



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 #631

Los Angeles, CA 90013

1
Beds

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

690/VN
Sqft

Condo/Co-op

LP \$397,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$575.36
Lot Size	76,389/VN
HOA Fee 1 & 2	\$587.00(Monthly)
MLS#	21-761294
APN	5147-005-200

OPEN HOUSE 07/18/2021 (1:00PM-3:00PM)

Directions: San Pedro St at 4th St

Remarks: Little Tokyo Lofts Condominium Unit For Sale Top Floor Penthouse Level with Private Balcony, Fireplace, Parking Space and Free Guest Parking. Covered balcony, historic Westinghouse Electric building converted into live/work condominiums. Unit features industrial character, high ceilings, concrete pillar columns, large windows with original hardware and natural light, hardwood and concrete floors, in-unit laundry washer and dryer, stainless steel kitchen appliances with gas stove, open loft with separated large bed area and large walk-in closet, central air A/C and heat. Historic building with Mills Act property tax benefits. Building amenities include heated pool, hot tub spa, outdoor grill, electric car chargers, guard gate, free guest parking, 24-hour security and a fitness room. Walk to shopping, dining and entertainment, including the famous shopping promenade and top restaurants of Little Tokyo.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Little Tokyo Lofts Homeowners Association
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	Concierge, Controlled Access, Mid-Rise Building, On-Site Guard, Passenger Elevator, Sun Deck, Trash Chute
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Elevator, Exercise Room, Fitness Center, Gated Community, Gated Community Guard, Guest Parking, Hot Water, Onsite Property Management, Pool, Security, Spa, Sun Deck
Assoc Fees Include	Building and Grounds, Concierge, On Site Security
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1922/Vendor Enhanced
Stories	6
Building Type	Condominium, Loft, Attached
Prop Subtype	
Units in Complex	161
Unit Floor #	6
Unit Location	
PUD	No
Balcony	Yes
Security	24 Hour, Carbon Monoxide Detector(s), Community, Fire and Smoke Detection System, Fire Sprinklers, Gated, Gated Community with Guard, Guarded, Smoke Detector
View	Courtyard
Style	Other
Entry Floor #	2
Exposure	W
Direction Faces	Faces West
Maid's	No
Prop Condition	Repair Cosmetic
Sewer	In Street
Water Type	District/Public, Public

Contract Info		DOM 1
List Date	07-15-2021	
List Price	\$397,000	
Orig List Price	\$397,000	
Status Date	07-15-2021	
Change Date/Type	07-15-2021/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAM2
Land Type	Fee
Land Lease Purchase	No
Horse Property	No
Lot Acreage	1.754
Special Zone	Rent Control
Addl Parcel	No
Lot Dimen/Source	
Lot Descr.	
Lot Location	City

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

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

➡ Interior Features	
# Fireplaces/Details	1/Wood Burning
Furnished	Both
AC/Cooling	Air Conditioning, Central
Heating	Central, Forced Air
Equip/Apppl	Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Microwave, Washer, Refrigerator, Range/Oven, Gas Dryer Hookup
Flooring	Cement, Hardwood
Rooms	Dining Area, Living, Great Room, Patio Covered, Walk-In Closet
Levels	
Interior Features	High Ceilings (9 Feet+), Track Lighting
Kitchen Features	Granite Counters
Bathroom Features	Fiberglass Shower Enclosure, Shower Over Tub
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	Free Standing Gas, Gas, Gas/Electric Range, Microwave, Oven, Oven-Gas
Disability Access	
Eating Areas	Breakfast Area, Dining Area, In Kitchen
220-Volt Location	
TV Services	

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

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

➡ Exterior Features	
Pool	Heated And Filtered, In Ground, Association Pool, Community
Spa	Association Spa, Community, Heated, Hot Tub, In Ground
Tennis/Courts	
Patio	Balcony, Covered
Roofing	
Fence	
Sprinklers	
Entry Location	Elevator, Top Level, Penthouse
Exterior Constr	Stucco
Foundation	
Other Struc Feat	Balcony, High Ceilings (9 Feet+), Historical
Other Structures	
RV Access Dimen	
Windows	Window Blinds
Water Heater Feat	Central Water Heater
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	



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312 W 5Th St #619

Los Angeles, CA 90013

1
Beds

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

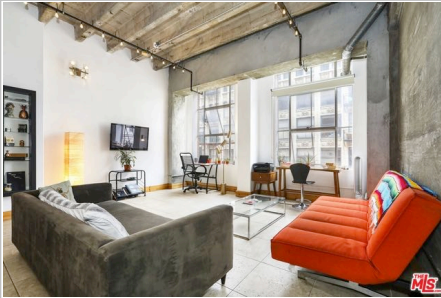
650/AS
Sqft

Condo/Co-op

LP \$400,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$615.38
Lot Size	27,285/VN
HOA Fee 1 & 2	\$286.00(Monthly)
MLS#	21-723306
APN	5149-002-055

OPEN HOUSE 07/16/2021 (2:00PM-2:30PM)

Directions: Corner of 5th and Broadway. Entrance located on 5th St.

Remarks: Live in the heart of Downtown LA's bustling Historic Core adjacent to the Pershing Square metro subway station here at the Shybarry Grand Lofts! This Industrial design artist dream loft with modern accent features and an open-loft style bedroom in the front while the hall leads you to a spacious living room, perfect for soaking in the morning sunlight while you sip your first cup of coffee and admire the city views from 5th St through rustic industrial steel framed windows. Throughout the home, soaring high ceilings and clean tile floors provide an open feel. An outdoor fire escape is perfect for your plants and a small garden. In the kitchen, take delight in stainless steel appliances, ample cabinet space, and breakfast bar, while in the spacious bathroom enjoy a deep soaking tub and washer/dryer for added convenience. One of the greatest features of this community are the low HOA dues and array of amenities. Residents have access to a rooftop pool, rooftop jacuzzi, and sundeck, 360 view of the Downtown Los Angeles skyline, fitness center, additional laundry facility, and 24-hour security & concierge. Conveniently located above the Metro Line and walking distance to major attractions such as Pershing Square and its dog friendly park, Grand Central Market, The Last Bookstore, Restaurant-row, Whole foods, and the list goes on.

Community/Development		Structure Info		Contract Info		DOM 23
Tax Mello Roos		Year Built/Source	1923/Vendor Enhanced	List Date	06-03-2021	
Complex/Assoc Name	Shy Barry Grand Lofts	Stories	0	List Price	\$400,000	
Pets Allowed/Rules	Yes	Building Type	Condominium, Attached	Orig List Price	\$400,000	
Highrise Amenities		Prop Subtype		Status Date	06-03-2021	
Assoc Amenities	Security, Pool, Gated Parking, Sun Deck, Valet Parking, Fitness Center, Spa	Units in Complex	280	Change Date/Type	07-01-2021/Active	
Assoc Fees Include		Unit Floor #	6	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour			
Short Term Rental Duration		View	City			
Builders Tract Code		Style	Architectural			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces	Faces East			
Earthquake Ins.		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAC5	Parking Type	Private Garage	Contract Date		
Land Type	Fee	Total Spaces	0	Sold Date		
Land Lease Purchase	No	Covered Spaces	0	Sold Price		
Horse Property	No	Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.626	Garage Spaces		Sale Terms		
Special Zone	None	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen/Source						
Lot Descr.						
Lot Location						

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Washer, Dryer, Refrigerator, Dishwasher, Range/Oven, Garbage Disposal
Flooring	Tile
Rooms	Loft, Master Bedroom
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	Shower and Tub
Bedroom Features	Master Bedroom
Common Walls	Attached
Cooking Appliances	Microwave, Oven, Gas/Electric Range
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	

➡ Exterior Features	
Pool	Association Pool
Spa	Association Spa
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Unit, Community

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

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312 W 5th St #1013

Los Angeles, CA 90013

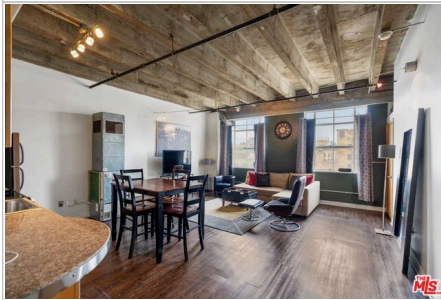
1
Beds

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

660/AS
Sqft

Condo/Co-op

LP \$415,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$628.79
Lot Size	0/OT
HOA Fee 1 & 2	\$287.70(Monthly)
MLS#	21-733432
APN	5149-002-153

OPEN HOUSE

07/17/2021 (12:00PM-2:00PM)



07/18/2021 (12:00PM-2:00PM)



Directions: Corner of 5th and Broadway. Entrance located on 5th St.

Remarks: 3D Tour: bit.ly/SBGrand-1013 Enticing end unit in the center of Downtown LA. This rare East-facing hard loft attracts a generous amount of natural sunlight highlighting the gorgeous industrial elements and modern designs. Featuring an expansive living room fitted with high concrete ceilings, far-stretching city views, and original steel framed windows. From the kitchen, enjoy captivating shaker style cabinets, sleek stainless-steel appliances, and a charming breakfast bar. Unlike other floor plans within the community, admire a private bedroom tucked away in the back, while the bathroom offers a full tub and shower, elegant tiled floors, and in-unit washer and dryer. One of the greatest traits of this community are the low HOA dues along with a collection of amenities. Residents have access to a rooftop pool, spa, and sundeck showcasing a 360-degree view of Downtown, fitness center, additional laundry facility, and 24-hour security & concierge. Conveniently located above the Metro Line and only a short distance to major attractions such as Pershing Square, Grand Central Market, and The Last Bookstore!

Community/Development		Structure Info		Contract Info		DOM 59
Tax Mello Roos		Year Built/Source	1923/Vendor Enhanced	List Date	05-18-2021	
Complex/Assoc Name	SB Grand	Stories	12	List Price	\$415,000	
Pets Allowed/Rules	Yes	Building Type	Attached, Condominium	Orig List Price	\$415,000	
Highrise Amenities		Prop Subtype		Status Date	05-18-2021	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Hot Water, Onsite Property Management, Other, Fitness Center, Exercise Room, Valet Parking, Sun Deck, Spa, Security, Pool	Units in Complex	280	Change Date/Type	05-26-2021/Active	
Assoc Fees Include		Unit Floor #	10	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Community, Fire and Smoke Detection System, Fire Sprinklers, T.V., Other, Smoke Detector			
Short Term Rental Duration		View	City, City Lights			
Builders Tract Code		Style	Architectural			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces	Faces East			
Earthquake Ins.		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				

Land/Lot Info		Parking Details		Sale/Sold Info	
Zoning	LAC5	Parking Type	Garage, Other, Covered Parking	Contract Date	
Land Type		Total Spaces	0	Sold Date	
Land Lease Purchase	No	Covered Spaces	0	Sold Price	
Horse Property	No	Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	0.626	Garage Spaces		Sale Terms	
Special Zone	Other	Carport Spaces		SP/LP	
Addl Parcel	No	Remote Controls			
Lot Dimen/Source					
Lot Descr.					
Lot Location					

➡ Interior Features		➡ Exterior Features	
# Fireplaces/Details	None	Pool	Association Pool, Community
Furnished	Unfurnished	Spa	Association Spa, Community
AC/Cooling	Heat Pump(s), Wall Unit(s), Air Conditioning	Tennis/Courts	
Heating	Heat Pump	Patio	
Equip/Apppl	Ceiling Fan, Built-Ins, Dishwasher, Dryer, Freezer, Garbage Disposal, Hood Fan, Microwave, Network Wire, Other, Range/Oven, Recirculated Exhaust Fan, Refrigerator, Stackable W/D Hookup, Washer, Cable	Roofing	
Flooring	Tile, Laminate, Cement	Fence	
Rooms	Living, Loft	Sprinklers	
Levels		Entry Location	
Interior Features		Exterior Constr	
Kitchen Features		Foundation	
Bathroom Features		Other Struc Feat	
Bedroom Features		Other Structures	
Common Walls	Attached	RV Access Dimen	
Cooking Appliances		Windows	
Disability Access		Water Heater Feat	
Eating Areas		Laundry	Community, In Unit, Inside, Laundry Area, Room
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		Map	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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645 W 9Th St #405

Los Angeles, CA 90015

0
Beds

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

660/VN
Sqft

Condo/Co-op

LP \$450,000↓



Active



Expected on Market

Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$681.82
Lot Size	74,720/VN
HOA Fee 1 & 2	\$708.00(Monthly)
MLS#	21-735384
APN	5144-027-100

OPEN HOUSE 07/18/2021 (2:00PM-5:00PM)

Directions: 9th St. between Flower and Hope

Remarks: Sophisticated urban living in the highly-desired Market Lofts, centrally located in the heart of the South Park district of Downtown LA. Flower street facing loft has it all - High ceilings, exposed ducts & pipes, hardwood floors, sleek Italian cabinetry, Caesrstone countertops, and stainless steel appliances. Come and enjoy the secure building with doorman and building amenities which include a movie theater, gym, pool/hot tub, and well-appointed clubhouse with a full kitchen, bathroom, and outdoor shower. A reserved parking spot in an attached parking garage is included in the HOA fee. Located in desirable South Park DTLA, the Market Lofts is right above Ralph's Fresh Fare and a short distance from Whole Foods, FIDM park, Starbucks & Philz, Macy's Plaza, 7th&Fig Plaza, Staples Ctr., LA Live, the 7th St. Metro station and soon-to-come Oceanwide Plaza.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Market Lofts
Pets Allowed/Rules	Call/Assoc Pet Rules, Weight Limit
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Exercise Room, Pool, Security, Assoc Maintains Landscape, Controlled Access, Spa, Fitness Center, Onsite Property Management, Clubhouse, Hot Water, Assoc Pet Rules, Other, Elevator, Gated Parking
Assoc Fees Include	Trash Paid, Gas, Building and Grounds, Water Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2006/Vendor Enhanced
Stories	0
Building Type	Condominium, Attached
Prop Subtype	
Units in Complex	267
Unit Floor #	4
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Gated Community with Guard, Gated, Card/Code Access, Fire and Smoke Detection System, Carbon Monoxide Detector(s), Fire Sprinklers
View	City Lights
Style	New Project
Entry Floor #	
Exposure	
Direction Faces	Faces North, Faces West
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 52
List Date	05-25-2021	
List Price	\$450,000	
Orig List Price	\$455,000	
Status Date	05-25-2021	
Change Date/Type	06-16-2021/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	1.715
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Auto Driveway Gate, Controlled Entrance
Total Spaces	1
Covered Spaces	0
Uncovered Spaces	1
Garage Spaces	
Carport Spaces	
Remote Controls	

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Range/Oven, Dishwasher, Freezer, Refrigerator, Garbage Disposal
Flooring	Hardwood
Rooms	Breakfast Bar, Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	Association Pool, Fenced, In Ground, 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 Unit, Laundry Closet Stacked

📍 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	

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100 S Alameda St #120

Los Angeles, CA 90012

1
Beds

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

735/VN
Sqft

Condo/Co-op

LP \$469,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$638.10
Lot Size	138,016/VN
HOA Fee 1 & 2	\$528.00(Monthly)
MLS#	21-761332
APN	5163-001-022

OPEN HOUSE 07/17/2021 (11:00AM-2:00PM)

Directions: The Savoy sits in between E 1Street and E 2nd Street facing N Alameda Street. Bordering the Art District and Little Tokyo neighborhoods.

Remarks: Welcome home to Savoy. This cozy condo is nestled between Downtown LAs trendy neighborhoods the Art District and Little Tokyo and is a few short blocks to a bevy of well-known bars and restaurants, cafes, shops, museums, and public transportation. The unit features a spacious floor plan with wood flooring, granite countertops, a sizable master bedroom suite with a walk-in closet, an in-unit washer and dryer, and a private outdoor patio. Should you choose to stay in for the day, the resort-style amenities are tempting and plentiful which include, a clubhouse, pool and spa, multiple barbecue area, fitness center, screening room, business center, conference room, and library, and a rooftop deck with inspiring Downtown skyline views. The unit comes with one assigned and gated parking space. Guest parking is available. Easy to show.

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	Savoy Community Association
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	Business Center, Club Room, Conference Facilities, Controlled Access, Entrance Lobby, Executive business center, Mid-Rise Building, On-Site Guard, Rooftop Sky Deck, Sun Deck, Trash Chute
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Clubhouse, Conference, Controlled Access, Exercise Room, Gated Community Guard, Meeting Room, Onsite Property Management, Other, Outdoor Cooking Area, Spa, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	Unknown
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	No

Structure Info	
Year Built/Source	2005/Vendor Enhanced
Stories	4
Building Type	Condominium, Attached, Low Rise
Prop Subtype	Condominium
Units in Complex	300
Unit Floor #	1
Unit Location	NW corner
PUD	No
Balcony	Yes
Security	24 Hour, Automatic Gate, Card/Code Access, Community, Exterior Security Lights, Gated Community with Guard, Resident Manager, Other
View	Other, Walk Street
Style	Contemporary
Entry Floor #	
Exposure	Northern
Direction Faces	Faces North
Maid's	
Prop Condition	
Sewer	
Water Type	Public

Contract Info		DOM 1
List Date	07-15-2021	
List Price	\$469,000	
Orig List Price	\$469,000	
Status Date	07-15-2021	
Change Date/Type	07-15-2021/New Listing	
Sale Type	Standard	
Avail for Lease	Yes	
Lease Option	Yes	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	3.168
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Attached, Auto Driveway Gate, Community Garage, Controlled Entrance, Covered Parking
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Appl	Dryer, Dishwasher, Microwave
Flooring	Carpet, Hardwood, Tile
Rooms	Breakfast Area, Dining Area, Living, Master Bedroom, Patio Covered, Walk-In Closet, Utility
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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253 S Broadway #305

Los Angeles, CA 90012

1
Beds

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

750/VN
Sqft

Condo/Co-op

LP \$475,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$633.33
Lot Size	13,323/VN
HOA Fee 1 & 2	\$613.00(Monthly)
MLS#	21-720272
APN	5149-009-041

OPEN HOUSE 07/17/2021 (2:00PM-3:00PM)

Directions: Corner of 3rd St and Broadway

Remarks: Uber Chic true open Historic Live/Work Loft in the Pan American building. High Ceilings, Lots of Windows and Light, Modern Kitchen with Stainless Steel Appliances, In-unit Washer/Dryer, laminate floors, and gorgeous brick walls. Across the street from Grand Central Market. Walk to Metro Station and dozens of Restaurants and Shops. Mills Act Approved building with significant tax savings.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	The Pan American Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Elevator
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1897/Vendor Enhanced
Stories	0
Building Type	Condominium
Prop Subtype	
Units in Complex	40
Unit Floor #	2
Unit Location	
PUD	No
Balcony	No
Security	Gated
View	Other
Style	Art Deco
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 91
List Date	04-16-2021	
List Price	\$475,000	
Orig List Price	\$499,000	
Status Date	04-16-2021	
Change Date/Type	06-25-2021/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.306
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Refrigerator, Washer
Flooring	Laminate, Tile
Rooms	Other
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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

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

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312 W 5th St #307
Los Angeles, CA 90013

1
Beds

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

860/AS
Sqft

Condo/Co-op

LP \$479,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$556.98
Lot Size	0/OT
HOA Fee 1 & 2	\$310.62(Monthly)
MLS#	21-707542
APN	5149-033-060

OPEN HOUSE

07/17/2021 (12:00PM-2:00PM)

07/18/2021 (12:00PM-2:00PM)

Directions: Corner of Broadway and 5th St. Entrance located on 5th St. No guest parking, street parking only

Remarks: 3D Tour: bit.ly/SBGrand307 Every inch of this spectacular home has been fully remodeled and transformed with no detail overlooked! Starting with the kitchen, revel in an extended quartz breakfast bar fitted with updated stainless-steel appliances, vented island range hood, and extensive storage along the back wall. The main room features gorgeous recessed lighting, laminate flooring throughout, and vaulted ceilings. Staying true to the essence of Downtown, enjoy an open loft layout with exposed ductwork for that industrial charm. Within the bathroom, enjoy spa inspired elements and escape into tranquility with alluring stone tiles, elegant wood slat ceiling, updated glass enclosed shower and floating vanity. Last but not least, appreciate an outdoor balcony and fully vented in-unit washer & dryer. The SB Grand offers a collection of amenities including a rooftop pool, spa, 360-degree views of Downtown LA, gym, on-site parking, 24-hour security & concierge. Moments away from Pershing Square, Metro Line, Grand Central Market, Perch, and The Last Bookstore to name a few.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Shybary Grand Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Exercise Room, Fitness Center, Hot Water, Onsite Property Management, Other, Valet Parking, Pool, Security, 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	
Earthquake Ins.	

Structure Info	
Year Built/Source	1923/Vendor Enhanced
Stories	12
Building Type	Attached, Condominium
Prop Subtype	
Units in Complex	280
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Community, Card/Code Access, Carbon Monoxide Detector(s), Fire Sprinklers, Guarded, Fire and Smoke Detection System, Other, Smoke Detector
View	Other
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 119
List Date	03-19-2021	
List Price	\$479,000	
Orig List Price	\$499,000	
Status Date	03-19-2021	
Change Date/Type	07-12-2021/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.626
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Wall Unit(s), Air Conditioning, Heat Pump(s)
Heating	Wall, Heat Pump
Equip/Apppl	Built-Ins, Cable, Dishwasher, Dryer, Freezer, Garbage Disposal, Hood Fan, Network Wire, Other, Range/Oven, Refrigerator, Stackable W/D Hookup, Vented Exhaust Fan, Washer
Flooring	Laminate, Stone Tile
Rooms	Studio, Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	Association Pool, Community
Spa	Association Spa, Community
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	In Closet, In Living Room, In Unit, Inside, Laundry Closet Stacked

📍 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	

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738 S Los Angeles St #303

Los Angeles, CA 90014

1
Beds

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

880/AS
Sqft

Condo/Co-op

LP \$505,000

Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$573.86
Lot Size	0/OT
HOA Fee 1 & 2	\$634.00(Monthly)
MLS#	21-759210
APN	5145-029-120

OPEN HOUSE

07/17/2021 (12:00PM-2:00PM)



07/18/2021 (12:00PM-2:00PM)



Directions: Located on S Los Angeles St, between 7th St and 8th St. RED building.

Remarks: 3D Tour: bit.ly/Eckardt-303 A striking loft in the DTLA Fashion District with ample square footage. Once a garment manufacturing building and now converted into the historic Eckardt Lofts, this impressive home features soaring high ceilings, polished concrete floors, and a stunning wall of windows that welcome in the morning & afternoon light. The inviting living room offers an expansive open space ideal for entertaining friends & family with plenty of room for a home office, while tucked away around the corner sits the bedroom. A sleek, modern kitchen offers stainless-steel Bosch appliances, new subway tile backsplash, and granite countertops. In the bathroom, enjoy a deep soaking tub, in-unit washer & dryer, and extra storage. As a historic Mills Act approved building, homeowners receive a reduced property tax bill saving up to 70% off! Being a part of the Santee Village community, residents enjoy several amenities including a rooftop pool, multiple rooftop spas, gym, BBQ grills, sundeck, rooftop basketball court, 24/7 security, and more. Conveniently located next to many of LA's newest and best restaurants and the brand new Apple Store, this home is in one of the newest development hotspots with more opening every day!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Eckardt Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Basketball Court, Controlled Access, Elevator, Exercise Room, Fire Pit, Fitness Center, Onsite Property Management, Other, Other Courts, Outdoor Cooking Area, Picnic Area, Pool, Security, 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	
Earthquake Ins.	

Structure Info	
Year Built/Source	1914/Vendor Enhanced
Stories	8
Building Type	Attached, Condominium
Prop Subtype	
Units in Complex	48
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), Card/Code Access, Community, Fire Sprinklers, Smoke Detector, Other
View	City, City Lights
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 4
List Date	07-12-2021	
List Price	\$505,000	
Orig List Price	\$505,000	
Status Date	07-12-2021	
Change Date/Type	07-12-2021/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAM2
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.879
Special Zone	Other
Addl Parcel	No
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Appl	Range/Oven, Freezer, Recirculated Exhaust Fan, Refrigerator, Stackable W/D Hookup, Washer, Dryer, Other, Garbage Disposal, Dishwasher, Built-Ins, Network Wire, Microwave, Cable
Flooring	Tile, Cement
Rooms	Other, Loft, Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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

📍 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	



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312 W 5th St #1014

Los Angeles, CA 90013

1
Beds

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

890/AS
Sqft

Condo/Co-op

LP \$519,000

Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$583.15
Lot Size	0/OT
HOA Fee 1 & 2	\$322.46(Monthly)
MLS#	21-747634
APN	5149-002-154

OPEN HOUSE

07/17/2021 (12:00PM-2:00PM)



07/18/2021 (12:00PM-2:00PM)



Directions: Corner of 5th and Broadway. Entrance located on 5th St.

Remarks: 3D Tour: bit.ly/SBGrand-1014 Extraordinary hard loft in the center of Downtown LA. Enjoy a fully renovated home with inspiring East-facing views drawing in plenty of natural sunlight throughout the day. From the main living space, enticing laminate floors are laid throughout perfectly syncing with the homes natural raw industrial elements and warehouse decor. The oversized kitchen boasts an impressive island, gorgeous quartz countertops with an abundance of work space, freshly updated cabinetry, and sleek stainless-steel appliances. One of the rarer units within the community, delight in a fully enclosed bedroom with high ceilings and modern finishes while from the living room, climb out from the original steel-framed windows onto a private expansive fire escape, an ideal getaway to savor in the perfect city views. An amazing trait of this community is the exceptionally low HOA dues along with a collection of amenities. Residents have access to a rooftop pool, spa, and sundeck showcasing a 360-degree view of Downtown, fitness center, additional laundry facility, and 24-hour security & concierge. Conveniently located above the Metro Line and only a short distance to major attractions such as Pershing Square, Grand Central Market, and The Last Bookstore!

Community/Development		Structure Info		Contract Info		DOM 30
Tax Mello Roos		Year Built/Source	1923/Vendor Enhanced	List Date	06-16-2021	
Complex/Assoc Name	SB Grand	Stories	0	List Price	\$519,000	
Pets Allowed/Rules	Yes	Building Type	Attached, Condominium	Orig List Price	\$519,000	
Highrise Amenities		Prop Subtype		Status Date	06-16-2021	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Hot Water, Onsite Property Management, Other, Fitness Center, Exercise Room, Valet Parking, Sun Deck, Spa, Security, Pool	Units in Complex	280	Change Date/Type	06-24-2021/Active	
Assoc Fees Include		Unit Floor #	10	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Community, Fire and Smoke Detection System, Fire Sprinklers, T.V., Other, Smoke Detector, Guarded			
Short Term Rental Duration		View	City, City Lights			
Builders Tract Code		Style	Architectural			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces	Faces East			
Earthquake Ins.		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAC5	Parking Type	Garage, Other, Covered Parking	Contract Date		
Land Type		Total Spaces	0	Sold Date		
Land Lease Purchase	No	Covered Spaces	0	Sold Price		
Horse Property	No	Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.626	Garage Spaces		Sale Terms		
Special Zone	Other	Carport Spaces		SP/LP		
Addl Parcel	No	Remote Controls				
Lot Dimen/Source						
Lot Descr.						
Lot Location						

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Heat Pump(s)
Heating	Heat Pump
Equip/Appl	Built-Ins, Dishwasher, Dryer, Freezer, Garbage Disposal, Hood Fan, Microwave, Network Wire, Other, Range/Oven, Recirculated Exhaust Fan, Refrigerator, Stackable W/D Hookup, Washer, Cable
Flooring	Tile, Hardwood
Rooms	Other, Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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

📍 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	

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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215 W 7th St #802

Los Angeles, CA 90014

1
Beds

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

780/AS
Sqft

Condo/Co-op

LP \$519,900



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$666.54
Lot Size	0/OT
HOA Fee 1 & 2	\$587.00(Monthly)
MLS#	21-723596
APN	5144-026-085

OPEN HOUSE

07/17/2021 (12:00PM-2:00PM)

07/18/2021 (12:00PM-2:00PM)

Directions: Corner of 7th St and Spring Street. Entrance located on 7th St.

Remarks: 3D Tour: bit.ly/Bartlett802 Newly renovated corner home with gorgeous Downtown views! Embrace true urban living in an open loft concept featuring a fully redesigned kitchen with brand new appliances and fixtures, striking modernized bathroom, and a large spacious living room. Sitting high on the 8th floor, soak in the glistening sunlight from original double hung windows and cherish panoramic views of Downtown's fantastic skyline. Once a sprawling office building and now transformed into a historical condominium, the Bartlett has earned Mills Act status granting homeowners up to 70% off their property taxes! The Bartlett features an array of amenities from a rooftop garden with a 360 view sundeck, 24 hour security and concierge, on-site parking, and original Beaux Arts dcor.

Community/Development		Structure Info		Contract Info		DOM 82
Tax Mello Roos		Year Built/Source	1911/Vendor Enhanced	List Date	04-25-2021	
Complex/Assoc Name	Bartlett	Stories	14	List Price	\$519,900	
Pets Allowed/Rules	Yes	Building Type	Attached, Condominium	Orig List Price	\$519,900	
Highrise Amenities		Prop Subtype		Status Date	04-25-2021	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Other, Sun Deck, Picnic Area, Security, Hot Water	Units in Complex	139	Change Date/Type	05-03-2021/Active	
Assoc Fees Include		Unit Floor #	8	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Community, Fire Sprinklers, Guarded, Other, Smoke Detector, T.V.			
Short Term Rental Duration		View	City, City Lights			
Builders Tract Code		Style	Architectural			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces	Faces North, Faces East			
Earthquake Ins.		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAC5	Parking Type	Subterranean, Other, On street, Garage	Contract Date		
Land Type		Total Spaces	0	Sold Date		
Land Lease Purchase	No	Covered Spaces	0	Sold Price		
Horse Property	No	Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.366	Garage Spaces		Sale Terms		
Special Zone	Other	Carport Spaces		SP/LP		
Addl Parcel	No	Remote Controls				
Lot Dimen/Source						
Lot Descr.						
Lot Location						

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Heat Pump(s), Air Conditioning, Wall Unit(s)
Heating	Heat Pump, Wall
Equip/Apppl	Freezer, Garbage Disposal, Range/Oven, Recirculated Exhaust Fan, Refrigerator, Dryer, Dishwasher, Built-Ins, Cable, Microwave, Network Wire, Other, Stackable W/D Hookup, Washer
Flooring	Clay, Stone Tile
Rooms	Den, Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	No
Spa	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, In Unit, Other, Laundry Closet Stacked

📍 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	

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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460 S Spring St #709

Los Angeles, CA 90013

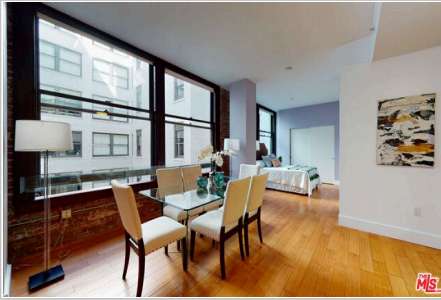
1
Beds

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

829/TA
Sqft

Condo/Co-op

LP \$529,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$638.12
Lot Size	30,787/VN
HOA Fee 1 & 2	\$642.34(Monthly)
MLS#	21-689210
APN	5149-023-124

OPEN HOUSE 07/17/2021 (2:00PM-5:00PM)

Directions: Historic Core District of DTLA - on S Spring St between 4th & 5th Streets

Remarks: The one and only Rowan Lofts, a rare Mills Act Historic property - originally built in 1912 as a Bank HQ. Today, Rowan has been completely re-constructed and re-imagined as a luxury residential community. Mills Act status equates to a huge reduction in the owners annual LA County Property Tax bill. Bright & spacious open floor plan loft with 6 enormous nearly floor-to-ceiling windows. Cool contemporary style has been perfectly blended with classic historic features. This property has much natural light and is a refuge of quiet and calm amid DTLA's booming landscape. High end kitchen with Bosch appliances, Caesarstone counters, custom window shades, hardwood floors, large bathroom with deep soaking tub, etc. Rowan amenities include an outdoor dining area with BBQ, hot & cold spas. Indoor lounge/party room also available. So close to all that DTLA has to offer - including soon to open Citizen Hotel, Perla on Broadway, METRO station at 2nd St, numerous restaurants. Please 'click' on VIRTUAL TOUR prior to requesting an in-person property tour.

Community/Development		Structure Info		Contract Info		DOM 161	
Tax Mello Roos		Year Built/Source	1912/Assessor	List Date	02-05-2021		
Complex/Assoc Name	Rowan Lofts	Stories	12	List Price	\$529,000		
Pets Allowed/Rules	Yes	Building Type	Condominium, High Rise, Attached	Orig List Price	\$599,000		
Highrise Amenities		Prop Subtype		Status Date	02-05-2021		
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator, Gated Community Guard, Onsite Property Management, Outdoor Cooking Area, Spa, Security, Rec Multipurpose Rm	Units in Complex	206	Change Date/Type	06-10-2021/Price Change		
Assoc Fees Include		Unit Floor #	7	Sale Type	Standard		
Community Features		Unit Location	faces East	Avail for Lease	No		
Pending HO Asmt		PUD	No	Lease Option	No		
Rental Restrictions		Balcony		Financing	Cash To New Loan		
Short Term Rentals		Security	24 Hour, Card/Code Access, Fire and Smoke Detection System, Exterior Security Lights, Fire Sprinklers, Gated Community with Guard	Possession	Close Of Escrow		
Short Term Rental Duration		View	Courtyard				
Builders Tract Code		Style	Contemporary				
Builders Model Code		Entry Floor #					
Builders Model Name		Exposure	Eastern				
Builders Name		Direction Faces	Faces East				
Earthquake Ins.		Maid's					
		Prop Condition					
		Sewer	In Street				
		Water Type	District/Public				
Land/Lot Info		Parking Details		Sale/Sold Info			
Zoning	LAC4	Parking Type	None	Contract Date			
Land Type		Total Spaces	0	Sold Date			
Land Lease Purchase		Covered Spaces	0	Sold Price			
Horse Property		Uncovered Spaces		Sold Price/SqFt			
Lot Acreage	0.707	Garage Spaces		Sale Terms			
Special Zone	None	Carport Spaces		SP/LP			
Addl Parcel		Remote Controls					
Lot Dimen/Source							
Lot Descr.							
Lot Location							

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Furnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Microwave, Washer, Refrigerator, Range/Oven, Recirculated Exhaust Fan
Flooring	Hardwood
Rooms	Dining Area, Walk-In Closet, Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	No
Spa	Community, Heated, In Ground
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Double Pane 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	

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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645 W 9th ST #331
LOS ANGELES, CA 90015

1
Beds

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

820
Sqft

Condo/Co-op

LP \$559,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$681.71
Lot Size	74,720
HOA Fee 1 & 2	\$732.00(Monthly)
MLS#	OC21103178MR
APN	5144-027-081

OPEN HOUSE 07/17/2021 (12:00PM-4:00PM)

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

Remarks: AMAZING CORNER UNIT! Enjoy sophisticated urban living in the highly-desired Market Lofts, centrally located in the heart of the South Park district of Downtown L.A.. Only 2 units per floor like ours! Corner of the building & provides sun light throughout the day & beautiful evening views overlooking the pool & city lights. Spacious, private, inviting floor plan allows utilization of every square foot, one of the best floor plans in Market Lofts! Grand entrance hallway, large enclosed private bedroom w/ sliding door, bathroom and walk-in closet, spacious living room and dining room area, kitchen with stainless steel appliances, stone countertops. New light fixtures, move-in ready! Resort style amenities include pool, spa, rec/lounge room, bbq grill, fitness center and movie/screening room. Market Lofts was built in 2006, conveniently on top of Ralphs Fresh Fair and walking distance to EVERYTHING DTLA has to offer! A quick drive to USC, FIDM across the street, Whole Foods just a block away and just steps to Staples Center, LA Live, Macy's, and all the amazing restaurants on 7th st.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	ask
Pets Allowed/Rules	Call/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Banquet, Billiard Room, Exercise Room, Outdoor Cooking Area, pool, Security
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	
Earthquake Ins.	

Structure Info	
Year Built/Source	2006/Assessor
Stories	7
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	50
Unit Floor #	3
Unit Location	
PUD	
Balcony	
Security	24 Hour, Card/Code Access, Fire and Smoke Detection System, Gated, Guarded
View	Courtyard
Style	Modern
Entry Floor #	3
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 63
List Date	05-14-2021	
List Price	\$559,000	
Orig List Price	\$569,000	
Status Date	05-14-2021	
Change Date/Type	05-29-2021/Price Change	
Sale Type	Standard	
Avail for Lease	No	

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	

Parking Details	
Parking Type	Assigned
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	0
Remote Controls	1

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	
Equip/Apppl	Dishwasher, Dryer, Inside, Microwave, Washer
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom, 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	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

➡ Exterior Features	
Pool	NoAssociation Pool
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	Dryer, Inside, Washer

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

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1111 S GRAND AVE #910

LOS ANGELES, CA 90015

1
Beds

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

840/VN
Sqft

Condo/Co-op

LP \$579,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$689.29
Lot Size	38,727/BL
HOA Fee 1 & 2	\$795.21 (Monthly)
MLS#	21-734274
APN	5139-021-136

OPEN HOUSE

07/17/2021 (1:00PM-4:00PM)

07/18/2021 (11:00AM-2:00PM)

Directions: On the corner of S Grand Avenue & 11th Street, 3 blocks east of the Staples Center and LA Live. Right in the South Park neighborhood of Downtown Los Angeles (DTLA), north of the 10 and east of the 110.

Remarks: Last chance to own this stunning DTLA Soft Loft Sophisticate, offering jaw-dropping views of the city skyline, now with a new & improved price! Prized north-facing unit in the exclusive Elleven Building is blessed with an open floor plan, high ceilings, and a wall of windows that bathe the entire unit in bright, natural light. Comes w/ a separate deeded storage unit & 1 assigned indoor parking spot next to garage entrance on ground floor. Two large double-paned glass French doors fully open out to 2 Juliette balconies. Freshly painted walls & original natural hardwood bamboo floors. All brand new designer light fixtures and new custom solar & blackout roller blinds were added to the windows last year. Spacious full bath & ample walk-in closet w/ built-in shelving & full-size stackable W/D. European-style kitchen w/ dark refinished cherry cabinets, new SS LG fridge, new Bosch dishwasher, & SS Frigidaire stove & microwave. Resort-inspired amenities include heated salt water pool, jacuzzi, gym access, sundeck, Viking BBQ grills, and outdoor lounge & fireplace. 24/7 Concierge & Security and key card activated elevator. Prime location in South Park, the most high-end neighborhood in DTLA w/ Whole Foods, Ralph's, Staples Center & LA Live only a few blocks away. Starbucks right next door & Prank Bar just around the corner! Easy access to the 110, 10, 101, & 5!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Elleven HOA
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	24-Hour Concierge, Controlled Access, Entrance Lobby, Private Storage Lockers for Res, Trash Chute, Sun Deck, Service Elevator
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Fire Pit, Elevator, Onsite Property Management, Pool, Security, Sun Deck, Spa, Controlled Access
Assoc Fees Include	Trash Paid, Water Paid, Building and Grounds, Concierge, Maintenance Paid, On Site Security
Community Features	Community Mailbox
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2005/Vendor Enhanced
Stories	13
Building Type	Condominium, High Rise, Attached
Prop Subtype	Condominium
Units in Complex	180
Unit Floor #	9
Unit Location	910
PUD	No
Balcony	Juliette
Security	24 Hour, Fire and Smoke Detection System, Exterior Security Lights, Card/Code Access, Carbon Monoxide Detector(s), Fire Sprinklers, Resident Manager, Smoke Detector
View	City, City Lights, Landmark
Style	Modern
Entry Floor #	
Exposure	NE Facing
Direction Faces	Faces East, Faces North
Maid's	
Prop Condition	New Construction
Sewer	
Water Type	

Contract Info		DOM 38
List Date	05-19-2021	
List Price	\$579,000	
Orig List Price	\$595,000	
Status Date	05-19-2021	
Change Date/Type	06-25-2021/Price Change	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.889
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	City

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

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Built-Ins, Dishwasher, Dryer, Garbage Disposal, Microwave, Washer, Refrigerator, Range/Oven, Freezer
Flooring	Hardwood, Bamboo
Rooms	Walk-In Closet, Dining Area, Living, Other, Entry
Levels	
Interior Features	
Kitchen Features	Granite Counters, Open to Family Room
Bathroom Features	Tile, Shower Over Tub, Granite, Under Vanity Lighting
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	Gas/Electric Range, Microwave, Oven, Range, Range Hood
Disability Access	
Eating Areas	Dining Area
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	Heated, In Ground, Salt/Saline, Fenced, Community
Spa	Fenced, Hot Tub, In Ground, Community
Tennis/Courts	None
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Elevator
Exterior Constr	
Foundation	
Other Struc Feat	High Ceilings (9 Feet+), French Doors, Balcony, Energy Efficient
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows, French Windows, Custom Window Covering, Window Blinds
Water Heater Feat	Central Water Heater
Laundry	In Unit

📍 Location	
Cross Streets	S Grand Avenue & 11th Street
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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1050 S Grand Ave #1106

Los Angeles, CA 90015

1
Beds

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

683/DV
Sqft

Condo/Co-op

LP \$599,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$877.01
Lot Size	0/OT
HOA Fee 1 & 2	\$777.65(Monthly), \$22.72(Monthly)
MLS#	21-725148
APN	5139-010-070

OPEN HOUSE 07/17/2021 (11:00AM-2:00PM)
07/18/2021 (11:00AM-2:00PM)

Directions: Corner of S Grand Ave & 11th St. Entrance located on Grand Ave next to Chase Bank

Remarks: 3D Tour: bit.ly/Ten50-1106 Striking Downtown skyline views from this renovated one-bedroom condominium in the desirable Ten50 building. This ravishing North-facing home offers radiant sunlight throughout the day highlighting the kitchens Carrara marble countertops and backsplash, soft-close Domus and Domus Italian cabinetry, gorgeous stainless-steel appliances, and custom-built wall-to-wall storage with matching marble and cabinet doors. The stunning bathroom features a quartz vanity surface with dual faucets, beautiful porcelain tiles, and one-of-a-kind matching shower bench custom designed by the building developer. From the living room, soak in jaw-dropping views of skyscraping towers or nestle away in the private bedroom with soft lush carpet and a walk-in closet with built out storage. Unique to this home is an extra onsite deeded storage cage, an envious parking spot, and nearly \$40K in upgrades. Ten50 offers resort style amenities including an infinity-edge pool, spa, fire pits, barbecue grills, fitness center, community lounge, dining room, business center, media screening room, 24-hour security and concierge, and guest parking! Only a short distance from LA Live, Staples Center, Metro lines, and widely popular Downtown destinations.

Community/Development		Structure Info		Contract Info		DOM 76
Tax Mello Roos		Year Built/Source	2017/Assessor	List Date	05-01-2021	
Complex/Assoc Name	Ten50	Stories	25	List Price	\$599,000	
Pets Allowed/Rules	Yes	Building Type	Condominium, Attached	Orig List Price	\$625,000	
Highrise Amenities		Prop Subtype		Status Date	05-01-2021	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Banquet, Card Room, Concierge, Clubhouse, Conference, Controlled Access, Elevator, Dock, Exercise Room, Fire Pit, Extra Storage, Fitness Center, Guest Parking, Meeting Room, Onsite Property Management, Other, Outdoor Cooking Area, Pool, Rec Multipurpose Rm, Security, Spa, Sun Deck, Hot Water	Units in Complex	151	Change Date/Type	05-17-2021/Price Change	
Assoc Fees Include		Unit Floor #	11	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Community, Fire and Smoke Detection System, Fire Sprinklers, Smoke Detector, Other, T.V.			
Short Term Rental Duration		View	City, City Lights			
Builders Tract Code		Style	Architectural			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces	Faces North			
Earthquake Ins.		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR5	Parking Type	Assigned, Covered Parking, Parking for Guests, Parking for Guests - Onsite	Contract Date		
Land Type				Sold Date		
Land Lease Purchase	No			Sold Price		
Horse Property	No	Total Spaces	1	Sold Price/SqFt		
Lot Acreage	0.503	Covered Spaces	1	Sale Terms		
Special Zone	None	Uncovered Spaces		SP/LP		
Addl Parcel		Garage Spaces				
Lot Dimen/Source		Carport Spaces				
Lot Descr.		Remote Controls				
Lot Location						

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central, Air Conditioning
Heating	Central
Equip/Appl	Dishwasher, Dryer, Freezer, Garbage Disposal, Hood Fan, Range/Oven, Recirculated Exhaust Fan, Refrigerator, Washer, Other, Built-Ins, Network Wire, Stackable W/D Hookup, Cable
Flooring	Tile, 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	

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

➡ 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 Closet, In Unit, Laundry Area, Laundry Closet Stacked, Room

📍 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	



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121 S Hope St #508

Los Angeles, CA 90012

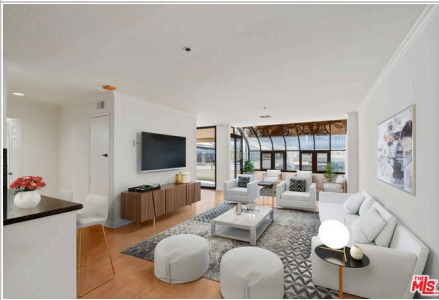
2
Beds

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

1,231/AS
Sqft

Condo/Co-op

LP \$625,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$507.72
Lot Size	0/OT
HOA Fee 1 & 2	\$944.00(Monthly)
MLS#	21-730666
APN	5151-002-146

OPEN HOUSE

07/17/2021 (12:00PM-2:00PM)



07/18/2021 (12:00PM-2:00PM)



Directions: Corner of Hope & 1st Street. Entrance located on Hope Street. Guest parking located off driveway off 1st street.

Remarks: 3D Tour: bit.ly/Promenade-508 Tranquility awaits from this upper-level pool facing home in The Promenade. From the spacious living room with freshly sanded hardwood floors, experience a Zen-like atmosphere under the atrium windows with a breathtaking Downtown skyline backdrop. Nearby, the versatile guest bedroom doubles as the ideal work from home office, while in the master bedroom, enjoy newly installed plush carpeting and an expansive walk-in closet. Connecting all the rooms together is an oversized balcony, perfect for hosting weekend barbeques or to lounge about and soak in the all-day sun. The kitchen features updated cathedral style cabinets, mesmerizing quartz countertops, polished stainless-steel appliances, and a charming dining area off to the side. The Promenade undergoing new upgrades will soon offer residents fiber internet with 300 mbps download and upload speeds. In addition, residents enjoy a collection of amenities including pool, spa, picnic lawns, fitness center, saunas, mezzanine lounge, dog park, 24-hour security & concierge, and guest parking. Conveniently located near Walt Disney Concert Hall, Little Tokyo, Grand Central Market, and the hotly anticipated Bunker Hill Metro station and The Grand LA by Frank Gehry!

Community/Development		Structure Info		Contract Info		DOM 64
Tax Mello Roos		Year Built/Source	1980/Vendor Enhanced	List Date	05-13-2021	
Complex/Assoc Name	The Promenade	Stories	6	List Price	\$625,000	
Pets Allowed/Rules	Yes	Building Type	Attached, Condominium	Orig List Price	\$630,000	
Highrise Amenities		Prop Subtype		Status Date	05-13-2021	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Card Room, Concierge, Conference, Controlled Access, Clubhouse, Elevator, Exercise Room, Extra Storage, Fire Pit, Fitness Center, Gated Parking, Guest Parking, Hot Water, Meeting Room, Onsite Property Management, Other, Picnic Area, Pool, Rec Multipurpose Rm, Sauna, Security, Spa, Sun Deck	Units in Complex	140	Change Date/Type	07-01-2021/Price Change	
Assoc Fees Include		Unit Floor #	5	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Community, Fire and Smoke Detection System, Fire Sprinklers, Resident Manager, Smoke Detector			
Short Term Rental Duration		View	City, City Lights, Panoramic, Pool, Tree Top			
Builders Tract Code		Style	Architectural			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's	No			
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR5	Parking Type	Assigned, Covered Parking, Subterranean, Parking for Guests - Onsite	Contract Date		
Land Type				Sold Date		
Land Lease Purchase	No			Sold Price		
Horse Property	No	Total Spaces	2	Sold Price/SqFt		
Lot Acreage	1.543	Covered Spaces	2	Sale Terms		
Special Zone	Other	Uncovered Spaces		SP/LP		
Addl Parcel	No	Garage Spaces				
Lot Dimen/Source		Carport Spaces				
Lot Descr.		Remote Controls				
Lot Location						

➡ Interior Features		➡ Exterior Features	
# Fireplaces/Details	None	Pool	Association Pool, Community
Furnished	Unfurnished	Spa	Association Spa, Community
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Built-Ins, Cable, Dishwasher, Freezer, Garbage Disposal, Hood Fan, Network Wire, Refrigerator, Range/Oven, Recirculated Exhaust Fan, Other, Phone System	Roofing	
		Fence	
		Sprinklers	
Flooring	Carpet, Hardwood, Tile	Entry Location	
Rooms	Master Bedroom, Office, Dining Area, Atrium, Patio Open, Walk-In Closet, Living, Den/Office	Exterior Constr	
		Foundation	
Levels		Other Struc Feat	
Interior Features		Other Structures	
Kitchen Features		RV Access Dimen	
Bathroom Features		Windows	
Bedroom Features		Water Heater Feat	
Common Walls	Attached	Laundry	Community, Other, Room
Cooking Appliances			
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		Map	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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420 S San Pedro St #620

Los Angeles, CA 90013

2
Beds

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

1,130/VN
Sqft

Condo/Co-op

LP \$640,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$566.37
Lot Size	76,389/VN
HOA Fee 1 & 2	\$760.00(Monthly)
MLS#	21-736178
APN	5147-005-189

OPEN HOUSE

07/17/2021 (11:00AM-2:00PM)

07/17/2021 (2:00PM-3:30PM)

Directions: Between 4th and 5th St. on San Pedro Street.

Remarks: Ooh-la-la! Industrial meets modern. True loft living in Downtown LA. The Little Tokyo Lofts is a historical building. Originally the Westinghouse Electric Company in the Toy District, now converted to loft residences. The spacious open floor plan boasts 14 ft. ceilings, a fresh coat of paint and resurfaced hardwood floors. A bedroom alcove with a jack-and-jill bathroom. The 2nd bedroom alcove can be used for creative space or as a home office. Natural light emanates from the oversized casement windows. Stainless steel appliances and washer/dryer in unit. 2 assigned parking space in the on site gated structure, plus 25 visitor parking spaces. Great common grounds: Open air lounge patio, heated pool and hot tub, barbecue area, gym and dog run. 24 hour gated security. Adjacent to Little Tokyo and the Arts District. Which translates to a creative enclave with a diverse range of restaurants and plenty of breweries.

Community/Development		Structure Info		Contract Info		DOM 53
Tax Mello Roos		Year Built/Source	1922/Vendor Enhanced	List Date	05-24-2021	
Complex/Assoc Name	Little Tokyo Lofts	Stories	0	List Price	\$640,000	
Pets Allowed/Rules	Yes	Building Type	Condominium, Conversion, Loft, Low Rise, Attached	Orig List Price	\$650,000	
Highrise Amenities		Prop Subtype		Status Date	05-24-2021	
Assoc Amenities	Controlled Access, Assoc Barbecue, Fitness Center, Pool	Units in Complex	160	Change Date/Type	07-07-2021/Price Change	
Assoc Fees Include		Unit Floor #	6	Sale Type	Standard	
Community Features		Unit Location		Probate Y/N	No	
Pending HO Asmt		PUD	No	Avail for Lease	No	
Rental Restrictions		Balcony		Lease Option	No	
Short Term Rentals		Security	24 Hour, Card/Code Access, Carbon Monoxide Detector(s)	Possession	Close Of Escrow	
Short Term Rental Duration		View	City			
Builders Tract Code		Style	Contemporary			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces	Faces East			
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAM2	Parking Type	Assigned, Community Garage, Controlled Entrance	Contract Date		
Land Type		Total Spaces	0	Sold Date		
Land Lease Purchase		Covered Spaces	2	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	1.754	Garage Spaces		Sale Terms		
Special Zone	Other	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen/Source						
Lot Descr.						
Lot Location						

➡ Interior Features	
# Fireplaces/Details	Wood Burning
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Electric
Equip/Appl	Garbage Disposal, Dishwasher, Microwave, Washer, Refrigerator
Flooring	Hardwood, Cement, Mixed
Rooms	Living, Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	Heated
Spa	Hot Tub, In Ground
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, 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	

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Los Angeles, CA 90015

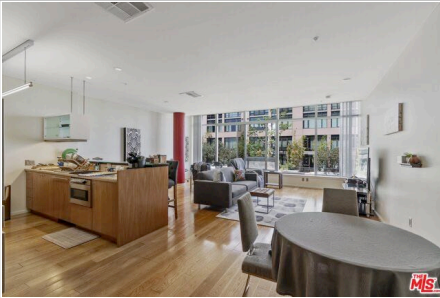
1
Beds

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

1,020/AS
Sqft

Condo/Co-op

LP \$649,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$636.27
Lot Size	0/OT
HOA Fee 1 & 2	\$870.00(Monthly)
MLS#	21-737472
APN	5139-028-085

OPEN HOUSE

07/17/2021 (12:00PM-2:00PM)



07/18/2021 (12:00PM-2:00PM)



Directions: Corner of S Grand Ave & 12th St. Entrance on Grand Ave

Remarks: 3D Tour: bit.ly/EVO-524 Rare 1-bedroom home with bonus den space overlooking EVOs private garden. From the expansive living room, luxuriate in wall-to-wall windows with tranquil greenspace views while admiring gorgeous hardwood floors laid throughout. The kitchen features timeless stainless-steel appliances, gas range with a vented exhaust, and an abundance of storage. Recently remodeled, the fully updated bathroom features hexagonal stone tile floors, subway tiled shower walls, and an industrial influenced vanity. In the bedroom, newly installed sliding glass doors offer privacy while also staying true to the open loft design. By the front entrance, delight in an oversized laundry room fitted with a stacked washer & dryer while still offering plenty of storage space. EVO offers a collection of amenities with a rooftop gym, rooftop residential lounge with outdoor fireplace, infinity edge pool & spa, BBQ grills and wet bar, outdoor private garden, 24-hour security and concierge, and more. Conveniently located to LA Live, Staples Center, and the Metro Light Rail.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	EVO
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Spa, Card Room, Concierge, Conference, Controlled Access, Elevator, Exercise Room, Extra Storage, Fire Pit, Fitness Center, Clubhouse, Meeting Room, Onsite Property Management, Other, Outdoor Cooking Area, Pool, Rec Multipurpose Rm, 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	
Earthquake Ins.	

Structure Info	
Year Built/Source	2008/Vendor Enhanced
Stories	24
Building Type	Attached, Condominium
Prop Subtype	
Units in Complex	235
Unit Floor #	5
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Community, Fire and Smoke Detection System, Fire Sprinklers, Other, Smoke Detector
View	City, City Lights, Other, Tree Top, Walk Street, Courtyard
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 50
List Date	05-27-2021	
List Price	\$649,000	
Orig List Price	\$665,000	
Status Date	05-27-2021	
Change Date/Type	07-02-2021/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	1.211
Special Zone	Other
Addl Parcel	No
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

➡ Interior Features		➡ Exterior Features	
# Fireplaces/Details	None	Pool	Association Pool, Community
Furnished	Unfurnished	Spa	Association Spa, Community
AC/Cooling	Central, Air Conditioning	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Built-Ins, Cable, Dishwasher, Dryer, Freezer, Garbage Disposal, Hood Fan, Intercom, Ice Maker, Microwave, Network Wire, Other, Range/Oven, Refrigerator, Stackable W/D Hookup, Vented Exhaust Fan, Washer	Roofing	
		Fence	
		Sprinklers	
		Entry Location	
Flooring	Stone Tile, Tile, Hardwood	Exterior Constr	
Rooms	Den, Living, Loft, Walk-In Closet, Breakfast Bar	Foundation	
Levels		Other Struc Feat	
Interior Features		Other Structures	
Kitchen Features		RV Access Dimen	
Bathroom Features		Windows	
Bedroom Features		Water Heater Feat	
Common Walls	Attached	Laundry	In Unit, Inside, Room, Laundry Closet Stacked
Cooking Appliances			
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		Map	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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645 W 9Th St #233

Los Angeles, CA 90015

2
Beds

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

1,030/VN
Sqft

Condo/Co-op

LP \$699,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$678.64
Lot Size	0/OT
HOA Fee 1 & 2	\$775.00(Monthly)
MLS#	21-692622
APN	5144-027-039

OPEN HOUSE 07/17/2021 (3:00PM-4:00PM)

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

Remarks: Live/Work Loft in South Park. Efficient layout with 2 full baths and a lot of storage, Walk-in closet, hardwood floors, sliding door dividing one of the bedrooms and one of the largest patios in the building, w/d inside and stainless steel appliances. Very spacious and conveniently located on the same floor as all the amenities and the closest you get to have a back yard in Downtown. Walk to LA Live, The Block, Whole Foods, and Bottega Louie. Secure building with doorman, pool, gym, and screening room. One parking space included.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Market Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Controlled Access, Fitness Center, Pool, Sun Deck, Other
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2006/Vendor Enhanced
Stories	0
Building Type	Condominium
Prop Subtype	
Units in Complex	263
Unit Floor #	2
Unit Location	
PUD	No
Balcony	Yes
Security	Gated, T.V.
View	City Lights
Style	Architectural
Entry Floor #	
Exposure	East
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 154
List Date	02-12-2021	
List Price	\$699,000	
Orig List Price	\$699,000	
Status Date	02-12-2021	
Change Date/Type	05-09-2021/Extended	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

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

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

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

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Other
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➔ Exterior Features	
Pool	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	634/E5
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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460 S Spring St #212

Los Angeles, CA 90013

1
Beds

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

1,280/AS
Sqft

Condo/Co-op

LP \$699,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$546.09
Lot Size	30,787/AS
HOA Fee 1 & 2	\$717.17(Monthly)
MLS#	21-705746
APN	5149-023-037

OPEN HOUSE 07/18/2021 (2:00PM-4:00PM)

Directions: Google Maps.

Remarks: Polished sophistication resonates throughout this gorgeous one-bedroom loft at The Rowan, an Art Deco masterpiece in the Old Bank District of Downtown LA. High ceilings, oversized windows and wood flooring are among the striking design elements in this rare and unique unit that features two balconies, cityscape views and a dramatic interior skylight bringing showers of sunshine. In the upgraded kitchen find natural stone countertops, a stainless undermount sink, Scavolini cabinetry, Bosch appliances and in-unit washer+dryer. The versatile one-bedroom layout allows for life/work harmony with the added benefit of The Mills Act providing significant property tax savings. Amenities include 24 hour security, controlled access and well-maintained community areas offering gardens, a plunge pool, jacuzzi, lounge and outdoor dining with gas grills and fire pits. Coffee, dining and groceries are right around the corner at The Grand Central Market, Nickel Diner, Whole Foods and so much more.

Community/Development		Structure Info		Contract Info		DOM 112
Tax Mello Roos		Year Built/Source	1912/Assessor	List Date	03-26-2021	
Complex/Assoc Name	Rowan Lofts	Stories	13	List Price	\$699,000	
Pets Allowed/Rules	Yes	Building Type	Loft, Attached	Orig List Price	\$749,000	
Highrise Amenities		Prop Subtype		Status Date	03-26-2021	
Assoc Amenities	Assoc Barbecue, Spa, Pool	Units in Complex	206	Change Date/Type	06-07-2021/Price Change	
Assoc Fees Include		Unit Floor #	2	Sale Type	Standard	
Community Features		Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour, Guarded, Gated			
Short Term Rental Duration		View	City			
Builders Tract Code		Style	Art Deco			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAC4	Parking Type	Detached	Contract Date		
Land Type		Total Spaces	206	Sold Date		
Land Lease Purchase		Covered Spaces	0	Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	0.707	Garage Spaces		Sale Terms		
Special Zone	Other	Carport Spaces		SP/LP		
Addl Parcel		Remote Controls				
Lot Dimen/Source						
Lot Descr.						
Lot Location						

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Refrigerator, Dishwasher, Dryer, Washer
Flooring	Hardwood
Rooms	Dining Area, Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

➡ Exterior Features	
Pool	Community
Spa	Community
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	LAUSD
Junior HS	LAUSD
Senior HS	LAUSD
Waterfront	
Water District	



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901 S Flower ST #403
LOS ANGELES, CA 90015

1
Beds

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

930
Sqft

Condo/Co-op

LP \$720,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$774.19
Lot Size	65,428
HOA Fee 1 & 2	\$279.00(Monthly), \$79.00(Monthly)
MLS#	SB21147675MR
APN	5138-017-044

OPEN HOUSE 07/19/2021 (5:00PM-7:00PM)

Directions: Flower St between Olympic and 9th

Remarks: Admirable modern condo in the Concerto building surrounded by the most sought after area of DTLA greets you. Immaculate home with contemporary design displaying an open layout concept. This impeccable modern condo with low HOA resides on one of South Park's most sought-after LEED Certified buildings. Concerto is one of the trios of contemporary structures situated in the most vibrant area of downtown LA, steps away from L.A. Live & Staples Center & minutes away from cultural landmarks. A private patio is a big plus to relax and reward yourself after a busy day. A generous bedroom is accessible through a large sliding glass door. An adjoining stylish bathroom comprises a sizable shower over tub & ample cabinet space. In addition, the unit is conveniently located from amenities, including a park-like recreation area, complete w/ a pool, spa, gym, BBQ, cabana area, Tai Chi park, dog park, and access to the communal areas of the sister buildings. Additionally, 1 secured parking spot with plenty of guest parking and a private dog park are provided with a low HOA. Enjoy being surrounded by shops, cinemas, LA Live, The Bloc, Whole Foods Market, The Staples Center and some of LA's hippest bars and restaurants.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Concerto Lofts
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Exercise Room, Picnic Area, 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	
Earthquake Ins.	

Structure Info	
Year Built/Source	2009/Assessor
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	77
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	Automatic Gate, Gated
View	Courtyard
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 5
List Date	07-10-2021	
List Price	\$720,000	
Orig List Price	\$720,000	
Status Date	07-10-2021	
Change Date/Type	07-11-2021/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR5
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, Parking Space, Public
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	0
Remote Controls	0

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	
Equip/Appl	Dishwasher, Dryer, Freezer, In Closet, Laundry Closet Stacked, Microwave, Refrigerator, Stackable W/D Hookup, Washer
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Electric
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	No/Association Pool/
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	Dryer, In Closet, Laundry Closet Stacked, Stackable W/D Hookup, Washer

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

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527 Molino St #404

Los Angeles, CA 90013

1
Beds

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

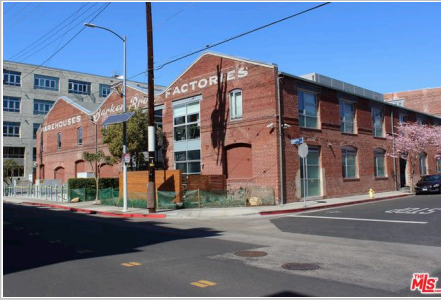
1,040/TC
Sqft

Condo/Co-op

LP \$745,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$716.35
Lot Size	37,034/PL
HOA Fee 1 & 2	\$560.00(Monthly)
MLS#	21-750688
APN	5163-021-234
OPEN HOUSE 07/17/2021 (12:00PM-3:00PM)	

Directions: DTLA's Arts District, 3 Blocks East of Alameda, 1 Block South of 4th

Remarks: Barker Blocks Boutique "Warehouse" Annex! Penthouse Level, unit #404 of The Arts Districts Iconic Residence. Unlike Barker Blocks' original concrete building next door, coming to market in 2007 with over 260 lofts, Warehouse #1 was annexed just in 2014, offering just 68 specialized, secluded newer lofts quietly tucked back onto Molino St. supported by its own entrance, open-air lobby, courtyard, and private elevators. Unit #404 boasts floor-to-ceiling exposed brick, classic heavy block concrete, 12" exposed ducts, and turn-of-the-century timber columns featuring original hardware. Soaring Penthouse level high-ceilings (highest in building and significantly higher than all other floors)! Hardwood floors, gourmet kitchen with quartz countertops and backsplash, stainless steel appliance package. Large bathroom featuring floor-to-ceiling subway tile, oversized soaking tub with upgraded glass swing shower doors. West facing, top Penthouse level with great natural light beaming in via 3 large windows!. Renowned luxury resort-style rooftop & fitness center, simply unmatched, featuring arguably the best skyline views in Downtown. Pool/Spa/Sundeck/BBQ/Fire-Pit & Private Cabanas. In-unit washer/dryer and assigned, covered parking space. Walk to everything the Booming Arts District has to offer.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Barker Block (Warehouse)
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Fitness Center, Fire Pit, Security, Sun Deck, Sport Court
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1910/Vendor Enhanced
Stories	4
Building Type	Loft, Attached
Prop Subtype	Loft
Units in Complex	68
Unit Floor #	4
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Card/Code Access, Exterior Security Lights, Guarded
View	Courtyard
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 26
List Date	06-20-2021	
List Price	\$745,000	
Orig List Price	\$745,000	
Status Date	06-20-2021	
Change Date/Type	06-28-2021/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAM3
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.850
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Freezer, Garbage Disposal, Washer, Refrigerator
Flooring	Ceramic Tile, Other
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	In Ground, Community
Spa	Hot Tub
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, In Closet

📍 Location	
Cross Streets	4th & Molino
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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630 W 6Th St #617

Los Angeles, CA 90017

2
Beds

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

1,050/VN
Sqft

Condo/Co-op

LP \$795,000

Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$757.14
Lot Size	26,607/VN
HOA Fee 1 & 2	\$706.50(Monthly)
MLS#	21-761252
APN	5144-005-123

OPEN HOUSE 07/17/2021 (1:00PM-3:00PM)

Directions: Corner of 6th and Hope Street

Remarks: Be the proud owner of this top floor corner unit with sweeping views of Hope and 6th Streets including Central Library, Standard Hotel, The California Club and other iconic DTLA skyscrapers. Unit 617 is a coveted one-of-a-kind property in DTLA's best kept secret, Library Court, a boutique urban oasis in a tranquil setting w/ only 90 residences, modernized in 2006. Floor to ceiling glass walls in all rooms frame the ever changing views and hues reflected on windows down 6th St. Vaulted ceilings in the open concept living, dining and kitchen create an impressive space for entertaining. Fully enclosed bedrooms, ensuite master's, a second bath in hallway, in-unit laundry, wood floors throughout and 2 assigned parking spaces complete this lovely city dwelling. Library Court offers a 24/7 attended lobby, gym and zen courtyard on the 2nd floor. Experience DTLA's vibrant lifestyle within minutes of your new home: restaurants and bars on 7th and Grand, The Bloc, Whole Foods, Fig at 7th and much more.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Library Court Homeowners Association
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Exercise Room, Elevator, 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	
Earthquake Ins.	

Structure Info	
Year Built/Source	1962/Vendor Enhanced
Stories	6
Building Type	Condominium, Garden, Attached
Prop Subtype	
Units in Complex	90
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), Smoke Detector
View	City, City Lights
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 1
List Date	07-15-2021	
List Price	\$795,000	
Orig List Price	\$795,000	
Status Date	07-15-2021	
Change Date/Type	07-15-2021/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.611
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage, Subterranean, Tandem
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Garbage Disposal, Dishwasher, Microwave, Washer, Range/Oven, Refrigerator, Dryer
Flooring	Tile, Wood
Rooms	Breakfast Area, Master Bedroom, Dining Area, Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	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	

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1100 Wilshire Blvd #3507

Los Angeles, CA 90017

2
Beds

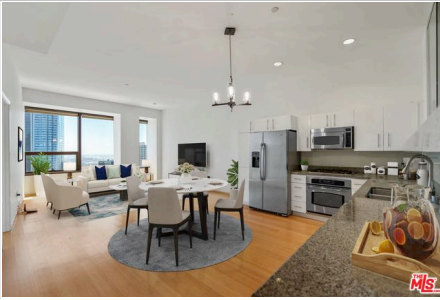
Baths 2.00
(2F 0T 0H 0Q)

1,160/AS
Sqft

Condo/Co-op

LP \$799,000

Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$688.79
Lot Size	0/OT
HOA Fee 1 & 2	\$1150.00(Monthly)
MLS#	21-754794
APN	5143-029-208

OPEN HOUSE

07/17/2021 (12:00PM-2:00PM)



07/18/2021 (12:00PM-2:00PM)



Directions: Corner of Wilshire Blvd and S Bixel St.

Remarks: 3D Tour: bit.ly/1100Wilshire-3507 Sensational skyscraper views of the entire Downtown LA skyline. Freshly painted and revitalized, this gorgeous East-facing home sits high on the 35th floor and features soaring 12' high ceilings, enticing bamboo flooring, and a vast amount of space to call home. From the master bedroom, embrace every morning to rich sunlight shimmering in as it ascends prominent Downtown buildings. Connected to the bedroom is an expansive walk-in closet that leads way to an en-suite bathroom featuring a large granite countertop fitted with dual sinks, a large soothing soaking tub, and a separate full glass shower enclosure. In the main living room, experience high-rise city living with a front row seat of unobstructed views of Downtown LA, brilliant mountain ridges, and a birds-eye view of nearby neighborhoods. The kitchen boasts an extended granite countertop, stainless steel appliances, gas range, and a stylish glass backsplash. Behind the kitchen houses a 2nd bedroom encased with several large panes of glass, bamboo flooring, and a sizeable closet. Across the hall delight in a full guest bathroom and stacked washer & dryer. 1100 Wilshire offers an array of amenities including a gorgeous sky deck with infinity edge pool, spa, BBQ stations, fire pit, screening room, business lounge, guest parking, 24-hour gym, and much more!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	1100 Wilshire POA
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Pet Rules, Assoc Barbecue, Assoc Maintains Landscape, Concierge, Conference, Controlled Access, Dock, Elevator, Exercise Room, Gated Community, Meeting Room, Other, Onsite Property Management, Gated Parking, Extra Storage, Fitness Center, Fire Pit, Outdoor Cooking Area, Pool, Rec Multipurpose Rm, Security, 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	
Earthquake Ins.	

Structure Info	
Year Built/Source	1986/Vendor Enhanced
Stories	37
Building Type	Attached, Condominium
Prop Subtype	
Units in Complex	228
Unit Floor #	35
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Community, Fire and Smoke Detection System, Fire Sprinklers, Guarded, Other, Owned, Smoke Detector, T.V.
View	City, City Lights, Panoramic, Other, Mountains, Pool
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 15
List Date	07-01-2021	
List Price	\$799,000	
Orig List Price	\$799,000	
Status Date	07-01-2021	
Change Date/Type	07-09-2021/Active	
Sale Type	Standard	
Avail for Lease	Yes	
Lease Option	Yes	

Land/Lot Info	
Zoning	LACW
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.622
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, Controlled Entrance, Covered Parking, Garage, Private Garage, Side By Side, Unassigned
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central, Air Conditioning
Heating	Central
Equip/Appl	Range/Oven, Microwave, Recirculated Exhaust Fan, Refrigerator, Washer, Stackable W/D Hookup, Freezer, Garbage Disposal, Network Wire, Other, Phone System, Dryer, Dishwasher, Built-Ins, Cable
Flooring	Bamboo, Tile
Rooms	Other, Den, Walk-In Closet, Living, Master Bedroom
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

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

📍 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	

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449



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629 Traction Ave #446

Los Angeles, CA 90013

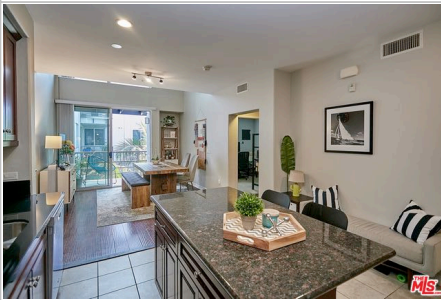
2
Beds

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

1,240/OT
Sqft

Condo/Co-op

LP \$839,000



Expected on Market

Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$676.61
Lot Size	91,244/OT
HOA Fee 1 & 2	\$590.00(Monthly)
MLS#	21-759184
APN	5163-008-141

OPEN HOUSE 07/17/2021 (2:00PM-4:00PM)

Directions: Between 2nd and 3rd Street. In the heart of the Arts District

Remarks: Bright 2 bed 2 story Loft with vaulted ceilings in the heart of DTLA Arts Districts. Built in 2007, the Mura condos offers luxury and convenience! Private balcony, beautiful courtyard view, west facing, laundry, lots of storage, granite countertop with island, stainless steel appliances. Upstairs living room/den or office. Master bedroom suite features a double vanity with granite top, walk-in shower and walk-in closet. Amenities include 24/7 security guard, on-site management, fitness center, pool, jacuzzi, outdoor lounge with fireplace, and BBQ area. Few steps cafes, restaurants, bars, coffee, retail shops, and grocery store. Employers nearby such as Spotify, Warner Music, Honey, Accenture, WeWork, Soho House. Two blocks to the Metro Gold line and Little Tokyo.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	MURA
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Pet Rules, Assoc Barbecue, Elevator, Concierge, Spa, Fitness Center, Pool, Sun Deck, Fire Pit, Controlled Access, Gated Community Guard
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2007/Other
Stories	6
Building Type	Condominium, Attached
Prop Subtype	
Units in Complex	190
Unit Floor #	4
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Gated Community with Guard, Smoke Detector, Fire and Smoke Detection System, Exterior Security Lights
View	Courtyard, City Lights, Pool
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 7
List Date	07-09-2021	
List Price	\$839,000	
Orig List Price	\$839,000	
Status Date	07-09-2021	
Change Date/Type	07-09-2021/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	2.095
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Gated, Parking for Guests, Assigned, Community Garage
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

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

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

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

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

📍 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	

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1850 Industrial St #206

Los Angeles, CA 90021

1
Beds

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

1,147/AS
Sqft

Condo/Co-op

LP \$935,000



Expected on Market

Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$815.17
Lot Size	31,620/AS
HOA Fee 1 & 2	\$758.00(Monthly)
MLS#	21-760250
APN	5164-021-035

OPEN HOUSE 07/18/2021 (2:00PM-5:00PM)

Directions: From Alameda, Turn East onto 7th St. Then, turn Left onto Mateo St. Then, Left again onto Industrial. Bldg is on SW corner of Mateo & Industrial. Park on street - no guest parking.

Remarks: A rare & spacious unit in the one and only Biscuit Company Lofts, a historic Landmark Mills Act designated bldg, (i.e. HUGE reduction in your LA Cty Property Taxes), in the highly desirable ARTS DISTRICT of DTLA. This 1925 architectural industrial style masterpiece is a former NABISCO factory - now transformed into one of the most sought after Live/Work residences in all of LA. Soaring 13 ft ceilings, original maple hardwood floors, enormous 8 ft high East facing windows, contemporary stainless steel Kitchen w/ Hansgrohe faucets, Caesarstone counters, Bosch Dishwasher, Bath features marble walls & counter, with large soaking tub & in-unit Bosch wshlr/dryr. Exposed brick, hardwood floors, amazing Eastern exposure light w/ city views. One secure/covered parking space plus storage locker included. Amenities are top notch - 24/7 front desk security, dog run, extra-long saline filtered lap pool & outdoor shower, surrounded by stunning sundeck w/ new Tucci umbrellas & Knoll-Richard Schultz patio furniture, Viking Grill BBQ, firepit, etc. This neighborhood is an explosion of top restaurants / bars such as Bestia, Bavel, Wurstkuche, Urth Cafe, Guerilla Tacos, Bread Lounge, Manuela and too many more to mention. As well as new locations for Warner Music, Spotify, WeWork, and SOHO House. New hotels, etc are also in the works! Live the life!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Biscuit Lofts
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Gated Community, Gated Parking, Pool, Security, Sun Deck, Onsite Property Management, Controlled Access, Elevator, Fire Pit, Fitness Center
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1925/Vendor Enhanced
Stories	7
Building Type	Condominium, Loft, Attached
Prop Subtype	
Units in Complex	104
Unit Floor #	2
Unit Location	faces East
PUD	No
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Exterior Security Lights, Fire and Smoke Detection System, Gated
View	Bridge, City Lights, City
Style	Architectural
Entry Floor #	
Exposure	
Direction Faces	Faces East
Maid's	No
Prop Condition	Updated/Remodeled
Sewer	In Street Paid
Water Type	District/Public

Contract Info		DOM 2
List Date	07-14-2021	
List Price	\$935,000	
Orig List Price	\$935,000	
Status Date	07-14-2021	
Change Date/Type	07-14-2021/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAM3
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.726
Special Zone	None
Addl Parcel	No
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Washer, Refrigerator, Microwave
Flooring	Hardwood
Rooms	Loft, Dining Area, Living
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Gas, Range, Range Hood
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	Association Pool, Fenced, Heated And Filtered, In Ground, Private, Community
Spa	None
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	Historical
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	Central Water Heater
Laundry	In Unit

📍 Location	
Cross Streets	Mateo & Industrial in ARTS District of DTLA
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	None
Water District	

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1050 S Grand Ave #1103

Los Angeles, CA 90015

2
Beds

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

1,151/DV
Sqft

Condo/Co-op

LP \$1,050,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$912.25
Lot Size	21,902/VN
HOA Fee 1 & 2	\$839.00(Monthly)
MLS#	21-752198
APN	5139-010-067

OPEN HOUSE 07/18/2021 (1:00PM-3:00PM)

Directions: Corner of Grand Ave. & 11th St. Entrance on Grand

Remarks: Gorgeous knockout modern 2-bed/2-bath, picturesque breathtaking spectacular views of DT Skyline and LA Live. Light & bright w/natural ventilation. On a higher floor facing 11th St., the desired Southwest orientation at the Ten50, one of the newest (built in 2017) chic high-rises in DTLA. This glamorous unit comprise one of the most desirable & functional floor plans, consists of a private balcony accessible from living room & a master walk-in closet. The 2 assigned parking spaces are across the elevators. The condominium has high ceilings and exquisite features such as a modern kitchen w/Carrera marble countertops & backsplash, lacquer finished Domus & Domus Italian cabinetry, Bertazzoni cooktop, Liebherr refrigerator, Bosch panelized dishwasher & stainless-steel oven, wood floors in living room, Porcelain tile, quartz vanity surfaces & Hansgrohe fixtures in bathrooms w/ a large deluxe walk-in shower in master bath, as well as washer/dryer hookups within the unit. Ten50 complex exudes style & sophistication amplified by exclusive access to the grand lounge, private dining and screening room, exquisite outdoor sun terrace w/BBQ, heated pool & spa, outdoor seating areas w/fireplaces, Yoga Garden, 24-hour fitness center, large conference room & 24-hour front-desk concierge. Walking distance to restaurants/shopping, L.A. Live, Staples & Convention centers & FIDM.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	TEN50
Pets Allowed/Rules	Yes/Assoc Pet Rules, Call for Rules
Highrise Amenities	24-Hour Concierge, Executive business center, Lounge, Sun Deck, Sun Terrace, On site retail, Controlled Access, Business Center, Club Room, Trash Chute, Yoga and Pilates Studio, Reception Desk, Entrance Lobby, Concierge
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Card Room, Clubhouse, Concierge, Conference, Controlled Access, Elevator, Exercise Room, Fitness Center, Fire Pit, Gated Parking, Guest Parking, Meeting Room, Pool, Security, Spa, Sun Deck, Banquet, Other, Rec Multipurpose Rm, Outdoor Cooking Area, Onsite Property Management, Playground
Assoc Fees Include	On Site Security, Sewer Paid, Maintenance Paid, Trash Paid, Water and Sewer Paid, Water Paid, Clubhouse, Building and Grounds, Concierge, Earthquake Insurance, Insurance Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2017/Vendor Enhanced
Stories	25
Building Type	Condominium, High Rise, Attached
Prop Subtype	
Units in Complex	151
Unit Floor #	11
Unit Location	
PUD	No
Balcony	YES
Security	24 Hour, Community, Gated, Carbon Monoxide Detector(s), Fire Sprinklers, Smoke Detector
View	City Lights
Style	Architectural
Entry Floor #	
Exposure	Southwest
Direction Faces	Faces South, Faces West
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 22
List Date	06-24-2021	
List Price	\$1,050,000	
Orig List Price	\$1,050,000	
Status Date	06-24-2021	
Change Date/Type	07-02-2021/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Possession	Close Of Escrow	

🏠 Land/Lot Info		🚗 Parking Details		📄 Sale/Sold Info	
Zoning	LAR5	Parking Type	Assigned, Community Garage, Controlled Entrance, Gated Underground, Tandem, Parking for Guests, Parking for Guests - Onsite, Door Opener	Contract Date	
Land Type				Sold Date	
Land Lease Purchase				Sold Price	
Horse Property				Sold Price/SqFt	
Lot Acreage	0.503			Sale Terms	
Special Zone	Property Report	Total Spaces	2	SP/LP	
Addl Parcel		Covered Spaces	2		
Lot Dimen/Source		Uncovered Spaces			
Lot Descr.		Garage Spaces			
Lot Location		Carport Spaces			
		Remote Controls			

➡ Interior Features		➡ Exterior Features	
# Fireplaces/Details	None	Pool	Association Pool
Furnished	Unfurnished	Spa	Association Spa
AC/Cooling	Air Conditioning, Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dishwasher, Electric Dryer Hookup, Freezer, Garbage Disposal, Hood Fan, Built-Ins, Elevator, Range/Oven, Refrigerator	Roofing	
		Fence	
		Sprinklers	
Flooring	Carpet, Wood, Tile	Entry Location	Ground Level - no steps
Rooms	Master Bedroom, Living, Dressing Area, Entry, Great Room	Exterior Constr	
		Foundation	
Levels	One Level	Other Struc Feat	Balcony
Interior Features	Built-Ins, High Ceilings (9 Feet+), Laundry - Closet Stacked, Living Room Balcony	Other Structures	
Kitchen Features	Island, Marble Counters, Counter Top	RV Access Dimen	
Bathroom Features	Double Vanity(s), Linen Closet, Shower and Tub, Tile	Windows	Awning
Bedroom Features	Dressing Area, WalkInCloset	Water Heater Feat	
Common Walls	Attached	Laundry	In Unit
Cooking Appliances	Built-Ins, Cooktop - Electric, Range, Oven		
Disability Access			
Eating Areas	Breakfast Counter / Bar, Kitchen Island		
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		Map	
Green Year Certified		School District	
Green Energy Efficient		Elementary	
Green Energy Generation		Junior HS	
Green Indoor Air Quality		Senior HS	
Green Location		Waterfront	
Green Sustainability		Water District	
Green Water Conservation			

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849 S Broadway #M11

Los Angeles, CA 90014

2
Beds

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

1,830/VN
Sqft

Condo/Co-op

LP \$1,325,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$724.04
Lot Size	22,842/OT
HOA Fee 1 & 2	\$1155.00(Monthly)
MLS#	21-753888
APN	5144-017-056

OPEN HOUSE 07/18/2021 (2:00PM-4:00PM)

Directions: Corner of 9th and Broadway.

Remarks: Located in the world-renowned historic Eastern Columbia building, also known as one of the nation's finest examples of Art Deco architecture, is this completely renovated open loft two-bedroom, two-bathroom unit. Offering maximum privacy and enhancements totaling over \$100,000, this exquisite home features a new kitchen island, stunning designer lighting, custom master and coat closets, new HVAC, washer & dryer, built-in modular shelving, and more. Building amenities include a concierge, 24-hour security, controlled access, fitness center, outdoor fireplace, elevator, pool, Zen garden, spa, and sun deck. This historic landmark is under the Mills Act for over 70% property tax savings per year. Includes one parking space with one additional space for rent. Within walking distance are the Ace Hotel and Bar, Whole Foods, Erewhon, The Orpheum Theatre, and a bevy of restaurants and cafes. Welcome home!

Exclusions: Crystal light and Chandelier

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	Eastern Columbia Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	Reception Desk, Rooftop Spa, Rooftop Swimming Pool, Entrance Lobby, 24-Hour Concierge
Assoc Amenities	Concierge, Fire Pit, Fitness Center, Spa, Pool, Elevator, Sun Deck
Assoc Fees Include	Trash Paid, On Site Security, Concierge, Building and Grounds, Gas, Water and Sewer Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	No
Short Term Rentals	Yes
Short Term Rental Duration	Monthly
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	Yes

Structure Info	
Year Built/Source	1930/Vendor Enhanced
Stories	15
Building Type	Condominium, High Rise, Loft, Attached
Prop Subtype	Loft
Units in Complex	147
Unit Floor #	2
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	City
Style	Art Deco
Entry Floor #	
Exposure	
Direction Faces	Faces West
Maid's	No
Prop Condition	Updated/Remodeled
Sewer	
Water Type	

Contract Info		DOM 3
List Date	06-29-2021	
List Price	\$1,325,000	
Orig List Price	\$1,325,000	
Status Date	06-29-2021	
Change Date/Type	07-13-2021/New Listing	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.524
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	None

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

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

➡ Interior Features	
# Fireplaces/Details	1/Electric
Furnished	Unfurnished
AC/Cooling	Central, Air Conditioning
Heating	Central
Equip/Appl	Built-Ins, Dishwasher, Dryer, Washer, Refrigerator, Range/Oven
Flooring	Cement
Rooms	Loft
Levels	One Level
Interior Features	Laundry - Closet Stacked, Built-Ins, Storage Space
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Built-Ins, Gas/Electric Range, Oven, Microwave
Disability Access	
Eating Areas	Kitchen Island, 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	

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➡ Exterior Features	
Pool	Association Pool
Spa	Association Spa
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	None
Laundry	Laundry Closet Stacked

📍 Location	
Cross Streets	Corner of 9th and Broadway.
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	None
Water District	



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877 Francisco St #4106

Los Angeles, CA 90017

2
Beds

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

1,310/VN
Sqft

Condo/Co-op

LP \$1,980,000



Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$1,511.45
Lot Size	0/VN
HOA Fee 1 & 2	\$1143.00(Monthly)
MLS#	21-753546
APN	5144-035-027

OPEN HOUSE 07/18/2021 (2:00PM-4:00PM)

Directions: 877 Francisco St #4106 - N of Olympic, W of Figueroa St. Between 8th and 9th St.

Remarks: This sophisticated corner property sits 41 floors high with a birds eye view of the city with incredible scenes both day and night. Designed by internationally known architecture firm Gensler, a few of the many highlights include wide plank hardwood floors, high ceilings, in-unit laundry, and luxury Miele appliances. Resort-level amenities such as concierge, a palm tree-surrounded pool with cabanas, two acres of gardens, fitness and yoga studio + steam rooms, along with a screening room, conference+business facilities, guest parking, and more. Looking for the best entertainment home or perfect lock and leave property for the busiest of executives, look no further. There's even a large dog park for Fido. A must see for the must have buyer. Located near LA Live, Staples Center, plenty of restaurants and shops, along with special resident access to Hotel Indigos dining and lounge.

Community/Development		Structure Info		Contract Info		DOM 9
Tax Mello Roos		Year Built/Source	2017/Vendor Enhanced	List Date	06-29-2021	
Complex/Assoc Name	Metropolis	Stories	0	List Price	\$1,980,000	
Pets Allowed/Rules	Yes/Call for Rules	Building Type	Condominium, High Rise, Single Level, Attached	Orig List Price	\$1,980,000	
Highrise Amenities	24-Hour Closed Circuit Building, Business Center, Concierge, Conference Facilities, Club Room, Controlled Access, Dog Run, Entrance Lobby, Executive business center, Lounge, Mens and Womens Changing Rooms, Mens and Womens Locker Rooms, On-Site Guard, Passenger Elevator, Reception Desk, Rooftop Sky Deck, Rooftop Swimming Pool, Service Elevator, Sun Deck, Sun Terrace, Trash Chute, Yoga and Pilates Studio, 24-Hour Concierge	Prop Subtype		Status Date	06-29-2021	
		Units in Complex	514	Change Date/Type	07-15-2021/Active	
		Unit Floor #	41	Sale Type	Standard	
		Unit Location		Avail for Lease	No	
		PUD	No	Lease Option	No	
		Balcony		Possession	Close Of Escrow	
		Security	24 Hour			
		View	City, City Lights, Hills			
		Style	Modern			
		Entry Floor #				
		Exposure				
		Direction Faces				
		Maid's				
		Prop Condition	Updated/Remodeled			
		Sewer				
		Water Type				
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Billiard Room, Concierge, Elevator, Exercise Room, Fire Pit, Fitness Center, Gated Parking, Meeting Room, Guest Parking, Outdoor Cooking Area, Picnic Area, Playground, Pool, Private Cabana, Sauna					
Assoc Fees Include	Concierge					
Community Features						
Pending HO Asmt						
Rental Restrictions						
Short Term Rentals						
Short Term Rental Duration						
Builders Tract Code						
Builders Model Code						
Builders Model Name						
Builders Name						
Earthquake Ins.						

🏠 Land/Lot Info		🚗 Parking Details		📄 Sale/Sold Info	
Zoning	LAC2	Parking Type	Garage, Gated Underground, Gated, Parking for Guests, Parking for Guests - Onsite, Subterranean, Controlled Entrance, Community Garage	Contract Date	
Land Type				Sold Date	
Land Lease Purchase				Sold Price	
Horse Property	No			Sold Price/SqFt	
Lot Acreage	0.000			Sale Terms	
Special Zone	None	Total Spaces	2	SP/LP	
Addl Parcel		Covered Spaces	2		
Lot Dimen/Source		Uncovered Spaces			
Lot Descr.	Walk Street, Lot- Level/Flat, Sidewalks	Garage Spaces			
Lot Location	City, Flats	Carport Spaces			
		Remote Controls			

➡ Interior Features		➡ Exterior Features	
# Fireplaces/Details	None	Pool	Lap Pool, Negative Edge/Infinity Pool, Association Pool, In Ground, Heated, Salt/Saline, Community
Furnished	Unfurnished	Spa	Association Spa
AC/Cooling	Central	Tennis/Courts	
Heating	Central	Patio	
Equip/Appl	Dryer, Dishwasher, Washer, Built-Ins, Range/Oven, Garbage Disposal, Freezer, Refrigerator	Roofing	
Flooring	Hardwood, Wood, Mixed	Fence	
Rooms	Breakfast Area, Breakfast Bar, Dining Area, Walk-In Closet, Other, Master Bedroom, Entry	Sprinklers	
Levels		Entry Location	
Interior Features	Built-Ins, Turnkey, Open Floor Plan	Exterior Constr	
Kitchen Features	Remodeled, Island	Foundation	
Bathroom Features	Shower Over Tub, Remodeled	Other Struc Feat	End Unit
Bedroom Features	WalkInCloset	Other Structures	Cabana
Common Walls	Attached	RV Access Dimen	
Cooking Appliances	Gas, Microwave, Cooktop - Gas, Oven	Windows	
Disability Access		Water Heater Feat	
Eating Areas	Breakfast Area, Kitchen Island, Living Room	Laundry	In Unit
220-Volt Location			
TV Services			

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

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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449