



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

Corey Chambers, Realtor® - CoreyChambers.com

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

**300 S RENO ST #303**  
LOS ANGELES, CA 90057

2  
Beds

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

1,414/AS  
Sqft

Condo/Co-op

**LP \$630,000**



**Pending**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$445.54
Lot Size	12,540/AS
HOA Fee 1 & 2	\$390.00(Monthly)
MLS#	22-155694
APN	5155-009-039

**Directions:** Between 3rd Street and S Hoover Street

**Remarks:** Bright, third floor 2 bedroom 2 bathroom condo with a loft within close proximity to Downtown! Sunshine filled open living + dinning space with extravagantly high ceilings and floor to ceiling windows which enhance the decorative fireplace. The spiral stair case elevates you to a large loft and city views! The kitchen has bright white cabinets and granite counter tops. Track lighting and stainless steal appliances: Range, Dishwasher, Refrigerator. Hallway with recess lighting, and in-unit laundry guides you to a large primary bedroom with a cozy covered balcony accompanied by a large on-suite bathroom with double vanity, and separate tub and shower. Two assigned side-by-side parking spaces with easy access to Downtown, Koreatown, Mid-Wilshire, freeways, shopping, and restaurants.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	RENO PARK
Pets Allowed/Rules	Call/Call for Rules, Assoc Pet Rules, Pets Permitted
Highrise Amenities	
Assoc Amenities	Elevator, Gated Parking
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1982/Vendor Enhanced
Stories	3
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	15
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	Window Bars, Community, Gated
View	City, City Lights
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	Updated/Remodeled
Sewer	
Water Type	

Contract Info		DOM 9
List Date	05-13-2022	
List Price	\$630,000	
Orig List Price	\$630,000	
Status Date	05-22-2022	
Change Date/Type	05-23-2022/Pending	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR4
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.288
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Gated, Community Garage, Covered Parking, Side By Side
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	05-22-2022
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➔ Interior Features	
# Fireplaces/Details	Decorative, Living Room
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Washer, Dryer, Dishwasher, Freezer, Garbage Disposal, Refrigerator, Range/Oven
Flooring	Bamboo, Ceramic Tile
Rooms	Dining Area, Master Bedroom, Loft, Patio Covered
Levels	
Interior Features	Open Floor Plan, Recessed Lighting, Track Lighting
Kitchen Features	Granite Counters
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Gas, Range
Disability Access	
Laundry	In Unit, In Closet
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	

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➔ Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	Balcony, High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	

📍 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	

**300 S RENO ST #303**  
LOS ANGELES, CA 90057

2  
Beds

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

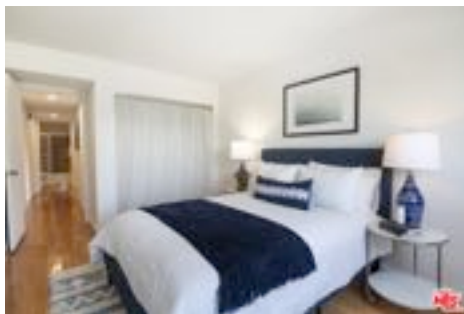
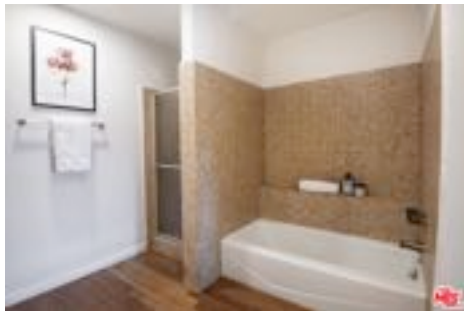
1,414/AS  
Sqft

Condo/Co-op  
**LP \$630,000**

 Pending







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

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**1130 S FLOWER ST #311**  
LOS ANGELES, CA 90015

1  
Beds

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

1,316/VN  
Sqft

Condo/Co-op

**LP \$699,000**↓



Pending



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$531.16
Lot Size	44,570/VN
HOA Fee 1 & 2	\$1055.00(Monthly)
MLS#	22-155961
APN	5138-014-080

**Directions:** Located on Flower Street, just south of 11th Street

**Remarks:** Flower Street Lofts, unit 311 is a gem ready for its next owner! This third floor loft has an open floor plan with 1 bedroom and 1.5 bathrooms. The space is well designed with high ceilings, updated fixtures, and functional details like new ceiling fans and added storage. The HOA fee includes two secured parking spaces, high speed internet/cable, and water. Centrally located in the heart of the South Park District of Downtown LA, you will be one block away from Crypto.com Arena, and a short distance to Ralphs, Whole Foods, FIDM, and some of DTLA's best bars and restaurants.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Flower Street Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Controlled Access, Elevator, Gated Community, Onsite Property Management, Gated Parking
Assoc Fees Include	Cable TV, Water and Sewer Paid, Trash Paid, Building and Grounds
Community Features	
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	No
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2003/Vendor Enhanced
Stories	4
Building Type	Attached, Condominium, Loft, Low Rise
Prop Subtype	Loft
Units in Complex	91
Unit Floor #	3
Unit Location	
PUD	Yes
Balcony	
Security	Card/Code Access
View	City
Style	Low Rise
Entry Floor #	
Exposure	
Direction Faces	Faces East
Maid's	
Prop Condition	Updated/Remodeled
Sewer	
Water Type	

Contract Info		DOM 31
List Date	05-03-2022	
List Price	\$699,000	
Orig List Price	\$719,900	
Status Date	06-03-2022	
Change Date/Type	06-04-2022/Pending	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	1.023
Special Zone	Flood
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	City

Parking Details	
Parking Type	Above Street Level, Assigned, Community Garage, Controlled Entrance
Total Spaces	2
Covered Spaces	1
Uncovered Spaces	1
Garage Spaces	2
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	06-03-2022
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central, Ceiling Fan
Heating	Central
Equip/Appl	Dishwasher, Dryer, Garbage Disposal, Microwave, Ceiling Fan, Refrigerator, Range/Oven, Washer
Flooring	Cement
Rooms	Loft, Living, Walk-In Closet
Levels	
Interior Features	Laundry - Closet Stacked, High Ceilings (9 Feet+), Open Floor Plan
Kitchen Features	Stone Counters
Bathroom Features	Shower and Tub, Tile, Shower Stall
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	Oven, Microwave, Cooktop - Gas
Laundry	In Closet, Laundry Closet Stacked
Disability Access	
Eating Areas	In Kitchen
220-Volt Location	
TV Services	Cable TV

🌿 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	No
Spa	
Tennis/Courts	None
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	End Unit, High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	Water Heater Unit

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



1130 S FLOWER ST #311  
LOS ANGELES, CA 90015

1  
Beds

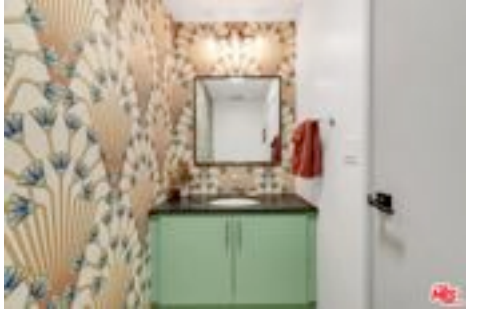
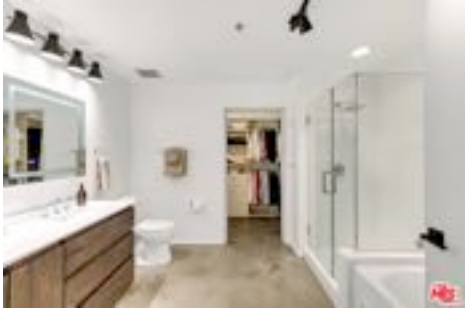
Baths 2.00  
(1F 0T 1H 0Q)

1,316/VN  
Sqft

Condo/Co-op  
LP \$699,000↓

Pending





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## 421 S LA FAYETTE PARK PL #303

LOS ANGELES, CA 90057

2  
Beds

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

1,309/VN  
Sqft

Condo/Co-op

LP \$645,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$492.74
Lot Size	43,252/VN
HOA Fee 1 & 2	\$716.00(Monthly)
MLS#	22-149263
APN	5155-012-061

**Directions:** Google Maps

**Remarks:** Come marvel at the sheer size of this beautiful unit. Large and airy, this property features a well equipped kitchen, fireplace, low-maintenance tile floors, custom shutters, two primary suites with full bathrooms, and a den. Others have converted the den to a third bedroom. You, however, get to choose your own adventure! Enjoy the peekaboo views of DTLA from your balcony and bedrooms or choose to be astonished by the views on the often very private rooftop pool deck. This unit is just in time for summer! Gym, pool, views...with this unit 2022 is going to be the best year yet!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	La Fayette Park Towers
Pets Allowed/Rules	Call/Call for Rules
Highrise Amenities	
Assoc Amenities	Pool, Gated Parking, Security, Spa, Fitness Center, Sauna
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	1971/Vendor Enhanced
Stories	0
Building Type	Condominium, Attached
Prop Subtype	
Units in Complex	44
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Exterior Security Lights, Card/Code Access
View	City
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	Other
Water Type	On Site, Other

Contract Info		DOM 40
List Date	04-25-2022	
List Price	\$645,000	
Orig List Price	\$645,000	
Status Date	05-04-2022	
Change Date/Type	05-05-2022/Active Under Contract	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR4
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.993
Special Zone	None
Addl Parcel	No
Lot Dimen/Source	
Lot Descr.	Exterior Security Lights, Sidewalks, Walk Street
Lot Location	City

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

Sale/Sold Info	
Contract Date	05-04-2022
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➡ Interior Features	
# Fireplaces/Details	1/Gas, Living Room
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Dishwasher, Refrigerator, Range/Oven, Microwave
Flooring	Laminate, Tile
Rooms	Den, Living, Dining
Levels	
Interior Features	Hot Tub, Living Room Balcony
Kitchen Features	Counter Top, Stone Counters
Bathroom Features	Double Vanity(s), Shower and Tub, Shower Over Tub
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Range, Oven, Microwave
Disability Access	
Laundry	Community
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	Community
Spa	Community
Tennis/Courts	None
Patio	Balcony, Living Room Balcony
Roofing	
Fence	None
Sprinklers	
Entry Location	Ground Level w/steps
Exterior Constr	Concrete, Stucco
Foundation	
Other Struc Feat	Balcony, Sliding Glass Doors
Other Structures	
RV Access Dimen	
Windows	Window Blinds, Window Shutters
Water Heater Feat	Other

📍 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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**421 S LA FAYETTE PARK PL #303**  
LOS ANGELES, CA 90057

**2  
Beds**

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

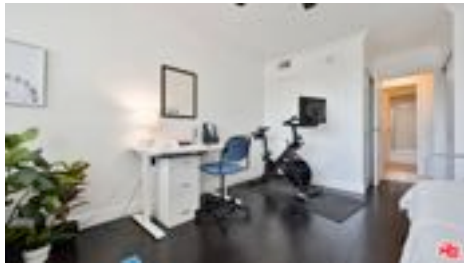
**1,309/VN  
Sqft**

Condo/Co-op  
**LP \$645,000**

  
**Active-  
Contract**











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**600 W 9TH ST #811**  
LOS ANGELES, CA 90015

**2  
Beds**

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

**1,261/ES  
Sqft**

Condo/Co-op  
**LP \$695,000**

**Active-  
Contract**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$551.15
<b>Lot Size</b>	0/OT
<b>HOA Fee 1 &amp; 2</b>	\$854.00(Monthly)
<b>MLS#</b>	22-149327
<b>APN</b>	5138-001-165

**Directions:** On the corner of 9th and Flower. Garage access off Flower. Main entrance directly across from Ralph's Market and next door to Starbucks.

**Remarks:** 3D Tour: [bit.ly/Skyline-811](https://bit.ly/Skyline-811) Soak in breathtaking views of the Downtown LA high-rises from this renovated home in the esteemed community, The Skyline. Impressively updated and outfitted with modern improvements and elegant styles, this exquisite home features two fully enclosed bedrooms with unobstructed city views, an oversized private balcony, and rich vinyl floors laid throughout. Freshly painted all around, delight in a massive living room, perfect for entertaining guests or create the idea work from home office. The kitchen showcases spacious granite countertops, timeless shaker style cabinets and storage, along with sleek stainless-steel appliances, while off to the side, savor unforgettable meals in the charming dining room. In both bedrooms, enjoy North-facing Downtown views and custom built storage and cabinetry, while in the master bedroom, experience tranquility over the en-suite bathroom highlighting textured tiled backsplash, impressively wide vanity countertop, and a newly installed shower door. Unlike most homes within the community, take pleasure in a newer HVAC unit along with 2 assigned parking spaces and additional garage storage! As a resident of The Skyline, appreciate a collection of amenities including coveted guest parking, recently upgraded pool, multiple spas, barbecue grills, community lounge with full kitchen, fitness center, racquet ball courts, men's and women's sauna, dog run, 24-hour security & concierge, and on-site management. Conveniently located across from FIDM, Ralphs, Whole Foods, FIGat7th, main Metro hub, and several popular destinations such as Bottega Louie, Joey's, and Le Grand. Only moments away from LA Live, Crypto Arena, and USC campus!

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	The Skyline
<b>Pets Allowed/Rules</b>	Yes
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Clubhouse, Concierge, Controlled Access, Elevator, Exercise Room, Fitness Center, Gated Parking, Hot Water, Other, Racquet Ball, Pool, Rec Multipurpose Rm, Security, Spa, Sun Deck, Card Room, Conference, Extra Storage, Guest Parking, Meeting Room, Onsite Property Management, Other Courts, Outdoor Cooking Area, Sauna
<b>Assoc Fees Include</b>	
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	
<b>Earthquake Ins.</b>	

Structure Info	
<b>Year Built/Source</b>	1983/Vendor Enhanced
<b>Stories</b>	15
<b>Building Type</b>	Attached, Condominium
<b>Prop Subtype</b>	
<b>Units in Complex</b>	200
<b>Unit Floor #</b>	8
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	24 Hour, Card/Code Access, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Other, Community, Fire Sprinklers, Guarded, Smoke Detector
<b>View</b>	City, City Lights
<b>Style</b>	Architectural
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	Faces North
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 42
<b>List Date</b>	04-23-2022	
<b>List Price</b>	\$695,000	
<b>Orig List Price</b>	\$695,000	
<b>Status Date</b>	05-02-2022	
<b>Change Date/Type</b>	05-03-2022/Active Under Contract	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAR5
<b>Land Type</b>	
<b>Land Lease Purchase</b>	No
<b>Horse Property</b>	No
<b>Lot Acreage</b>	1.914
<b>Special Zone</b>	None
<b>Addl Parcel</b>	No
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Assigned, Garage, Parking for Guests - Onsite, Other, Gated Underground, Controlled Entrance, Subterranean
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carport Spaces</b>	
<b>Remote Controls</b>	

Sale/Sold Info	
<b>Contract Date</b>	05-02-2022
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	



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

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

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

📍 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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**600 W 9TH ST #811**  
LOS ANGELES, CA 90015

**2  
Beds**

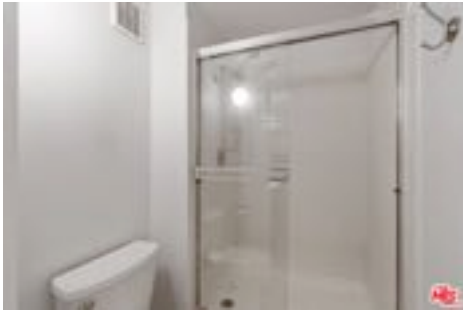
**Baths 2.00  
(2F 0T 0H 0Q)**

**1,261/ES  
Sqft**

Condo/Co-op  
**LP \$695,000**

  
**Active-  
Contract**









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

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

**800 W 1ST ST #1303**  
LOS ANGELES, CA 90012

2  
Beds

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

1,234/VN  
Sqft

Condo/Co-op

**LP \$749,000**↓



Pending



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$606.97
Lot Size	106,162/VN
HOA Fee 1 & 2	\$1366.00(Monthly)
MLS#	22-128243
APN	5151-027-082

**Directions:** On 1st Street, between Grand Ave and Figueroa St

**Remarks:** Beautiful 2 bedroom 2 bath corner unit on top of Bunker Hill. AMAZING views of downtown LA, the mountains, Disney Hall, Dorothy Chandler and other landmarks. Extremely easy access to all DTLA has to offer. Floor to ceiling windows, wood floors, updated kitchen with granite counter-tops and stainless steel appliances. Two large bedrooms with enchanting views. Full service building offers 24 hour security, large pool and spa, two gyms, two tennis court and much, much more. A quiet heaven in bustling DTLA. HOA INCLUDES ALL UTILITIES INCLUDING ELECTRICITY, HIGH-SPEED INTERNET AND DIRECTV!

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	Bunker Hill Tower
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Concierge, Conference, Controlled Access, Elevator, Exercise Room, Extra Storage, Fitness Center, Gated Community Guard, Gated Parking, Guest Parking, Hot Water, Meeting Room, Spa, Tennis Courts, Pool
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1968/Vendor Enhanced
Stories	0
Building Type	Condominium, Attached
Prop Subtype	
Units in Complex	256
Unit Floor #	13
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Community, Gated Community with Guard
View	City, City Lights, Hills, Landmark, Mountains, Panoramic, Skyline
Style	High or Mid-Rise Condo
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 60
List Date	02-16-2022	
List Price	\$749,000	
Orig List Price	\$825,000	
Status Date	04-17-2022	
Change Date/Type	04-17-2022/Pending	
Sale Type	Standard	
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	2.437
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

Sale/Sold Info	
Contract Date	04-17-2022
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	Dishwasher, Range/Oven, Refrigerator
Flooring	Carpet, Marble, Tile, Wood
Rooms	Other
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	Community
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, Association Spa
Tennis/Courts	Community
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	

📍 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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800 W 1ST ST #1303  
LOS ANGELES, CA 90012

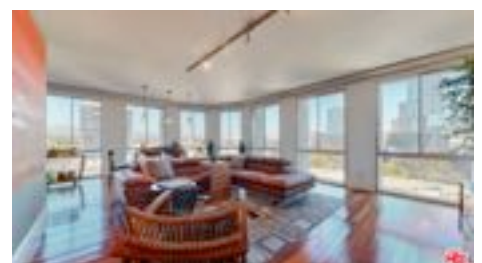
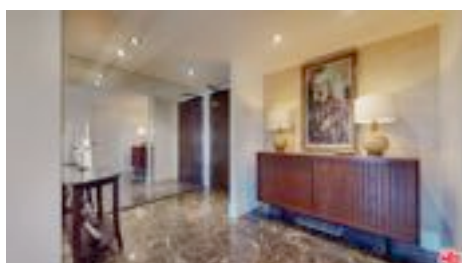
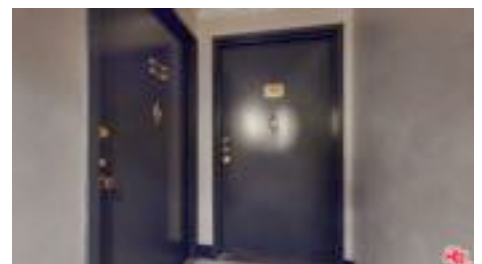
2  
Beds

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

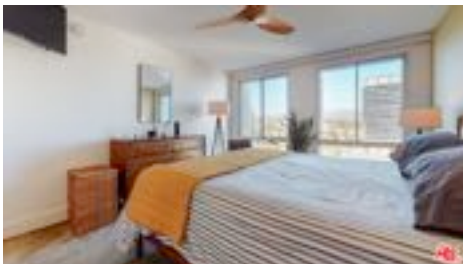
1,234/VN  
Sqft

Condo/Co-op  
LP \$749,000↓

Pending









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

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

**645 W 9TH ST #235**  
LOS ANGELES, CA 90015

**2  
Beds**

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

**1,190/VN  
Sqft**

Condo/Co-op

**LP \$699,000**



**Pending**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$587.39
Lot Size	74,720/VN
HOA Fee 1 & 2	\$779.00(Monthly)
MLS#	22-151307
APN	5144-027-041

**Directions:** Located above the Ralph's Grocery Store, private residential ENTRANCE off of Hope Street

**Remarks:** Wow! Look at this amazing patio!! This Market Loft home comes with one of the largest outdoor spaces in the building. 2+2+2 !! This meticulous Live/Work loft provides two-bedroom areas along with two walk-in closets and two full baths. This is an open concept loft, however the bedrooms can be designed for privacy. Design details include custom lighting, built-ins, wall and window treatments, along with closet buildouts. Modern kitchen with Caesarstone countertops, backsplash, and stainless-steel appliances. In-unit laundry with stackable Bosch washer and dryer and one reserved parking space in the attached garage. There are also additional parking spaces available for rent. Only one common wall and on the same floor you will find resort style amenities including a pool, spa, clubhouse with kitchen, BBQ, fitness center and a private screening room. This means there are no elevators involved when using the amenities, just walk outside your door. Market Lofts is all about its vibrant and accessible location! Above Ralph's Grocery store and in the heart of all that makes Downtown enjoyable!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Market Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Clubhouse, Controlled Access, Elevator, Exercise Room, Onsite Property Management, Spa, Sun Deck, Pool
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2006/Vendor Enhanced
Stories	7
Building Type	Condominium, High Rise, Single Level, Attached
Prop Subtype	
Units in Complex	267
Unit Floor #	2
Unit Location	Patio
PUD	No
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Card/Code Access, Community, Fire and Smoke Detection System, Fire Sprinklers
View	Green Belt
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 22
List Date	04-27-2022	
List Price	\$699,000	
Orig List Price	\$699,000	
Status Date	05-19-2022	
Change Date/Type	05-20-2022/Pending	
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	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Community Garage, Controlled Entrance, Above Street Level, Assigned, Door Opener, Covered Parking, Direct Entrance
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	
Remote Controls	1

Sale/Sold Info	
Contract Date	05-19-2022
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Built-Ins, Cable, Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Hardwood
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Laundry	In Closet, In Unit
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, Heated And Filtered
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	

📍 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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645 W 9TH ST #235  
LOS ANGELES, CA 90015

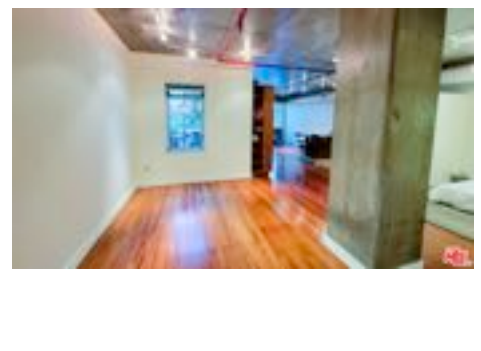
2  
Beds

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

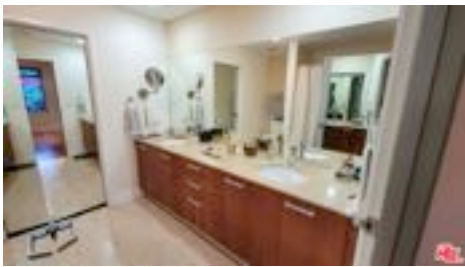
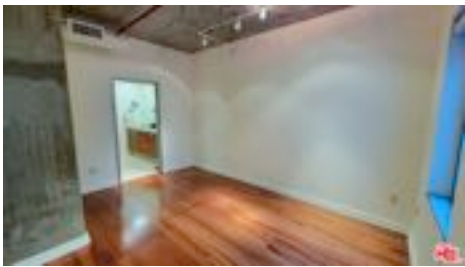
1,190/VN  
Sqft

Condo/Co-op  
LP \$699,000

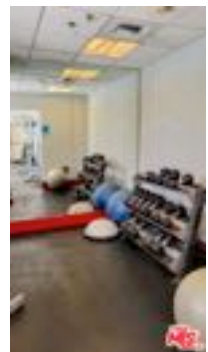
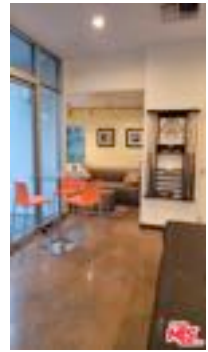
Pending











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

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

**100 S Alameda ST #459**  
LOS ANGELES, CA 90012

2  
Beds

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

1,186  
Sqft

Condo/Co-op

**LP \$740,000**



**Pending**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$623.95
Lot Size	138,016
HOA Fee 1 & 2	\$629.00(Monthly)
MLS#	DW22078306MR
APN	5163-020-148

**Directions:** On Alameda, between 1st & 2nd St.

**Remarks:** Make yourself at home at this rare top floor, penthouse unit in the coveted, privately gated Savoy Residences, right in the heart of Little Tokyo and the Arts District. This unit boasts 2 spacious bedrooms and 2 full bathrooms on separate sides of the living area for increased privacy along with a loft area upstairs, perfect for a home office, yoga studio, or sleeping area. As soon as you enter your luxurious unit, you're greeted with jaw-dropping 17-foot ceilings and a wall of windows for plenty of natural light and plenty of airiness. The beautiful kitchen has granite countertops, plenty of cabinet storage, an island for extra counter space, and BRAND NEW appliance package (Refrigerator, Stove/Range, Microwave, and Dishwasher were replaced April 2022). The unit comes with a washer and dryer and 2 side-by-side regular-sized parking spots. This unit faces the inside of the community, so it is quiet and serene! Building amenities include 24/7 security, business center, gated guest parking, swimming pool, jacuzzi, BBQ patios, fitness and yoga room, theater, sports bar lounge, and sky deck. Not only is this home a great option for those working from home, it's also a perfect home for commuters as with its close proximity to the 101, 5, and 110 freeway. With the super central, convenient location, you are just moments away from award-winning restaurants, grocery stores, local art galleries, breweries, Southern California Institute of Architecture, bars/venues and more. Don't miss your chance at owning this great unit as it won't last long on the market!

**Contingency Remarks:** no contingencies

**Inclusions:** washer, dryer, refrigerator, stove/range, dishwasher, microwave

Community/Development		Structure Info		Contract Info		DOM 4
Tax Mello Roos		Year Built/Source	2005/Assessor	List Date	04-18-2022	
Complex/Assoc Name	Savoy Community Association	Stories		List Price	\$740,000	
Pets Allowed/Rules	Call/Call for Rules, PetsPermitted	Building Type	Attached	Orig List Price	\$740,000	
Highrise Amenities		Prop Subtype	Condominium	Status Date	04-24-2022	
Assoc Amenities	Assoc Barbecue, Exercise Room, Meeting Room, pool, Security	Units in Complex	303	Change Date/Type	04-27-2022/Pending	
Assoc Fees Include		Unit Floor #		Sale Type	Standard	
Community Features	Street Lights, Urban	Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD		Possession	Other	
Rental Restrictions		Balcony				
Short Term Rentals		Security	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Fire and Smoke Detection System, Fire Rated Drywall, Fire Sprinklers, Firewall(s), Gated, Gated Community with Guard, Prewired for alarm system, Smoke Detector			
Short Term Rental Duration		View	Courtyard			
Builders Tract Code		Style	Modern			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer	Public Sewer			
		Water Type	Public			
			</			

➡ Interior Features	
# Fireplaces/Details	Bonus Room
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Dryer Included, Microwave, Refrigerator, Washer, Washer Included
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Master Bedroom, Master Suite, WalkInCloset
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Gas, Range
Disability Access	None
Laundry	Dryer, Dryer Included, Washer, Washer Included
Eating Areas	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	

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➡ Exterior Features	
Pool	Association Pool
Spa	
Tennis/Courts	
Patio	
Roofing	Common Roof
Fence	
Sprinklers	
Entry Location	
Exterior Constr	Concrete
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows
Water Heater Feat	

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

**100 S Alameda ST #459**  
LOS ANGELES, CA 90012

2  
Beds

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

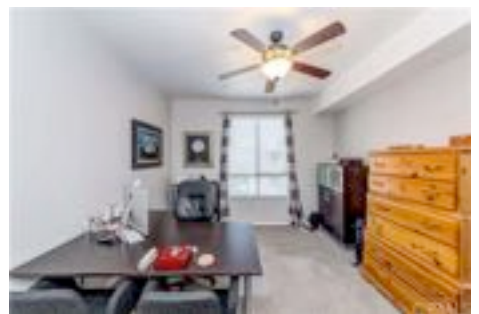
1,186  
Sqft

Condo/Co-op  
**LP \$740,000**

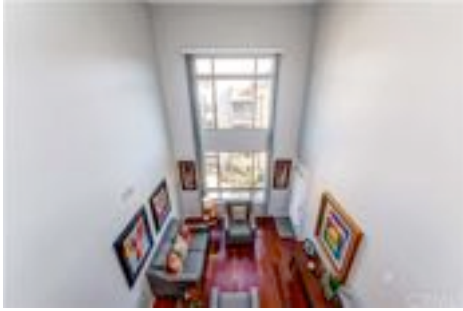
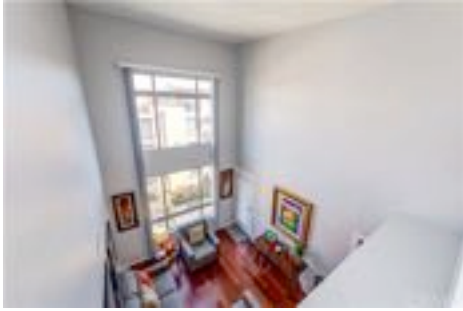
 Pending











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

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

**121 S HOPE ST #513**  
LOS ANGELES, CA 90012

2  
Beds

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

1,175/VN  
Sqft

Condo/Co-op

**LP \$659,000**



**Pending**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$560.85
Lot Size	67,190/VN
HOA Fee 1 & 2	\$917.00(Monthly)
MLS#	22-150817
APN	5151-002-147

**Directions:** ON THE CORNER OF 1ST AND HOPE STREET. ACROSS FROM CONCERT HALL.

**Remarks:** THE PRESTIGIOUS PROMENADE ON BUNKER HILL. EXQUISITE CORNER 2 BEDROOM + 2 BATHROOM CONDO ON THE 5th FLOOR WITH NORTH/EAST FACING VIEWS. ELEGANT UNIT WITH RESORT STYLE IN DOWNTOWN LA. THE LARGE WINDOWS IN THE LIVING ROOM BRINGS IN NATURAL LIGHT WITH BEAUTIFUL TREES IN A URBAN ENVIRONMENT. THIS WELL KEPT UNIT IS IN TURN KEY CONDITION. 2 END SUBTERRANEAN TANDEM PARKING SPACES COMES WITH UNIT. MOMENTS FROM CIVIC CENTER RED LINE AND UNION STATION. ACROSS FROM CONCERT HALL, MUSIC CENTER, COURTHOUSES AND MASS TRANSPORTATION WITH WALK SCORE. AMENITIES INCLUDE POOL, SPA, 24HR SECURITY/CONCIERGE, RARE GUEST PARKING, ON-SITE MANAGER, FITNESS CENTER, DOG RUN, MEZZININE MEETING ROOM AND MORE. SAFE PLACE TO CALL HOME. PRICED RIGHT TO BUY IN DTLA. PET FRIENDLY.

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	THE PROMENADE
Pets Allowed/Rules	Yes/Assoc Pet Rules, Weight Limit
Highrise Amenities	24-Hour Closed Circuit Building, Controlled Access, Dog Run, Entrance Lobby, Mens and Womens Changing Rooms, On-Site Guard, Mid-Rise Building
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Banquet, Elevator, Exercise Room, Gated Community Guard
Assoc Fees Include	Building and Grounds, Concierge, Earthquake Insurance, On Site Security, Trash Paid, Water and Sewer Paid
Community Features	Community Mailbox
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	No
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	Yes

Structure Info	
Year Built/Source	1980/Vendor Enhanced
Stories	6
Building Type	Condominium
Prop Subtype	
Units in Complex	139
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Automatic Gate, Community, Card/Code Access, Exterior Security Lights
View	City
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	Faces West, Faces North
Maid's	No
Prop Condition	Updated/Remodeled
Sewer	In Street
Water Type	District/Public

Contract Info		DOM 19
List Date	04-29-2022	
List Price	\$659,000	
Orig List Price	\$659,000	
Status Date	05-18-2022	
Change Date/Type	05-20-2022/Pending	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	
Financing	Cash, Cash To New Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	No
Lot Acreage	1.543
Special Zone	None
Addl Parcel	No
Lot Dimen/Source	
Lot Descr.	
Lot Location	Greenbelt, Alley Access

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

Sale/Sold Info	
Contract Date	05-18-2022
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	Dishwasher, Garbage Disposal, Microwave, Range/Oven, Refrigerator
Flooring	Mixed
Rooms	Other
Levels	
Interior Features	
Kitchen Features	Granite Counters
Bathroom Features	2 Master Baths
Bedroom Features	Master Bedroom, WalkInCloset
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	Community
Eating Areas	
220-Volt Location	
TV Services	

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

➔ Exterior Features	
Pool	Community
Spa	Association Spa
Tennis/Courts	None
Patio	
Roofing	Composition
Fence	
Sprinklers	
Entry Location	Elevator, Foyer
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Awning, Bay Window
Water Heater Feat	Central Water Heater

📍 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	LADWP

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121 S HOPE ST #513  
LOS ANGELES, CA 90012

2  
Beds

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

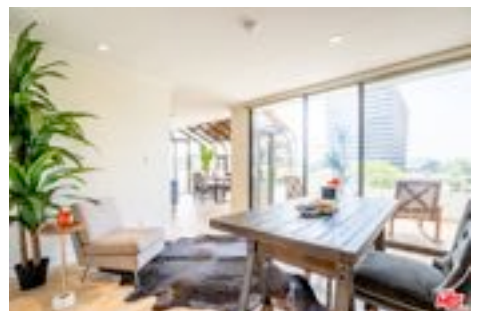
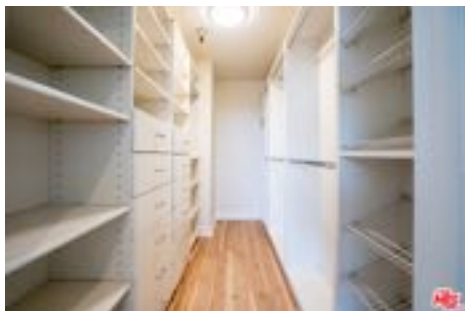
1,175/VN  
Sqft

Condo/Co-op  
LP \$659,000

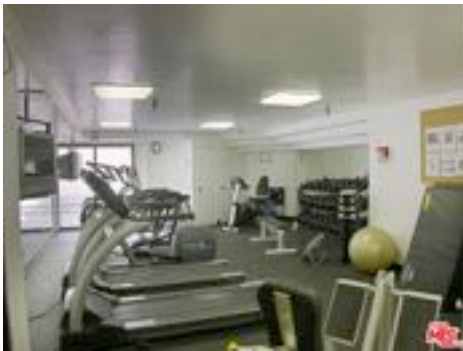
Pending

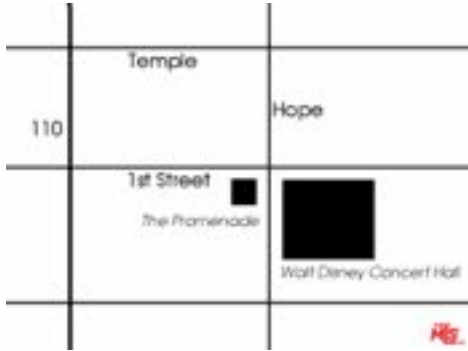












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# Your Home Sold GUARANTEED or I'll Buy It\*

Corey Chambers, Realtor® - CoreyChambers.com

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

**3711 Baldwin ST #906**  
LOS ANGELES, CA 90031

2  
Beds

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

1,145/SE  
Sqft

Condo/Co-op  
**LP \$649,900**



Expected on Market	
Area	1375 Lincoln Heights
Subdivision	
List Price Per Sqft	\$567.60
Lot Size	106,700
HOA Fee 1 & 2	\$298.00(Monthly)
MLS#	OC22053032MR
APN	5211-013-141

**Directions:** Up Mission Rd , Left on Keith Street hits Baldwin st. (Lincoln Heights)

**Remarks:** This is it !! TWO BEDROOMS PLUS A LOFT area Den or Office (easily can be converted into a 3rd BDRM). This Townhome Style condo offers high valuted ceilings, loads of natural light, open, airy & spacious. Perfectly liveable and such a wonderful floor plan with the balcony offering views of the city & the Famous Hollywood sign. Fireplace in living room & fully equipped kitchen just adjacent. Kitchen offers stainless steel refrigerator, dishwasher, oven & microwave, decorative light fixtures. Upgraded floors with whisper padding throughout (sound and moisture barrier) Each bedroom & loft has ceiling light fans. PLAN B floorplan (only 8 of these flr-plans in the WHOLE Community!) it's location is one of the best, at the end of the community one of the last phases to be built and sits at the very top of the hill in the "City View Terrace" - Gated Community with Pool & Spa. Close to 10 frwy, 5 frwy & 110 frwy. Conveniently located close to USC medical school, Keck campus & LA County Hospital, within the USC Department of security ride drop zone. There is an ownership program stippened, if USC staff, employees, students, intern buy! USC Faculty & Staff Housing Program - fpm.usc.edu (they pay up to 20% of the homeprice while you work there)

**Contingency Remarks:** FHA

Community/Development		Structure Info		Contract Info		DOM 77
Tax Mello Roos		Year Built/Source	2008/Assessor	List Date	03-15-2022	
Complex/Assoc Name	City View Terrace	Stories	2	List Price	\$649,900	
Pets Allowed/Rules	Call	Building Type	Attached	Orig List Price	\$649,900	
Highrise Amenities		Prop Subtype	Townhouse	Status Date	04-30-2022	
Assoc Amenities	pool	Units in Complex	109	Change Date/Type	05-02-2022/Active Under Contract	
Assoc Fees Include		Unit Floor #		Sale Type	Standard	
Community Features	Street Lights	Unit Location		Avail for Lease	Yes	
Pending HO Asmt		PUD				
Rental Restrictions		Balcony				
Short Term Rentals		Security	Automatic Gate, Carbon Monoxide Detector(s), Gated, Smoke Detector			
Short Term Rental Duration		View	City Lights, Hills			
Builders Tract Code		Style				
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer	Public Sewer, Unknown			
		Water Type	Public			
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LARD3	Parking Type		Contract Date	04-30-2022	
Land Type	Fee	Total Spaces	4	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	2.000	Garage Spaces	2	Sale Terms		
Special Zone		Carport Spaces	2	SP/LP		
Addl Parcel		Remote Controls	0			
Lot Dimen/Source						
Lot Descr.						
Lot Location						



➡ Interior Features	
# Fireplaces/Details	Living Room
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Appl	Dishwasher, Garage, Microwave
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Suite
Common Walls	Attached
Cooking Appliances	Microwave
Disability Access	
Laundry	Garage
Eating Areas	Breakfast Bar, 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	Yes
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	

📍 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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**3711 Baldwin ST #906**  
LOS ANGELES, CA 90031

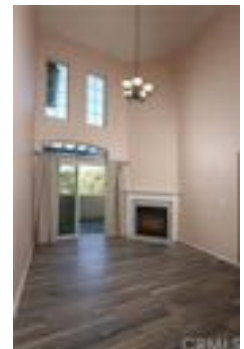
**2  
Beds**

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

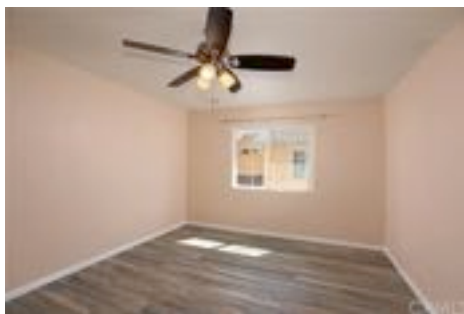
**1,145/SE  
Sqft**

Condo/Co-op  
**LP \$649,900**

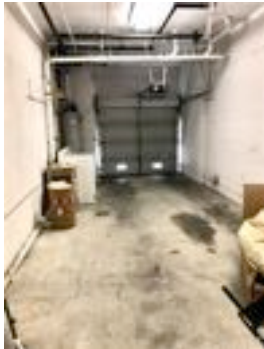
  
**Active-  
Contract**











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

Corey Chambers, Realtor® - CoreyChambers.com

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

**1100 S Hope ST #1412**  
LOS ANGELES, CA 90015

1  
Beds

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

1,120  
Sqft

Condo/Co-op

**LP \$745,000**



**Pending**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$665.18
Lot Size	41,205
HOA Fee 1 & 2	\$914.00(Monthly)
MLS#	DW22089835MR
APN	5139-005-193

**Directions:** Corner of Hope St. & 11 th, between 11th & 12th

**Remarks:** Welcome to Luma suite 1412, located in the highly desirable South Park neighborhood of DTLA. Situated 14 stories above the city center, is THE BEST and LARGEST 1 bedroom, 1 bath +Den floorplan in the building. As you walk into the unit, you re greeted by the beautiful blonde hardwood floors and stunning West facing panoramic skyline views. This unit offers it all... floor-to-ceiling windows with custom blackout curtains, a private balcony, a modern kitchen with Quartz countertops, stainless-steel appliances, a movable kitchen island, a walk-in closet, a brand new in-unit washer/dryer, and a spacious bathroom. This spectacular floorplan offers plenty of space to designate your bedroom, dining, living, and work from home area. The unit also offers a RARE 2 PARKING spaces on the lobby level! Enjoy luxury amenities inclusive of 24hr concierge & security, a fitness center, a 4th floor outdoor terrace with a lap pool & spa, lounge chairs, BBQ area, and outdoor fireplace. Luma is a Green building, LEED Certified GOLD, with benefits that include low electricity cost. Prank Bar, Hygge Bakery & Café, and MedBeauty LA are conveniently located on the ground level floor. With a 92-walking score, this unit epitomizes big city living in LA. You re walking distance to Crypto.com Arena, L.A. Live, FIGat7th, The Bloc, Starbucks, Wholefoods, soon-to-come Oceanwide Plaza & Park Hyatt Hotel, and countless restaurants and hotspots DTLA has to offer. Schedule your tour today! Seller owns next door unit as well, suite 1414 (DW22090174). \*ONCE-IN-A-LIFETIME OPPORUNITY purchase both units to combine and create a 2,050 sqft Penthouse of your dreams!\*

**Contingency Remarks:** Contingencies- None. Property is owner occupied. Unit will be delivered vacant at COE. Listing agent is related to seller.

**Inclusions:** New refrigerator, new washer/dryer, kitchen island, microwave, dishwasher, custom black out curtains, custom closets/room divider- buyer optional

Community/Development		Structure Info		Contract Info		DOM 5
Tax Mello Roos		Year Built/Source	2007/Public Records	List Date	04-29-2022	
Complex/Assoc Name	Luma	Stories	19	List Price	\$745,000	
Pets Allowed/Rules	Call/Assoc Pet Rules	Building Type	Attached	Orig List Price	\$745,000	
Highrise Amenities		Prop Subtype	Condominium	Status Date	05-06-2022	
Assoc Amenities	Assoc Barbecue, Controlled Access, Exercise Room, Outdoor Cooking Area, Picnic Area, pool, Security	Units in Complex	233	Change Date/Type	05-18-2022/Pending	
		Unit Floor #		Sale Type	Standard	
		Unit Location		Avail for Lease	No	
Assoc Fees Include		PUD		Possession	Close Of Escrow	
Community Features	Curbs	Balcony				
Pending HO Asmt		Security	24 Hour, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated with Attendant			
Rental Restrictions						
Short Term Rentals		View	City Lights, Hills, Panoramic			
Short Term Rental Duration		Style	Contemporary			
Builders Tract Code		Entry Floor #				
Builders Model Code		Exposure	West			
Builders Model Name		Direction Faces	Faces West			
Builders Name		Maid's				
Earthquake Ins.		Prop Condition				
		Sewer	Public Sewer			
		Water Type	Public			
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR5	Parking Type	Assigned, Direct Entrance	Contract Date	05-06-2022	
Land Type	Fee	Total Spaces	2	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces	0	Sold Price/SqFt		
Lot Acreage	1.000	Garage Spaces	2	Sale Terms		
Special Zone		Carport Spaces	0	SP/LP		
Addl Parcel		Remote Controls	2			
Lot Dimen/Source						
Lot Descr.						
Lot Location						



➡ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Dryer Included, In Closet, Laundry Closet Stacked, Microwave, Refrigerator, Stackable W/D Hookup, Washer, Washer Included
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Gas
Disability Access	DisabilityAccess, Other Main Level Modifications
Laundry	Dryer, Dryer Included, In Closet, Laundry Closet Stacked, Stackable W/D Hookup, Washer, Washer Included
Eating Areas	Family Kitchen
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	Association Pool, In Ground
Spa	Heated, In Ground
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	Concrete, Glass, Metal
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Custom Window Covering, Double Pane Windows
Water Heater Feat	

📍 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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**1100 S Hope ST #1412**  
LOS ANGELES, CA 90015

**1  
Beds**

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

**1,120  
Sqft**

Condo/Co-op  
**LP \$745,000**

  
**Pending**















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

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

**1111 S GRAND AVE #503**  
LOS ANGELES, CA 90015

1  
Beds

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

1,100/VN  
Sqft

Condo/Co-op

LP \$585,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$531.82
Lot Size	38,845/VN
HOA Fee 1 & 2	\$840.00(Monthly)
MLS#	22-147641
APN	5139-021-053

**Directions:** Corner S Grand Ave and W 11th St

**Remarks:** PRICE REDUCTION ! This Super Amazing condo features a beautifully and newly reimagined kitchen, upgraded mosaic tiles back splash, a grand breakfast bar/kitchen island with alluring quartz countertop and sizeable drawers that provide plenty of food and kitchenware storage space. Large white four door pantry cabinets that offer more food storage space compliments the kitchen. Plus more upgrades include enclosed bedroom with extra wardrobe cabinets, upgraded chic and trendy track lights throughout, newer washer dryer in the spacious laundry room and upgraded bathroom tiles. More features include stainless steel appliances, sparkling bamboo floors, high ceiling and Juliet balcony. Floor to ceiling and wall to wall glass windows not only allow abundance of sunlight but also integrates the lush courtyard greenery and the gentle cascading sound of the courtyard mini water falls into the living room. The courtyard landscape trees act as a veil to provide some privacy not found in the units on the higher floor.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	ELLEVEN HOA
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Controlled Access, Elevator, Pool, Spa, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2005/Vendor Enhanced
Stories	13
Building Type	Condominium, Attached
Prop Subtype	
Units in Complex	174
Unit Floor #	5
Unit Location	
PUD	No
Balcony	
Security	Community, Fire Sprinklers, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector, Gated
View	Courtyard
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 47
List Date	04-18-2022	
List Price	\$585,000	
Orig List Price	\$595,000	
Status Date	05-25-2022	
Change Date/Type	05-25-2022/Active Under Contract	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.892
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Assigned, 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	05-25-2022
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	



➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central
Equip/Appl	Built-Ins, Dishwasher, Dryer, Elevator, Garbage Disposal, Microwave, Range/Oven, Refrigerator
Flooring	Bamboo
Rooms	Breakfast Area, Dining Area, Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	In Unit, Inside, Room, Laundry Area
Eating Areas	
220-Volt Location	
TV Services	

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

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

📍 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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1111 S GRAND AVE #503  
LOS ANGELES, CA 90015

1  
Beds

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

1,100/VN  
Sqft

Condo/Co-op  
LP \$585,000↓

Active-  
Contract









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

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

**1100 S Grand AVE #A307**  
LOS ANGELES, CA 90015

2  
Beds

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

1,090  
Sqft

Condo/Co-op

LP \$725,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$665.14
Lot Size	18,467
HOA Fee 1 & 2	\$739.00(Monthly)
MLS#	SB22081231MR
APN	5139-020-055

**Directions:** Corner of Grand Ave and 11th Street

**Remarks:** Welcome to your new home at The Grand Lofts. This architecturally stylish Grand Lofts gives you the perfect work/life balance. This contemporary open and naturally lit loft boasts high ceilings, expansive oversized windows, open floor plan, modern kitchen with stainless steel appliances, walk-in closet, private balcony, in-unit washer/ dryer combo, hardwood floors, room dividers and more Grand Loft residents have full access to all the amenities in the modern resort- like adjacent building AVEN with 2 side by side (yes, not tandem) parking spots. The other amazing amenities include a sparkling 3 lane lap pool with cabanas and loungers, hot tub, beach volleyball court, basketball court, fitness center, business center, many BBQ areas and a pet care stations. Walking distance to LA Live, Staples Center, FIDM, Target, metro stations, supermarkets and easy access to the 110 & 10 FWY. Short commute to USC, Little Tokyo, Chinatown, Koreatown and Arts District.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Grand Lofts
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Billiard Room, Controlled Access, Exercise Room, Meeting Room, Outdoor Cooking Area, Picnic Area, pool
Assoc Fees Include	
Community Features	Dog Park, Sidewalks, Street Lights, Urban
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1923/Assessor
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	66
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	City Lights
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	Public Sewer
Water Type	Public

Contract Info		DOM 40
List Date	04-20-2022	
List Price	\$725,000	
Orig List Price	\$750,000	
Status Date	05-31-2022	
Change Date/Type	06-01-2022/Active Under Contract	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAR5
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

Sale/Sold Info	
Contract Date	05-31-2022
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

🔗 Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Appl	Dishwasher, Dryer, Dryer Included, Microwave, Refrigerator, Washer, Washer Included
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Gas
Disability Access	
Laundry	Dryer, Dryer Included, Washer, Washer Included
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	Yes
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	

📍 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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**1100 S Grand AVE #A307**  
LOS ANGELES, CA 90015

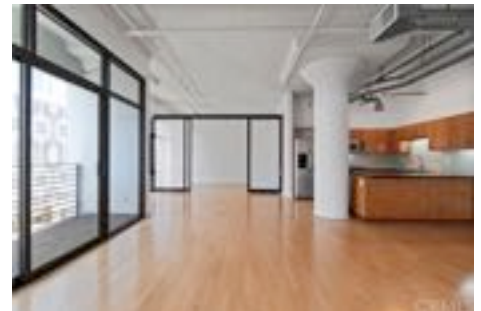
**2  
Beds**

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

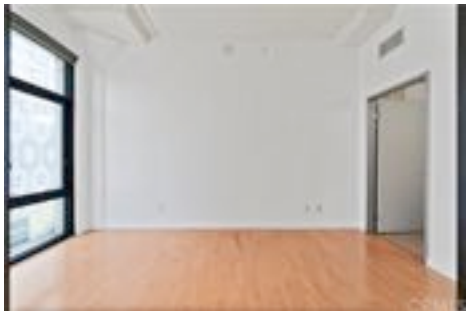
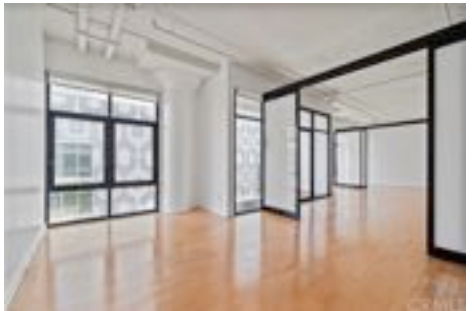
**1,090  
Sqft**

Condo/Co-op  
**LP \$725,000**↓

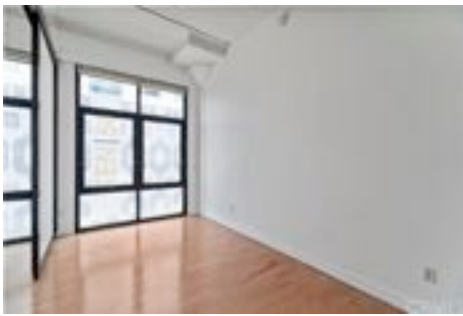
 **Active-  
Contract**











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

Corey Chambers, Realtor® - CoreyChambers.com

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

**222 S CENTRAL AVE #209**  
LOS ANGELES, CA 90012

2  
Beds

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

1,063/VN  
Sqft

Condo/Co-op

**LP \$649,000**



Pending



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$610.54
Lot Size	87,054/VN
HOA Fee 1 & 2	\$450.00(Monthly)
MLS#	22-156113
APN	5161-019-068

Directions: See map

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Tokyo Villa
Pets Allowed/Rules	Call/Submit Pets
Highrise Amenities	
Assoc Amenities	Spa, Meeting Room, Sauna
Assoc Fees Include	Trash Paid
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1985/Vendor Enhanced
Stories	1
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	167
Unit Floor #	5
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	No
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	Public

Contract Info		DOM 11
List Date	05-12-2022	
List Price	\$649,000	
Orig List Price	\$649,000	
Status Date	05-23-2022	
Change Date/Type	05-23-2022/Pending	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Possession	Other	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	1.999
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

Sale/Sold Info	
Contract Date	05-23-2022
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	Dishwasher, Range/Oven, Refrigerator
Flooring	Carpet
Rooms	Living, Master Bedroom
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	In Unit
Eating Areas	
220-Volt Location	
TV Services	

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



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

📍 Location	
Cross Streets	E 3rd St.
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

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**222 S CENTRAL AVE #209**  
LOS ANGELES, CA 90012

2  
Beds

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

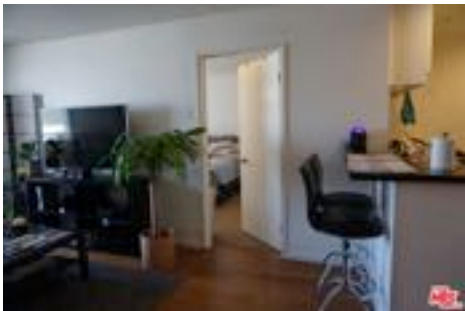
1,063/VN  
Sqft

Condo/Co-op  
**LP \$649,000**

  
Pending







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

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

**849 S BROADWAY #709**

LOS ANGELES, CA 90014

1  
Beds

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

1,047/DV  
Sqft

Condo/Co-op

**LP \$730,000**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$697.23
Lot Size	22,842/AS
HOA Fee 1 & 2	\$1125.00(Monthly)
MLS#	22-159903
APN	5144-017-124

**Directions:** On Historic Broadway at 9th Street. No guest parking

**Remarks:** Sunny and bright, this west-facing loft features a gourmet kitchen with stainless steel appliances and open floor plan with high ceilings! There is one designer bath which holds a deep soaking tub. The building is Mills Act approved so property taxes are deeply reduced. The Eastern has a formal lobby complete with front desk staff, a Zen garden, with a gym, fireplace, pool and spa on the roof. All this comes with amazing views of downtown! Includes 1 parking space with extra parking and storage available for lease. Living at the Eastern Columbia is wonderful! This historic monument is poised at the corner of South Park, the Fashion District and the historic Broadway Theater District it is an excellent place to call home. From here you can visit the many restaurants, shops, and theaters nearby. You can walk to the Apple Store, Theory, Vans, the Staples Center, LA Live, Regal Cinemas and plenty of markets and grocery stores nearby. This is downtown living at its best!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Eastern Columbia Lofts
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Exercise Room, Extra Storage, Gated Community, Hot Water, Onsite Property Management, Pool, Spa, Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1930/Vendor Enhanced
Stories	14
Building Type	Condominium, Conversion, High Rise, Loft
Prop Subtype	
Units in Complex	147
Unit Floor #	8
Unit Location	Upper
PUD	No
Balcony	Yes
Security	24 Hour, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinklers, Gated, Smoke Detector, T.V.
View	City, City Lights
Style	Architectural
Entry Floor #	
Exposure	Western
Direction Faces	
Maid's	No
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 13
List Date	05-22-2022	
List Price	\$730,000	
Orig List Price	\$730,000	
Status Date	05-24-2022	
Change Date/Type	05-24-2022/Active Under Contract	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

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

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

Sale/Sold Info	
Contract Date	05-24-2022
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	



➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Apppl	Built-Ins, Dishwasher, Garbage Disposal, Microwave, Range/Oven, Refrigerator
Flooring	Cement
Rooms	Loft
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Laundry	Community, In Closet, In Unit
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, Heated And Filtered
Spa	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	

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

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LOS ANGELES, CA 90014

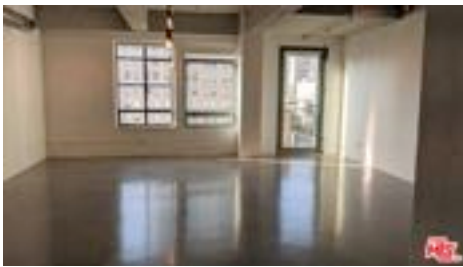
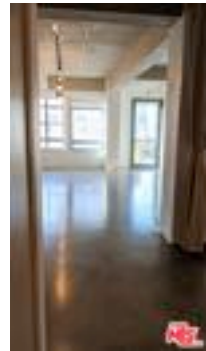
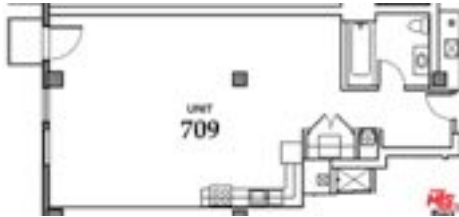
1  
Beds

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

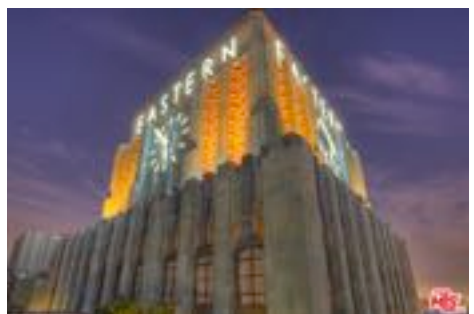
1,047/DV  
Sqft

Condo/Co-op  
LP \$730,000

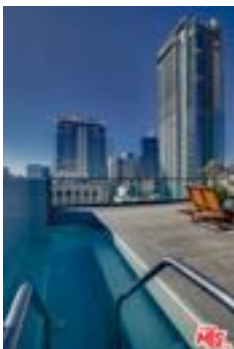
Active-  
Contract











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

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

**1155 S GRAND AVE #416**  
LOS ANGELES, CA 90015

1  
Beds

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

1,020/TC  
Sqft

Condo/Co-op  
**LP \$649,500**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$636.76
Lot Size	52,748/PL
HOA Fee 1 & 2	\$892.16(Monthly)
MLS#	22-140494
APN	5139-028-051

**Directions:** Downtown LA's South Park, NW corner of 12th & Grand Ave

**Remarks:** LA urban living at its finest! Experience LEED CERTIFIED "Evo", Downtown LA's most impressive Luxury "Green" Condo High Rises! Unit #416 offers a large footprint at 1,020sf boasting a west-facing wall of floor-to-ceiling windows where dual pane sliding glass doors access a RARE FULL SIZED, 12'x4' PRIVATE TERRACE giving you that highly sought after outdoor space in the middle of Downtown (ONLY CONDO FOR SALE IN BLDG AT LIST DATE UNDER \$850K WITH FULL SIZED "WALK-OUT" BALCONY) welcoming you with big-city views of the South Parks Luxury high-rise corridor. The terrace extends the living space allowing its owner to walk out for fresh air & a nap, coffee with breakfast, drinks with friends, romantic dinners, and even doggie breaks! Exposed concrete makes Evo's "soft loft" a desirable lifestyle, perfectly mixing urban elements with contemporary design. Rich espresso hardwood floors throughout, only to be interrupted by black stone slate in the bright oversized bathroom. A huge laundry room at the entrance gives the homeowner a dedicated space for clothes and storage. A separate bedroom with the potential to enclose with a solid wall or even popular smoked sliders (see photo). Chefs kitchen "with a view", island & bar-stools. Assigned and deeded parking space. Soaring 23 stories above DTLA's exclusive South Park District where walkability is king. The renowned amenity package features stunning, west-facing ocean views (clear days) from its advanced rooftop fitness center and powerful north-facing skyline & jet-liner views from its rooftop lounge complete with outdoor seating & fireplace! A must-see, resort-style 6th-floor sun deck with pool, spa, entertainment & BBQ area. The reputation of Evo's top-notch, 24 hr security team and front door concierge staff along with the walkability of South Park have been well documented. LA Live, The "Crypt", Ralphs, Wholefoods, CVS, Ace Theatre, and far too many cool trendy lounges, restaurants, and bars to mention, after all, its South Park!!

Community/Development		Structure Info		Contract Info		DOM 64
Tax Mello Roos		Year Built/Source	2008/Plans	List Date	04-01-2022	
Complex/Assoc Name	Evo	Stories	23	List Price	\$649,500	
Pets Allowed/Rules	Yes	Building Type	Condominium, Attached	Orig List Price	\$649,500	
Highrise Amenities		Prop Subtype	Condominium	Status Date	05-18-2022	
Assoc Amenities	Assoc Barbecue, Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Fitness Center, Pool, Security	Units in Complex	311	Change Date/Type	05-19-2022/Active Under Contract	
Assoc Fees Include		Unit Floor #	4	Sale Type	Standard	
Community Features		Unit Location	West	Avail for Lease	No	
Pending HO Asmt		PUD	No	Lease Option	No	
Rental Restrictions		Balcony	Yes/West			
Short Term Rentals		Security	24 Hour, Card/Code Access, Community, Guarded			
Short Term Rental Duration		View	City Lights			
Builders Tract Code		Style	Contemporary			
Builders Model Code		Entry Floor #	4			
Builders Model Name		Exposure	West			
Builders Name		Direction Faces	Faces West			
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer				
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAR5	Parking Type	Assigned, Community Garage, Controlled Entrance, Covered Parking	Contract Date	05-18-2022	
Land Type				Sold Date		
Land Lease Purchase				Sold Price		
Horse Property		Total Spaces	0	Sold Price/SqFt		
Lot Acreage	1.211	Covered Spaces	1	Sale Terms		
Special Zone	Property Report	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
Heating	Central
Equip/Appl	Dishwasher, Dryer, Freezer, Garbage Disposal, Microwave, Washer, Range/Oven
Flooring	Hardwood, Slate
Rooms	Breakfast Bar, Utility, Master Bedroom, Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	Room
Eating Areas	
220-Volt Location	
TV Services	

🌿 Green	
Green Building Certification	NAHB Green Bldg Guidelines (GBG)
Green Certification Rating	100.00
Green Certifying Body	US GREEN BLDG COUNCIL
Green HTA Index	
Green Walk Score	99
Green Year Certified	2008
Green Energy Efficient	Appliances, Construction, Doors, Electrical/Lighting, Thermostat/Controllers, HVAC, Insulation, Windows
Green Energy Generation	
Green Indoor Air Quality	
Green Location	Walkability
Green Sustainability	
Green Water Conservation	Reclamation, Landscaping

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➡ Exterior Features	
Pool	Association Pool, Heated
Spa	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	

📍 Location	
Cross Streets	12th & Grand Ave
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	



**1155 S GRAND AVE #416**  
LOS ANGELES, CA 90015

1  
Beds

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

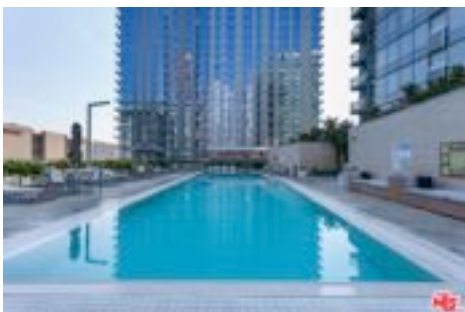
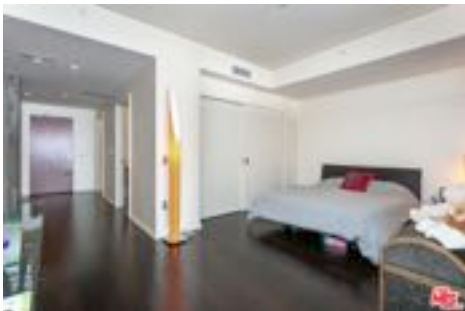
1,020/TC  
Sqft

Condo/Co-op  
**LP \$649,500**

Active-  
Contract











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

Corey Chambers, Realtor® - CoreyChambers.com

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

**645 W 9th ST #417**  
LOS ANGELES, CA 90015

2  
Beds

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

1,020  
Sqft

Condo/Co-op  
**LP \$599,000**

**Active-  
Contract**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$587.25
Lot Size	74,720
HOA Fee 1 & 2	\$763.00(Monthly)
MLS#	PW22102903MR
APN	5144-027-112

**Directions:** Hope and 9th st.

**Remarks:** THE BEST AND CONVENIENT LOCATION OF DOWN TOWN L.A. WITH RALPH'S MARKET.PERFECT PLACE TO ENJOY CITY LIFE. OPEN FLOOR PLAN WITH 2 BEDROOM AREA AND 2 FULL BATHROOM WITH WALK IN CLOSETS. WALKING DISTANCE TO STAPLES CENTER, FIDM,WHOLE FOOD MARKET AND MANY NICE PLACE OF DOENTOWN LA. 24 HR SECURITY, BALCONY, POOL, SPA, FITNESS CENTER, MEDIA ROOM, BBQ AREA AND CLUB HOUSE WITH KITCHEN. 1 CAR ASSIGNED PARKING SPACE BELONGS TO THIS UNIT VERY WIDE.

Community/Development		Structure Info		Contract Info		DOM 7
Tax Mello Roos		Year Built/Source	2006/Assessor	List Date	05-16-2022	
Complex/Assoc Name	Market Loft	Stories		List Price	\$599,000	
Pets Allowed/Rules	Call	Building Type	Attached	Orig List Price	\$599,000	
Highrise Amenities		Prop Subtype	Condominium	Status Date	06-02-2022	
Assoc Amenities	pool	Units in Complex	268	Change Date/Type	06-02-2022/Active Under Contract	
Assoc Fees Include		Unit Floor #		Sale Type	Standard	
Community Features	Street Lights, Urban	Unit Location		Avail for Lease	No	
Pending HO Asmt		PUD				
Rental Restrictions		Balcony				
Short Term Rentals		Security				
Short Term Rental Duration		View	City Lights, Peek-A-Boo			
Builders Tract Code		Style				
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer	Public Sewer			
		Water Type	Public			
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAC2	Parking Type		Contract Date	06-02-2022	
Land Type	Fee	Total Spaces	1	Sold Date		
Land Lease Purchase		Covered Spaces		Sold Price		
Horse Property		Uncovered Spaces		Sold Price/SqFt		
Lot Acreage	2.000	Garage Spaces	1	Sale Terms		
Special Zone		Carport Spaces	0	SP/LP		
Addl Parcel		Remote Controls	0			
Lot Dimen/Source						
Lot Descr.						
Lot Location						



➔ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central, Forced Air
Equip/Apppl	Dishwasher, Inside, Microwave, Refrigerator
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	Microwave
Laundry	Inside
Disability Access	Other Main Level Modifications
Eating Areas	Breakfast Bar, 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	
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	
Water Heater Feat	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	
Map	
School District	Los Angeles Unified
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 © 2022 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Corey Chambers CALDRE# 01889449

**645 W 9th ST #417**  
LOS ANGELES, CA 90015

**2  
Beds**

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

**1,020  
Sqft**

Condo/Co-op  
**LP \$599,000**

 **Active-  
Contract**















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

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

**460 S SPRING ST #813**  
LOS ANGELES, CA 90013

2  
Beds

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

1,004/DV  
Sqft

Condo/Co-op  
**LP \$595,000**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$592.63
Lot Size	30,787/VN
HOA Fee 1 & 2	\$728.00(Monthly)
MLS#	22-146041
APN	5149-023-145

**Directions:** Cross Streets: 5th and Spring Streets

**Remarks:** The historic & much sought-after Rowan Lofts, exquisitely restored & located in the heart of Downtown LAs vibrant Historic District, pays homage to its iconic Beaux-Arts design, whilst embracing modern high-end conveniences. A beautiful lobby, with all the drama of Carrera marble & ornately crafted ceilings, is the opening act. Once inside the unit, city views, high ceilings, exposed brick walls & hardwood floors sing in perfect harmony w/an open concept layout. A living & dining area dovetail with a modern kitchen w/high gloss cabinetry, stone countertops & stainless-steel appliances. Just beyond is a bedroom + bathroom w/soaking tub & large vanity. There is a guest bathroom off the living area + stack laundry. Amenities include 24-hour security, verdant outdoor areas w/hot & cold spas, BBQs, & chaise lounges. The perfect Live/work space, moments from hip eateries, coffee shops, & Whole Foods. MILLS ACT BUILDING which means a savings in property tax of up to 50% and in some cases more!

Community/Development		Structure Info		Contract Info		DOM 44
Tax Mello Roos		Year Built/Source	1912/Vendor Enhanced	List Date	04-21-2022	
Complex/Assoc Name	Rowan Property Owner's Association	Stories	12	List Price	\$595,000	
Pets Allowed/Rules	Call	Building Type	Loft, Attached	Orig List Price	\$595,000	
Highrise Amenities	24-Hour Concierge, Club Room, Concierge, Entrance Lobby, Lounge, Passenger Elevator, Reception Desk	Prop Subtype		Status Date	05-10-2022	
Assoc Amenities	Assoc Barbecue, Controlled Access, Meeting Room, Outdoor Cooking Area, Security, Spa	Units in Complex	206	Change Date/Type	05-23-2022/Active Under Contract	
Assoc Fees Include		Unit Floor #	8	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, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Card/Code Access	Financing	Cash To New Loan	
Short Term Rental Duration		View	City	Possession	Close Of Escrow	
Builders Tract Code		Style	High or Mid-Rise Condo			
Builders Model Code		Entry Floor #				
Builders Model Name		Exposure				
Builders Name		Direction Faces				
Earthquake Ins.		Maid's				
		Prop Condition				
		Sewer	In Street			
		Water Type				
Land/Lot Info		Parking Details		Sale/Sold Info		
Zoning	LAC4	Parking Type	None	Contract Date	05-10-2022	
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	Property Report	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	Microwave, Dishwasher, Dryer, Washer, Refrigerator
Flooring	Hardwood
Rooms	Living
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	Inside
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	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	

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	Ninth Street School
Junior HS	John H. Liechty Middle Sc
Senior HS	Belmont Senior High Schoo
Waterfront	
Water District	

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**460 S SPRING ST #813**  
LOS ANGELES, CA 90013

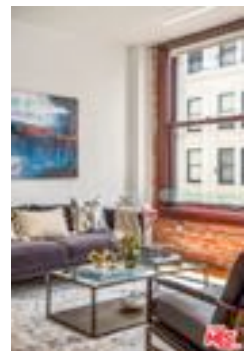
**2  
Beds**

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

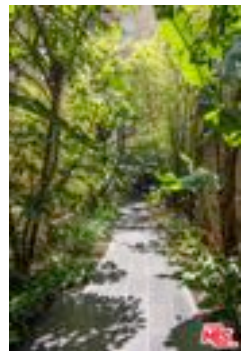
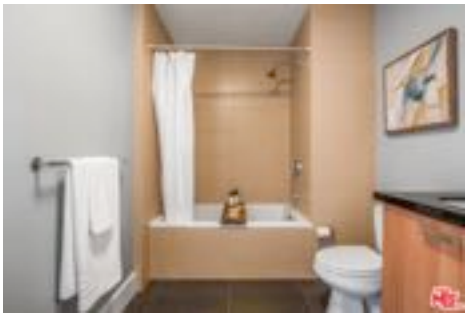
**1,004/DV  
Sqft**

Condo/Co-op  
**LP \$595,000**

  
**Active-  
Contract**







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

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

**877 FRANCISCO ST #608**

LOS ANGELES, CA 90017

1  
Beds

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

852/VN  
Sqft

Condo/Co-op

**LP \$660,000**



**Pending**



<b>Expected on Market</b>	
<b>Area</b>	42 Downtown L.A.
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$774.65
<b>Lot Size</b>	169,975/VN
<b>HOA Fee 1 &amp; 2</b>	\$197.57(Monthly), \$500.43(Monthly)
<b>MLS#</b>	22-120698
<b>APN</b>	5144-033-033

**Directions:** Between Figueroa and the 110 fwy. and Bewteen 8th and 9th St. on Franciso St. 3 blocks North of the Staples Center.

**Remarks:** Spring Savings are here, if your clients purchase a new home at Metropolis April 1st through May 31st they will qualify for their HOA dues to be paid for for 1 year PLUS the Seller will pay \$7500 of their closing costs!! Rediscover Downtown Los Angeles' iconic address for premier high-rise living. Featuring innovative, contemporary architecture by the award-winning Gensler, residences at Metropolis maximize light, air and views, with floor-to-ceiling windows framing panoramic vistas of the Los Angeles skyline and Hollywood Hills beyond. Soaring ceilings rise above versatile, open floor plans, while highly curated modern detail and refined finishes enhance the living experience from within. This home in the sky features are expansive great rooms, gracious master bedroom suites, walk-in closets and seamless, chef-caliber kitchens. Elevated resident-only amenities include over 1.7acres of indoor and outdoor amenities, from a heated outdoor pool and hot tub, billiards room and clubhouse, world-class fitness center with cycle/yoga room, business center, conference room, media room and more.

Community/Development	
<b>Tax Mello Roos</b>	No
<b>Complex/Assoc Name</b>	Metropolis II
<b>Pets Allowed/Rules</b>	Call/Assoc Pet Rules
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Controlled Access, Assoc Barbecue, Elevator, Exercise Room, Extra Storage, Fitness Center, Gated Community Guard, Clubhouse, Pool, Private Cabana, Guest Parking, Assoc Maintains Landscape, Assoc Pet Rules, Sun Deck
<b>Assoc Fees Include</b>	Gas, Water and Sewer Paid, On Site Security
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	Yes
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	Monthly
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	
<b>Earthquake Ins.</b>	

Structure Info	
<b>Year Built/Source</b>	2017/Vendor Enhanced
<b>Stories</b>	0
<b>Building Type</b>	Condominium, Attached
<b>Prop Subtype</b>	
<b>Units in Complex</b>	514
<b>Unit Floor #</b>	17
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	No
<b>Security</b>	24 Hour
<b>View</b>	City Lights
<b>Style</b>	Contemporary
<b>Entry Floor #</b>	
<b>Exposure</b>	East
<b>Direction Faces</b>	Faces East
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 122
<b>List Date</b>	01-21-2022	
<b>List Price</b>	\$660,000	
<b>Orig List Price</b>	\$660,000	
<b>Status Date</b>	05-23-2022	
<b>Change Date/Type</b>	05-23-2022/Pending	
<b>Sale Type</b>	Standard	
<b>Probate Y/N</b>	No	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	
<b>Financing</b>	Cash, Cash To New Loan	
<b>Possession</b>	Close Of Escrow	

Land/Lot Info	
<b>Zoning</b>	LAC2
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	3.902
<b>Special Zone</b>	None
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

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

Sale/Sold Info	
<b>Contract Date</b>	05-23-2022
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	



🔗 Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Appl	Dishwasher, Dryer, Garbage Disposal, Elevator, Stackable W/D Hookup, Washer, Refrigerator, Range/Oven
Flooring	Wood, Ceramic Tile
Rooms	Living, Master Bedroom, Dining Area, Entry
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Laundry	In Unit, Laundry Closet Stacked
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

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

🔗 Exterior Features	
Pool	Community
Spa	Community
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Elevator
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows
Water Heater Feat	

📍 Location	
Cross Streets	Located on Francisco St between 8th St and James M Wood Blvd
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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**877 FRANCISCO ST #608**  
LOS ANGELES, CA 90017

1  
Beds

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

852/VN  
Sqft

Condo/Co-op  
**LP \$660,000**

 Pending







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**877 FRANCISCO ST #1515**

LOS ANGELES, CA 90017

0  
Beds

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

629/VN  
Sqft

Condo/Co-op

**LP \$675,000**



Pending



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$1,073.13
Lot Size	169,975/VN
HOA Fee 1 & 2	\$161.30(Monthly), \$397.65(Monthly)
MLS#	22-142819
APN	5144-033-168

**Directions:** Between Figueroa and the 110 fwy. and Bewteen 8th and 9th St. on Francisco St. 3 blocks North of the Staples Center.

**Remarks:** Spring Savings are here! If your clients purchase a new home at Metropolis April 1st through May 31st they will qualify for their HOA dues to be paid for for 1 year PLUS the Seller will pay \$7500 of their closing costs!! Rediscover Downtown Los Angeles' iconic address for premier high-rise living. Featuring innovative, contemporary architecture by the award-winning Gensler, residences at Metropolis maximize light, air and views, with floor-to-ceiling windows framing panoramic vistas of the Los Angeles skyline and Hollywood Hills beyond. Soaring ceilings rise above versatile, open floor plans, while highly curated modern detail and refined finishes enhance the living experience from within. This home in the sky features are expansive great rooms, gracious master bedroom suites, walk-in closets and seamless, chef-caliber kitchens. Elevated resident-only amenities include over 1.7acres of indoor and outdoor amenities, from a heated outdoor pool and hot tub, billiards room and clubhouse, world-class fitness center with cycle/yoga room, business center, conference room, media room and more.

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	Metropolis II
Pets Allowed/Rules	Call/Assoc Pet Rules
Highrise Amenities	Entrance Lobby, Controlled Access, Reception Desk, Mens and Womens Locker Rooms, Lounge, Dog Run, Passenger Elevator, On site retail, On-Site Guard, Business Center, Club Room, 24-Hour Closed Circuit Building
Assoc Amenities	Controlled Access, Assoc Barbecue, Elevator, Exercise Room, Extra Storage, Fitness Center, Gated Community Guard, Clubhouse, Pool, Private Cabana, Guest Parking, Assoc Maintains Landscape, Assoc Pet Rules, Sun Deck
Assoc Fees Include	Gas, Water and Sewer Paid, On Site Security
Community Features	
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	
Short Term Rental Duration	Monthly
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2017/Vendor Enhanced
Stories	0
Building Type	Condominium, Attached
Prop Subtype	
Units in Complex	514
Unit Floor #	15
Unit Location	
PUD	No
Balcony	YES
Security	24 Hour
View	City Lights
Style	Contemporary
Entry Floor #	
Exposure	East
Direction Faces	Faces East
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 41
List Date	04-01-2022	
List Price	\$675,000	
Orig List Price	\$675,000	
Status Date	05-12-2022	
Change Date/Type	05-14-2022/Pending	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	
Financing	Cash, Cash To New Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAC2
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	3.902
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	05-12-2022
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	Dishwasher, Dryer, Garbage Disposal, Elevator, Stackable W/D Hookup, Washer, Refrigerator, Range/Oven
Flooring	Wood, Ceramic Tile
Rooms	Master Bedroom, Entry
Levels	One Level
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Oven, Cooktop - Gas
Disability Access	
Laundry	In Unit, Laundry Closet Stacked
Eating Areas	
220-Volt Location	
TV Services	

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

➡ Exterior Features	
Pool	Community
Spa	Community
Tennis/Courts	
Patio	Balcony
Roofing	
Fence	
Sprinklers	
Entry Location	Elevator
Exterior Constr	
Foundation	
Other Struc Feat	Balcony
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows
Water Heater Feat	

📍 Location	
Cross Streets	Located on Francisco St between 8th St and James M Wood Blvd
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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**877 FRANCISCO ST #1515**  
LOS ANGELES, CA 90017

0  
Beds

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

629/VN  
Sqft

Condo/Co-op  
**LP \$675,000**

 Pending



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

Corey Chambers, Realtor® - CoreyChambers.com

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

**400 S Broadway #610**  
LOS ANGELES, CA 90013

1  
Beds

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

624/DV  
Sqft

Condo/Co-op  
**LP \$629,000**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$1,008.01
Lot Size	36,280/VN
HOA Fee 1 & 2	\$632.00(Monthly)
MLS#	22-126281
APN	5149-003-029

**Directions:** Located on the corner of Broadway and 4th st.

**Remarks:** Classic LA Glamour Meets Contemporary Sophistication and Design. Welcome to this stunning 1-bedroom, 1-bathroom home at Perla, a brand new luxury condominium offering residents a prime Broadway address and a collection of lavish lifestyle amenities tailored to modern Los Angeles living. The apartment is an exemplar of contemporary urban design, with warm organic tones providing a fresh palette for any style. Floor-to-ceiling windows frame incredible views of San Gabriel, Hollywood Hills, or the Downtown LA skyline. Natural light spills onto European white oak floors, and a Bosch washer/dryer, fiber optic pre-wiring, and energy-efficient LED lighting are thoughtful finishing touches. Past a tasteful entry area with a full bathroom, the home flows into an open-concept living room, dining room, and kitchen saturated with natural light. The kitchen is equipped with polished quartz countertops, a porcelain tile backsplash, and a suite of high-end fully integrated stainless steel appliances from Bertazzoni. The bedroom has a walk-in closet and easy access to a full bathroom adorned with designer-selected tile, contemporary wood cabinetry, and illuminated mirrored medicine cabinet, polished chrome fixtures from Kohler, and a deep soaking tub. Nestled in the heart of the Historic Core, Perla rises 35 stories and blends urban chic with Art Deco charm. Perla's incredible amenities offering spans 44,000 sq. ft. and unfurls around an airy four-story atrium graced with multiple seating areas and suffused with natural light. Residents can relax or entertain in a gaming lounge, wine tasting room, private theater, library lounge, or Clubroom with a full kitchen and adjacent dining space. Work-from-home options are plentiful with several meeting areas and workspaces. A trio of landscaped terraces offer communal grilling stations, fireplace lounge seating, an outdoor pool, and chaise seating. Fitness enthusiasts will enjoy a fully equipped gym, a yoga studio, and a rooftop yoga and stretching deck. Pet owners are sure to make use of the pet spa and dog park. The building is surrounded by city landmarks, cultural institutions, and dozens of trendy dining and shopping options. Grand Central Market and the acclaimed Bradbury Building are just down the street, while The Museum of Contemporary Art, Regent Theater, Walt Disney Concert Hall, Pershing Square, and Grand Park are all close by. An accessible LA Metro line makes getting around the rest of the city quick and convenient.

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	Perla on Broadway
<b>Pets Allowed/Rules</b>	Call
<b>Highrise Amenities</b>	
<b>Assoc Amenities</b>	Assoc Maintains Landscape, Assoc Barbecue, Assoc Pet Rules, Clubhouse, Concierge, Conference, Controlled Access, Elevator, Exercise Room, Extra Storage, Fire Pit, Fitness Center, Onsite Property Management, Meeting Room, Gated Community Guard, Gated Community, Gated Parking, Pool, Rec Multipurpose Rm, Security, Spa
<b>Assoc Fees Include</b>	
<b>Community Features</b>	
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	
<b>Earthquake Ins.</b>	

Structure Info	
<b>Year Built/Source</b>	
<b>Stories</b>	36
<b>Building Type</b>	Condominium, High Rise, Attached
<b>Prop Subtype</b>	
<b>Units in Complex</b>	450
<b>Unit Floor #</b>	6
<b>Unit Location</b>	
<b>PUD</b>	No
<b>Balcony</b>	
<b>Security</b>	24 Hour, Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Exterior Security Lights, Fire and Smoke Detection System, Community, Fire Sprinklers, Firewall(s), Gated, Gated Community with Guard, Guarded, Smoke Detector
<b>View</b>	City, City Lights, Mountains
<b>Style</b>	High or Mid-Rise Condo
<b>Entry Floor #</b>	
<b>Exposure</b>	
<b>Direction Faces</b>	Faces East, Faces North, Faces South, Faces West
<b>Maid's</b>	
<b>Prop Condition</b>	
<b>Sewer</b>	
<b>Water Type</b>	

Contract Info		DOM 115
<b>List Date</b>	02-09-2022	
<b>List Price</b>	\$629,000	
<b>Orig List Price</b>	\$629,000	
<b>Status Date</b>	03-03-2022	
<b>Change Date/Type</b>	03-07-2022/Active Under Contract	
<b>Sale Type</b>	Standard	
<b>Avail for Lease</b>	No	
<b>Lease Option</b>	No	

Land/Lot Info	
<b>Zoning</b>	LAC4
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	0.833
<b>Special Zone</b>	None
<b>Addl Parcel</b>	
<b>Lot Dimen/Source</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Parking Details	
<b>Parking Type</b>	Assigned, Gated
<b>Total Spaces</b>	0
<b>Covered Spaces</b>	1
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carport Spaces</b>	
<b>Remote Controls</b>	

Sale/Sold Info	
<b>Contract Date</b>	03-03-2022
<b>Sold Date</b>	
<b>Sold Price</b>	
<b>Sold Price/SqFt</b>	
<b>Sale Terms</b>	
<b>SP/LP</b>	

➡ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Multi/Zone, Central
Heating	Central
Equip/Apppl	Microwave, Refrigerator, Range/Oven, Hood Fan, Dishwasher, Dryer, Washer
Flooring	Wood
Rooms	Master Bedroom
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	In Unit
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	Community, Heated
Tennis/Courts	
Patio	Balcony
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
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Other Structures	
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Windows	
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LOS ANGELES, CA 90013

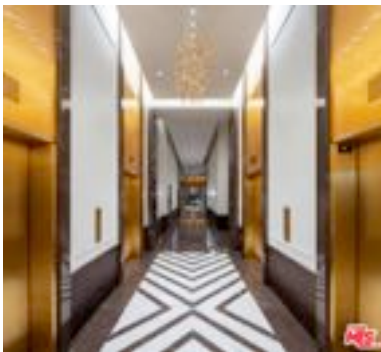
1  
Beds

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

624/DV  
Sqft

Condo/Co-op  
**LP \$629,000**

  
**Active-  
Contract**





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