

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

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

1 Beds	Baths 1.00 (1F 0T 0H 0Q)	526/BL Sqft	l		tive
	With se		Expected on Market		
and and	and and a		Area	42 Downtown L.A.	
		2020	Subdivision		
. 574			List Price Per Sqft	\$872.62	
CBILL A		Bri	Lot Size	98,914	
Par N		1/St 1	HOA Fee 1 & 2	\$791.00(Monthly)	
- An	The second since	a St.	MLS#	AR20174989MR	
100.	a ana 11	251/2	APN	5144-032-086	
	AC BILO DAY	Beds (1F OT OH OQ)		Beds     (1F 0T 0H 0Q)     Sqft       Expected on Market       Area       Subdivision       List Price Per Sqft       Lot Size       HOA Fee 1 & 2       MLS#       APN	Expected on Market     Active       Area     42 Downtown L.A.       Subdivision     List Price Per Sqft     \$872.62       Lot Size     98,914       HOA Fee 1 & 2     \$791.00(Monthly)       MLS#     AR20174989MR       APN     5144.032.086

Directions: Between 8th St. and 9th St. Guest parking available, entrance is on left-hand corner of Metropolis turnaround. Park on B1 in visitor parking. Remarks: Welcome home to the iconic METROPOLIS in DTLA! Enjoy the luxurious high-rise living in the heart of DTLA! This 31st floor/ Southeast facing / 1 bedroom/1 bathroom residence bring you a spectacular panoramic full-window view of City Skyline, The unit features a bright open layout with oak flooring, high-end finishes including Caesarstone countertops and top-of-the-line appliances, in-unit laundry with a stackable Bosch washer and dryer. The unit includes one assigned parking and one storage space. Conveniently walking distance to near award-winning restaurants, shopping, LA Live, Staples Center. Resort-style Amenities: outdoor oasis pool/spa with cabanas, fire pits, dog park, billiards room, movie theater, BBQ, steam room, Yoga/cycling studio, business center, 24-hour security and lobby concierge. HOA includes water, gas & trash. Don't miss this Turn-key Best Valued unit in Tower One!

😬 Community/Develop	Community/Development			< Contract Info	DOM 1
Tax Mello Roos		Year Built/Source	2017	List Date	08-23-2020
Complex/Assoc Name	FirstService Residential	Stories		List Price	\$459,000
Pets Allowed/Rules	Call	Building Type	Attached	Orig List Price	\$459,000
Highrise Amenities		Prop Subtype	Condominium	Status Date	08-23-2020
Assoc Amenities	Assoc Barbecue, Billiard	Units in Complex	308	Change Date/Type	08-26-2020/New Listing
	Room, Exercise Room, Hot Water, pool	Unit Floor #		Sale Type	Standard
Assoc Fees Include		Unit Location		Avail for Lease	No
Community Features	Sidewalks, Street Lights	PUD			
Pending HO Asmt	Cidowalko, ouroot Lighto	Balcony			
Rental Restrictions		Security	24 Hour, Card/Code Access, Gated		
Short Term Rentals		View	City Lights		
Short Term Rental Duration		Style	Modern		
Builders Tract Code		Entry Floor #			
Builders Model Code		Exposure			
Builders Model Name		Direction Faces			
Builders Name		Maid's			
Earthquake Ins.		Prop Condition			
		Sewer			
		Water Type			
🛇 Land/Lot Info		🖨 Parking Details		Sale/Sold Info	
Zoning	LAC2	Parking Type	Assigned	Contract Date	
Land Type	Fee	Total Spaces	1	Sold Date	

😵 Land/Lot Info		
Zoning	LAC2	
Land Type	Fee	
Land Lease Purchase		
Horse Property		
Lot Acreage	2.000	
Special Zone		
Addl Parcel		
Lot Dimen/Source		
Lot Descr.		
Lot Location		

Water Type		
🖨 Parking Details		Sale/Sold Info
Parking Type	Assigned	Contract Date
Total Spaces	1	Sold Date
Covered Spaces		Sold Price
Uncovered Spaces		Sold Price/SqFt
Garage Spaces	1	Sale Terms
Carport Spaces	0	SP/LP
Remote Controls	0	

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	NolAbove Ground, Association Pool
Furnished		Spa	Above Ground
AC/Cooling	Central	Tennis/Courts	
Heating		Patio	
Equip/Appl	Dishwasher, Dryer, In Closet, Microwave, Refrigerator, Washer	Roofing	
Flooring		Fence	
Rooms		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	Microwave, Oven-Gas	Windows	
Disability Access		Water Heater Feat	
Eating Areas		Laundry	Dryer, In Closet, Washer
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		Мар	
Green Year Certified		School District	Los Angeles Unified
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			























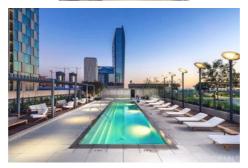




























Lot Dimen/Source

Lot Descr.

Lot Location

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

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1100 Wilshire Blvd #2705 Los Angeles, CA 90017	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	800/VN Sqft	L	Condo/Co-op
	2/2			Expected on Market	
	3/	WGH	S VALE	Area	42 Downtown L.A.
		01.51	(max)	Subdivision	
			110	List Price Per Sqft	\$624.86
	2355	W	1002	Lot Size	27,098/VN
	AL.	th St		HOA Fee 1 & 2	\$945.00(Monthly)
	Contra la		Nove.	MLS#	20-623954
		@ 2020 Microso		APN	5143-029-122
A Mise	AT A	© 2020 Microso © 2020 Tom Tom @			

Directions: West of 110 FWY: Corner of Wilshire and Bixel. Unit is on the 27th Floor.

Remarks: Modern Luxury Resort-Style Living with Breathtaking Views! Bright and airy 27th-floor condo. Imagine soaking in panoramic views of the Hollywood Sign, Griffith Observatory, Santa Monica Mountains, and DTLA skyscrapers. This coveted larger 1BD/1BA 800 sq. ft. open floor plan is loaded with features: Google Nest Thermostat, a White Tile Bathroom with a Frameless Glass Shower plus a Soaking Tub, Private Laundry Room with Washer & Dryer, Bamboo Floors, Granite Counters, Stainless-Steel Appliances, 2 Parking Spaces & more! Move-in ready: Fresh Interior Paint & New Bedroom Carpet! The 1100 Wilshire residences feature a 24-hour front desk security guard & concierge, and amenities that'll make your DTLA neighbors jealous. Lounge by the pool and take a dip in the spa on the 17th-floor skydeck w/ firepits, BBQs, cabanas & jaw-dropping views. There's even more: a Gym, Business Center, & Movie Theater! Don't miss out on this deal: Only \$625/sq. ft.! Experience the 3D Tour now: bit.ly/wilshire2705

ment	🗞 Structure Info		< Contract Info	DOM 1
	Year Built/Source	1986/Vendor Enhanced	List Date	08-26-2020
1100 Wilshire POA	Stories	0	List Price	\$499,888
Yes/Assoc Pet Rules	Building Type	Condominium, High Rise,	Orig List Price	\$499,888
Executive business center,		Attached	Status Date	08-26-2020
Center, 24-Hour Concierge, 24-Hour			Change Date/Type	08-27-2020/New Listing
	-		Sale Type	Standard
		27	Avail for Lease	No
Passenger Elevator,			Lease Option	No
Reception Desk, Sun	-	No	Possession	Close Of Escrow
Pool, Rooftop Spa,	Balcony			
Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Conference, Exercise	Security	Carbon Monoxide Detector(s), 24 Hour, Automatic Gate, Card/Code Access, Guarded, Fire and Smoke Detection System		
Gated Parking, Meeting Room, Outdoor Cooking Area, Pool, Private	View	City, City Lights, Landmark, Mountains, Panoramic		
	Style	Modern		
	Entry Floor #			
	Exposure			
	Direction Faces			
	Maid's	No		
	Prop Condition			
	Sewer Water Type		_	
	🖨 Parking Details		Sale/Sold Info	
LACW		Above Street Level.	Contract Date	
		Community Garage,		
		Controlled Entrance, Covered Parking,		
No		Unassigned		
	Total Spaces	2	•	
	Covered Spaces	2		
	Uncovered Spaces			
	Yes/Assoc Pet Rules Executive business center, On-Site Guard, Business Center, 24-Hour Closed Circuit Building, Controlled Access, Passenger Elevator, Reception Desk, Sun Deck, Rooftop Swimming Pool, Rooftop Sya, Rooftop Sky Deck Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Conference, Exercise Room, Fitness Center, Gated Parking, Meeting Room, Outdoor Cooking Area, Pool, Private Cabana, Spa, Sun Deck, Fire Pit	Year Built/Source1100 Wilshire POAYes/Assoc Pet RulesExecutive business center, On-Site Guard, Business Center, 24-Hour Concierge, 24-Hour Closed Circuit Building, Controlled Access, Passenger Elevator, Reception Desk, Sun Deck, Rooftop Sky DeckAssoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Conference, Exercise Room, Outdoor Cooking Area, Pool, Private Cabana, Spa, Sun Deck, Fire PitImage: Style StyleImage: Style Style Style StyleImage: Style Style Style StyleImage: Style Style Style Style StyleImage: Style Style Style Style Style Style Style Style StyleImage: Style Styl	Year Built/Source       1986/Vendor Enhanced         1100 Wilshire POA       Stories       0         Yes/Assoc Pet Rules       Stories       0         Executive business center, On-Site Guard, Business Center, 24-Hour       Condominium, High Rise, Attached         Concierge, 24-Hour       Prop Subtype       Condominium, High Rise, Attached         Pop Subtype       Units in Complex       228         Unit Location       Passenger Elevator, Reception Desk, Sun Deck, Rooftop Symming Pool, Rooftop Spa, Rooftop Symming Pool, Rooftop Spa, Sun Deck, Gonference, Exercise Room, Fitness Center, Gated Parking, Meeting Room, Outdoor Cooking Area, Pool, Private Cabana, Spa, Sun Deck, Fire Pit       View       City, City Lights, Landmark, Mountains, Panoramic         Style       Modern       Entry Floor #         Exposure       Direction Faces       Maid's         Maid's       No       Prop Condition         Sewer       Water Type       Vater Type         LACW       Parking Type       Above Street Level, Community Garage, Controlled Entrance, Covered Parking, Meeting, No         No       0.622       Other       Controlled Entrance, Covered Parking, Meeting, No	Year Built/Source     1986/Vendor Enhanced     List Date       1100 Wilshire POA     Stories     0     List Price       Yes/Assoc Pet Rules     Building Type     Condominium, High Rise, Attached     List Price       Concierge, 24-Hour Concierge, 24-Hour Concierge, 24-Hour Concierge, 24-Hour Concierge, 24-Hour Concierge, 24-Hour Concierge, 24-Hour Concerge Elevator, Reception Desk, Sun Deck, Rootrop Swinning Pool, Rootrop Ski, Sun Deck, Rootrop Swinning Pool, Rootrop Swinning Pool, Rootrop Ski, Sun Deck, Rootrop Ski, Sun Deck, Rootrop Ski, Sun Pacora Rootrop Ski, Sun Deck, Rootrop Ski, Sun Deck, Rootrop Ski, Sun Pool, Rootrop Ski, Sun Pool, Rootrop Ski, Sun Deck, Rootrop Ski, Sun Deck, Rootrop Ski, Sun Deck, Rootrop Ski, Sun Pacora Rootrop Ski, Sun Pacora Rootrop Ski, Sun Pacora Rootrop Ski, Sun Pool, Rootrop Ski, Sun Pool, Rootrop Ski, Sun Pool, Rootrop Ski, Sun Pool, Private Catana, Spa, Sun Deck, Fire Pit     Style     Nodern       Image: Sun Deck, Fire Pit     Fire and Smoke Direction Faces     No       Style     Modern     Entry Floor #       Exposure     Direction Faces     No       Maid's     No       Prop Condition     Sweer       LACW     Parking Type       Active Type       Contract Date Sold Date       Sold Date       Sold Price/SqFt       Sold Price/SqFt       Sold Price/SqFt       No       Oner <tr< td=""></tr<>

**Garage Spaces** 

**Carport Spaces** 

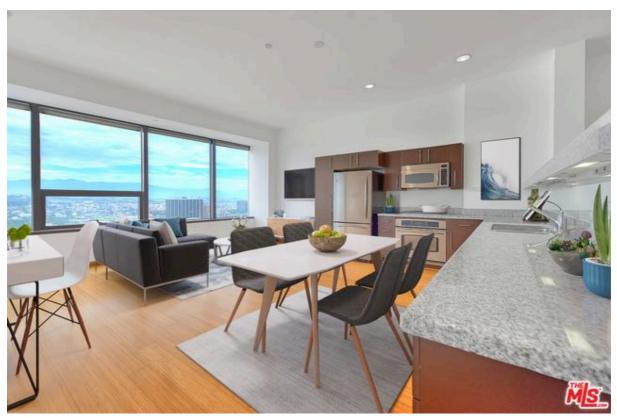
**Remote Controls** 

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	Association Pool, Heated
Furnished	Unfurnished	Spa	Association Spa, Heated
AC/Cooling	Air Conditioning, Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator,	Roofing	
	Washer	Fence	
Flooring	Bamboo, Carpet	Sprinklers	
Rooms	Dining Area, Living, Walk-In Closet	Entry Location	
Levels		Exterior Constr	
Interior Features		Foundation	
Kitchen Features	Granite Counters	Other Struc Feat	High Ceilings (9 Feet+), Sprinkler System
Bathroom Features	Granite, Tile, Shower and Tub	Other Structures	
Bedroom Features	WalkInCloset	RV Access Dimen	
Common Walls	Attached	Windows	Custom Window Covering, Tinted Windows
Cooking Appliances		Water Heater Feat	
Disability Access		Laundry	In Unit, Room
Eating Areas			
220-Volt Location			
TV Services			
💋 Green		O Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	UNITED STATES OF AMERICA
Green Walk Score		Мар	
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** 

1 Beds .00 800/VN 0Q) Sqft Condo/Co-op LP \$499,888

Active









































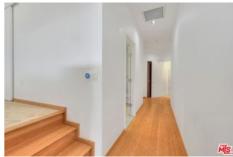


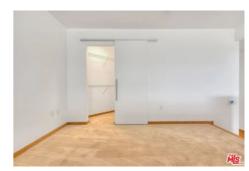








































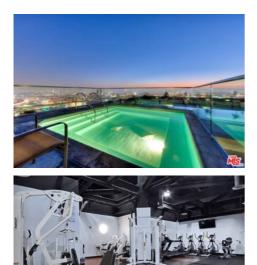
























## Your Home Sold GUARANTEED or I'll Buy It\*

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257 S Spring ST #4B LOS ANGELES, CA 90012	1 Baths 1.00 Beds (1F 0T 0H 0G	700 Sqft	I	Condo/Co-op
AND		1. 1.8400	Expected on Market	
E I States	11/1/12 7	STATISK.	Area	42 Downtown L.A.
AL THE TAX	DUNKED III	The WINS	Subdivision	Not Applicable - 1007242
	BUNKER HI	SINC S	List Price Per Sqft	\$722.86
	S W T	PARA Le	Lot Size	28,817
	C C C C C C C C C C C C C C C C C C C	E E Shar	HOA Fee 1 & 2	\$530.00(Monthly), \$215.00(Monthly)
		Std. C. St	MLS#	820003400PF
CARGE IN THE REAL PROPERTY AND	© 2020 Micro	soft Corporation	APN	5149-008-064

### Directions: Cross Street: 3rd Street

**Horse Property** 

Lot Acreage

Special Zone

Lot Dimen/Source Lot Descr. Lot Location

Addl Parcel

1.000

**Remarks:** Originally built in 1899 and remastered in 2005, this is The Douglas. Located in the Northern end of Historic District of Downtown Los Angeles the Douglas is one of. The most well-maintained loft buildings in DT. This north-facing 1 bed/ 1 bath loft style condo features high ceilings, with original hardwood and ceramic tile flooring, a bank of oversized double hung windows and exposed brick offering a New York style of living with a flood of natural light. The modern Poggen Pohl kitchen with stainless appliances compliments the turn of the century elements that surround you. A full size soaking tub, in-unit washer/dryer, central HVAC, high ceilings, window treatments and ample lighting round out modern living in the ever evolving DTLA. Unit includes one leased and assigned parking spot in the gate subterranean garage. This is mere steps from key attractions like The Broad Museum, Grand Park and The Bradbury Building. The award winning dining scene within steps includes Grand Central Market, Blue Bottle and Maccheroni Republic. This pet friendly property falls under the Mills Act which equates to 50-70% off in annual property taxes.

🚰 Community/Developi	ment	🖧 Structure Info		Contract Info DOM 1		
Tax Mello Roos		Year Built/Source	1899/Assessor	List Date	08-25-2020	
Complex/Assoc Name	Douglas Building HOA	Stories	1	List Price	\$506,000	
Pets Allowed/Rules	Call	Building Type	Attached	Orig List Price	\$506,000	
Highrise Amenities		Prop Subtype	Condominium	Status Date	08-25-2020	
Assoc Amenities	Controlled Access	Units in Complex	50	Change Date/Type	08-26-2020/New Listing	
Assoc Fees Include		Unit Floor #		Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD		Possession	Close Of Escrow	
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour, Automatic Gate			
Short Term Rental		View	City Lights			
Duration		Style				
Builders Tract Code	Not Applicable - 1007242	Entry Floor #				
Builders Model Code		Exposure				
Builders Model Name		Direction Faces				
Builders Name		Maid's				
Earthquake Ins.		Prop Condition	Updated/Remodeled			
		Sewer				
		Water Type				
🛇 Land/Lot Info		🛱 Parking Details		Sale/Sold Info		
Zoning	LAC4	Parking Type	Parking Space, Private,	Contract Date		
Land Type	Fee		Subterranean	Sold Date		
Land Lease Purchase	No	Total Spaces	1	Sold Price		

1

0

0

Sold Price/SqFt

Sale Terms

SP/LP

**Covered Spaces** 

**Garage Spaces** 

**Carport Spaces** 

**Remote Controls** 

**Uncovered Spaces** 

➡ Interior Features		Exterior Features	
# Fireplaces/Details		Pool	
Furnished		Spa	
AC/Cooling	Central	Tennis/Courts	
Heating		Patio	
Equip/Appl	Dishwasher, In Closet, Refrigerator	Roofing	
Flooring		Fence	
Rooms		Sprinklers	
Levels		Entry Location	
Interior Features		Exterior Constr	Stone
Kitchen Features		Foundation	
Bathroom Features		Other Struc Feat	
Bedroom Features		Other Structures	
Common Walls		RV Access Dimen	
Cooking Appliances		Windows	Window Blinds
Disability Access		Water Heater Feat	
Eating Areas		Laundry	In Closet
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		Мар	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
aroon macor far adamy			
Green Location		Waterfront	
		Waterfront Water District	

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

1.00 700 DH 0Q) Sqft Condo/Co-op **LP** \$506,000











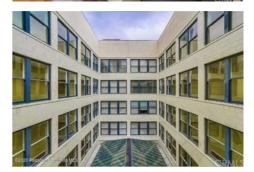
















Addl Parcel

Lot Dimen/Source Lot Descr. Lot Location

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

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<b>360 W Avenue 26 #309</b> LOS ANGELES, CA 90031	2 Baths 2.00 1,000 Beds (2F 0T 0H 0Q) Sqft		Condo/Co-op
	Dayton	Expected on Market	
	Avenue	Area	1375 Lincoln Heights
	5	Subdivision	
The second se		List Price Per Sqft	\$509.00
		Lot Size	53,944
		HOA Fee 1 & 2	\$444.00(Monthly)
		MLS#	PW20165205MR
		APN	5205-012-185
- Me	© 2020 Microsoft Corporation © 2020 TomTom © 2020 HERE		

### Directions: S of 110 FWY + E of 5 FWY

Remarks: Wow. Updated Turnkey unit in Puerta Del Sol community. Granite counter top, high quality laminate floor, inside laundry area. Airy and open floor plan Very convenient location. Close to 110 FWY, 5 FWY and Metro Gold Line Station, but no noise at all. Good security system(including gate), Gym, and dog park, and recreation room will help you a comfortable life. You can enjoy courtyard view from large living room balcony. Come and see it. You will love it.

room min noip you a conne	nabio ino. Tou ban onjoy bot	artyara view normargo irvin	g room baloony. Como an		
😬 Community/Developi	ment	🖧 Structure Info		< Contract Info	DOM 5
Tax Mello Roos		Year Built/Source	2006/Assessor	List Date	08-21-2020
Complex/Assoc Name	Puerta Del Sol	Stories		List Price	\$509,000
Pets Allowed/Rules	Call	Building Type	Attached	Orig List Price	\$509,000
Highrise Amenities		Prop Subtype	Condominium	Status Date	08-21-2020
Assoc Amenities Billiard Room, Exercise	Billiard Room, Exercise	Units in Complex	167	Change Date/Type	08-22-2020/New Listing
	Room, Meeting Room, Security	Unit Floor #		Sale Type	Standard
Assoc Fees Include	Geounty	Unit Location		Avail for Lease	No
Community Features	Dog Park, Sidewalks	PUD			
Pending HO Asmt	bog rank, oldowalko	Balcony			
Rental Restrictions		Security			
Short Term Rentals		View	Peek-A-Boo		
Short Term Rental		Style			
Duration		Entry Floor #			
Builders Tract Code		Exposure			
Builders Model Code		Direction Faces			
Builders Model Name		Maid's			
Builders Name		Prop Condition			
Earthquake Ins.		Sewer			
		Water Type			
🛇 Land/Lot Info		🛱 Parking Details		Sale/Sold Info	
Zoning	LAUV(CA)	Parking Type	Assigned	Contract Date	
Land Type	Fee	Total Spaces	1	Sold Date	
Land Lease Purchase		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	1.000	Garage Spaces	1	Sale Terms	
Special Zone		Carport Spaces	0	SP/LP	
-					

0

**Remote Controls** 

Interior Features		➡ Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished		Spa	
AC/Cooling	Central	Tennis/Courts	
Heating		Patio	
Equip/Appl		Roofing	
Flooring		Fence	
Rooms		Sprinklers	
Levels		Entry Location	
Interior Features		Exterior Constr	
Kitchen Features		Foundation	
Bathroom Features		Other Struc Feat	
Bedroom Features	Main Floor Bedroom, Main Floor Master	Other Structures	
	Bedroom	RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances		Water Heater Feat	
Disability Access		Laundry	Inside
Eating Areas		-	
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		Мар	
Green Year Certified		School District	Los Angeles Unified
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	

Senior HS

Waterfront

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.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<sup>TM</sup> Copyright © 2020 by TheMLS<sup>TM</sup>. Information deemed

Water District

Green Indoor Air Quality

**Green Water Conservation** 

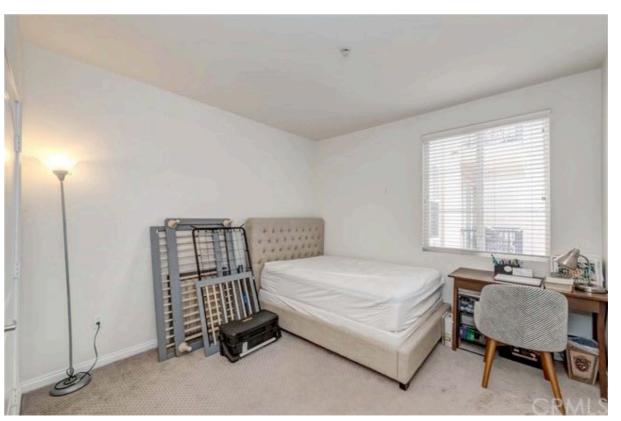
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Green Sustainability

**Green Location** 

00 1,000 0Q) Sqft





































































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800 W 1St St #1901 Los Angeles, CA 90012	1 Beds		35/VN Sqft	1	Condo/Co-op
	C. S.	wap Rb	Santa AS	Expected on Market Area Subdivision	42 Downtown L.A.
	21	Bunker Hill	C C	List Price Per Sqft	\$692.52 106,162/VN
	11/	Towers W	~	HOA Fee 1 & 2 MLS#	\$818.00(Monthly) 20-623080
MIHINA PRIMA	110	© 2020 Microsoft Co © 2020 Tom Tom © 202		APN	5151-027-139

### Directions: On 1st st, near corner of Hope.

Remarks: Luxury living in Downtown Los Angeles! Have it all building features the best amenities in the area. This charming updated high rise condo will make you feel instantly at home and has views that will take your breath away! Features: pristine hardwood floors throughout the living areas, plenty of natural light with floor to ceiling windows, stunning updated kitchen with new appliances, spacious and private master bedroom with walk in closet, great for entertaining. Embrace all that downtown has to offer incredible amenities including 24 hr concierge, on site retailers, 24 hr market, dry cleaners, hair salon, heated pool-spa, tennis courts, park, playground for kids, two gyms! Steps away from away from shops and restaurants, Disney Concert Hall, Museum, Dorothy Chandler Pavilion, Financial District, Civic Center, and so much more. Easy to show. ALL UTILITIES, INTERNET AND BASIC CABLE IS INCLUDED IN HOA

🚰 Community/Development		🗞 Structure Info		< Contract Info		DOM 3
Tax Mello Roos		Year Built/Source	1968/Vendor Enhanced	List Date	08-24-2020	
Complex/Assoc Name	Bunker Hill Tower	Stories	31	List Price	\$509,000	
	Association	Building Type	Condominium, Attached	Orig List Price	\$509,000	
Pets Allowed/Rules	No	Prop Subtype		Status Date	08-24-2020	
	Entrance Lobby, Concierge, Business	Units in Complex	250	Change Date/Type	08-24-2020/	New Listing
	Center, Mens and	Unit Floor #	19	Sale Type	Standard	
	Womens Changing Rooms, Trash Chute, On	Unit Location		Avail for Lease	No	
	site retail, Dog Run	PUD	No	Lease Option	No	
Assoc Amenities	Concierge, Gated	Balcony				
	Community, Billiard Room, Guest Parking, Pool,	Security	24 Hour			
	Playground, Space, Sport Court, Security, Fitness Center, Controlled Access, Extra Storage, Assoc Maintains Landscape, Assoc Pet Rules	View	City, Mountains			
		Style	Contemporary			
		Entry Floor #				
		Exposure				
Assoc Fees Include	Cable TV, Utilities Paid	Direction Faces				
Community Features		Maid's	No			
Pending HO Asmt		Prop Condition				
Rental Restrictions	No	Sewer				
Short Term Rentals	Unknown	Water Type				
Short Term Rental Duration						
Builders Tract Code						
Builders Model Code						
Builders Model Name						
B '' I I BI						
Builders Name						

🛇 Land/Lot Info	
Zoning	LAR5
Land Type	Fee
Land Lease Purchase	No
Horse Property	
Lot Acreage	2.437
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

🛱 Parking Details		
Parking Type	Assigned, Community Garage	C S
Total Spaces	1	S
Covered Spaces	1	s
Uncovered Spaces		S
Garage Spaces		S
Carport Spaces		
Remote Controls		

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

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	Association Pool
Furnished	Unfurnished	Spa	Community, Association Spa
AC/Cooling	Central	Tennis/Courts	Community
Heating	Central	Patio	
Equip/Appl	Microwave, Hood Fan, Garbage	Roofing	
	Disposal, Refrigerator, Range/Oven, Cable, Dishwasher, Elevator, Freezer,	Fence	
	Ice Maker	Sprinklers	
Flooring	Hardwood	Entry Location	
Rooms	Master Bedroom, Living, Walk-In Closet,	Exterior Constr	
	Entry	Foundation	
Levels		Other Struc Feat	
Interior Features		Other Structures	
Kitchen Features		RV Access Dimen	
Bathroom Features		Windows	
Bedroom Features	A	Water Heater Feat	
Common Walls	Attached	Laundry	Community
Cooking Appliances			
Disability Access		-	
Eating Areas			
220-Volt Location			
TV Services			
🖉 Green		Location	
Green Building Certification		Cross Streets	
Green Certification Rating			
		Alt St. Name	
		Alt St. Name County	Los Angeles
Green Certifying Body			
Green Certifying Body Green HTA Index		County	
Green Certifying Body Green HTA Index Green Walk Score		County Country	
Green Certifying Body Green HTA Index Green Walk Score Green Year Certified		County Country Map	
Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient		County Country Map School District	
Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation		County Country Map School District Elementary	Los Angeles UNITED STATES OF AMERICA
Green Certifying Body Green HTA Index Green Walk Score Green Year Certified Green Energy Efficient Green Energy Generation Green Indoor Air Quality		County Country Map School District Elementary Junior HS	
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		County Country Map School District Elementary Junior HS Senior HS	

Q) 735/VN Sqft























































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

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

<b>312 W 5Th St #523</b> Los Angeles, CA 90013	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	980/AS Sqft		Condo/Co-op
	1 the	BUNKER	HILLS	Expected on Market	
	11000	2 hu	has los	Area	42 Downtown L.A.
A REAL PROPERTY AND A REAL	J.S.	1000	1951	Subdivision	
			S ARK	List Price Per Sqft	\$566.33
		<b>1</b>	Stat.	Lot Size	27,285/AS
	2.50	2 4 5	11	HOA Fee 1 & 2	\$295.00(Monthly)
	0	Sthe	Lit	MLS#	20-623116
	10.27			APN	5149-002-033
KIS STATE	SAN S	© 2020 Micros © 2020 Tom Tom			

Directions: Located at the southwest corner of 5th and Broadway in Downtown LA.

Remarks: Exterior facing, spacious city loft located in the heart of DTLA's Historic Core. The open loft layout, offering creative flexibility, has beautifully stained concrete floors and high ceilings with upgraded LED track lighting. Kitchen is adorned with stainless steel appliances, granite countertops, solid wood cabinetry, and kitchen island. Large beautiful windows allow natural light in along with exterior facing city views. Unit has low HOA dues with building amenities that include rooftop pool and spa offering spectacular Downtown LA views, gym, lounge, and security 24 hours a day. Onsite parking is available. Building is pet friendly and allows AirBnb.

🚰 Community/Development		🗞 Structure Info		< Contract Info	DOM 3
Tax Mello Roos		Year Built/Source	1923/Assessor	List Date	08-24-2020
Complex/Assoc Name	ShyBarry Grand	Stories	12	List Price	\$555,000
Pets Allowed/Rules	Yes/Assoc Pet Rules	Building Type	Condominium,	Orig List Price	\$555,000
<b>Highrise Amenities</b>	24-Hour Concierge,		Conversion, High Rise, Loft, Attached	Status Date	08-24-2020
	Entrance Lobby, Lounge, Rooftop Sky Deck,	Prop Subtype	Loft	Change Date/Type	08-25-2020/New Listing
	Rooftop Swimming Pool, Rooftop Spa, Sun Deck	Units in Complex	280	Sale Type	Standard
Assoc Amenities	Assoc Maintains	Unit Floor #	5	Avail for Lease	No
ASSUC AMEMILIES	Landscape, Assoc Pet	Unit Location		Lease Option	No
	Rules, Exercise Room, Fitness Center, Pool, Spa,	PUD	No		
	Security	Balcony			
Assoc Fees Include	Water Paid, Building and	Security	24 Hour, Guarded		
O	Grounds, Trash Paid	View	City, City Lights		
Community Features		Style	High or Mid-Rise Condo		
Pending HO Asmt		Entry Floor #			
Rental Restrictions		Exposure			
Short Term Rentals		Direction Faces	Faces North		
Short Term Rental Duration		Maid's	No		
Builders Tract Code		Prop Condition			
Builders Model Code		Sewer			
Builders Model Name		Water Type			
Builders Name					
Earthquake Ins.					

🛇 Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.626
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

🖨 Parking Details		Sale/Sold Info	
Parking Type	Covered Parking, Attached, Community Garage, Garage, Gated	Contract Date Sold Date	
Total Spaces	0	Sold Price	
Covered Spaces	0	Sold Price/SqFt	
Uncovered Spaces		Sale Terms	
Garage Spaces		SP/LP	
Carport Spaces			
Remote Controls			

Interior Features		➡ Exterior Features	
Fireplaces/Details	None	Pool	Association Pool
Furnished	Unfurnished	Spa	
AC/Cooling	Air Conditioning, Wall Unit(s)	Tennis/Courts	
leating	Wall	Patio	
Equip/Appl	Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer	Roofing Fence	
looring	Stained Concrete	Sprinklers	
Rooms	Loft	Entry Location	
evels	One Level	Exterior Constr	
nterior Features		Foundation	
Kitchen Features		Other Struc Feat	
Bathroom Features		Other Structures	
Bedroom Features		RV Access Dimen	
Common Walls	Attached	Windows	
Cooking Appliances		Water Heater Feat	
Disability Access		Laundry	In Unit, Inside
Eating Areas			
20-Volt Location			
V Services			
🗗 Green		O Location	
Green Building Certification		Cross Streets	
Green Certification Rating		Alt St. Name	
Green Certifying Body		County	Los Angeles
Green HTA Index		Country	UNITED STATES OF AMERICA
		••••	UNITED STATES OF AMERICA
Green Walk Score		Мар	
Green Walk Score Green Year Certified		-	
		Мар	
Green Year Certified		Map School District	
Green Year Certified Green Energy Efficient		Map School District Elementary	
Green Year Certified Green Energy Efficient Green Energy Generation		Map School District Elementary Junior HS	

Green Water Conservation

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

00 980/AS 0Q) Sqft























NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.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<sup>TM</sup> Copyright © 2020 by TheMLS<sup>TM</sup>. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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

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Condo/Co-op 200 N San Fernando RD #512 Baths 1.00 1F 0T 0H 0Q 1,760 Sqft 2 Beds LOS ANGELES, CA 90031 LP \$625,000 Active **Expected on Market** Area 1375 Lincoln Heights Subdivision List Price Per Sqft \$355.11 Lot Size 63,148 HOA Fee 1 & 2 \$525.00(Monthly) Glendale SB20173177MR MLS# Junction APN 5447-013-092 © 2020 Microsoft Corporation © 2020 Tom Tom © 2020 HERE

#### Directions: San Fernando Rd to Barranca

1.000

Lot Acreage

Special Zone

Addl Parcel

Lot Dimen/Source Lot Descr. Lot Location

**Remarks:** A fantastical opportunity...an industrial loft elevated above the city balanced effortlessly by the luminous energy & uncommon mixture of expansive private outdoor spaces! The Alta Lofts are rooted in the Deco designs of the famed architects of the Wiltern, Mayan & El Capitan theatre's and were re-envisioned into the modern era by Brooks + Scarpa AIA. Unit 512 not only has the highly coveted panoramic west-facing views of Elysian Park, DTLA and beyond; It's unique exclusive patio/ wrap-around balcony(s) are so rare you may have thought they didn't exist...until now! These private outdoor spaces merge indoor/outdoor life seamlessly with 2 glass roll-up doors off the dining & living areas. The circular floor plan surrounding open concept living has ample space for storage, a work station/home office and endless possibilities, local shops & culture just a stone's throw away! The well-designed kitchen, bathroom, polished concrete floors and built-in credenzas fuse form & function effectively. You'll revel in watching the buzz of the city while appreciating the spirit and intimate abode of Exclusions: Furniture, Personal Items, Wall mounted bookshelves

Community/Development		🚱 Structure Info		Contract Info		
Tax Mello Roos		Year Built/Source	2009/Assessor	List Date	08-24-2020	
Complex/Assoc Name	Alta Lofts	Stories		List Price	\$625,000	
Pets Allowed/Rules	Call/Call for Rules,	Building Type	Attached	Orig List Price	\$625,000	
	PetsPermitted	Prop Subtype	Condominium	Status Date	08-24-2020	
Highrise Amenities		Units in Complex	104	Change Date/Type	08-26-2020/New Listing	
Assoc Amenities	Assoc Barbecue, Controlled Access.	Unit Floor #		Sale Type	Standard	
	Exercise Room, Outdoor	Unit Location		Avail for Lease	No	
	Cooking Area, Security	PUD		Possession	Close Of Escrow	
Assoc Fees Include		Balcony				
Community Features	Biking, Sidewalks, Urban	Security	Automatic Gate, Carbon			
Pending HO Asmt		-	Monoxide Detector(s), Card/Code Access, Gated			
Rental Restrictions			,	-		
Short Term Rentals		View	, City Lights, Hills, Panoramic			
Short Term Rental Duration		Style	Contemporary			
Builders Tract Code		Entry Floor #				
Builders Model Code		Exposure		_		
Builders Model Name		Direction Faces		_		
Builders Name		Maid's				
Earthquake Ins.		Prop Condition		_		
		Sewer	In Street Paid	_		
		Water Type				
🛇 Land/Lot Info		🖨 Parking Details		Sale/Sold Info		
Zoning	LAUI(CA)	Parking Type	Assigned	Contract Date		
Land Type	Fee	Total Spaces	2	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		

2

0

0

Sale Terms

SP/LP

Garage Spaces

**Carport Spaces** 

**Remote Controls** 

<ul> <li>Interior Features</li> </ul>		➡ Exterior Features		
# Fireplaces/Details	None	Pool	No	
Furnished		Spa	None	
AC/Cooling	Central	Tennis/Courts		
Heating		Patio		
Equip/Appl	Dryer, Ice Maker, In Closet, Laundry	Roofing		
	Closet Stacked, Microwave, Stackable W/D Hookup, Washer, Water Line to	Fence		
	Refrigerator	Sprinklers		
Flooring		Entry Location		
Rooms		Exterior Constr		
Levels		Foundation		
Interior Features		Other Struc Feat		
Kitchen Features		Other Structures		
Bathroom Features		RV Access Dimen		
Bedroom Features	Main Floor Bedroom	Windows		
Common Walls	Attached	Water Heater Feat		
Cooking Appliances	Microwave, Range	Laundry	Dryer, In Closet, Laundry Closet Stacked, Stackable W/D Hookup, Washer	
Disability Access	2+ Access Exits			
Eating Areas	Dining Area, Other - See Remarks		Washer	
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		Мар		
Green Year Certified		School District	Los Angeles Unified	
Green Energy Efficient		Elementary		

Junior HS Senior HS

Waterfront

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Water District

**Green Energy Generation** 

Green Indoor Air Quality Green Location

**Green Water Conservation** 

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Green Sustainability

200 N San Fernando RD #512 LOS ANGELES, CA 90031

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

2 Beds 00 1,760 0Q) Sqft Condo/Co-op









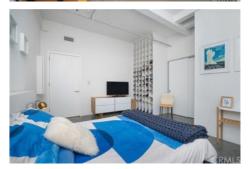




































Lot Dimen/Source Lot Descr. Lot Location

Addl Parcel

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All and a second s			L	<b>P</b> \$649,000 Active
	5	2000	Expected on Market	
		11215	Area	42 Downtown L.A.
	32010	S. 19954	Subdivision	
COAL 5	S. Th.	112250	List Price Per Sqft	\$595.41
and L	3 12 V	the AD	Lot Size	52,756/DV
185	Se Ist	14-11-	HOA Fee 1 & 2	\$765.00(Monthly)
1011	8	CITY CON	MLS#	20-624760
1/1/3	Sa anan Nu	En	APN	5139-028-027
	co Bha S		© Bha	Area Subdivision List Price Per Sqft Lot Size HOA Fee 1 & 2 MLS# APN

### Directions: Corner of 12th St and Grand Ave

Remarks: Include in luxurious urban living in the Evo Building. Unit 317 is one of the largest 1bedroom floor-plans that offers several upgrades including custom bedroom enclosure with sliding barn door that provides excellent bedroom privacy. Entire unit just painted & brand new recessed lights throughout. Huge living room/dining room area is large enough to create an office/workstation within. Modern kitchen with stone counter-tops, stainless steel appliances & bar height counter to seat 4. Massive laundry room/utility& large balcony as well. Resort amenities include edgeless pool with impressive outdoor kitchens with TVs, rooftop fitness center & rooftop rec/lounge room with BREATHTAKING views of the DTLA skyline. The Evo Building was built in 2008, in the heart of South Park Downtown LA, walking distance to EVERYTHING DTLA has to offer including LA LIVE, Staples Center & Whole Foods.

😤 Community/Development		🖧 Structure Info		< Contract Info D		
Tax Mello Roos		Year Built/Source	2008/Builder	List Date	08-27-2020	
Complex/Assoc Name	Evo	Stories	24	List Price	\$649,000	
Pets Allowed/Rules	Yes	Building Type	Condominium, High Rise,	Orig List Price	\$649,000	
Highrise Amenities	Reception Desk, Trash		Attached	Status Date	08-27-2020	
	Chute, Service Elevator, Entrance Lobby, Door	Prop Subtype		Change Date/Type	08-27-2020/New Listing	
	Person, Controlled	Units in Complex	311	Sale Type	Standard	
	Access, Club Room	Unit Floor #	3	Avail for Lease	No	
Assoc Amenities	Assoc Barbecue, Banquet, Controlled Access.	Unit Location		Lease Option	No	
	Clubhouse, Elevator,	PUD	No	· · · · · · · · · · · · · · · · · · ·		
	Exercise Room, Fitness	Balcony				
	Center, Security, Pool, Spa, Meeting Room	Security	24 Hour, Fire Sprinklers, Smoke Detector, Guarded,			
Assoc Fees Include			Card/Code Access, Carbon Monoxide			
Community Features			Detector(s)			
Pending HO Asmt		View	City Lights, City			
Rental Restrictions		Style	Modern			
Short Term Rentals		Entry Floor #				
Short Term Rental Duration		Exposure		- -		
Builders Tract Code		Direction Faces		·		
Builders Model Code		Maid's	No	-		
Builders Model Name		Prop Condition				
Builders Name		Sewer				
Earthquake Ins.		Water Type				
🛇 Land/Lot Info		🖨 Parking Details		Sale/Sold Info		
Zoning	LAR5	Parking Type	Assigned	Contract Date		
Land Type		Total Spaces	1	Sold Date		
Land Lease Purchase		Covered Spaces	1	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	1.211	Garage Spaces		Sale Terms		
Special Zone	Other	Carport Spaces		SP/LP		

**Remote Controls** 

➔ Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	Association Pool
Furnished	Unfurnished	Spa	
AC/Cooling	Air Conditioning	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Barbeque, Freezer, Dryer, Elevator, Dishwasher, Microwave, Garbage	Roofing	
	Dishwasher, Microwave, Garbage Disposal, Refrigerator, Range/Oven,	Fence	
	Washer	Sprinklers	
Flooring	Hardwood	Entry Location	
Rooms	Breakfast Bar	Exterior Constr	
Levels		Foundation	
Interior Features		Other Struc Feat	
Kitchen Features		Other Structures	
Bathroom Features		RV Access Dimen	
Bedroom Features		Windows	
Common Walls	Attached	Water Heater Feat	
Cooking Appliances		Laundry	In Unit
Disability Access			
Eating Areas			
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	UNITED STATES OF AMERICA
Green Walk Score			
Green wark Score		Мар	
		Map School District	
Green Year Certified			
Green Year Certified Green Energy Efficient		School District	
Green Year Certified Green Energy Efficient Green Energy Generation		School District Elementary	
Green Year Certified Green Energy Efficient Green Energy Generation Green Indoor Air Quality		School District Elementary Junior HS	
Green Year Certified Green Energy Efficient Green Energy Generation Green Indoor Air Quality Green Location Green Sustainability		School District Elementary Junior HS Senior HS	

.00 1,090/DV 0Q) Sqft Condo/Co-op **LP** \$649,000 Active

































































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Lot Dimen/Source Lot Descr. Lot Location

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

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<b>215 W 7th ST #705</b> LOS ANGELES, CA 90014	1 Beds	Baths 1.00 (1F 0T 0H 0Q)	860 Sqft	L	Condo/Co-op
		S.S.A.S.	E A E	Expected on Market	
5		5 6/1	49 /1	Area	42 Downtown L.A.
	SI	A AN	251000	Subdivision	
	1250	51		List Price Per Sqft	\$784.88
	Sp/ Da	1 S IV	F	Lot Size	15,922
	10.10	10° 10°	Gen	HOA Fee 1 & 2	\$564.00(Monthly)
	0/253	5 Char	SE	MLS#	OC20174983MR
	12012	B 0000 107.0	N/O	APN	5144-026-076
CPANIS	1150	© 2020 Microso © 2020 Tom Tom			

### Directions: Flower Street south to 7th, then make a right

**Remarks:** Spacious and charming one-bedroom, 860 Sq ft unit in historic Downtown Los Angeles in the Bartlet building. The Bartlet building is located on trendy Spring Street and 7th Street, a half a block to Broadway and Pershing Sq. Steps to historic and exotic restaurants, bars, clubs, and coffee shops. Walking distance to downtown attractions like Bottega Louis, Whole Foods Market, Ralphs, and Trader Joe's. The private rooftop patio to enjoy dinner and cocktails with unobstructed city views. This is a Mills Act property offering the owner significant property tax savings.Convenient distance to LA LIVE, Disney Center, LA main Library, Metro, Little Tokyo, and more. The unit contains large windows with the views of Spring, 7th Street, and Broadway. Tons of natural light. The floors are polished concrete. The bathroom boasts an oversized soaking tub and shower. Good size open plan kitchen. Washer and dryer in the unit. The building's rooftop patio has a 360 degrees view of the LA and skyline. A brand new CVS pharmacy is across the street. PLEASE NOTE: Due to COVID-19 showings are very restricted. The photos are from August 2019 and a very accurate depiction of the unit and the building.

the unit and the building.					
😬 Community/Develop	ment	🖧 Structure Info		< Contract Info	DOM 2
Tax Mello Roos		Year Built/Source	1911/Assessor	List Date	08-24-2020
Complex/Assoc Name	5167 Bartlett Loft	Stories		List Price	\$675,000
Pets Allowed/Rules	Call	Building Type	Attached	Orig List Price	\$675,000
Highrise Amenities		Prop Subtype	Condominium	Status Date	08-24-2020
Assoc Amenities	Controlled Access, Hot	Units in Complex	35	Change Date/Type	08-25-2020/New Listing
	Water, Security	Unit Floor #		Sale Type	Standard
Assoc Fees Include		Unit Location		Avail for Lease	No
Community Features	Sidewalks, Urban	PUD			
Pending HO Asmt		Balcony			
Rental Restrictions		Security			
Short Term Rentals		View	, City Lights		
Short Term Rental Duration		Style	,,,		
Builders Tract Code		Entry Floor #			
Builders Model Code		Exposure			
Builders Model Name		Direction Faces			
Builders Name		Maid's			
Earthquake Ins.		Prop Condition			
		Sewer			
		Water Type			
🛇 Land/Lot Info		🖨 Parking Details		Sale/Sold Info	
Zoning	LAC5	Parking Type		Contract Date	
Land Type	Fee	Total Spaces	0	Sold Date	
Land Lease Purchase		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	0.000	Garage Spaces	0	Sale Terms	
Special Zone		Carport Spaces	0	SP/LP	
Addl Parcel		Remote Controls	0		

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished		Spa	
AC/Cooling		Tennis/Courts	
Heating		Patio	
Equip/Appl		Roofing	
Flooring		Fence	
Rooms		Sprinklers	
Levels		Entry Location	
Interior Features		Exterior Constr	
Kitchen Features		Foundation	
Bathroom Features		Other Struc Feat	
Bedroom Features	Main Floor Bedroom	Other Structures	
Common Walls	Attached	RV Access Dimen	
Cooking Appliances		Windows	
Disability Access		Water Heater Feat	
Eating Areas		Laundry	In Closet
220-Volt Location			
TV Services			
💋 Green		O 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		Мар	
Green Year Certified		School District	Los Angeles Unified
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			

1.00 860 0H 0Q) Sqft













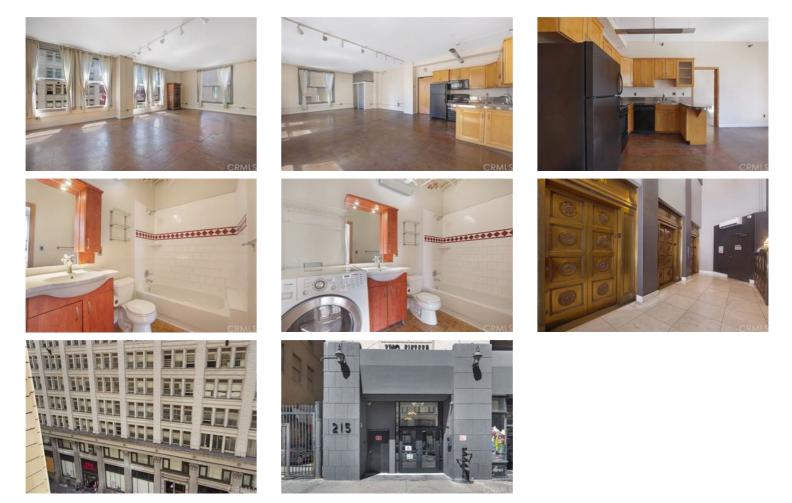














## Your Home Sold GUARANTEED or I'll Buy It\*

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

527 Molino ST #304 LOS ANGELES, CA 90013	2 Beds	Baths 2.00 (2F 0T 0H 0Q)	1,370 Sqft	LP	Condo/Co-op \$1,085,000 Active
	Estil	Wh p	till -	Expected on Market	
	St	The second secon	HH	Area	42 Downtown L.A.
A state of the sta		5	11/1	Subdivision	Not Applicable - 1007242
Barken Brochactories	S n	ADTC DICT	DICOM	List Price Per Sqft	\$791.97
	leo e	ARIS PISI	RICI	Lot Size	0
	- La	IT.		HOA Fee 1 & 2	\$518.00(Monthly)
	100			MLS#	820003407PF
		@ 2020 Minute		APN	5163-021-223
	0	© 2020 Microso © 2020 Tom Tom			

Directions: Enter from Molino Street, the gate is just north of Palmetto Street Cross Street: Palmetto

**Remarks:** Exquisite and unique, this corner unit is a single level, light-filled, live/work industrial loft, available now at the Barker Block warehouse building. Floor to ceiling wall of windows framing the serene courtyard view, looking out from an interior, rich with texture of original brick, exposed steel frames and air ducts, wood floors throughout, soft and hard details create a cozy haven yet maintaining its industrial qualities. Owner has upgraded this space from one bedroom into two, enclosed using vintage casement window frames and doors, keeping the space visually open, flexible for multiple functions. Owner also added a spacious closet, lined with organizers, provides plenty of storage. A special feature this unit offers is a basement storage of about 66 SF. Two full baths, open style kitchen with S/S appliances, one deeded covered parking space, and a brand new resort style roof top, equipped with pool, spa, and gym in the making and coming soon, complete this stylish urban living with luxury. Proximity to countless popular eateries, coffee houses, museums and galleries, right across from the Arts District park, a quick hop to all major FWYs, metro and train stations. Experience a vibrant living in the famed Arts District of DTLA.

Inclusions: BASEMENT STORAGE space of about 66 SF, buyer to verify actual SF.

😤 Community/Developm	nent	🖧 Structure Info		< Contract Info		DOM 2
Tax Mello Roos		Year Built/Source	2014/Other	List Date	08-25-2020	
Complex/Assoc Name	Barker Block	Stories	4	List Price	\$1,085,000	
Pets Allowed/Rules	Call	Building Type		Orig List Price	\$1,085,000	
Highrise Amenities		Prop Subtype	Condominium	Status Date	08-25-2020	
Assoc Amenities	Exercise Room	Units in Complex		Change Date/Type	08-25-2020	New Listing
Assoc Fees Include		Unit Floor #		Sale Type	Standard	
<b>Community Features</b>		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD				
<b>Rental Restrictions</b>		Balcony				
Short Term Rentals		Security				
Short Term Rental		View	Courtyard			
Duration		Style				
Builders Tract Code	Not Applicable - 1007242	Entry Floor #				
Builders Model Code		Exposure				
Builders Model Name		Direction Faces				
Builders Name		Maid's				
Earthquake Ins.		Prop Condition				
		Sewer				
		Water Type				
🛇 Land/Lot Info		🛱 Parking Details		Sale/Sold Info		

🛇 Land/Lot Info		
Zoning	LAM3	
Land Type	Fee	
Land Lease Purchase	No	
Horse Property		
Lot Acreage	0.000	
Special Zone		
Addl Parcel		
Lot Dimen/Source		
Lot Descr.		
Lot Location		

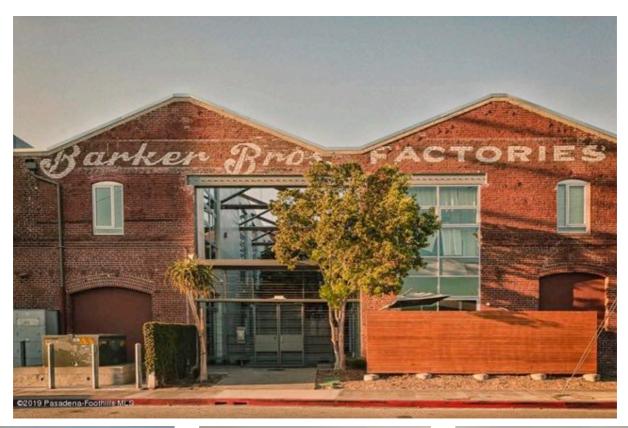
Water Type					
🖨 Parking Details		Sale/Sold Info	Sale/Sold Info		
Parking Type		Contract Date			
Total Spaces	1	Sold Date			
Covered Spaces		Sold Price			
Uncovered Spaces		Sold Price/SqFt			
Garage Spaces	1	Sale Terms			
Carport Spaces	0	SP/LP			
Remote Controls	0				

➔ Interior Features		Exterior Features	
# Fireplaces/Details		Pool	NolAssociation Pool, In Groundl
Furnished		Spa	In Ground
AC/Cooling	Central	Tennis/Courts	
Heating		Patio	
Equip/Appl		Roofing	
Flooring		Fence	
Rooms		Sprinklers	
Levels		Entry Location	
Interior Features		Exterior Constr	
Kitchen Features		Foundation	
Bathroom Features		Other Struc Feat	
Bedroom Features		Other Structures	
Common Walls		RV Access Dimen	
Cooking Appliances		Windows	
Disability Access		Water Heater Feat	
Eating Areas		Laundry	In Closet
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		Мар	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Location		Waternont	

Green Water Conservation

2.00 | 1,3 0H 0Q) | Sa

1,370 Sqft















































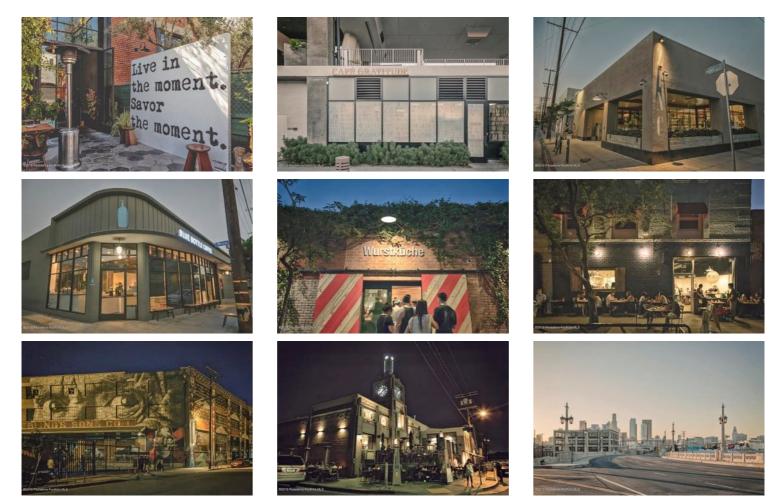












NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public 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<sup>TM</sup> Copyright © 2020 by TheMLS<sup>TM</sup>. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449