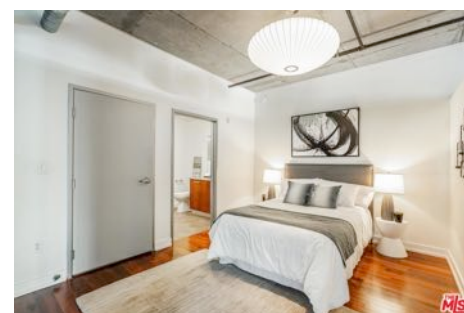
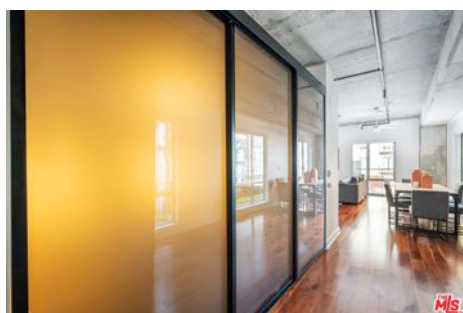
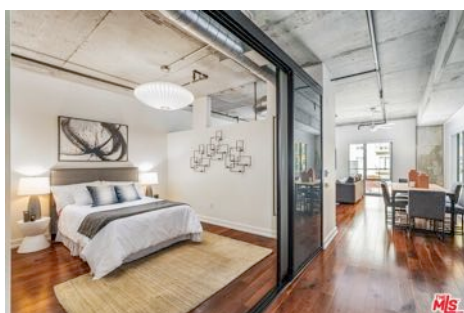
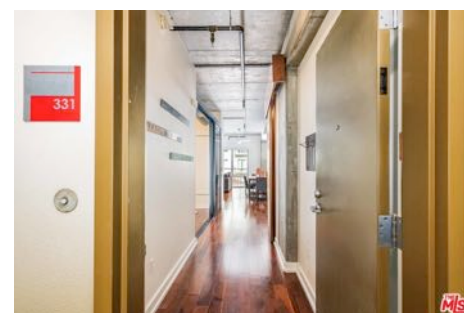
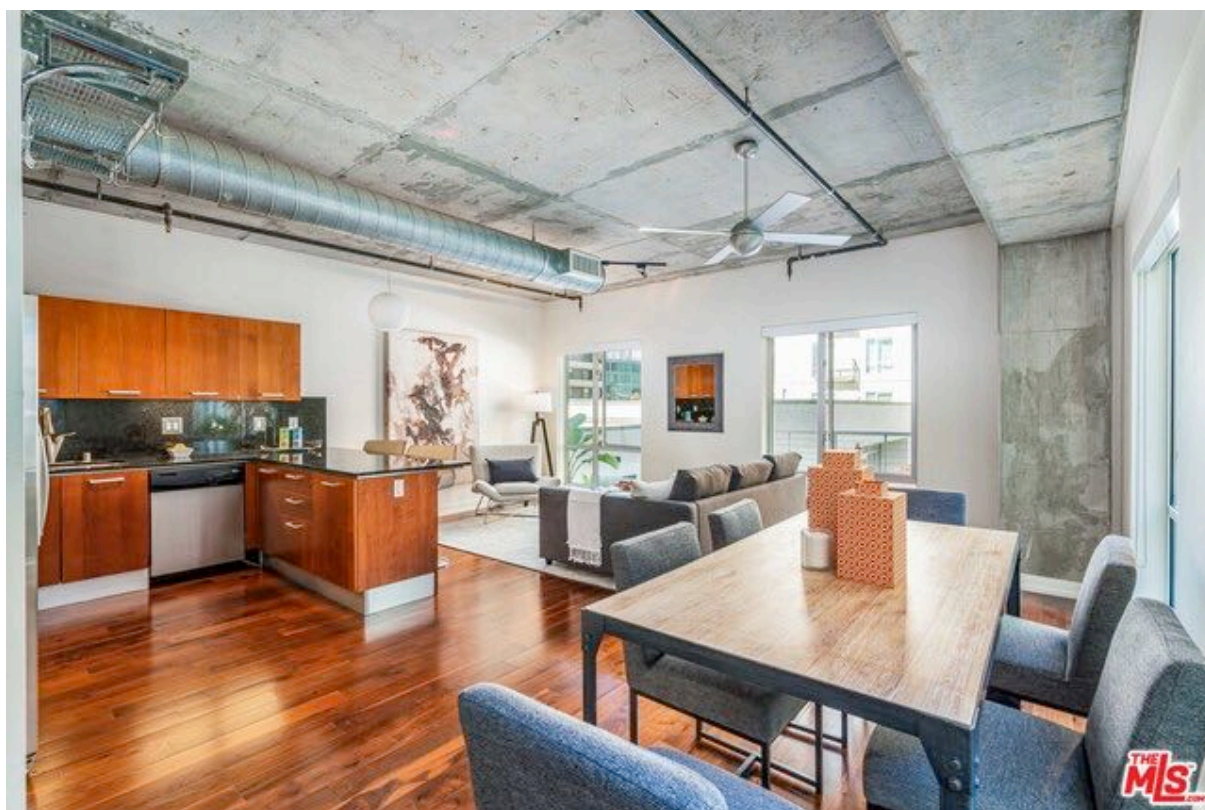
1
Beds

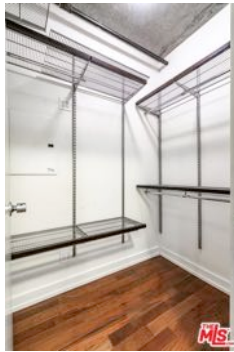
Baths 1.00
(1F 0T 0H 0Q)

820/VN
Sqft

Condo/Co-op
LP \$519,000↓

Active-
Contract





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