



Your Home Sold GUARANTEED or I'll Buy It*

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

420 S San Pedro ST #501
LOS ANGELES, CA 90013

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

Condo/Co-op
SP \$370,000 **Sold**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
Sold Price/SqFt	\$506.00
Lot Size	76,389
HOA Fee 1 & 2	\$508.00(Monthly)
MLS#	AR20211809MR
APN	5147-005-138

Directions: The building is located on the east side of San Pedro St.

Remarks: Historic Loft Studio located in Downtown Los Angeles, adjacent to Little Tokyo and the Arts District. This unit is located on the 5th-floor with high ceilings and large windows offering views of DTLA, a gourmet kitchen with stainless steel appliances, hardwood floors throughout, with an open loft-style living, and ample closet space. The community offers a large pool, jacuzzi, 25 guest parking (there's always space!), a dog run, a gym, and 24-hour on-site security. Also, living in the heart of DTLA offers access to a plethora of delicious cuisine from nearby award-winning restaurants, convenient access to museums/art galleries, amazing craft breweries and so much more!

Agent Remarks: Please submit your offers to tristan@standardprosperity.com and include RPA, proof of funds, and pre-approval. Please call, email, or text me with any questions you might have in regards to the property., To access PEAD (Property Entry Advisory and Declaration) forms, which help you maintain compliance with CDC and DRE recommendations during the COVID-19 pandemic, click here: https://app.glide.com/integrations/mlsfeed?mls=crmls&listing_id=AR20211809

Showing Remarks: Please view the virtual tour first. For in person showings please have your clients sign PEAD-V and email listing agent a copy. All showings will be accompanied by listing agent due to HOA rules.

Concessions Comments: na

Inclusions: Free standing closet, refrigerator, dishwasher, microwave, stove, and washer/dryer

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Little Tokyo Lofts
Complex/Assoc Phone	(310) 574-7426
Pets Allowed/Rules	Call/Assoc Pet Rules, PetsPermitted
Highrise Amenities	
Assoc Amenities	Controlled Access, Exercise Room, pool, Security
Assoc Fees Include	
Community Features	Dog Park
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	1922
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	161
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System
View	City Lights
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 33
List Date	10-07-2020	
List Price	\$395,000	
Orig List Price	\$395,000	
Status Date	12-11-2020	
Sale Type	Standard	
CSO	2.000%	
Listing Type	Exclusive Right To Sell	
Disclosure	CC and R	
Concessions Amount	\$0	
Avail for Lease	No	
Financing	Conventional	
Listing Terms	Cash, Cash To New Loan, Conventional	
Possession	Close Of Escrow	
Scope Of Service	Full Service	
Variable Rate Comm	No	

Land/Lot Info	
Zoning	LAM2
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	2.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Uncovered
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
Carport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	11-09-2020
Sold Date	12-11-2020
Sold Price	\$370,000
Sold Price/SqFt	\$506.00
Sale Terms	
SP/LP	93.67%

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	
Equip/Apppl	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Gas
Disability Access	Other Main Level Modifications, Ramp - Main Level
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	

Showing Info	
Contact Name	Tristan
Contact Phone	(626) 234-1269
Occupancy/Show	Please view the virtual tour first. For in person showings please have your clients sign PEAD-V and email listing agent a copy. All showings will be accompanied by listing agent due to HOA rules.
Sign on Property	No

Tristan Park Standard Prosperity DRE#: 01999711 LA1 CALDRE#: 01908033	
Phone / Cell	p: 626-234-1269 / c: 626-234-1269
Email	tristan@standardprosperity.com
Fax	
Office Phone / Fax	p: 323-505-9955

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	None
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Dryer, 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	

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	Owner
Gate Code	

Kevin Brennan Compass DRE#: 01991628 SA1 CALDRE#: 02089141	
Phone / Cell	p: 714-317-0883 / c: 714-317-0883
Email	kevin@courtneyandkurt.com
Fax	
Office Phone / Fax	p: 626-205-4040

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™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

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LOS ANGELES, CA 90013

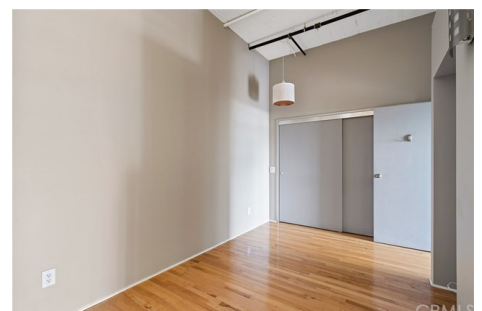
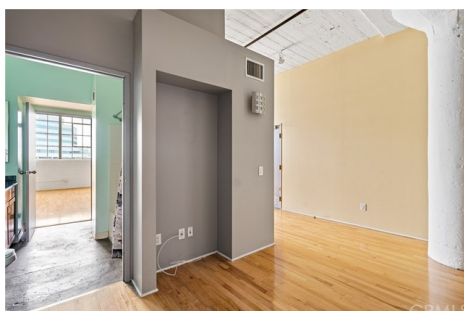
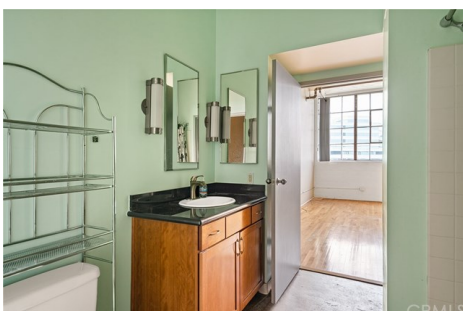
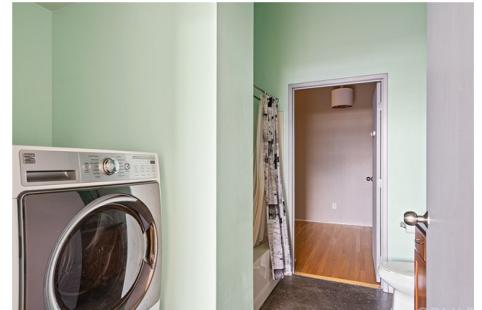
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Beds

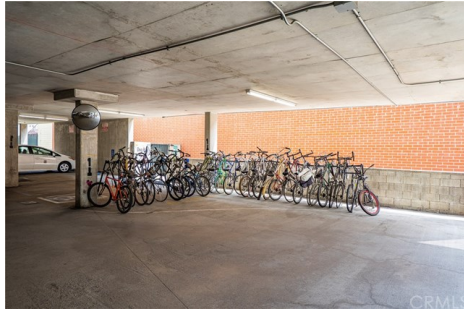
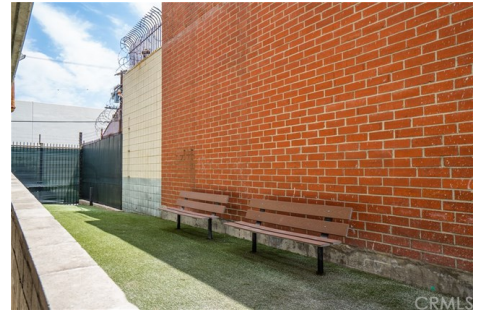
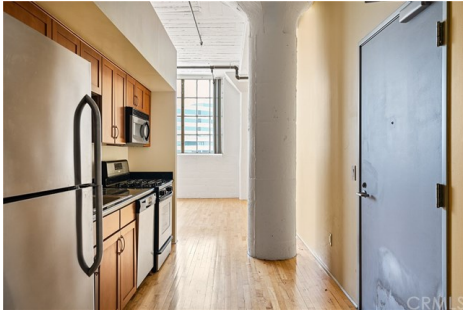
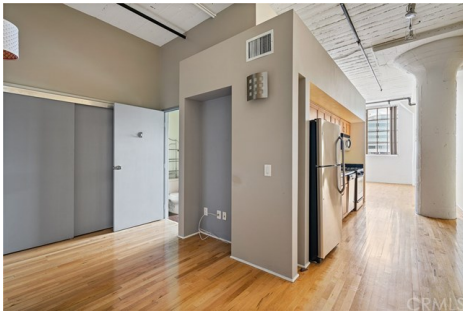
Baths 1.00
(1F 0T 0H 0Q)

730
Sqft

Condo/Co-op
SP \$370,000

Sold





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315 E 8th St #405
Los Angeles, CA 90014

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **670/VN Sqft**

Condo/Co-op
SP \$420,000 **Sold**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
Sold Price/SqFt	\$626.87
Lot Size	7,339/VN
HOA Fee 1 & 2	\$506.00(Monthly)
MLS#	20-616726
APN	5145-003-039

Directions: On 8th St North of Los Angeles St

Remarks: Live/Work Loft at the Historical Textile building part of the Santee Village. Open plan with large industrial windows and concrete floors. Updated kitchen and bath with washer and dryer inside. One parking space included in the complex and storage unit in the basement. Mills Act approved buildings with substantial property tax savings. Santee Village is located in the Fashion District and features many amenities spread out on several buildings all in the same block forming the Village. Amenities include a gym, pool, spa, BBQ areas, basketball court, golf putty, dog area, and much more. Steps from many restaurants and shops.

Agent Remarks: This building has rental restrictions and if an owner want to lease his/her unit there is a waiting list.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Textille Lofts
Complex/Assoc Phone	
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Basketball Court, Assoc Barbecue, Elevator, Exercise Room, Fitness Center, Gated Parking, Pool, Spa, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	1925/Vendor Enhanced
Stories	0
Building Type	Condominium, Attached
Prop Subtype	
Units in Complex	69
Unit Floor #	4
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Gated, Guarded
View	City Lights
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 80
List Date	08-10-2020	
List Price	\$425,000	
Orig List Price	\$450,000	
Status Date	12-02-2020	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Agency	
Disclosure	Listing Broker Advantage	
Avail for Lease	No	
Lease Option	No	
Scope Of Service	Full Service	
Buyer's Agent Comm	Oth	
LBA	Yes	

Land/Lot Info	
Zoning	LAM2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.169
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

Sale/Sold Info	
Contract Date	10-29-2020
Sold Date	12-02-2020
Sold Price	\$420,000
Sold Price/SqFt	\$626.87
Sale Terms	
SP/LP	98.82%

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Washer, Refrigerator, Range/Oven
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	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Appointment w/List. Office
Sign on Property	

	Christiano Sampaio Loftway DRE#: 01412928 LA1 CALDRE#: 01412928
Phone / Cell	p: 213-254-5638 / c: 213-254-5638
Email	chris@loftway.com
Fax	866-533-7480
Office Phone / Fax	p: 888-505-6387 / f: 866-533-7480

Exterior Features	
Pool	Heated, Community
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet

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

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

	Andrew Park Aspire Los Angeles DRE#: 02041756 SA1 CALDRE#: 02025795
Phone / Cell	p: 213-500-7732 / c: 213-500-7732
Email	andrew@aspirelosangeles.com
Fax	
Office Phone / Fax	p: 213-935-0050

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315 E 8Th St #405
Los Angeles, CA 90014

1
Beds

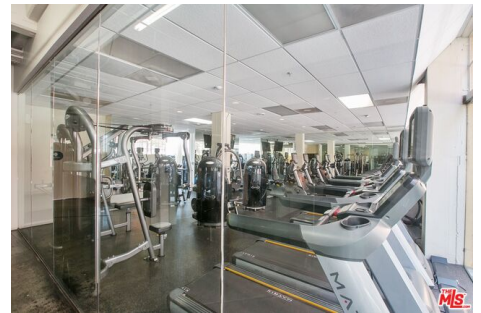
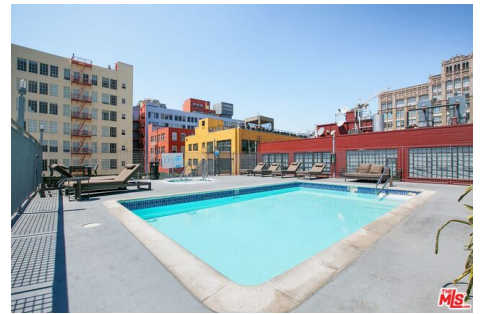
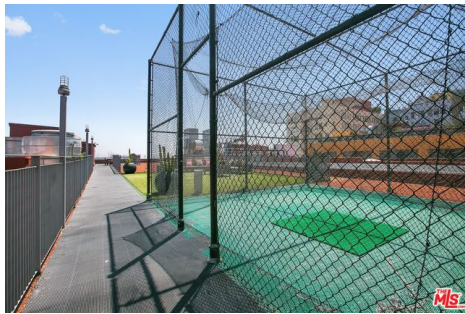
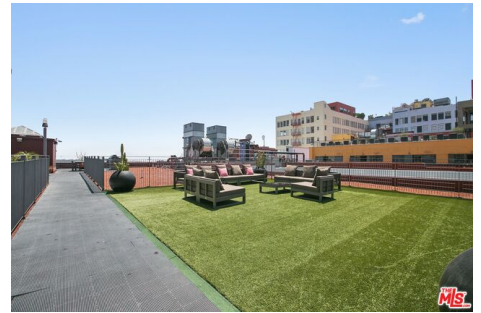
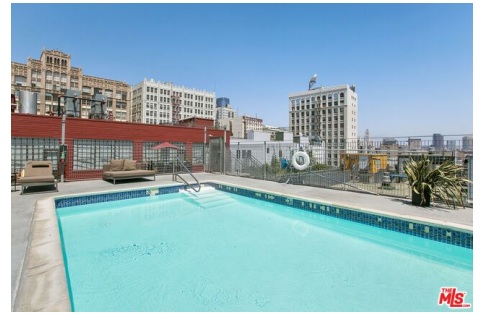
Baths 1.00
(1F 0T 0H 0Q)

670/VN
Sqft

Condo/Co-op
SP \$420,000


Sold





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Your Home Sold GUARANTEED or I'll Buy It*

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645 W 9Th St #222
Los Angeles, CA 90015

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **650/VN Sqft**

Condo/Co-op
SP \$429,000 **Sold**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
Sold Price/SqFt	\$660.00
Lot Size	74,818/DV
HOA Fee 1 & 2	\$694.00(Monthly)
MLS#	20-601746
APN	5144-027-029

Directions: Corner of 9th St and Hope St. Entrance to lobby is on Hope St

Remarks: The unit you have been waiting for! Convenient, sophisticated urban living in the highly-desired Market Lofts Building. Centrally located in the heart of the South Park district of Downtown LA. Unit 222 is conventionally situated on the second floor, just steps away from all of the beautiful resort style amenities. East facing, with balcony, overlooking Hope St provides nice sun light & beautiful views of the FIDM park & city lights. Versatile floor plan allows utilization of every square foot. Large walk-in closet, kitchen with stainless steel appliances, stone countertops, large counter that provides seating for 4. Painted ceiling with all new light fixtures. Resort style amenities include pool, spa, rec room, outdoor grilling station, screening room & fitness center. Conveniently located above Ralphs Fresh Fair, 1 block from Whole Foods & just steps to several dining, shopping & entertainment options including LA Live & Staples Center.

Agent Remarks: Priced to Sell! Buyer to verify all information. 24 hour notice to show

Showing Remarks: 24 hour notice to show. call or text Art 213 505 7833

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Market Lofts
Complex/Assoc Phone	
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Banquet, Billiard Room, Controlled Access, Clubhouse, Elevator, Fitness Center, Spa, Pool
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	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	2006/Builder
Stories	0
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	267
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Fire Sprinklers, Guarded, Gated Community with Guard, Community, Card/Code Access, Fire and Smoke Detection System, Smoke Detector
View	City Lights, City
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 145
List Date	07-08-2020	
List Price	\$429,000	
Orig List Price	\$439,000	
Status Date	11-30-2020	
Sale Type	Standard	
CSO	3%	
Listing Type	Exclusive Agency	
Disclosure	As Is	
Avail for Lease	No	
Lease Option	No	
Scope Of Service	Full Service	
Buyer's Agent Comm	Oth	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	1.718
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned
Total Spaces	0
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	09-10-2020
Sold Date	11-30-2020
Sold Price	\$429,000
Sold Price/SqFt	\$660.00
Sale Terms	
SP/LP	100.00%

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Microwave, Freezer, Elevator, Dryer, Dishwasher, Garbage Disposal, Washer, Refrigerator, Range/Oven
Flooring	Stained Concrete
Rooms	Entry
Levels	
Interior Features	
Kitchen Features	Stone Counters
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Built-In Gas, Cooktop - Gas, Microwave, Oven
Disability Access	
Eating Areas	Breakfast Counter / Bar
220-Volt Location	
TV Services	

Exterior Features	
Pool	Association Pool
Spa	Association Spa
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

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	

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

Showing Info	
Contact Name	Art
Contact Phone	213-505-7833
Occupancy/Show	24-hr Notice
Sign on Property	No

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

 Art Avanness RE/MAX Signature DRE#: 02103410 LA1 CALDRE#: 01450817	
Phone / Cell	p: 213-505-7833 / c: 213-505-7833
Email	ArtAvanness@Remax.net
Fax	
Office Phone / Fax	

Adrienne Zedan Academi Homes, Inc DRE#: 02075137 SA1 CALDRE#: 02090506	
Phone / Cell	
Email	azedan5@gmail.com
Fax	
Office Phone / Fax	p: 562-608-8995

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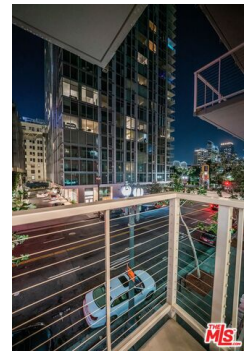
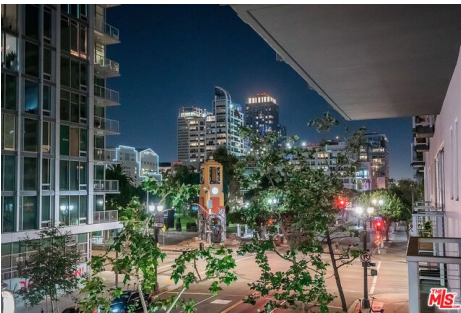
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Beds

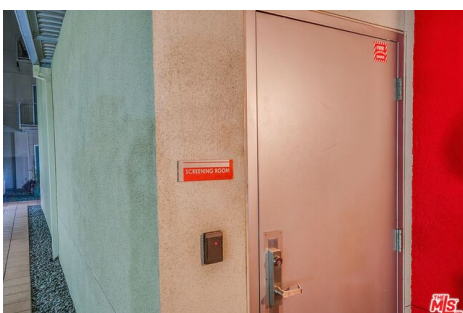
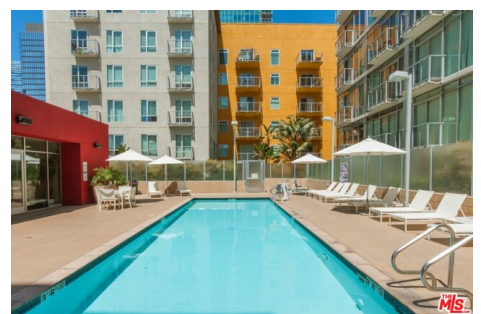
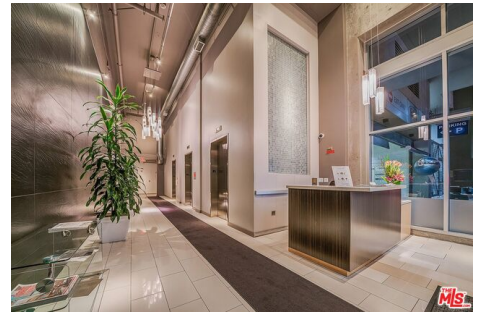
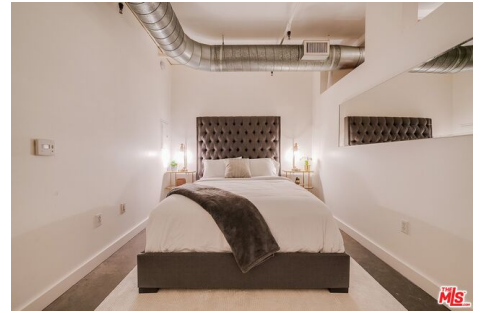
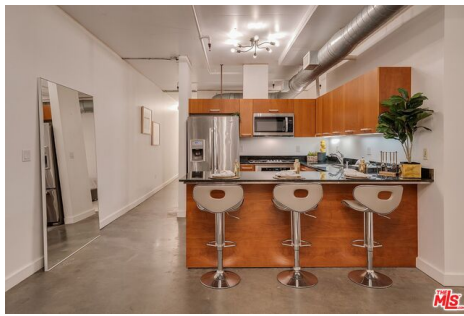
Baths 1.00
(1F 0T 0H 0Q)

650/VN
Sqft

Condo/Co-op
SP \$429,000


Sold





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™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



Your Home Sold GUARANTEED or I'll Buy It*

Corey Chambers, Realtor® - CoreyChambers.com

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

1100 Wilshire Blvd #2705

Los Angeles, CA 90017

1
Beds

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

800/VN
Sqft

Condo/Co-op

SP \$480,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
Sold Price/SqFt	\$600.00
Lot Size	27,098/VN
HOA Fee 1 & 2	\$945.00(Monthly)
MLS#	20-623954
APN	5143-029-122

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. The Only Downtown LA Hi-Rise Condo Building West of the 110! Imagine soaking in panoramic views of the Hollywood Sign, Griffith Observatory, Santa Monica Mountains, and DTLA skyscrapers. This coveted 1BD/1BA 800 sq. ft. open floor plan is loaded: a White Tile Bathroom with a Frameless Glass Shower plus a Soaking Tub, an In-Unit Laundry Room with Washer & Dryer, Google Nest Thermostat, 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/ firepit, BBQs, cabanas & jaw-dropping views. There's more: a Gym, Business Center, & Movie Theater! Experience the 3D Tour now by visiting: bit.ly/wilshire2705

Agent Remarks: VIRTUALLY STAGED. Unit is Vacant. Broker/Agent does not guarantee the accuracy of square footage, lot size, zoning, rent control, use code, schools and/or other information concerning the conditions or features of the property 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 professional. Let's get this great condo sold!

Showing Remarks: EASY TO SHOW! Text/Call LA1/LA2. All agents and buyers must complete PEAD before showing & adhere to safe showing practices.

Concessions Comments: No concessions were given.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	1100 Wilshire POA
Complex/Assoc Phone	
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	Executive business center, On-Site Guard, Business Center, 24-Hour Concierge, 24-Hour Closed Circuit Building, Controlled Access, Passenger Elevator, Reception Desk, Sun Deck, Rooftop Swimming Pool, Rooftop Spa, Rooftop Sky Deck
Assoc Amenities	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
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	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	1986/Vendor Enhanced
Stories	0
Building Type	Condominium, High Rise, Attached
Prop Subtype	
Units in Complex	228
Unit Floor #	27
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), 24 Hour, Automatic Gate, Card/Code Access, Guarded, Fire and Smoke Detection System
View	City, City Lights, Landmark, Mountains, Panoramic
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 68
List Date	08-26-2020	
List Price	\$499,888	
Orig List Price	\$499,888	
Status Date	12-03-2020	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	CC and R, Homeowners Association	
Concessions Amount	\$0	
Avail for Lease	No	
Lease Option	No	
Possession	Close Of Escrow	
Scope Of Service	Full Service	
Buyer's Agent Comm	Oth	

Land/Lot Info	
Zoning	LACW
Land Type	
Land Lease Purchase	
Horse Property	No
Lot Acreage	0.622
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Above Street Level, Community Garage, Controlled Entrance, Covered Parking, Unassigned
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	11-02-2020
Sold Date	12-03-2020
Sold Price	\$480,000
Sold Price/SqFt	\$600.00
Sale Terms	
SP/LP	96.02%

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Bamboo, Carpet
Rooms	Dining Area, Living, Walk-In Closet
Levels	
Interior Features	
Kitchen Features	Granite Counters
Bathroom Features	Granite, Tile, Shower and Tub
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Exterior Features	
Pool	Association Pool, Heated
Spa	Association Spa, Heated
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	High Ceilings (9 Feet+), Sprinkler System
Other Structures	
RV Access Dimen	
Windows	Custom Window Covering, Tinted Windows
Water Heater Feat	
Laundry	In Unit, Room

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	

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

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Vacant
Sign on Property	No

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	Vacant
Gate Code	

Mark Pawlowski The Realty Exchange Firm DRE#: 01848695 LA1 CALDRE#: 01266748	
Phone / Cell	p: 310-993-5028 / c: 310-993-5028
Email	Mark@MarkPawlowski.com
Fax	310-216-9078
Office Phone / Fax	p: 310-216-9077 / f: 310-216-9078

 Jonathan Anozie The Realty Exchange Firm DRE#: 01848695 LA2 CALDRE#: 01252062	
Phone / Cell	p: 310-216-9077 / c: 310-678-8138
Email	janozie@realtyexchangefirm.com
Fax	310-216-9078
Office Phone / Fax	p: 310-216-9077 / f: 310-216-9078

Subscriber Non Non-Participant Office DRE#: 13252 SA1 CALDRE#: 13252	
Phone / Cell	
Email	
Fax	
Office Phone / Fax	p: 111-111-1111

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1100 Wilshire Blvd #2705
Los Angeles, CA 90017

1
Beds

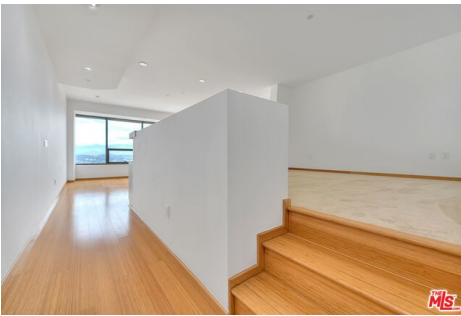
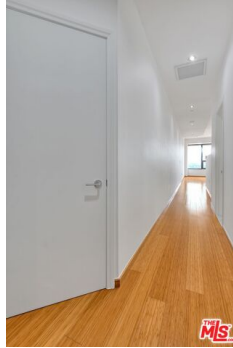
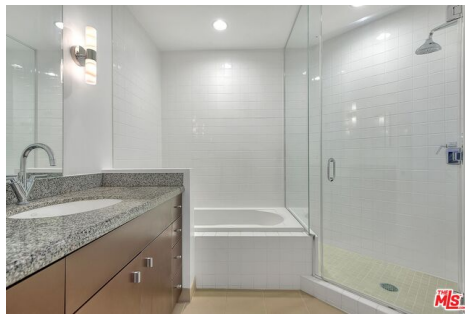
Baths 1.00
(1F 0T 0H 0Q)

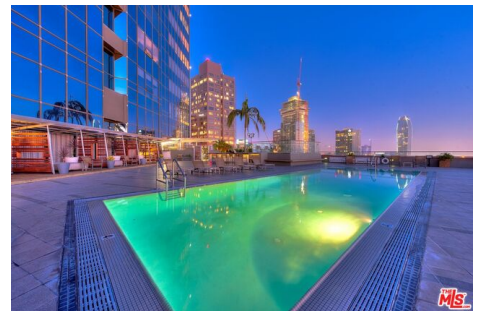
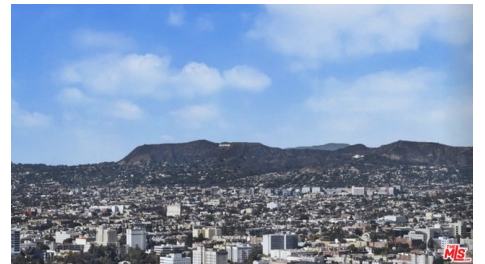
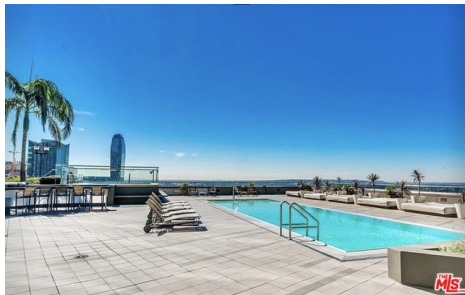
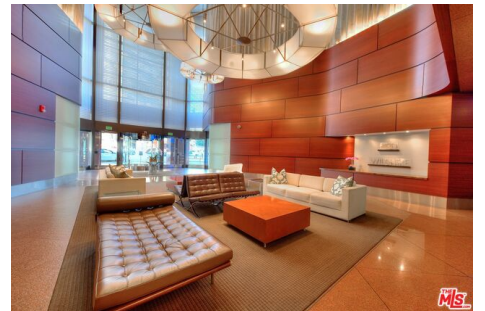
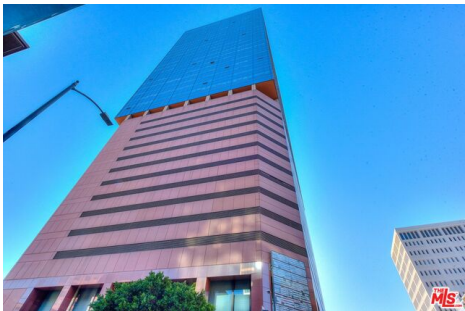
800/VN
Sqft

Condo/Co-op
SP \$480,000

Sold









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Your Home Sold GUARANTEED or I'll Buy It*

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

1130 S Flower ST #312
LOS ANGELES, CA 90015

1
Beds

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

1,316
Sqft

Condo/Co-op

SP \$630,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
Sold Price/SqFt	\$478.00
Lot Size	44,570
HOA Fee 1 & 2	\$956.00(Monthly)
MLS#	AR20193757MR
APN	5138-014-081

Directions: use Google maps

Remarks: Ideally situated in the heart of Downtown LA, this Live / Work condo is ready for you to enjoy the location and convenience of all it has to offer. The Flower Street Lofts offers a spacious 1316 sq ft 1 bedroom loft end unit with an ensuite bathroom, oversized shower, spacious walk-in closet, open concept kitchen area, large island, luxury kitchen appliances from Thermador (dream kitchen for the chef in the family), upgraded cabinets, oversized windows for natural light, high ceilings, and includes 2 parking spaces. The unit includes upgraded bathrooms, vanities, sinks, closets, entire kitchen area, and newer epoxy sealed floors. Just steps away from all the DTLA action at The Staples Center, LA Live, movie theater, trendy restaurants and bars like the exceptional Fleming's Steakhouse. And just minutes away from Little Tokyo, Chinatown, and The Natural History Museum. Downtown LA has everything you desire including entertainment, food, arts, sports, history, and so much more! Immerse in everything LA has to offer. This could be your home! Take a look at the virtual tour.

Agent Remarks: Thank you for showing this gorgeous condo. Refer to SHOWING INSTRUCTIONS. Please submit all offers to tom289broker@gmail.com. Buyer and Selling agent to verify all information on MLS including square footage, lot boundaries, bedrooms / bathrooms count, school district, CC&R / HOA or other physical conditions and hold Sellers and Listing Broker and Agents harmless., To access PEAD (Property Entry Advisory and Declaration) forms, which help you maintain compliance with CDC and DRE recommendations during the COVID-19 pandemic, click here: https://app.glide.com/integrations/mlsfeed?mls=crmls&listing_id=AR20193757

Showing Remarks: Showing by appointment only. Please TEXT Thomas at 626-789-4261. Please email PEAD to Tom289broker@gmail.com and wait for confirmation of appointment (PEAD-V required prior to entry). Mask required. Please submit offers to Tom289broker@gmail.com with POF, Pre-approval and RPA.

Exclusions: Personal items, furnitures, washer, dryer, and refrigerator

Concessions Comments: 0

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Flower Street Lofts
Complex/Assoc Phone	626-529-3918
Pets Allowed/Rules	Call/Call for Rules
Highrise Amenities	
Assoc Amenities	
Assoc Fees Include	
Community Features	Sidewalks
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	2003
Stories	4
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	91
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	Card/Code Access
View	City Lights
Style	
Entry Floor #	
Exposure	West
Direction Faces	Faces West
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 29
List Date	09-16-2020	
List Price	\$639,000	
Orig List Price	\$639,000	
Status Date	12-16-2020	
Sale Type	Standard	
CSO	2.500%	
Listing Type	Exclusive Right To Sell	
Disclosure	CC and R, Homeowners Association	
Concessions Amount	\$0	
Avail for Lease	No	
Financing	Conventional	
Listing Terms	Cash, Conventional	
Scope Of Service	Full Service	
Variable Rate Comm	No	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	1.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Gated, Parking Space
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	2
Carpport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	10-21-2020
Sold Date	12-16-2020
Sold Price	\$630,000
Sold Price/SqFt	\$478.00
Sale Terms	
SP/LP	98.59%

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	
Equip/Apppl	Dishwasher, Inside, Laundry Closet Stacked, Microwave, Stackable W/D Hookup
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	Microwave
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	90
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	


Showing Info	
Contact Name	Thomas Ly
Contact Phone	626-789-4261
Occupancy/Show	Showing by appointment only. Please TEXT Thomas at 626-789-4261. Please email PEAD to Tom289broker@gmail.com and wait for confirmation of appointment (PEAD-V required prior to entry). Mask required. Please submit offers to Tom289broker@gmail.com with POF, Pre-approval and RPA.
Sign on Property	

Thomas Ly Lifetime Realty Inc DRE#: 02062865 LA1 CALDRE#: 02084266	
Phone / Cell	c: 626-789-4261
Email	tom289broker@gmail.com
Fax	
Office Phone / Fax	p: 714-363-3888

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	Inside, Laundry Closet Stacked, Stackable W/D Hookup

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

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	Owner
Gate Code	

 Zenona Ortega Wilshire Metro Realty, Inc. DRE#: 01090146 SA1 CALDRE#: 01922229	
Phone / Cell	p: 310-492-3515 / c: 310-492-3515
Email	zenona.ortega@gmail.com
Fax	213-617-0384
Office Phone / Fax	p: 213-629-2530 / f: 213-617-0384

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1130 S Flower ST #312
LOS ANGELES, CA 90015

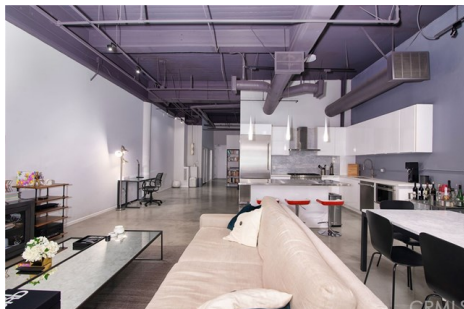
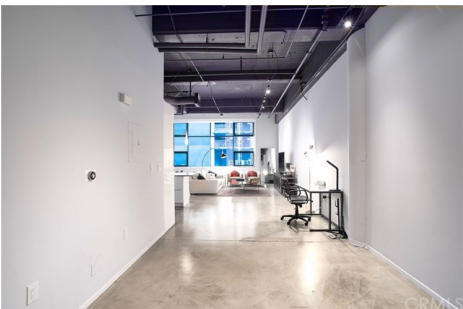
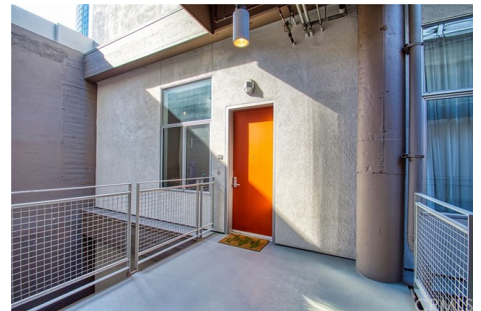
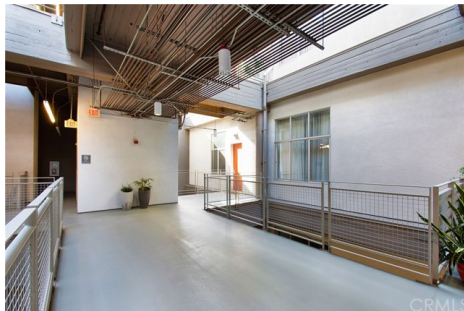
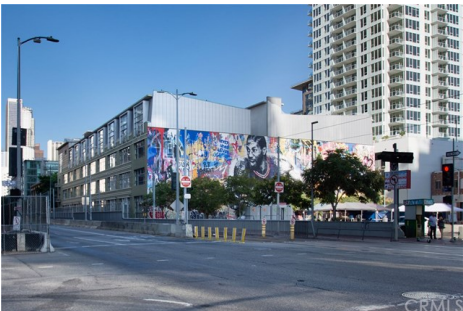
1
Beds

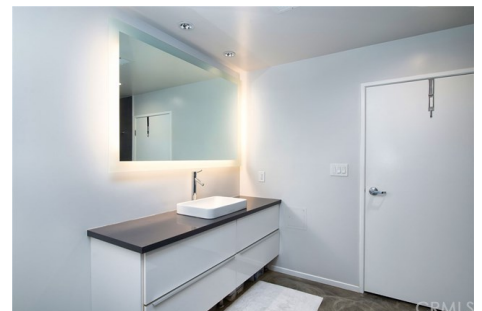
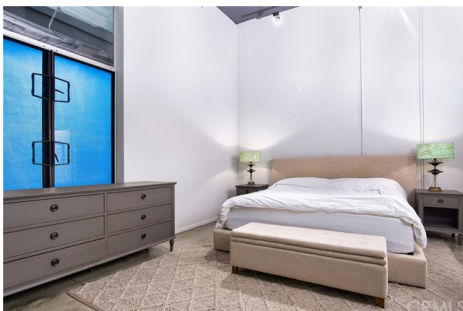
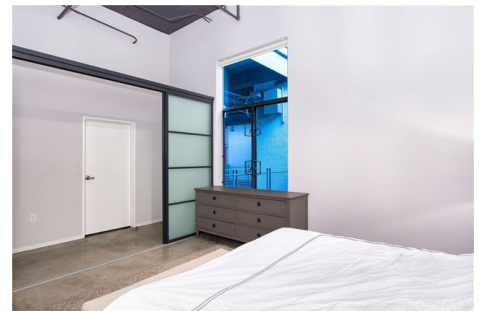
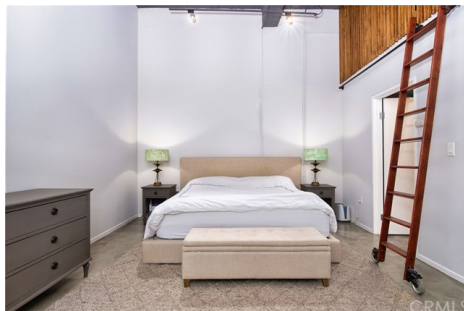
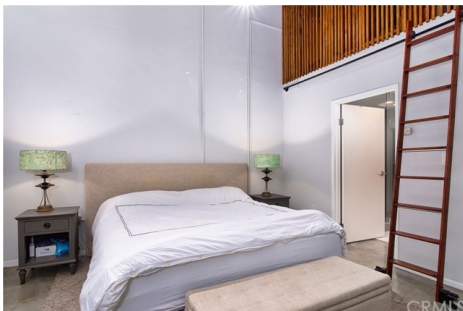
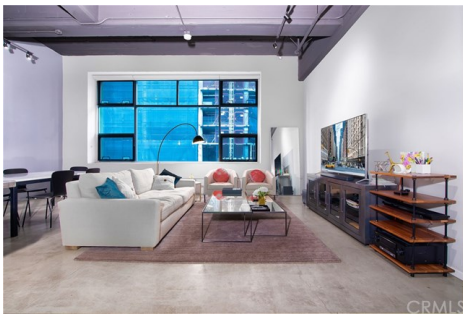
Baths 2.00
(1F 0T 1H 0Q)

1,316
Sqft

Condo/Co-op
SP \$630,000

Sold





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

1111 S Grand Ave #616
Los Angeles, CA 90015

1 Beds	Baths 2.00 (1F 0T 1H 0Q)	1,200/VN Sqft
------------------	------------------------------------	-------------------------

Condo/Co-op
SP \$665,000 **Sold**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
Sold Price/SqFt	\$554.17
Lot Size	38,727/VN
HOA Fee 1 & 2	\$775.00(Monthly)
MLS#	20-632516
APN	5139-021-085

Directions: Corner of 11th St and Grand Ave

Remarks: Spacious, luxurious, upgraded unit in the Eleven Building. Truly a unique floorplan that offers a large 1bed, 1.5bth that's perfectly situated on the 6th floor facing E overlooking the brand new park. Bedroom with sliding privacy glass doors, massive custom built closets & large master bath separate from the guest powder room. Enjoy the massive gallery entrance, perfect for more custom cabinetry or to display artwork. Large kitchen with center island, large great room to utilize for living rm, dine rm & even a workstation. Brand new light fixtures, custom electric drapes. Large laundry room/storage room in the unit & also a large private storage unit in the garage directly in front of the parking space. Serene, relaxing 4th floor amenity level w/ pool, spa, grilling stations, lounges & fire pit. The Eleven Building was built in 2005 in South Park district of DTLA with a convenient Starbucks located underneath the building & walking distance Staples Center, Whole Foods & much more.

Agent Remarks: unit includes a private storage unit in garage. These storage units were originally sold for 8-15K from the developer. NOT a chain link storage, an actual door, very private.

Showing Remarks: 24 hour notice to show. email PEAD form to artAveness@remax.net and text art for showings 213 505 7833

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	The Eleven Building HOA
Complex/Assoc Phone	
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Fire Pit, Extra Storage, Elevator, Pool, Picnic Area, Spa, Security, Controlled Access, Assoc Barbecue
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	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	2005/Vendor Enhanced
Stories	13
Building Type	High Rise, Condominium, Attached
Prop Subtype	
Units in Complex	176
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	City, City Lights
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 72
List Date	09-14-2020	
List Price	\$668,000	
Orig List Price	\$699,000	
Status Date	11-25-2020	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Agency	
Disclosure	As Is	
Avail for Lease	No	
Lease Option	No	
Scope Of Service	Full Service	
Buyer's Agent Comm	Yes	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.889
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	


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

Sale/Sold Info	
Contract Date	10-05-2020
Sold Date	11-25-2020
Sold Price	\$665,000
Sold Price/SqFt	\$554.17
Sale Terms	
SP/LP	99.55%

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Built-Ins, Freezer, Elevator, Dryer, Dishwasher, Microwave, Gas Dryer Hookup, Refrigerator, Range/Oven, Washer
Flooring	Bamboo
Rooms	Breakfast Bar
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Built-In Gas, Cooktop - Gas, Microwave, Range Hood, Oven-Gas
Disability Access	
Eating Areas	Breakfast Counter / Bar
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	

Showing Info	
Contact Name	
Contact Phone	213-505-7833
Occupancy/Show	24-hr Notice
Sign on Property	No

 Art Avness RE/MAX Signature DRE#: 02103410 LA1 CALDRE#: 01450817	
Phone / Cell	p: 213-505-7833 / c: 213-505-7833
Email	ArtAvness@Remax.net
Fax	
Office Phone / Fax	

Exterior Features	
Pool	Association Pool
Spa	Association Spa
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit

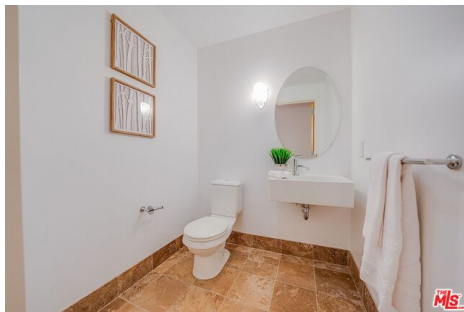
Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

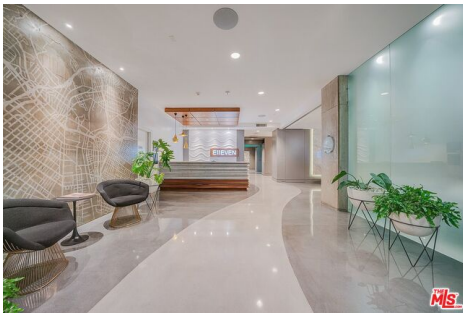
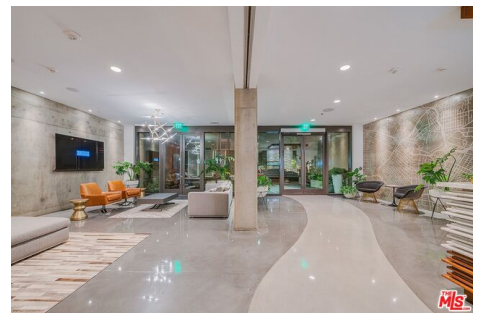
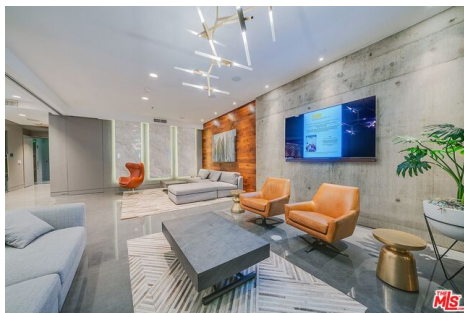
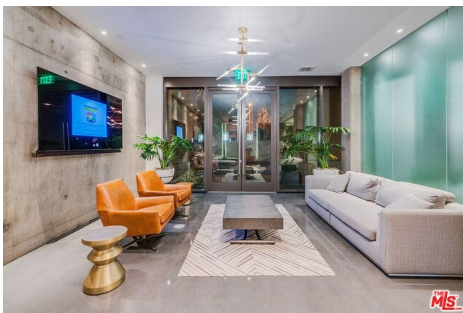
Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

 Beata Mandell The Executive Realty Group DRE#: 01392993 SA1 CALDRE#: 01392993	
Phone / Cell	c: 310-701-3808
Email	unabella9@yahoo.com
Fax	702-974-0195
Office Phone / Fax	p: 310-701-3808 / f: 702-974-0195

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

1155 S GRAND AVE #605
LOS ANGELES, CA 90015

1 Beds
Baths 1.00
(1F 0T 0H 0Q)
1,050/VN Sqft

Condo/Co-op
SP \$637,500 **Sold**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
Sold Price/SqFt	\$607.14
Lot Size	52,756/VN
HOA Fee 1 & 2	\$844.37(Monthly)
MLS#	20-556796
APN	5139-028-092

Directions: Corner of 12th St and Grand Ave

Remarks: MUST SEE beautiful spacious east facing open loft style unit with unique layout on the 6th Floor! Unit features large windows for more sunlight. Bedroom space with organized closet space, a small den area for office setup and BRAND NEW ENGINEERED HARDWOOD FLOORS! Kitchen with stainless steel appliances, counter bar, and BRAND NEW UPGRADED CABINETRY. Large laundry/utility room with plenty of space for storage in unit, 1 assigned parking space near elevators. EVO is a luxury high-rise building that includes a private rooftop lounge, roof top gym, 24hr front desk & security, infinity lap pool & hot tub, BBQ area with full kitchen, and secure underground parking. EVO is just two blocks away from Staples Center, LA Live, and close to many restaurants, bars, Ralphs, Whole Foods, FIDM Park & School, Metro, and more! Conveniently located close to the USC Building, Financial District, Freeway Access, and all that DTLA has to offer!

Agent Remarks: MUST provide PEAD prior to showing. Please email to ian@DLXco.com. !Agents/Buyers to verify all information. Easy to show. Vacant. Text LA1 with photo of business card and showing request times and will send showing instruction. Seller to pick escrow and title services. Please email all offers with Purchase Agreement, POF, PQL/PAL, and credit report to LA1 ian@DLXco.com This unit is also available for lease.

Showing Remarks: MUST provide PEAD prior to showing. Please email to ian@DLXco.com. Vacant. Text LA1 with photo of business card and showing date/time

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Evo HOA
Complex/Assoc Phone	
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Pet Rules, Elevator, Fitness Center, Pool, Security, 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	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	2008/Builder
Stories	24
Building Type	Condominium, High Rise
Prop Subtype	
Units in Complex	311
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	City, City Lights, Other
Style	High or Mid-Rise Condo
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 163
List Date	02-21-2020	
List Price	\$669,000	
Orig List Price	\$669,000	
Status Date	11-23-2020	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	As Is	
Avail for Lease	Yes	
Lease Option	No	
Scope Of Service	Full Service	
Buyer's Agent Comm	Yes	

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

Parking Details	
Parking Type	Assigned, Gated Underground
Total Spaces	
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	09-23-2020
Sold Date	11-23-2020
Sold Price	\$637,500
Sold Price/SqFt	\$607.14
Sale Terms	
SP/LP	95.29%

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


Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Appointment Only, Call LA 1, Combo Lock Box, Vacant
Sign on Property	

	Ian Cherney Keller Williams Larchmont DRE#: 01870534 LA1 CALDRE#: 01936525
Phone / Cell	p: 213-219-9844 / c: 213-219-9844
Email	ian@DLXco.com
Fax	323-762-2601
Office Phone / Fax	p: 323-762-2600 / f: 323-762-2601

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	

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

	Chang Soo Lee Urban Realty and Management, Inc. DRE#: 01958409 SA1 CALDRE#: 01915374
Phone / Cell	p: 213-318-0777 / c: 213-700-3919
Email	lee_changsoo@yahoo.com
Fax	213-387-1052
Office Phone / Fax	p: 213-318-0777 / f: 213-387-1052

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1155 S GRAND AVE #605
LOS ANGELES, CA 90015

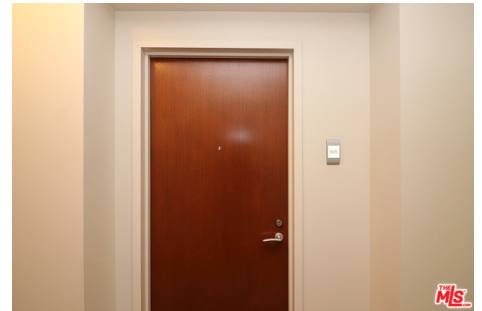
1
Beds

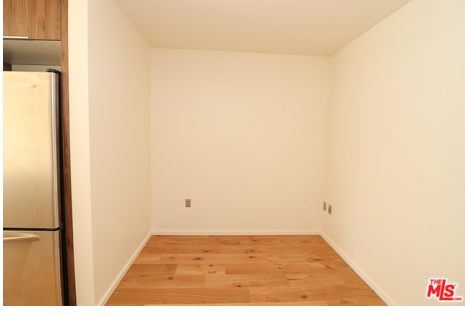
Baths 1.00
(1F 0T 0H 0Q)

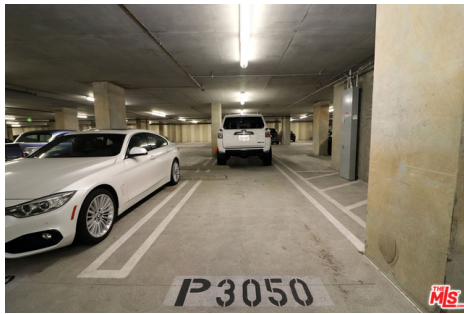
1,050/VN
Sqft

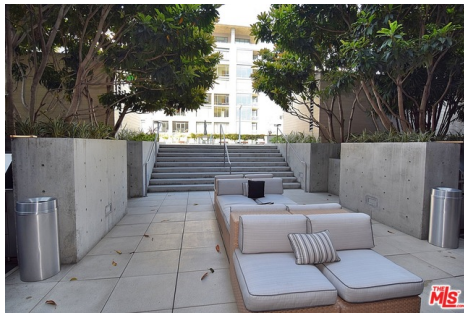
Condo/Co-op
SP \$637,500

Sold









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

416 S Spring St #505
Los Angeles, CA 90013

1 Beds	Baths 2.00 (2F 0T 0H 0Q)	1,080/VN Sqft
------------------	------------------------------------	-------------------------

Condo/Co-op
SP \$733,120 **Sold**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
Sold Price/SqFt	\$678.81
Lot Size	10,334/VN
HOA Fee 1 & 2	\$787.00(Monthly)
MLS#	20-634656
APN	5149-038-020

Directions: East of Broadway, South of 4th Street

Remarks: Urban living at it's finest! Historic charm with modern upgrades at this spacious 1 bedroom (possible 2 bed)/2 bath home in DTLA's Historic Core. A bright and inviting living room, dining room with built-in bookshelves, comfortable office which could be a 2nd bedroom, master suite, modern kitchen & baths and balcony with city lights views. Exposed concrete beams, windows on the west wall for a light & airy feel. Laundry located inside the unit. Plans for enclosing 2nd bedroom are ready to go. Architecturally significant Beaux Arts building designed by Frederick Noonan with onsite security and Mills Act status for huge tax savings. Surrounded by some of downtown's best restaurants, shops, parks, and entertainment, including the Historic Downtown Farmers Market, Spring Street Dog Park Grand Central Market, Art Walk DTLA, Perch, The Los Angeles Athletic Club, Bottega Louie, and more! This is a must see!

Agent Remarks: Seller & Sellers Reps, Brokers & their Agents do not guarantee the bed or bath count, the sqft or lot dimensions, the permitted or unpermitted areas, or the overall condition of the property, buyers are advised to inspect every aspect of property to satisfy themselves. Parking avail in adjacent garage for an additional cost, varying costs from \$175-350. Per management, HOA includes: gas, water, trash, all common areas, security, janitorial, engineering, management, reserves, miscellaneous. A signed (CAR Form PEAD) is required from anyone entering the property. Strict adherence to CDC guidelines & any local ordinance mandating the use of protective gear also required.

Showing Remarks: Please text/call Leslie Romenesko at 323.253.3177. Please submit PEAD and POF/Pre-Approvals prior to showing. Virtual tour available.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	El Dorado Lofts
Complex/Assoc Phone	
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Controlled Access, Elevator, 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	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	1914/Vendor Enhanced
Stories	0
Building Type	Condominium, High Rise, Attached
Prop Subtype	
Units in Complex	65
Unit Floor #	5
Unit Location	
PUD	No
Balcony	
Security	Guarded, Card/Code Access
View	City, City Lights
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 62
List Date	09-22-2020	
List Price	\$759,000	
Orig List Price	\$759,000	
Status Date	11-23-2020	
Sale Type	Standard	
CSO	3%	
Listing Type	Exclusive Right	
Disclosure	CC and R, As Is	
Avail for Lease	No	
Lease Option	No	
Financing	Cash, Cash To New Loan	
Scope Of Service	Full Service	
Buyer's Agent Comm	Yes	

Land/Lot Info	
Zoning	LAC4
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.237
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	


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

Sale/Sold Info	
Contract Date	10-26-2020
Sold Date	11-23-2020
Sold Price	\$733,120
Sold Price/SqFt	\$678.81
Sale Terms	
SP/LP	96.59%

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Forced Air, Central
Equip/Apppl	Dishwasher, Dryer, Washer, Microwave, Intercom, Range/Oven, Refrigerator
Flooring	Wood
Rooms	Other
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	24-hr Notice, Call LA 1
Sign on Property	No

 Leslie Romenesko Douglas Elliman DRE#: 01947727 LA1 CALDRE#: 01724540	
Phone / Cell	p: 323-253-3177 / c: 323-253-3177
Email	LeslieLAHomes@gmail.com
Fax	310-595-3887
Office Phone / Fax	p: 310-595-3888 / f: 310-595-3887

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

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

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

Caroline Wolf Compass DRE#: 01991628 SA1 CALDRE#: 02038100	
Phone / Cell	p: 773-350-8535 / c: 773-350-8535
Email	caroline@jennacooperla.com
Fax	
Office Phone / Fax	p: 310-230-5478

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416 S Spring St #505
Los Angeles, CA 90013

1
Beds

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

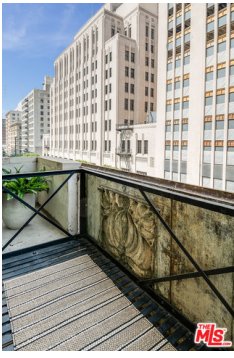
1,080/VN
Sqft

Condo/Co-op
SP \$733,120

Sold







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

825 E 4th St #301
Los Angeles, CA 90013

2
Beds

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

1,400/OW
Sqft

Condo/Co-op

SP \$765,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
Sold Price/SqFt	\$546.43
Lot Size	43,104/VN
HOA Fee 1 & 2	\$552.62(Monthly)
MLS#	20-617310
APN	5163-011-052

Directions: GPS

Remarks: Chic Modern unit at the Beacon Lofts. Originally constructed in 1923 for The Bekins Moving Co and converted to lofts in 2012, the Beacon Lofts is located in the Arts District and close to the Little Tokyo District. The Beacon Lofts provides artist lofts designed for dynamic city living. This Northwest Corner end unit offers 2 full baths, polished concrete floors, large windows, open kitchen which flows to living area, W/D in unit, second bedroom/office and comes w/ 2 parking spaces. Building amenities include rooftop grilling area w/ lounging area with views of the DTLA skyline, hot tub, dog walk/run area. Close to the Soho Warehouse, new eateries, breweries, galleries and boutiques.

Agent Remarks: Unit is vacant and easy to show. Public records show sq footage at 1270 sq ft. Appraisal when Seller purchased unit show square footage at 1400 sq ft. Seller added office/2nd Bedroom. Broker and broker's agents do not represent or guarantee the accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/dimensions, permitted or un-permitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property.

Showing Remarks: Vacant. PEAD required for all showings - please submit day of showing.

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	Beacon Lofts/Prime Association Services
Complex/Assoc Phone	800-706-7838
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	Controlled Access, Dog Run, Entrance Lobby, Mid-Rise Building, Passenger Elevator, Rooftop Sky Deck, Rooftop Spa
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator, Security, Sun Deck
Assoc Fees Include	On Site Security, Trash Paid, Water and Sewer Paid, Gas
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	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	1923/Vendor Enhanced
Stories	6
Building Type	Condominium, Loft, Attached
Prop Subtype	Loft
Units in Complex	53
Unit Floor #	3
Unit Location	
PUD	No
Balcony	yes
Security	Card/Code Access, Community, Exterior Security Lights, Automatic Gate, Carbon Monoxide Detector(s), Fire Sprinklers, Gated, Smoke Detector, Guarded
View	City
Style	High or Mid-Rise Condo
Entry Floor #	1
Exposure	Northwest
Direction Faces	Faces North, Faces West
Maid's	No
Prop Condition	Additions/Alter
Sewer	In Street
Water Type	District/Public

Contract Info		DOM 126
List Date	08-13-2020	
List Price	\$779,000	
Orig List Price	\$799,000	
Status Date	12-17-2020	
Sale Type	Standard	
Probate Y/N	No	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	CC and R, As Is	
Avail for Lease	No	
Lease Option	No	
Financing	Cash To New Loan	
Possession	Close Of Escrow	
Scope Of Service	Full Service	
Buyer's Agent Comm	Yes	

Land/Lot Info	
Zoning	LAM3
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.990
Special Zone	Property Report
Addl Parcel	No
Lot Dimen/Source	
Lot Descr.	Automatic Gate, Exterior Security Lights, Gated Community, Street Lighting
Lot Location	City


Parking Details	
Parking Type	Assigned, Gated, Tandem
Total Spaces	2
Covered Spaces	0
Uncovered Spaces	2
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	11-02-2020
Sold Date	12-17-2020
Sold Price	\$765,000
Sold Price/SqFt	\$546.43
Sale Terms	
SP/LP	98.20%

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central
Equip/Apppl	Dishwasher, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Dryer, Washer
Flooring	Cement, Tile
Rooms	Dining Area, Loft, Study/Office
Levels	One Level
Interior Features	High Ceilings (9 Feet+), Open Floor Plan, Turnkey
Kitchen Features	Corian Counters, Counter Top
Bathroom Features	Shower Over Tub, Tile
Bedroom Features	Main Floor Bedroom
Common Walls	Attached
Cooking Appliances	Microwave, Free Standing Gas, Oven-Gas
Disability Access	Wheelchair Access, Ramp - Main Level, No Interior Steps
Eating Areas	Dining Area
220-Volt Location	
TV Services	

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

Showing Info	
Contact Name	Jason Walker
Contact Phone	310-623-0203
Occupancy/Show	24-hr Notice, Appointment Only, Appointment w/List. Office, Call LA 1, Vacant, Listing Agent Accompanies
Sign on Property	No


	Jason Walker The Agency DRE#: 01904054 LA1 CALDRE#: 01347583
--	---

Phone / Cell	p: 310-623-0203 / c: 310-623-0203
Email	jason.walker@theagencyre.com
Fax	424-230-3720
Office Phone / Fax	p: 424-230-3700 / f: 424-230-3720

Exterior Features	
Pool	No
Spa	Association Spa, Community
Tennis/Courts	None
Patio	Balcony
Roofing	Common Roof
Fence	
Sprinklers	
Entry Location	
Exterior Constr	Concrete
Foundation	
Other Struc Feat	Balcony, High Ceilings (9 Feet+), End Unit, Historical
Other Structures	
RV Access Dimen	
Windows	Screens, Window Blinds
Water Heater Feat	
Laundry	In Kitchen, In Unit

Location	
Cross Streets	Alameda and 4th St
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	None
Water District	

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	Vacant
Gate Code	

	Lisa Hamilton Corcoran Global Living DRE#: 02109201 SA1 CALDRE#: 01966949
---	--

Phone / Cell	p: 917-721-4154 / c: 917-721-4154
Email	lisahamilton.agent@gmail.com
Fax	424-288-5562
Office Phone / Fax	p: 310-788-0700 / f: 424-288-5562

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™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

825 E 4th St #301
Los Angeles, CA 90013

2
Beds

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

1,400/OW
Sqft

Condo/Co-op
SP \$765,000

Sold





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Your Home Sold GUARANTEED or I'll Buy It*

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

801 S Grand AVE #1910
LOS ANGELES, CA 90017

2 Beds **Baths 3.00 (3F 0T 0H 0Q)** **2,040 Sqft**

Condo/Co-op
SP \$870,000 **Sold**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	Not Applicable
Sold Price/SqFt	\$426.00
Lot Size	58,984
HOA Fee 1 & 2	\$1157.00(Monthly)
MLS#	1029PF
APN	5144-020-133

Directions:

Corner of Grand and 8th DTLA
Remarks: Breathtaking city light views of Downtown Los Angeles! Private entrance to an open floor plan delightful and relaxing DTLA loft, this home has 2 spacious bedrooms with the potential to be 3 bedrooms or office, 3 full baths with modernized details throughout. This charming, chic expansive open floor plan invites with an gorgeous European inspired gourmet kitchen with Italian cabinets, corian countertops and GE Monogram appliances. The great room welcomes with spectacular views featuring floor to ceiling windows while embracing a luxurious dining area to entertain and display an exquisite gallery. Hardwood floors embrace the loft allowing for comfort and relaxing ambiance while enjoying mesmerizing views. High ceilings expose the open feel to enjoy captivating evenings enjoying the amazing L.A. nightlife. Two individual parking spaces in a secure garage with 24-hour onsite security, new fitness center, movie theater and large entertainment room located off the main lobby. Located across the street from Whole Foods, CVS Pharmacy and Ralphs just two blocks away. Close shopping, restaurants and near 101, 10 and 110 freeways. Priced to sell!

Agent Remarks: Visit 801SGrand1910.com for photos, video and details!, To access PEAD (Property Entry Advisory and Declaration) forms, which help you maintain compliance with CDC and DRE recommendations during the COVID-19 pandemic, click here: https://app.glide.com/integrations/mlsfeed?mls=crmls&listing_id=P1-1029

Showing Remarks: Shown By Appt. Only. Please contact Steve Davis at 626 808 8378 to schedule an appt. between the hours of 9:00 AM and 8:00 PM Daily.

Concessions Comments: No concessions

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Sky Lofts
Complex/Assoc Phone	213 402 4650
Pets Allowed/Rules	Call/PetsPermitted
Highrise Amenities	
Assoc Amenities	Banquet, Exercise Room, Meeting Room, Security
Assoc Fees Include	
Community Features	Street Lights
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	Not Applicable
Builders Model Code	
Builders Model Name	
Builders Name	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	
Earthquake Ins.	

Structure Info	
Year Built/Source	1985
Stories	22
Building Type	Detached
Prop Subtype	Loft
Units in Complex	120
Unit Floor #	1
Unit Location	
PUD	
Balcony	
Security	24 Hour, Automatic Gate
View	City Lights
Style	
Entry Floor #	1
Exposure	Southwest
Direction Faces	
Maid's	
Prop Condition	Updated/Remodeled
Sewer	
Water Type	

Contract Info		DOM 29
List Date	08-31-2020	
List Price	\$899,000	
Orig List Price	\$899,000	
Status Date	11-30-2020	
Sale Type	Standard	
CSO	2.500%	
Listing Type	Exclusive Right To Sell	
Concessions Amount	\$0	
Avail for Lease	No	
Financing	Cash To New Loan	
Listing Terms	Cash, Cash To New Loan	
Possession	Close Of Escrow	
Scope Of Service	Full Service	
Variable Rate Comm	No	

Land/Lot Info	
Zoning	
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	1.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	None
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	2
Carpport Spaces	0
Remote Controls	0

Sale/Sold Info	
Contract Date	09-30-2020
Sold Date	11-30-2020
Sold Price	\$870,000
Sold Price/SqFt	\$426.00
Sale Terms	
SP/LP	96.77%

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Forced Air
Equip/Appl	Inside, Refrigerator
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom
Common Walls	Detached/No Common Walls
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	

Showing Info	
Contact Name	Steve Davis
Contact Phone	626 808 8378
Occupancy/Show	Shown By Appt. Only. Please contact Steve Davis at 626 808 8378 to schedule an appt. between the hours of 9:00 AM and 8:00 PM Daily.
Sign on Property	No

Steve Davis	
Steve Davis Team DRE#: LA1 CALDRE#: 00986011	
Phone / Cell	p: 626-808-8378 / c: 626-808-8378
Email	steve@stevedavisestates.com
Fax	888-779-1784
Office Phone / Fax	p: 626-399-0110 / f: 888-779-1784

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Patio	
Roofing	
Fence	None
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	

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	Owner
Gate Code	

Jonathan Yuen	
Coldwell Banker Realty DRE#: 00616212 SA1 CALDRE#: 01952091	
Phone / Cell	p: 650-346-5519 / c: 650-346-5519
Email	Jonathan.Yuen@CBRealty.com
Fax	213-406-9205
Office Phone / Fax	p: 213-406-9200 / f: 213-406-9205

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801 S Grand AVE #1910
LOS ANGELES, CA 90017

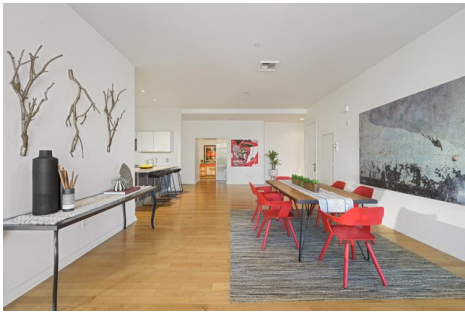
2
Beds

Baths 3.00
(3F 0T 0H 0Q)

2,040
Sqft

Condo/Co-op
SP \$870,000







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