

29510335

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**RELOCATION**  
**ANALYSIS/REPORT**

SEPTEMBER 1983

S C R T D

RELOCATION ANALYSIS/REPORT

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## EXECUTIVE SUMMARY

The Relocation Analysis/Report has been prepared to identify potential displacements that are anticipated because of construction of the Metro Rail Project. The Urban Mass Transit Administration (UMTA), in compliance with the Uniform Relocation Act, requires the submission of this report prior to any action which will cause the relocation of any person or commercial entity.

The information contained in this report is based on the stations and alignment developed during the Preliminary Engineering Phase of the Metro Rail Project and as presented in the Environmental Impact Statement/Report as the Locally Preferred Alternative.

The preparation of this report has been financed in part through a grant from the U.S. Department of Transportation, Urban Mass Transportation Administration, under the Mass Transportation Act of 1964, as amended, and in part by the Southern California Rapid Transit District. The County of Los Angeles Department of County Engineers-Facilities provide consulting services and assistance in the preparation of the report.

I. BACKGROUND

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Project Description

The Southern California Rapid Transit District (SCRTD) Metro Rail Project is in the Continuing Preliminary Engineering Phase of development of a starter subway system for Los Angeles.

Metro Rail will be a conventional rail rapid transit system in subway configuration. It is approximately 18.6 miles in length, linking Union Station and the San Fernando Valley via the downtown, Wilshire, Fairfax and Hollywood Corridors. The System has a central maintenance yard and 18 stations dispersed between deep-bored twin tunnels.

System Description

The Metro Rail Project alignment begins at a Central Maintenance Yard adjacent to the Los Angeles River Channel between 6th Street and the Santa Ana Freeway. From the yard area, the alignment proceeds northwesterly in subway to the Los Angeles Union Passenger Terminal where the first transit station is located. The alignment then turns southwesterly and proceeds under the Hollywood Freeway to the Civic Center Station which is located under Hill and 1st Streets. The alignment continues through the Central Business District with a station at 5th and Hill Streets; it then turns west under 7th Street with a station at 7th and Flower Streets. The alignment then heads under the Harbor Freeway, and continues west under 7th

Street to a station at Alvarado Street between 7th Street and Wilshire Boulevard. The alignment continues under MacArthur Park and merges under Wilshire Boulevard to an off-street station half a block north of the intersection of Vermont Avenue and Wilshire Boulevard. The alignment then merges back under Wilshire Boulevard and proceeds west to Fairfax Avenue with stations at Normandie Avenue, Western Avenue, Crenshaw Boulevard, La Brea Avenue, and near Fairfax Avenue.

Turning north under Fairfax Avenue, the alignment serves the Fairfax and West Hollywood Communities with an off-street station at Beverly Boulevard and a station at Santa Monica Boulevard. The alignment then turns east under Sunset Boulevard and proceeds to a station at Sunset Boulevard and La Brea Avenue and continues eastward to Cahuenga Boulevard where it turns north to an off-street station at Cahuenga and Hollywood Boulevards and then to a station at the Hollywood Bowl.

The alignment then passes deep under the Santa Monica Mountains and alternately under the Hollywood Freeway to an off-street station at Lankershim Boulevard across from Universal Studios. The alignment then continues northerly to its terminal station in North Hollywood on Lankershim at Chandler Boulevard.

Exhibit 1 provides a graphic display of the alignment and station locations.

II. ADMINISTRATIVE ORGANIZATION



## II. ADMINISTRATIVE ORGANIZATION

### Office Responsibility

The Real Estate Department of the Southern California Rapid Transit District will be responsible for carrying out the Relocation Program. This responsibility will be met through use of the Real Estate staff supplemented by assistance from local realtors, social agencies and civic organizations. Consideration will be given to contracting for relocation services to supplement the staff in those areas where the category and number of displacements requires specialized skills.

### Personnel

The Real Estate staff will be fully trained and oriented to explain and advise all displaced owners and occupants of the payments and assistance to which they may be entitled.

The initial organization of the staff will consist of the following:

- 1 Director of Real Estate and Development
- 1 Assistant Director of Real Estate and Development
- 1 Appraisal Manager
- 2 Staff Appraisers

- 1 Real Estate Manager
- 7 Real Estate Specialists
- 1 Real Estate Assistant
- 1 Program Coordinator
- 1 Senior Secretary

Staff Function

The staff functions will consist of the following:

- o Interpret the Relocation Program to residential and commercial occupants and the general public, and to answer questions about the Metro Rail Project and its effect upon the area.
- o Determine the relocation needs and desires of all displaced persons through personal interview; inform them of their rights and responsibilities under the program; and inform them of the available replacement housing resources, special services and aids.
- o Enlist the cooperation of real estate agents, home builders, property management firms, social agencies, civic groups and others in locating suitable relocation accommodations for displacees and to provide other services essential for successful relocation.

- o Locate, inspect and evaluate housing facilities which meet the needs of displaced occupants; refer and otherwise assist occupants in securing replacement housing.
- o Secure priority consideration for persons eligible for and desiring subsidized housing and Section 8 rental housing.
- o Assist prospective home buyers in obtaining appropriate mortgage financing and advise them of special FHA, VA and other loans available.
- o Make referrals to community, social welfare and other appropriate agencies; work with these agencies on an individual basis to assist in the solution of specific problems affecting relocation.
- o Serve as liaison between business occupants and commercial property brokers, realty boards, Chambers of Commerce, the Small Business Administration, the Economic Development Administration, lending institutions and other appropriate resources which provide relocation assistance to businesses.
- o Coordinate relocation and community organization activities with other Metro Rail Project operations.
- o Maintain relocation records and prepare reports as required.

### Office Location

The Metro Rail Real Estate Department is located at 425 South Main Street, 6th Floor, Los Angeles, California 90013. The office is opened daily from 8:00 a.m. to 4:30 p.m.

Field offices will be established in the station areas if it is determined that the volume of work or the needs of the community justify a local office. The offices will be opened during hours that are convenient to the persons displaced including evening hours.

The main office, as well as any field offices, will maintain current sales and rental listings for businesses, families and individuals. Current information on security deposits, closing costs, typical downpayments, interest rates for residential and commercial properties will be available as appropriate.

The staff will maintain a variety of current information that will assist in addressing the housing needs of the displaced person and minimize the hardship of relocation.

III. RELOCATION ASSISTANCE FOR  
RESIDENTIAL AND COMMERCIAL  
DISPLACEMENTS

III. RELOCATION ASSISTANCE FOR RESIDENTIAL AND COMMERCIAL DISPLACEMENTS

The SCRTD Board of Directors adopted Milestone 5, Right-of-Way Acquisition and Relocation Policies and Procedures in September 1982. This Milestone Report documented that the Metro Rail land acquisition and relocation program will conform to the requirements of the Uniform Relocation Assistance and Land Acquisition Policy Act of 1970 (Uniform Relocation Act) and UMTA's regulations which implement the Act.

The Metro Rail Relocation Program will be implemented in keeping with the intent and spirit of the Uniform Relocation Act and with the assurance that consistent and humane relocation assistance will be provided to all persons and businesses displaced.

The primary relocation services, including relocation advisory assistance and payments, will be available to those residential and commercial occupants who are directly displaced as a result of property acquisition for the project. The Real Estate staff will provide relocation advisory services to adjacent property occupants or persons who are indirectly displaced by the project because of adverse construction activities. The Metro Rail Project Environmental Impact Statement discusses several other mitigation measures to provide assistance to those persons.

### Information Program

The Real Estate staff will prepare and distribute written information which explains the relocation benefits, the related eligibility requirements and the procedures for obtaining assistance. Two relocation brochures will be utilized to describe the services and payments available. One brochure will discuss residential benefits and the other will discuss benefits for businesses (See Exhibits 2 and 3).

In order to facilitate a good working relationship, each residential and commercial occupant will have a Real Estate specialist assigned to work directly with the occupant throughout the relocation process. The specialist will keep them fully informed of the available relocation assistance and payments.

### Occupancy Surveys

Individual interviews will be conducted with displacees to determine occupancy data, site characteristics and relocation preferences and needs. These interviews will initially be carried out by Occupancy Surveys. Detailed, 100 percent Occupancy Surveys will be conducted by the Real Estate staff, with the assistance of the Community Relations staff or Consultants, prior to initiation of negotiations in a station area.

### Public Meetings

Public informational meetings will be held to describe the Relocation Program and to identify the impacted parcels. These meetings will be held in the project station areas at times that are convenient for the displaced persons to attend. The meetings will be scheduled periodically when a sufficient number of parcels have been approved for acquisition. The meetings will be advertised in the Los Angeles Times, the Herald Examiner and in any weekly neighborhood paper which circulates in the impacted area. Individual letters announcing the public meetings will be mailed to the affected owners and occupants.

### Relocation Assistance for Residential Occupants

The Real Estate Specialist assigned to a residential occupant will explain in detail the Relocation Advisory Program. The Specialist will assure that the occupant has received a relocation brochure and will discuss the relocation payments and procedures in understandable terms.

The Real Estate Specialist will personally interview each person to be displaced and determine the person's relocation needs and preferences. Addresses of comparable replacement dwellings that are currently available and within the financial means of the displacee will be provided. Transportation to inspect the referred properties



will be offered and made available if desired by the occupant.

Information on the location of schools, parks, churches, shopping centers and public transportation will be made available. Special literature on other housing related topics such as energy efficiency, family budgeting, building code requirements and standards, and equal housing opportunity will also be available as the need requires.

The Real Estate staff will seek to minimize hardship to persons adjusting to relocation by providing counseling, advice and referrals to social services agencies when the need is identified. Referrals will be made to established agencies that provide direct services on an on-going basis.

#### Relocation Assistance for Commercial Occupants

Businesses and non-profit organizations will be personally interviewed to determine their relocation needs and preferences. The Real Estate Specialist will assist the commercial occupant in contacting the Small Business Administration, the Economic Development Agency, trade associations, Chambers of Commerce, lending institutions, real estate agencies, brokers, and multiple listing realty boards in order to provide assistance in locating and obtaining a suitable replacement facility, financial assistance and guidance in re-establishing a successful business operation.

Current listings of both rental and sales properties which are suitable for commercial uses will be maintained and made available to the commercial occupant. Advisory services and assistance will also be provided, including:

1. Consultations concerning space, traffic patterns, and market requirements.
2. Information explaining the availability of space, costs, and square footage of comparable sites.
3. Information relative to property values, growth potential in various areas, zoning ordinances, and any other information that may assist the businessman in making an informed decision relative to a relocation site.

The Real Estate Specialist will provide special assistance in helping to plan and prepare for the actual move. Assistance in the preparation of inventory lists and moving specifications, obtaining bids from qualified movers, and scheduling the move so as to cause the least disruption and down time to normal operations will be provided.

The various relocation payment alternatives will be discussed on an individual basis and applied to the particular requirements of the business.

The local offices of the Small Business Administration and the Economic Development Agency will be informed of the

Metro Rail Project and requested to extend their assistance. Every effort will be made to lessen the economic impact of the relocation and to assist the business owner to the fullest extent possible.

#### Assistance in Obtaining Replacement Housing

The Real Estate staff will seek cooperation from private property owners, operating managers, realtors, multiple listing bureaus, property management firms and others who offer housing for sale or rent. A current housing listing for standard rental and sale properties which are appropriate for relocation and available on a non-discriminatory basis will be maintained. Information in the size, rental or sale price, financing terms and location of available units will be given to displacees and if necessary, the Real Estate Specialist will provide transportation or otherwise assist the displacee in searching for replacement housing. Written referrals to available units will be provided to each displacee.

A current listing of available VA and FHA properties and Section 8 housing will be maintained. The Real Estate Specialist will inform the displacees of the eligibility requirements for obtaining such housing and serve in a liaison capacity to assist them in securing these accommodations.

Those residents eligible for and interested in public housing will be referred to the Los Angeles Housing Authority and assisted in completing their application and placement. In turn, the Housing Authority will be requested to keep SCRTD advised of actual or anticipated vacancies.

#### Relocation Payments

Relocation payments will be made to eligible persons displaced by the Metro Rail Project in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and any amendments thereto, the implementing Urban Mass Transportation Administration Rules and Regulations, and the State of California Relocation Assistance Law when applicable.

Complete rules and regulations will be made available to all affected persons which will include the amount of payments, the eligibility requirements and the procedures for filing claims.

#### Appeal Procedure

The Relocation Appeals Procedure will be distributed to all displaced persons. Any residential or commercial occupant who is dissatisfied with SCRTD's determination as to eligibility for payment or to the amount of the payment may file an appeal. The Real Estate Specialist will

assist the claimant with preparation of the appeal if assistance is required.

#### Last Resort Housing Payment

If affordable, comparable housing is not available at the time of displacement and there is a reasonable likelihood that the project will not be able to proceed in a timely manner, SCRTD will offer Last Resort Housing payments to qualified residential occupants on a case-by-case basis.

The allowable maximum Replacement Housing payment of up to \$4,000 for tenants and up to \$15,000 for homeowners will constitute the relocation payment and any excess funds required to purchase or rent a comparable replacement dwelling will be a Last Resort Housing payment. Detailed policies and procedures implementing the Last Resort Housing payment will be developed.

#### Temporary Moves

No temporary move will be made by SCRTD unless such move is absolutely necessary for the safety of the displacee or other extreme circumstances. If a temporary move is absolutely required, compensation for moving expenses will be made for both the temporary and the permanent move.

#### Claim Preparation

The Real Estate Specialist will provide whatever assistance is necessary to residential and commercial occupants

to complete and file the claim for moving and replacement housing payments. The claims form will be designed to provide payment for all eligible payments along with instructions for completion and the required documentation.

#### Assurances

On February 23, 1979, in compliance with UMTA Circular 9100.1, the SCRTD submitted to UMTA standard assurances, which included the assurance that SCRTD will comply with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, which provides for the fair and equitable treatment of persons whose property is being purchased and also persons who are displaced as a result of the transit project.

Assurance is also given that SCRTD will comply with other laws and regulations as required by the Uniform Relocation Act including all civil rights legislation.

IV. RELOCATION ANALYSIS

#### IV. RELOCATION ANALYSIS

The focus of the relocation report is to provide an analysis of the direct displacements that will be caused by the Metro Rail Project. The parcels that have been identified as impacted by the project were surveyed to develop an inventory of residential and commercial displacements. Based on this inventory of displacements, the report will analyze the need for replacement housing, the availability of replacement housing resources and identify potential relocation problems and possible solutions. The analysis also reviews concurrent direct displacement by other government agencies or projects that may affect the availability of housing.

Residential and commercial occupants directly displaced by the project are identified in the Inventory of Displacement section starting on page 24 of this report. The parcel identification is based on the Metro Rail Project Property Identification Plan dated July, 1983.

##### Characteristics of Displacements

Information for the inventory of displacements was obtained from interviews with owners of the residential properties, a sampling of the tenant population (with the owner's permission), and from a complete occupancy survey of all businesses in the station sites. Additional population characteristics were obtained from the 1980



census statistics. Commercial parking lots and outdoor advertising signs were inventoried, but their owners were not interviewed.

A total of 402 displacements were identified consisting of 196 commercial businesses, 5 non-profit organizations, and 201 residential. See Table IV-1 for a complete summary of displacements by station area.

Of the 196 commercial businesses, 63 are retail stores, 99 are offices or service businesses, six are industrial, 14 are restaurants, and 14 are commercial parking. The survey identified 1,451 employees associated with the displaced businesses. There were 26 businesses identified as minority-owned. See Table IV-2 for a distribution of displaced businesses by station area, along with the outdoor advertising signs and non-profit organizations.

The survey revealed that the residential units displaced will be limited to only four of the station areas. There will be 24 occurring in the Wilshire & Alvarado station area, 27 in Hollywood & Cahuenga, 136 in Universal City, and 14 in North Hollywood for a total of 201 displacements. See Table IV-3 for a breakdown of these units by station area showing the type of housing unit being taken, occupancy tenure, number of bedrooms, and the rental ranges.

It should be noted that although a survey was conducted, the number of families actually displaced will probably be

TABLE IV - 1  
SUMMARY OF DISPLACEMENTS

	Residential	Commercial	Non-Profit/ Services
Main Yard & Shops and Line Segment	0	8	0
Stations:			
Union Station	0	1	0
Civic Center	0	1	0
Fifth & Hill	0	3	0
Seventh & Flower	0	7	0
Wilshire & Alvarado	24	17	0
Wilshire & Vermont	0	4	0
Wilshire & Normandie	0	0	0
Wilshire & Western	0	3	0
Wilshire & Crenshaw	0	0	0
Wilshire & La Brea	0	4	0
Wilshire & Fairfax	0	9	0
Beverly & Fairfax	0	19	0
Santa Monica & Fairfax	0	27	1
La Brea & Sunset	0	5	0
Hollywood & Cahuenga	27	40	2
Hollywood Bowl	0	0	0
Universal City	136	24	0
North Hollywood	14	24	2
TOTALS	201	196	5

TABLE IV - 2  
SUMMARY OF COMMERCIAL/NON-PROFIT DISPLACEMENTS

	Total Commercial Businesses	Minority Businesses	Type of Business					Non-Profit/ Services	Advertising Signs	Number of Employees
			Retail	Office/ Services	Industrial	Restaurant	Commercial Parking			
Main Yard & Shops and Line Segment	8	1		1	6	1				322
Stations:										
Union Station	1			1						
Civic Center	1						1			
Fifth & Hill	3		1				2			20
Seventh & Flower	7	1	2	2		2	1			51
Wilshire & Alvarado	17	7	8	1		5	3			110
Wilshire & Vermont	4		1	1		1	1			56
Wilshire & Normandie										
Wilshire & Western	3		2				1		2	28
Wilshire & Crenshaw										
Wilshire & La Brea	4	1	2	1			1		2	10
Wilshire & Fairfax	9			7			2		1	70
Beverly & Fairfax	19	5	19							36
Santa Monica & Fairfax	27	2	9	18				1	2	58
La Brea & Sunset	5		1	4					2	11
Hollywood & Cahuenga	40	9	12	21		5	2	2	5	176
Hollywood Bowl										
Universal City	24			24					2	276
North Hollywood	24		6	18				2		222
TOTALS	196	26	63	99	6	14	14	5	16	1,451 *

Approximate number

TABLE IV - 3

SUMMARY OF RESIDENTIAL DISPLACEMENTS

Station	Number of Residential Displacements	Housing Units		Unit Tenure			Number of Bedrooms			Rental Range
		Single-Family	Multi-Family	Owner	Renter	Vacant	Bachelor/Single	1-Bedroom	2-Bedroom	
Wilshire & Alvarado	24	0	24	0	24	0	24			0 Bedroom - \$95-\$180
Hollywood & Cahuenga	27	0	27	1	26	0	22	1	4	0 Bedroom - \$300 1 Bedroom - \$310 2 Bedroom - \$485
Universal City	136	4	132	1	131	4	7	92	37	0 Bedroom - \$295-\$400 1 Bedroom - \$225-\$550 2 Bedroom - \$285-\$675
North Hollywood	14	2	12	1	13	0	1	9	4	0 Bedroom - \$290 1 Bedroom - \$275-285 2 Bedroom SFR - \$500-\$550
<b>TOTAL</b>	<b>201</b>	<b>6</b>	<b>195</b>	<b>3</b>	<b>194</b>	<b>4</b>	<b>54</b>	<b>102</b>	<b>45</b>	

1  
20  
1

higher than the number of dwelling units counted since some of the units may be occupied by more than one family.

The survey revealed that an estimated 326 persons will be displaced. Of these, 111 are Hispanic, 14 are black, 186 are white, and 9 are Asian/Indian. See Table IV-4 for a distribution of the ethnic characteristics by station area.

The 1980 census data shows the median household income for the year 1979 for the census tracts immediately surrounding each station was as follows:

<u>Station</u>	<u>Median Household Income</u>
Wilshire & Alvarado	\$ 6,941
Hollywood & Cahuenga	8,452
Universal City	16,062
North Hollywood	13,033

The figures for these tracts are lower than the median household income of \$17,563 for all of the Los Angeles County during the same period.

The 1980 census data for these same tracts shows the percentage of the population that was age 62 or older, as follows:

<u>Station</u>	<u>Population Age 62 or Older (%)</u>
Wilshire & Alvarado	16.1%
Hollywood & Cahuenga	19.2%

TABLE IV - 4

ETHNIC CHARACTERISTICS OF RESIDENTIAL DISPLACEMENTS

Station	Total Persons Displaced	Hispanic	Black	White	Asian/Indian	Other
Wilshire & Alverado	50	47	0	3	0	0
Hollywood & Cahuenga	32	5	8	13	0	0
Universal City	201	17	6	169	9	0
North Hollywood	43	42*	0	1	0	0
TOTALS	326	111	14	186	9	0

\*Estimated on 2 parcels (8 units) = 18 Hispanics--  
 Information based on 1980 census data on average household size  
 per census tract

Universal City	13.5%
North Hollywood	14.3%

Based upon information obtained in our sampling of the tenant population, the above percentages approximate the current displacee population, except in the Wilshire & Alvarado area where the percentage of elderly occupants is substantially less than 16.1%.

## Inventory of Displacements

The following is an inventory of commercial and residential displacements which will occur as a result of acquisition for the Metro Rail Project. The parcel number is an assigned internal number which corresponds to the Project Property Identification Plan.

### MAIN YARD & SHOPS AND LINE SEGMENT

The Main Yard & Shops and Line Segment sites require the acquisition of seven (7) parcels. Eight (8) businesses will be displaced by the construction activities.

<u>Parcel Number</u>	<u>Pertinent Data</u>
009	<u>Santa Fe Trail Transportation Company:</u> Large commercial freight company; 110 employees.  <u>Westransco Freight Company:</u> Large commercial coast-to-coast freight service; 55 employees.  <u>Seabridge Freight Systems, Inc.:</u> Large commercial freight service to Hawaii; 10 employees.
015	<u>Cal Tex Corn Processors, Inc.:</u> Large Hispanic-owned industrial corn processing plant; 11 employees.
016	* <u>A &amp; H Greenfield:</u> Industrial sheet metal plant; 15 employees.
021	* <u>Ranch Fresh Produce, Inc.:</u> Wholesale produce business; 15 employees.
024	<u>Denny's Restaurant:</u> Restaurant; 100 employees.

\*Indicates owner-occupied business; those not asterisked are tenant-occupied.



MAIN YARD & SHOPS AND LINE SEGMENT (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
025	<u>Union City Commercial Bus &amp; Truck Wash &amp; Rent-A-Car Right:</u> Commercial truck and bus wash business and car rental; 6 employees.
032	<u>Vacant Warehouse</u>

S C R T D

# METRO RAIL PROJECT.

## MAIN YARD & SHOPS & LINE SEGMENT



PAR 009

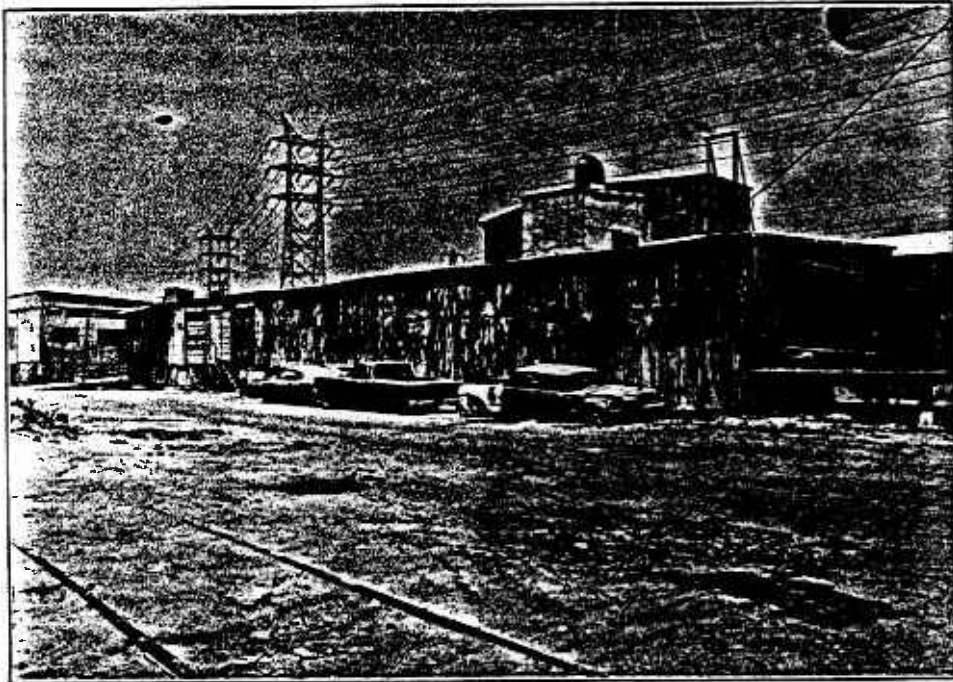


# S C R T D METRO RAIL PROJECT.

## MAIN YARD & SHOPS & LINE SEGMENT



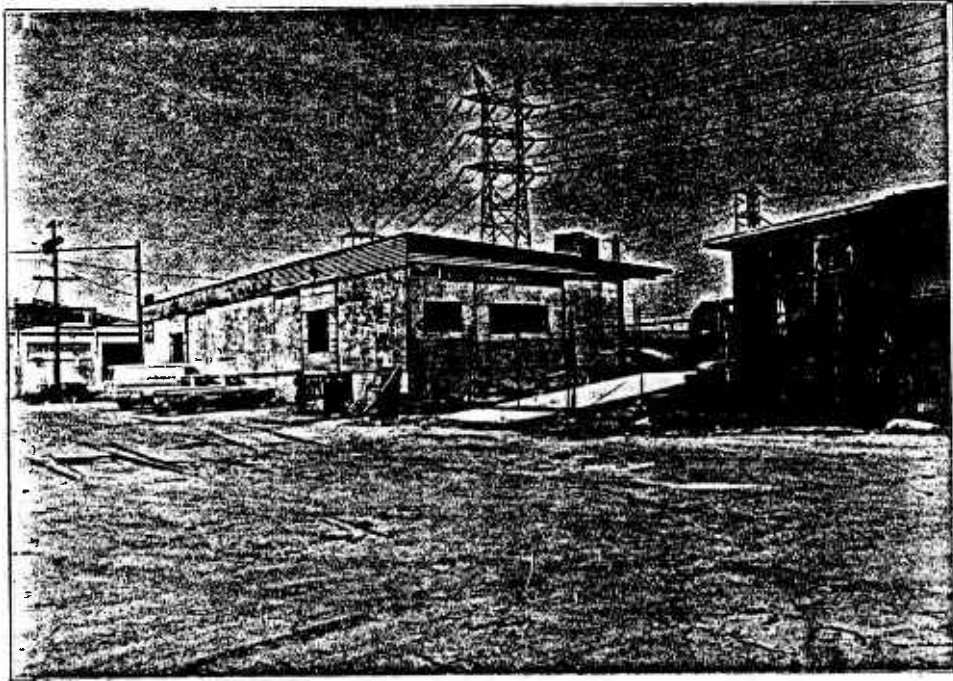
PAR 015



**S C R T D**

# **METRO RAIL PROJECT.**

## **MAIN YARD & SHOPS & LINE SEGMENT**



**PAR 016**

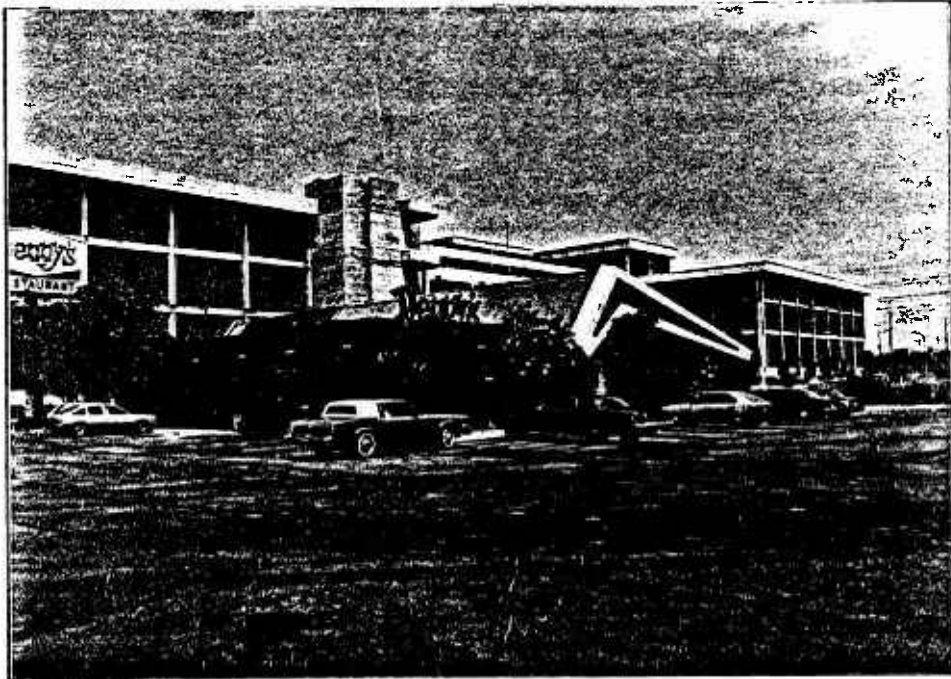


**PAR 021**

S C R T D

# METRO RAIL PROJECT.

## MAIN YARD & SHOPS & LINE SEGMENT



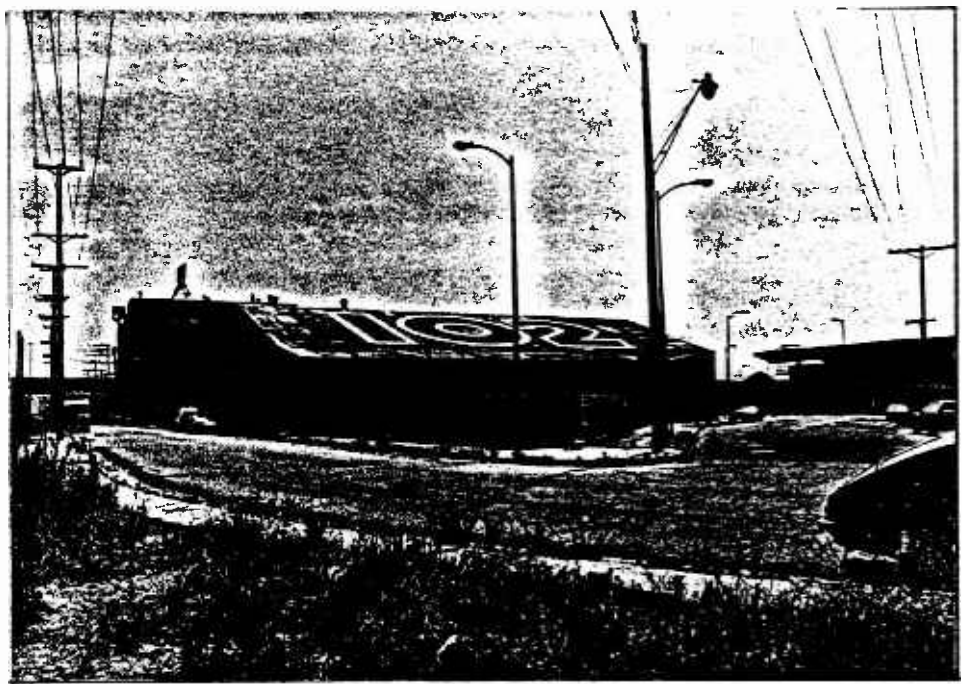
PAR 024



PAR 025

# S C R T D METRO RAIL PROJECT.

## MAIN YARD & SHOPS & LINE SEGMENT



PAR 032

UNION STATION

The Union Station site requires the acquisition of a portion of one (1) parcel. A portion of one (1) business will be displaced by the construction activities.

Parcel Number

Pertinent Data

027

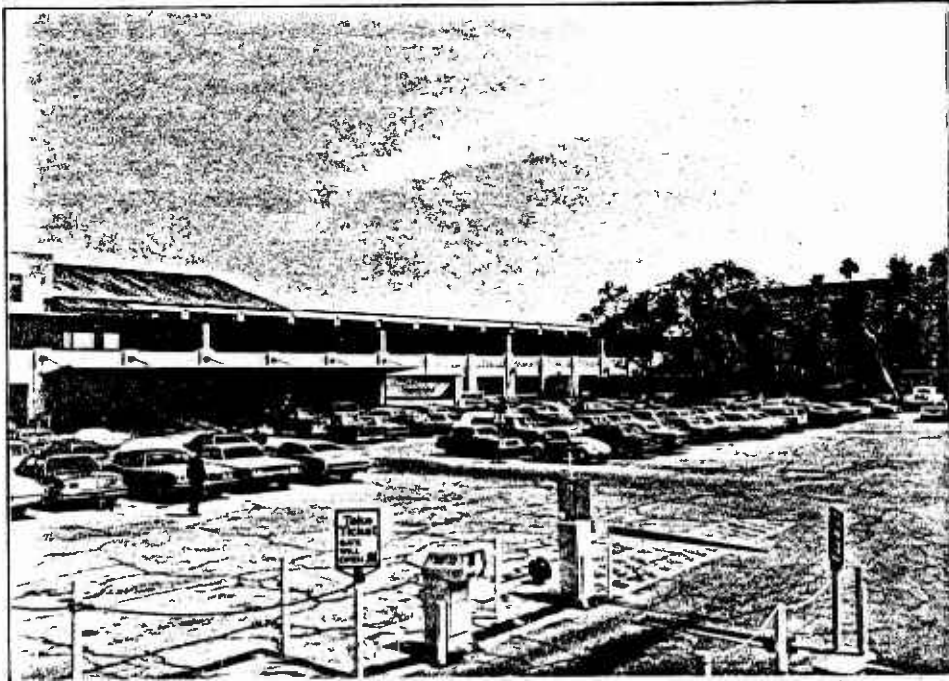
A portion of the former Railway Express Agency facilities behind the Union Station passenger terminal.



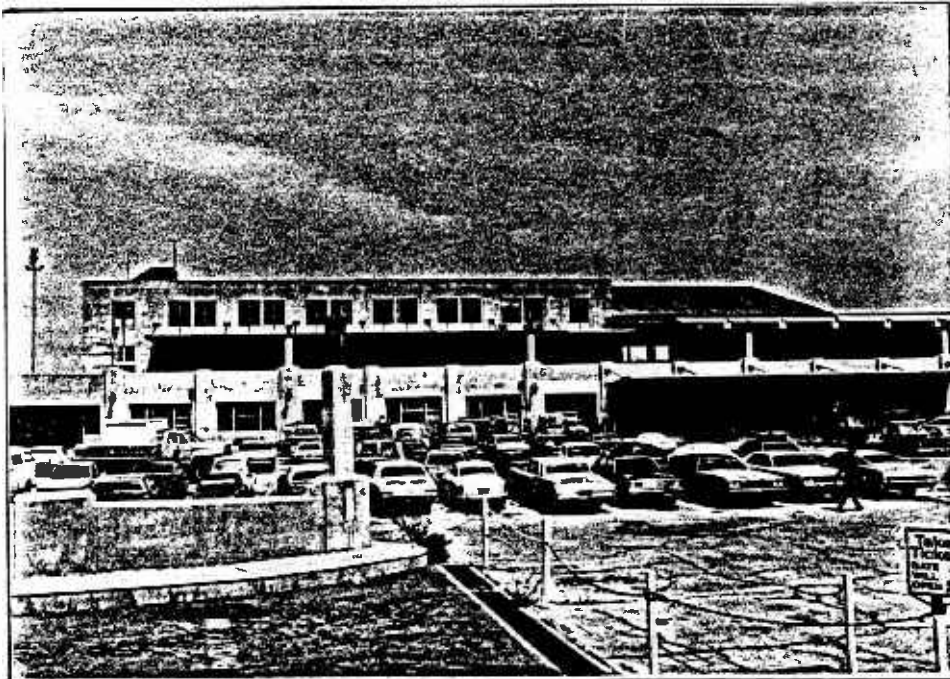
S C R T D

# METRO RAIL PROJECT.

## UNION STATION



PAR 027





CIVIC CENTER

The Civic Center Station requires the acquisition of one (1) parcel containing one (1) business.

Parcel Number

Pertinent Data

140

Parking Lot (County of Los Angeles)

FIFTH & HILL

The Fifth & Hill Station requires the acquisition of three (3) parcels. Three (3) businesses will be displaced by the construction activities.

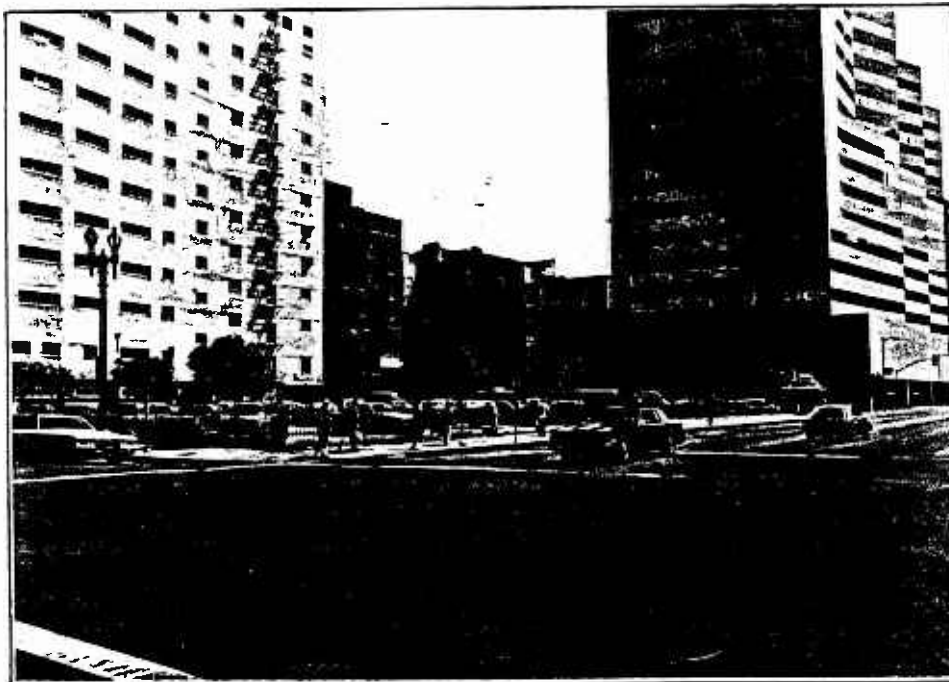
<u>Parcel Number</u>	<u>Pertinent Data</u>
142	<u>System Auto Park</u>
145	<u>System Auto Park</u>
150	<u>Thrifty Drug Company:</u> Large commercial drug store on ground floor of 12-story building; 20 employees.

# S C R T D METRO RAIL PROJECT.

## FIFTH & HILL



PAR 142



PAR 145

S C R T D

# METRO RAIL PROJECT.

## FIFTH & HILL



PAR 150

SEVENTH AND FLOWER

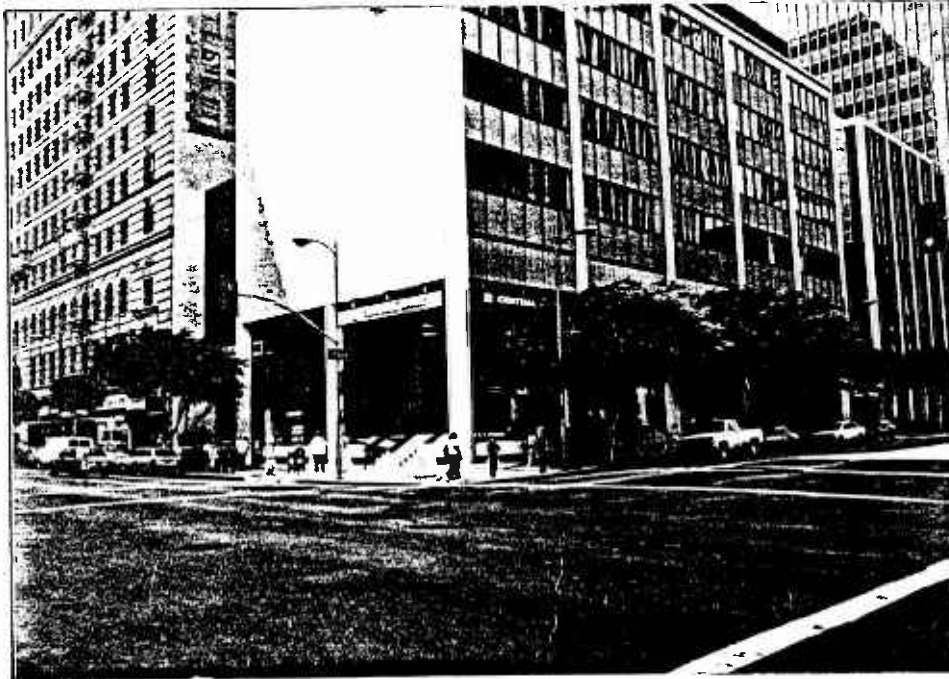
The Seventh and Flower Station requires the acquisition of three (3) parcels. Seven (7) businesses will be displaced by the construction activities.

<u>Parcel Number</u>	<u>Pertinent Data</u>
174	Street level: <u>Central Bank:</u> Banking services; 6 employees. <u>Vacant Office</u> Lower level shops: <u>Drake's Salad Bar:</u> Small restaurant; 7 employees <u>B. B. Nichols, Inc.:</u> Asian-owned retail store selling photographic supplies; 2 employees. <u>Superior Optical Company:</u> Retail store selling glasses and optical supplies; 1 employee. <u>Pasquini's Espresso Caffe:</u> Patio-cafe restaurant; 3 employees.
175	<u>Roosevelt Building Parking:</u> Parking in lower level of building.
176 *	<u>Home Savings and Loan:</u> Savings and loan services, branch office; 32 employees.

\* Indicates owner-occupied business; those not asterisked are tenant-occupied.

# S C R T D METRO RAIL PROJECT.

## SEVENTH & FLOWER



PAR 174



**S C R T D**

# **METRO RAIL PROJECT.**

## **SEVENTH & FLOWER**



**PAR 176**

WILSHIRE AND ALVARADO

The Wilshire and Alvarado Station requires the acquisition of six (6) parcels. Sixteen (16) businesses and twenty-four (24) residential units will be displaced by the construction activities.

<u>Parcel Number</u>	<u>Pertinent Data</u>
209	<u>Grant's Parking Lot</u>
211	<u>Grant's Parking Lot</u>
220	<u>Grant's Parking Lot</u>
221	<u>Hills Coffee Shop:</u> Small Asian-owned restaurant; 5 employees. <u>Debbie's Dress Shop:</u> Small Asian-owned retail ladies clothing store; 1 employee.  <u>Frank's Dresses:</u> Small, retail children's clothing store; 2 employees.  <u>Lee's Shoes:</u> Small retail shoe store; 2 employees.  <u>L.A. Fashion Mart:</u> Small Hispanic-owned retail ladies clothing store; 5 employees.  <u>Rumpus Room:</u> Bar; 4 employees.  <u>Scott's Clothes For Men:</u> Small retail men's clothing store; 2 employees.
222	<u>Cisco's Juice Bar:</u> Small Asian-owned juice bar; 1 employee.



WILSHIRE AND ALVARADO (Continued)

Parcel Number

Pertinent Data

222, continued

24-Unit Apartment Building:

Containing 12 bachelor units and 12 single units; monthly rental rate \$180 to \$350; primarily Hispanic tenants; number of tenants - 50.

El Asador

Small Asian-owned food stand; 2 employees.

224

McDonald's:

Hispanic-owned restaurant; 60 employees.

\*

Urgent Care Medical Clinic:

Medical complex providing dental, optometry and general health care; 5 doctors and 13 employees-

Beirut Sportswear:

Small retail men's clothing store; 3 employees.

Paul's Shoes:

Small Asian-owned retail shoe store; 2 employees.

\*Indicates owner-occupied business; those not asterisked are tenant-occupied.

# S C R T D METRO RAIL PROJECT.

## WILSHIRE & ALVARADO



PAR 209 & 211



PAR 220

S C R T D

# METRO RAIL PROJECT.

## WILSHIRE & ALVARADO



PAR 221

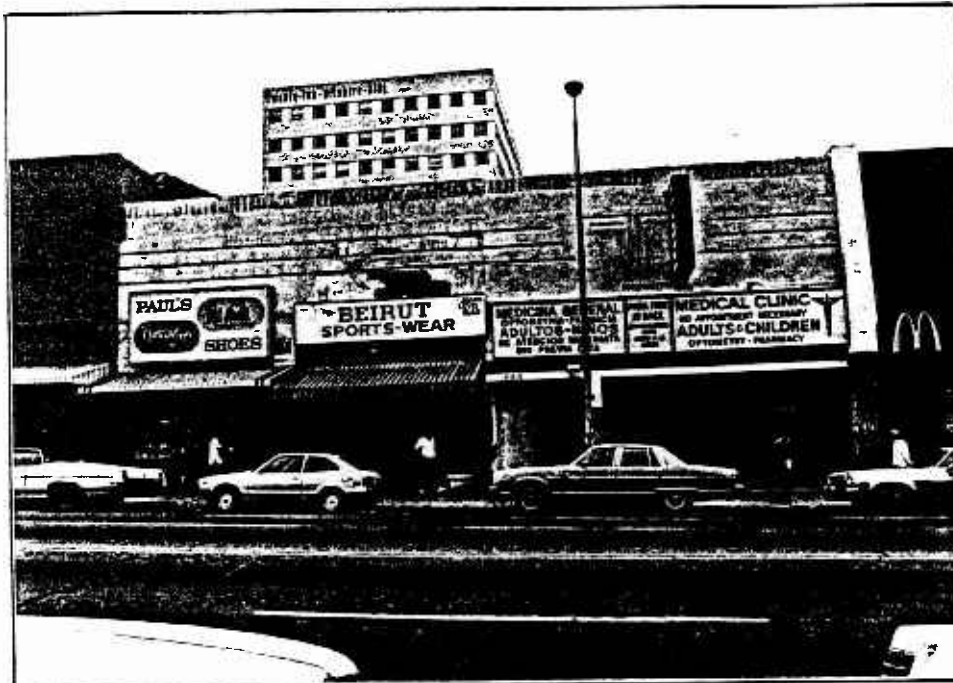


# S C R T D METRO RAIL PROJECT.

## WILSHIRE & ALVARADO



PAR 222



PAR 224

WILSHIRE AND VERMONT

The Wilshire and Vermont Station requires the acquisition of four (4) parcels. Four (4) businesses will be displaced by the construction activities.

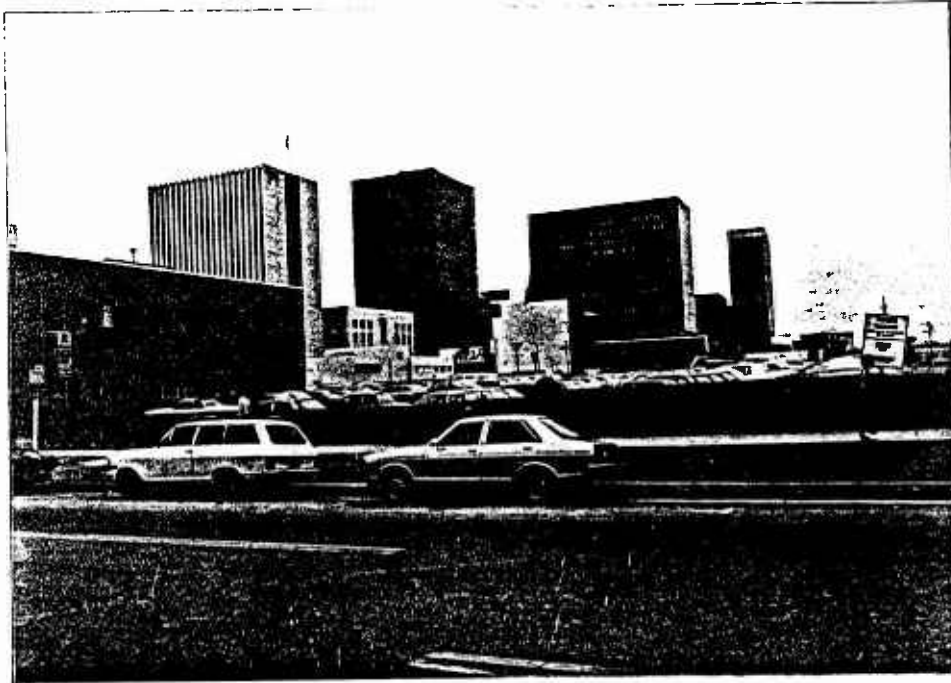
<u>Parcel Number</u>	<u>Pertinent Data</u>
249	<u>Citipark Parking Lot</u>
253	<u>Fotomat:</u> Chain retail photographic processing store; 2 employees.
260	* <u>Hertz Rent-A-Car:</u> Chain auto rental business; 4 employees.
261	<u>Denny's:</u> Chain restaurant; 50 employees.

\*Indicates owner-occupied business; those not asterisked are tenant-occupied.

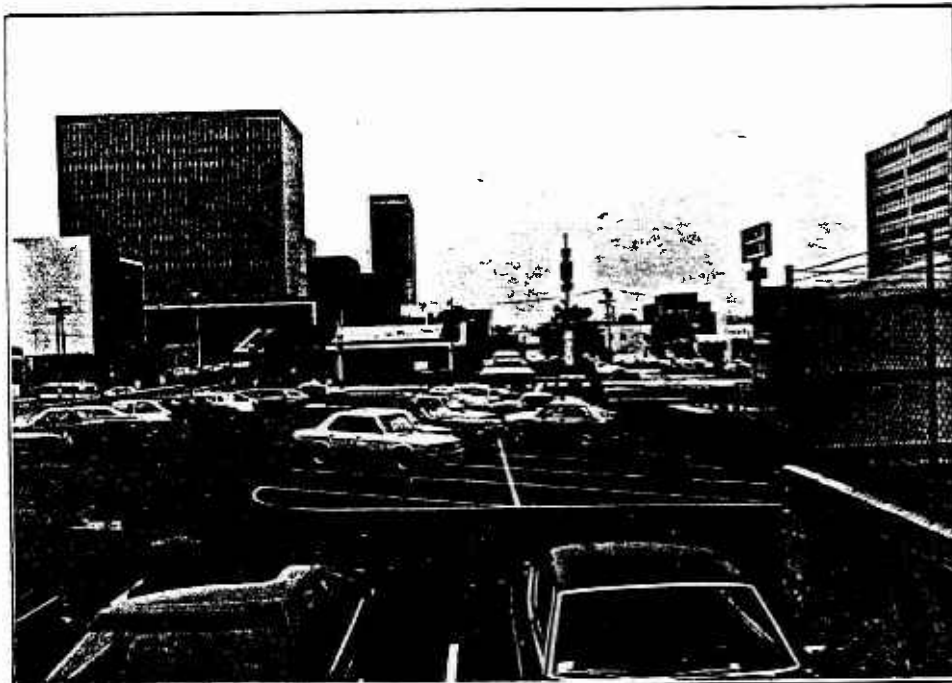
S C R T D

# METRO RAIL PROJECT.

## WILSHIRE & VERMONT



PAR 249



PARS 249 & 253

# SECRET METRO RAIL PROJECT

## WILSHIRE & VERMONT



PAR 260



PAR 261

WILSHIRE AND WESTERN

The Wilshire and Western Station requires the acquisition of one (1) parcel. Two (2) businesses will be displaced by the construction activities.

Parcel Number

Pertinent Data

284

Thrifty Drug Store:

Large chain retail drug store; 25 employees.

See's Candy:

Chain retail candy store; 3 employees.

Outdoor Advertising Signs (2)

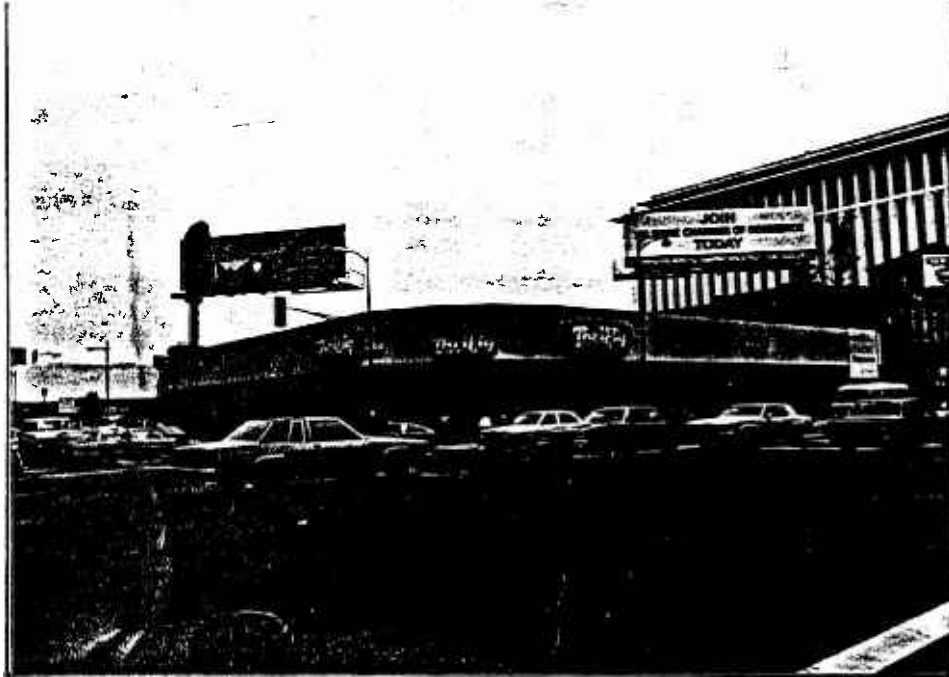
\*Indicates owner-occupied businesses; those not asterisked are tenant-occupied.



S C R T D

# METRO RAIL PROJECT.

## WILSHIRE & WESTERN



PAR 284

WILSHIRE AND LA BREA

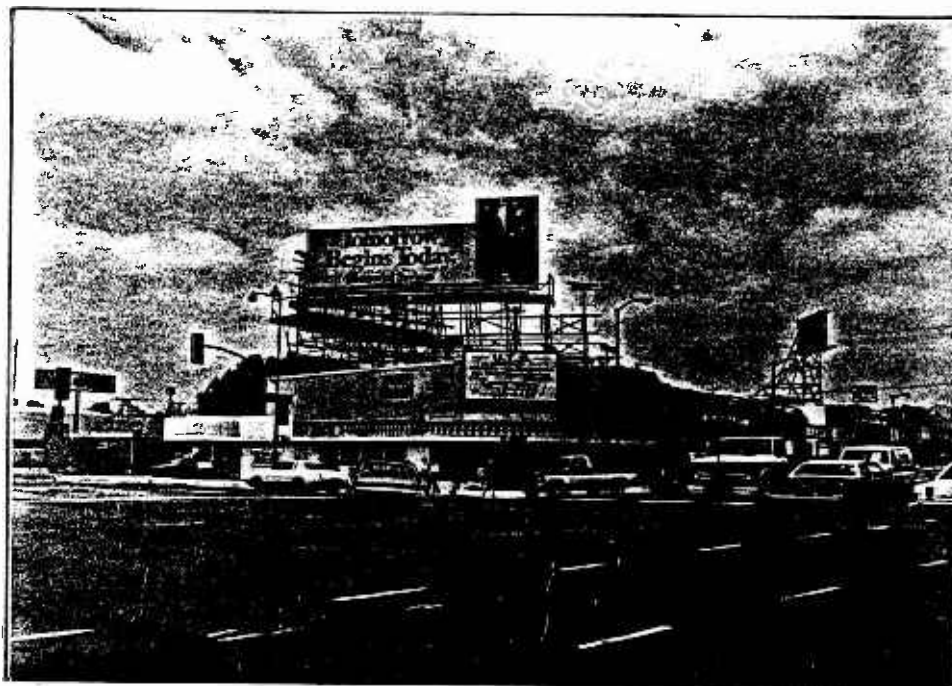
The Wilshire and La Brea Station requires the acquisition of one (1) parcel. Four (4) businesses will be displaced by the construction activities.

<u>Parcel Number</u>	<u>Pertinent Data</u>
362	<u>One-story office building:</u> Vacant <u>Ajax Rent-A-Car:</u> Chain auto rental business; 3 employees. <u>Cedric's Flowers:</u> Large retail florist shop; 6 employees. <u>Sheepskin Auto Seat Covers:</u> Small Asian-owned outdoor vendor; 1 employee. <u>Parking Lot</u> <u>Outdoor Advertising Signs (2)</u>

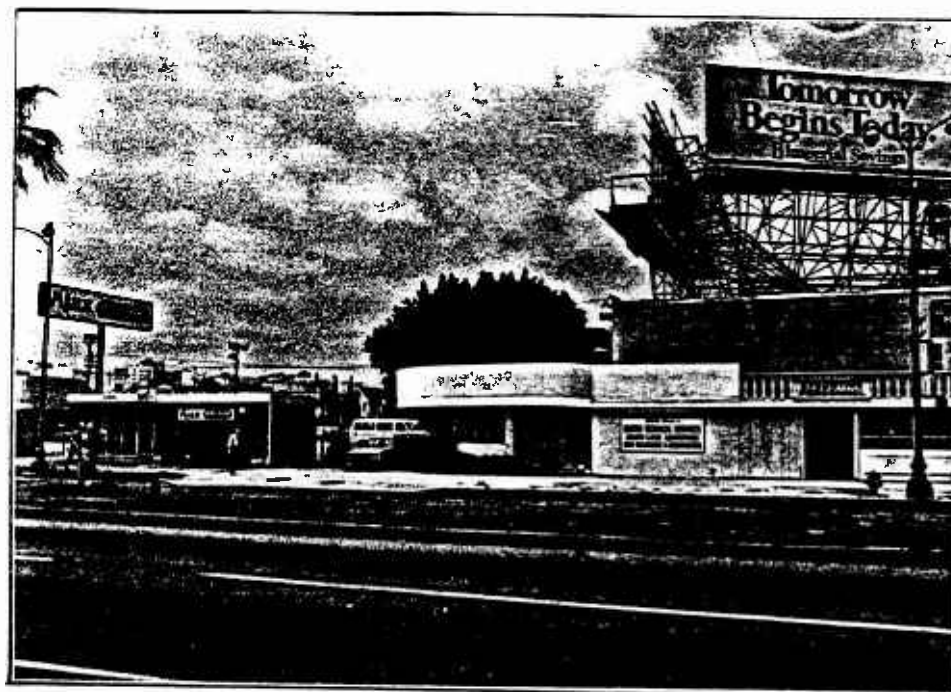
S C R T D

# METRO RAIL PROJECT.

## WILSHIRE & LA BREA



PAR 362



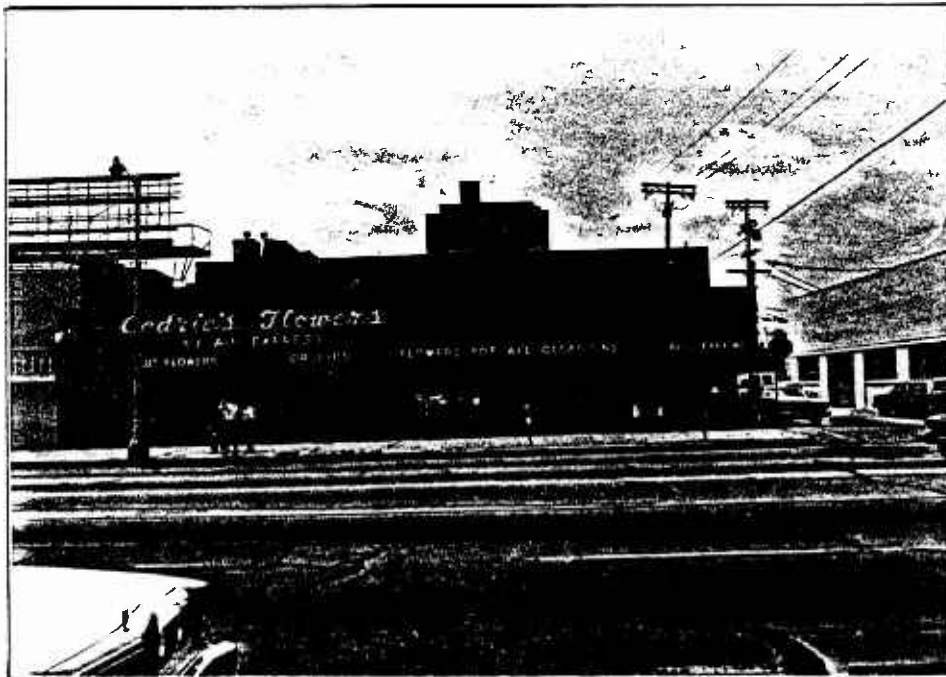
S C R T D

# METRO RAIL PROJECT.

## WILSHIRE & LA BREA



PAR 362



WILSHIRE AND FAIRFAX

The Wilshire and Fairfax Station requires the acquisition of two (2) Parcels. Nine (9) businesses will be displaced by the construction activities.

Parcel Number

Pertinent Data

378

Parking Lot

380

This parcel contains a three-story office building, including:

Street Level:

\*

Paul D. Labin:

Attorney and Building Office; 2 employees.

Dr. Leslie R. Wachs:

Optometrist: 4 employees.

Vacant Office

PMC Escrow:

Escrow services;

Second Story:

Property Management Co., Inc.

Large property management services; 25 employees (including PMC Escrow).

Wagner-Jacobson Brokerage, Inc.:

Brokerage services; 28 employees.

Third Story:

Graphic Process Company:

Graphic reproduction shop; 11 employees.

381

Royal Parking Service

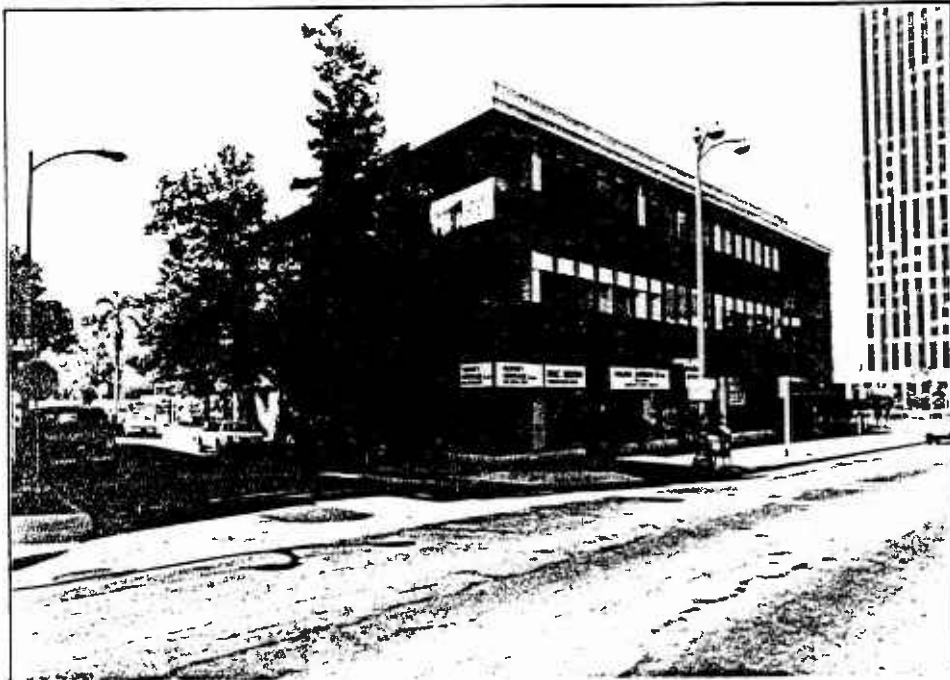
Outdoor Advertising Sign

\* Indicates owner-occupied businesses; those not asterisked are tenant-occupied.

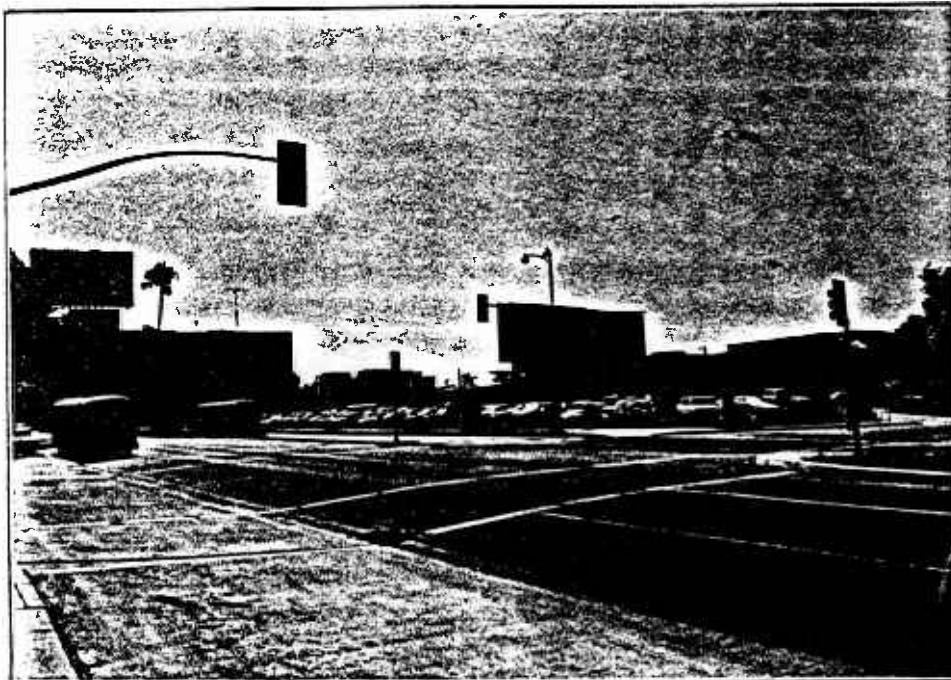
S C R T D

# METRO RAIL PROJECT.

## WILSHIRE & FAIRFAX



PAR 380



PAR 381

BEVERLY AND FAIRFAX  
(Farmer's Market)

The Beverly and Fairfax Station requires the acquisition of one (1) parcel. Nineteen (19) businesses will be displaced by the construction activities.

Parcel Number

Pertinent Data

400

This parcel contains nineteen (19) small retail shops in a low, one-story structure on Fairfax Avenue, north of Third Street, within the Farmer's Market, including:

Scoreboard Sports Shop:

Sports clothing; 7 employees.

World Religious Arts:

Religious Art; 1 employee.

The Peasantry:

Clothing shop; 3 employees.

Clothing Tree:

1 employee.

Amalia's Handbags:

2 employees.

Scriptcraft Jewelry:

2 employees.

The Captain's Wharf:

Brass art objects; Asian-owned; 2 employees.

Diane's Glass Art:

1 employee.

Diana's Stuffed Animals:

Hispanic-owned; 1 employee.

Roos Bath Shop:

2 employees.

BEVERLY AND FAIRFAX (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
400, continued	<u>Jeni's Galleria:</u> Mexican crafts; 1 employee.
	<u>Polynesian Casuals:</u> Polynesian-owned; 2 employees.
	<u>Records and Radio Shop:</u> Hispanic-owned; 1 employee.
	<u>King's Half Size:</u> Clothing shop; 2 employees.
	<u>Camera Exchange:</u> 2 employees.
	<u>George Chann, Portraits:</u> Asian-owned; 2 employees.
	<u>The Brush Shop:</u> 1 employee.
	<u>Rug Crafters:</u> Hand made rug patterns and yarn; 2 employees.
	<u>Oliver's Place:</u> Gourmet cookware; 2 employees.



S C R T D

# METRO RAIL PROJECT.

## BEVERLY & FAIRFAX



PAR 400



SANTA MONICA AND FAIRFAX

The Santa Monica and Fairfax Station requires the acquisition of two (2) parcels. Twenty-seven (27) businesses and one church will be displaced by the construction activities.

Parcel Number

Pertinent Data

434

Displacement occurs in two 2-story buildings, including retail street-level businesses and small offices on second story.

Street Level:

Heart of Glass:

Retail shop selling art objects; 2 employees.

Big Man's Shop:

Hispanic-owned retail store specializing in clothing for big men; 6 employees.

Vacant Store

Ron MacAlan:

Retail men's clothing store; 9 employees.

Huener's Jewelers:

Jewelery sales; 2 employees.

All Saints Community Episcopal Church:

Church; 1 employee.

Salvatore Polizzi Studios:

Stained glass artist's studio; 2 employees.

A-1 Camera Total Image:

Photographic services; 1 employee.

Aristides, The Tailor:

Hispanic-owned, retail alterations trade; 1 employee.

SANTA MONICA AND FAIRFAX (Continued)

434 Spheeris Films, Ron Hugo and Penelope Spheeris:

Film production services; 6 employees.

435 Street Level:

Crown TV:

Retail television and Stereo sales; 3 employees.

Outdoor Advertising Signs (2)

Haroutunian Oriental Rugs:

Retail sales of Oriental rugs; 4 employees.

Abbott's Custom Upholstery:

Custom upholstery shop and retail sales;  
8 employees.

Second Story:

Pee Wee Herman Productions:

Film Productions; 1 employee.

System Management Co.: 1 employee.

John Ladner: 1 employee.

Kounis Productions: 1 employee.

Joan Taylor: 1 employee.

Cinema Talent International: 1 employee.

SANTA MONICA AND FAIRFAX (Continued)

Parcel Number

Pertinent Data

435

J. Van Tassell: 1 employee.

Sight Sense Photographers:

Photographer; 1 employee.

David Barry: 1 employee.

Kritton Productions: 1 employee.

The Jay Dills Corp.: 1 employee.

J. Viola Piree Creations: 1 employee.

Roger & Susan Lewis, Attorneys:

1 employee.

S. Darbacopoulou: 1 employee.

Spiros Casimis: 1 employee.

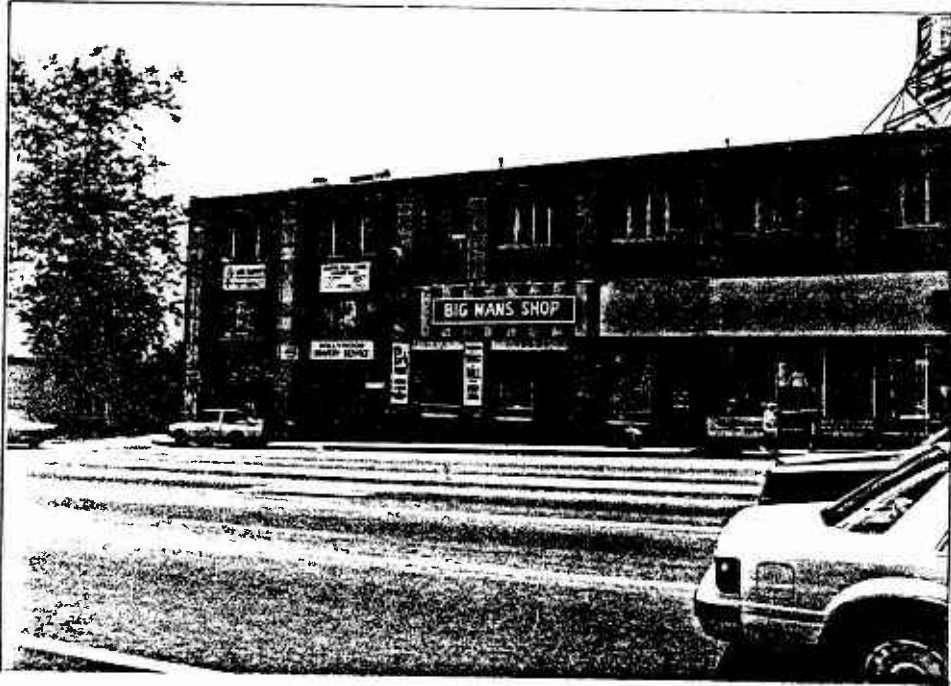
Hollywood Film and Tape Works:

1 employee.

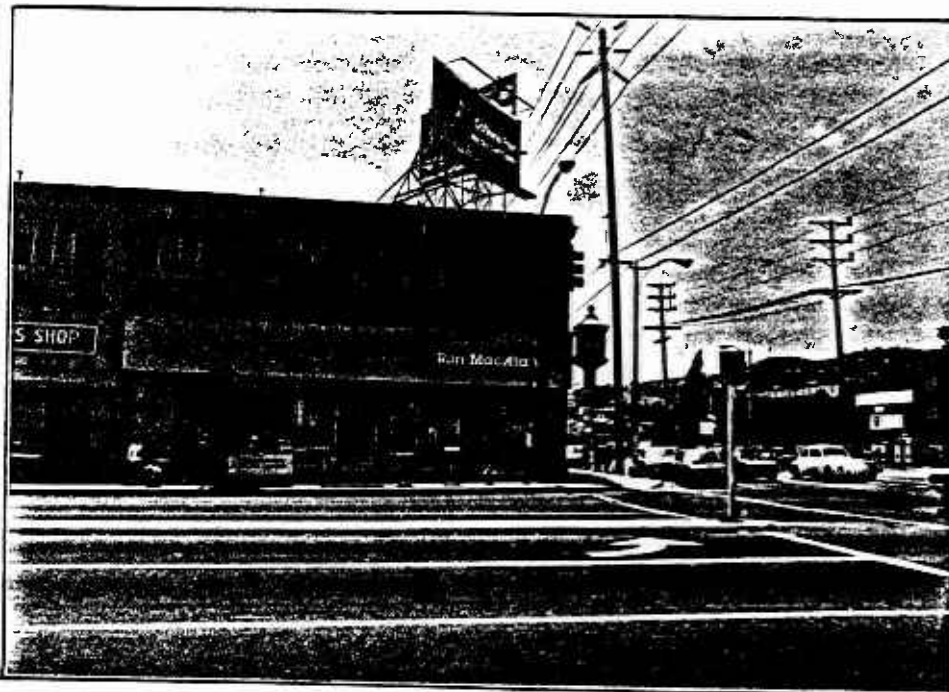
S C R T D

# METRO RAIL PROJECT.

## SANTA MONICA & FAIRFAX



PAR 434



S C R T D

# METRO RAIL PROJECT.

## SANTA MONICA & FAIRFAX



PAR 434



PAR 435

LA BREA AND SUNSET

The La Brea and Sunset Station requires the acquisition of two (2) parcels. Five (5) businesses will be displaced by the construction activities.

Parcel Number

Pertinent Data

500

Mobile Service Station and Mini-Mart:

Full service station and mini-market; 4 employees.

Three small auto shops (same owner).

Superstar Automotive:

Small retail auto body repair shop; 2 employees.

Dependable Radiator Service:

Small retail auto radiator repair shop; 2 employees.

Star Auto Electric:

Small retail auto electrical repair shop; 2 employees.

501

Avon Rent-A-Car:

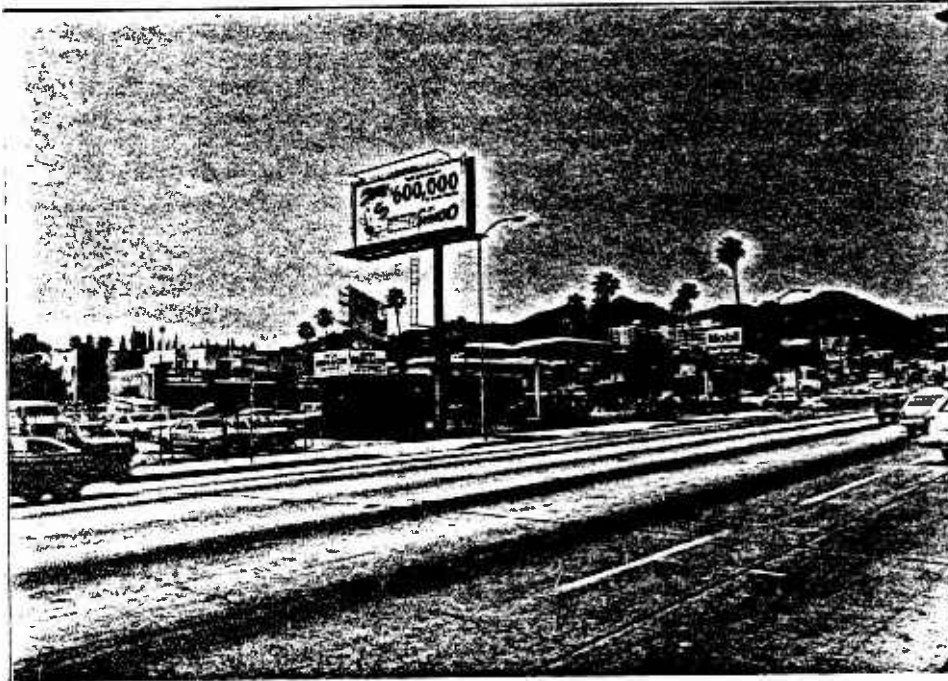
Car rental business; 1 employee.

Outdoor Advertising Signs (2)

S C R T D

# METRO RAIL PROJECT.

## LA BREA & SUNSET



PAR 500





HOLLYWOOD AND CAHUENGA

The Hollywood and Cahuenga Station requires the acquisition of thirteen (13) parcels. Forty (40) businesses, two (2) non-profit organizations and twenty-seven (27) residential units will be displaced by the construction activities.

Parcel Number

Pertinent Data

529

System Auto Park

Shanghai-Lucky Restaurant:

An Asian-owned restaurant; 4 employees.

Zeb Cal Exterminating Co.:

Insect-exterminating company; 5 employees.

Bob White Barber Shop:

Small barber shop; 1 employee.

Paramount Beauty Supply:

Retail beauty supply shop; 6 employees.

Luis Tailoring:

Small Hispanic-owned retail clothing alteration business; 2 employees.

Bijou Bar:

Bar; 3 employees.

530

This parcel contains a four-story building with a restaurant and retail shops on the street level, and office spaces on upper levels, including:

Street-level shops:

Tom's Burgers:

Walk-in hamburger stand; 5 employees.

Star Men's Wear:

Small retail men's clothing store; 3 employees.

HOLLYWOOD AND CAHUENGA (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
530, continued	<u>The Spot-Roller Skates:</u> Small retail sales, roller skate store; 2 employees. <u>Checks Cashed - RTD Passes:</u> Store providing service: Check cashing, RTD pass sales; 2 employees. <u>One Of A Kind:</u> Small Retail Clothing Store; 1 employee. <u>Christian Science Reading Room:</u> 1 employee. Upper level offices: <u>The Hollywood Building:</u> Real estate and investment business; 1 employee. <u>Holly-Dent Lab:</u> Dental laboratory; 2 employees. <u>AMA Ceramics Dental Lab:</u> Hispanic-owned dental laboratory; 1 employee. <u>Holly Star:</u> Teaching and counseling in holistic health; 1 employee. <u>Mother Plucker Feather Co.:</u> Manufacturing of feather products, both retail and wholesale sales; 6 employees. <u>Johnny Lloyd Management Firm:</u> Management consulting firm; 1 employee. <u>World Book and News Co.:</u> One (1) employee.

HOLLYWOOD AND CAHUENGA (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
530, continued	<u>Zad Commercial, Inc.:</u> One (1) employee. <u>Runyan Realty Co.:</u> One (1) employee. <u>R. J. MC Corp.:</u> One (1) employee. <u>Jamie Faunts Creative Music Courses:</u> One (1) employee. <u>International Key Maintenance Co.:</u> Asian-owned janitorial service; 50 employees. <u>Richard Wendt Advertising:</u> One (1) employee. <u>Charles Norman Portraits:</u> One (1) employee. <u>Good Head Enterprises:</u> One (1) employee. <u>Fernandez Librada:</u> One (1) employee. <u>Outdoor Advertising Signs (2)</u>
531	Street-level retail shops: <u>Florsheim Shoes:</u> Chain retail shoe store; 3 employees. <u>Vacant Store</u> <u>Outdoor Advertising Sign</u>

HOLLYWOOD AND CAHUENGA (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
508	<u>T-Shirts R US:</u> Small, Hispanic-owned retail store; 2 employees. <u>Foundation Health Foods:</u> Small retail health food store and restaurant; 1 employee. <u>Feminist Women's Health Center:</u> Women's health education center; 15 full-time employees; 30 part-time. <u>New Corina's Restaurant:</u> Small, Hispanic-owned restaurant; 8 employees.
533	<u>Hollywood Actor's Theatre:</u> Small, legitimate theatre; 1 employee. <u>Commercial Parking Lot</u>
535	<u>Aloha Parking</u> <u>Continental Trailways:</u> Bus terminal and lockers; 2 employees. <u>The Towne Club:</u> Bar; 10 employees.
536-538 *	<u>Bob Smith Porsche Audi:</u> Large automobile dealer; 30 employees.
542 *	<u>Hollywood 8 Motel:</u> Asian-owned 25-unit motel; 3 employees. <u>Outdoor Advertising Sign</u>

\*Indicates owner-occupied business; those not asterisked are tenant-occupied.

HOLLYWOOD AND CAHUENGA (Continued)

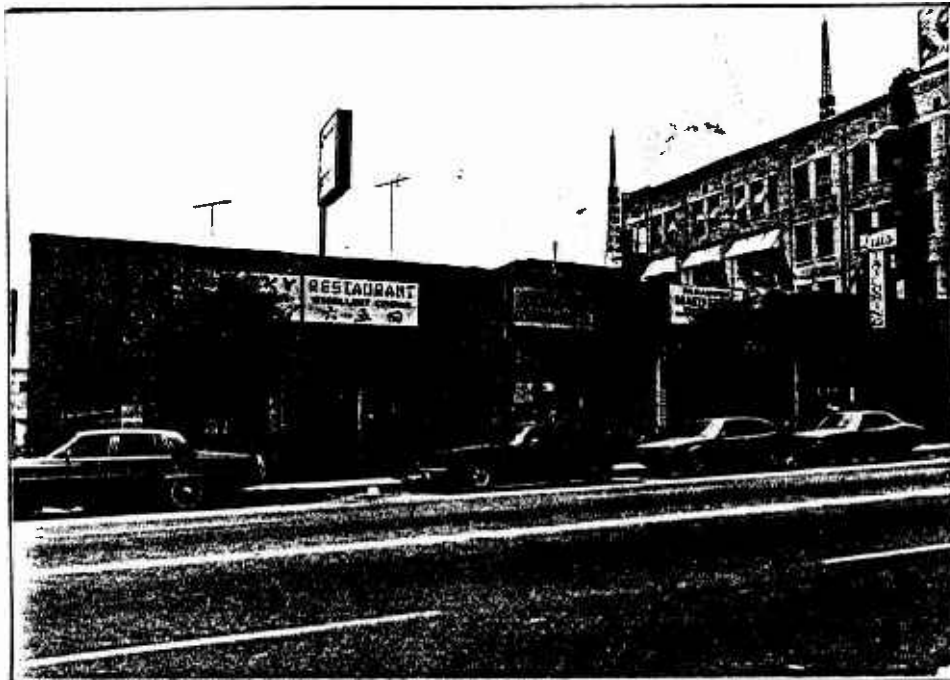
<u>Parcel Number</u>	<u>Pertinent Data</u>
543	<u>23-Unit Apartment Building:</u>  Containing 22 single and one 1-bedroom units; monthly rental rate - \$225-\$310 for single, \$335 for 1-bedroom; there are 8 black, 5 Hispanic, and 13 white tenants - number of tenants: 26.
544	<u>Shell Service Station:</u>  Asian-owned gasoline station and auto repair; 6 employees.
547	<u>Triangle Market and Liquor:</u>  Black-owned market and liquor store; 12 employees; meat department, sub-tenant, 3 employees.  <u>Outdoor Advertising Sign</u>  <u>4-Unit Apartment Building:</u>  Containing four 2-bedroom units; monthly rental rate, \$495; no minority tenants; number of tenants - 6.

# S C R T D METRO RAIL PROJECT.

## HOLLYWOOD & CAHUENGA

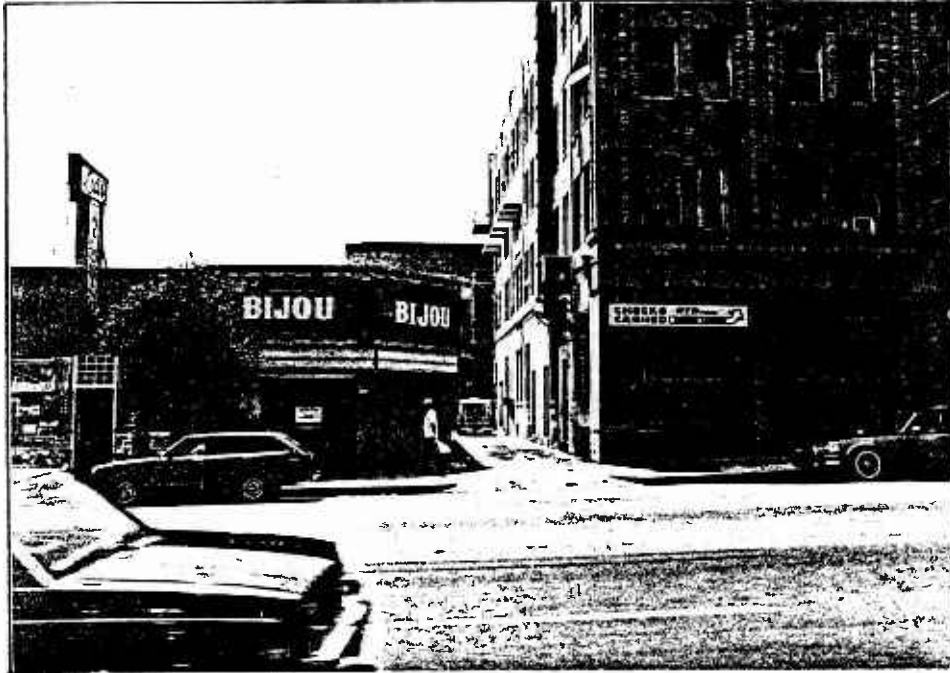


PAR 529

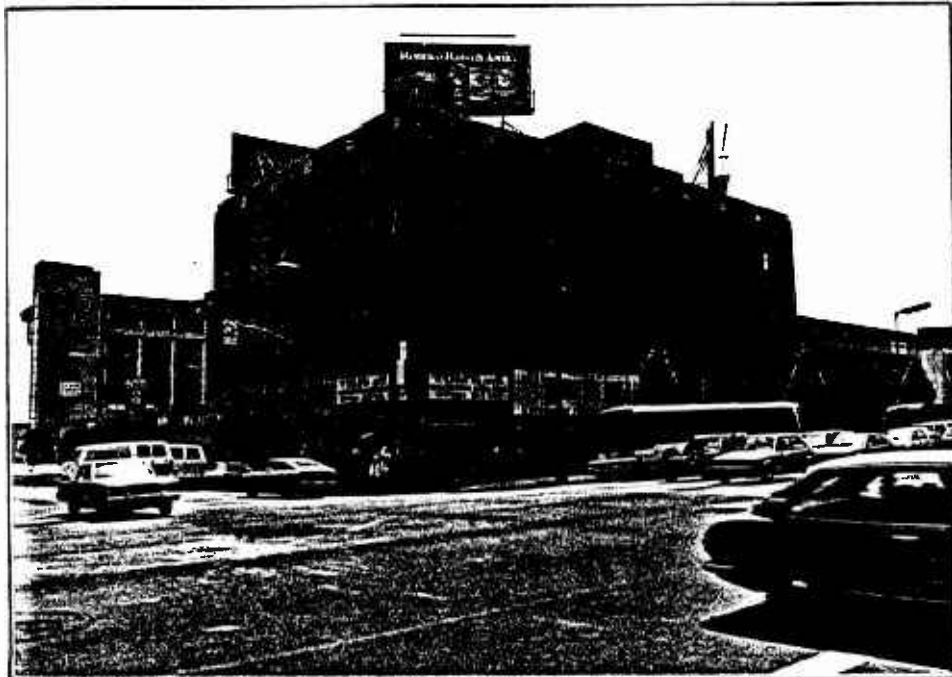


# S C R T D METRO RAIL PROJECT.

## HOLLYWOOD & CAHUENGA



PAR 529



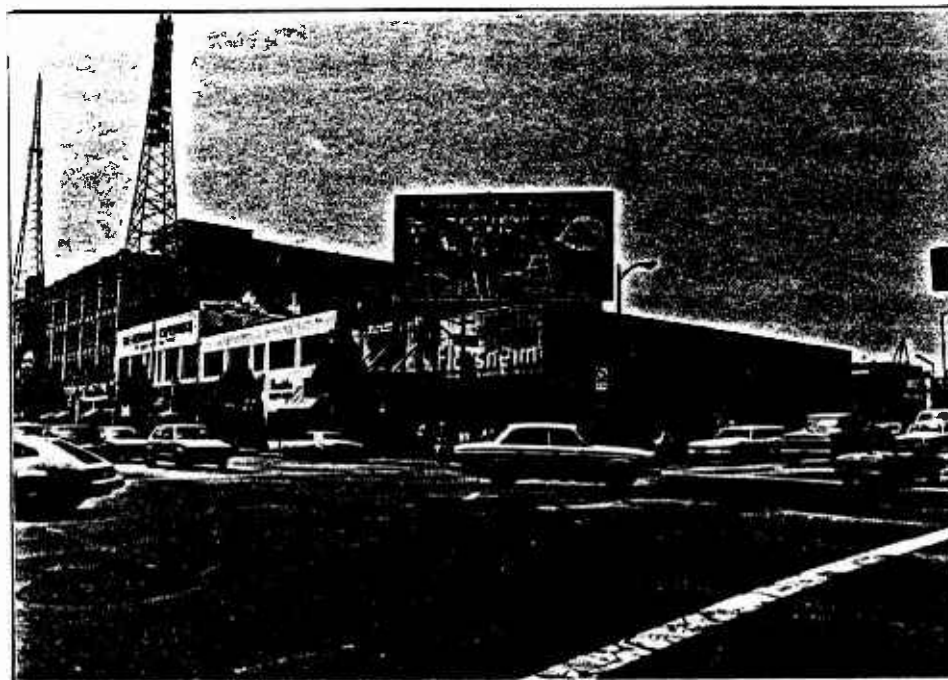
PAR 530

# SECRET METRO RAIL PROJECT.

## HOLLYWOOD & CAHUENGA



PAR 508

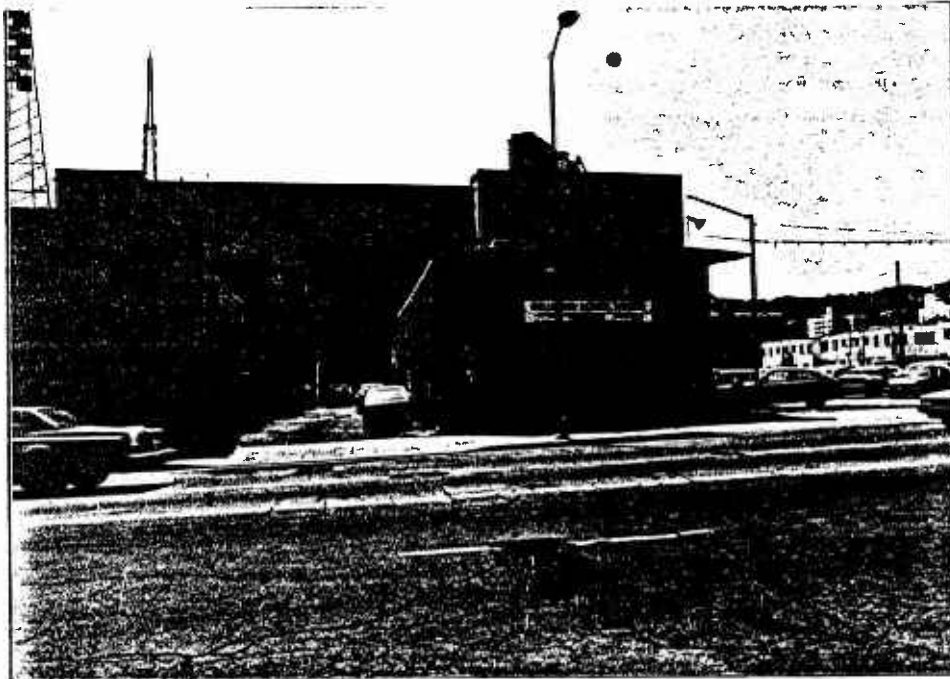


PAR 531

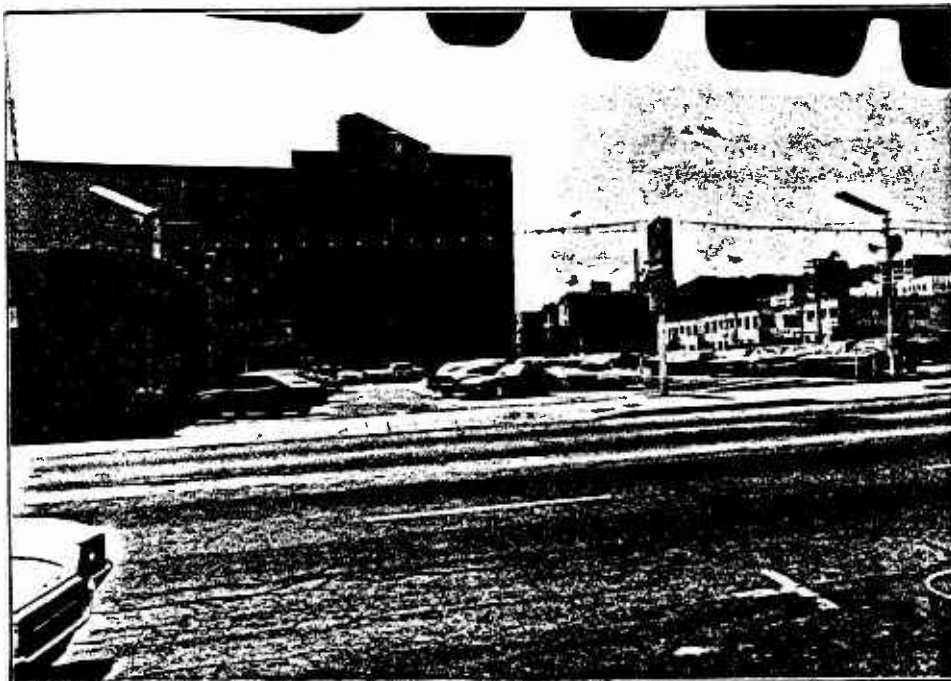


# S C R T D METRO RAIL PROJECT.

## HOLLYWOOD & CAHUENGA



PAR 533



PAR 535

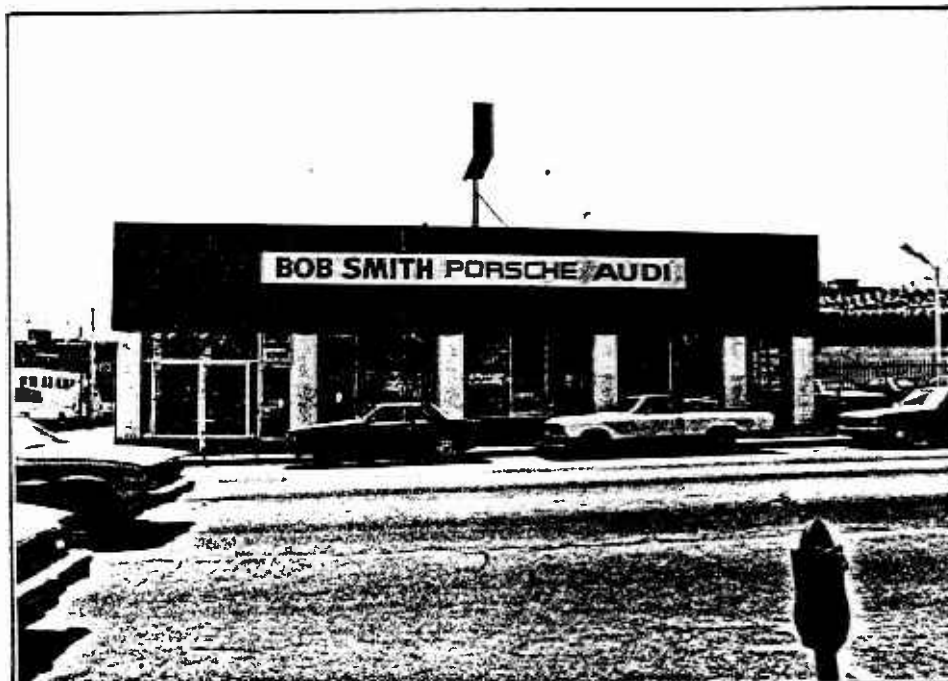
S C R T D

# METRO RAIL PROJECT.

## HOLLYWOOD & CAHUENGA



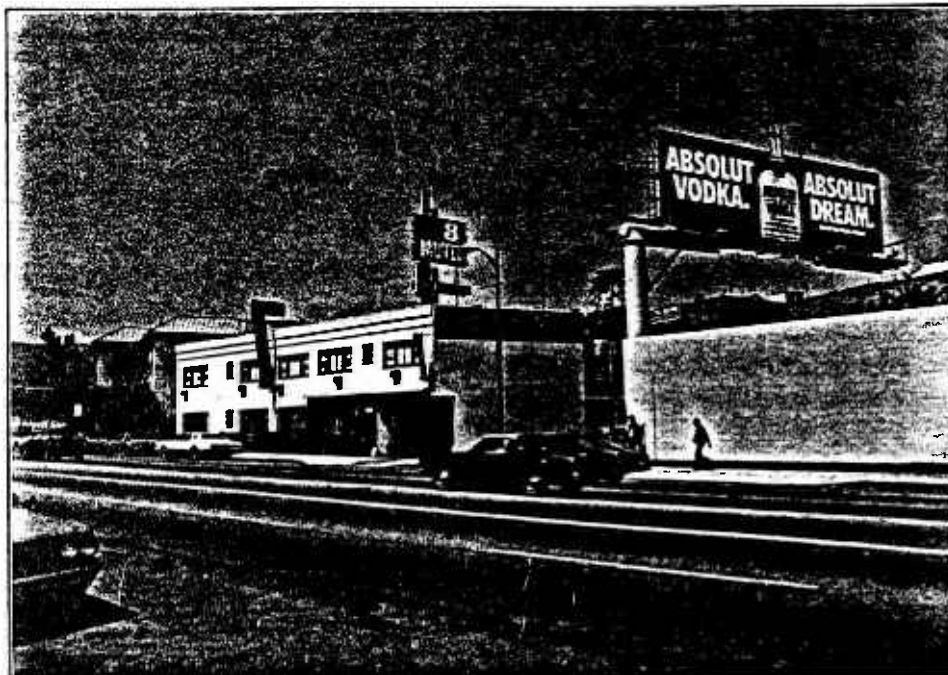
PAR 535



PAR 536 & 538

# S C R T D METRO RAIL PROJECT.

## HOLLYWOOD & CAHUENGA.



PAR 542



PAR 543

# S C R T D METRO RAIL PROJECT.

## HOLLYWOOD & CAHUENGA



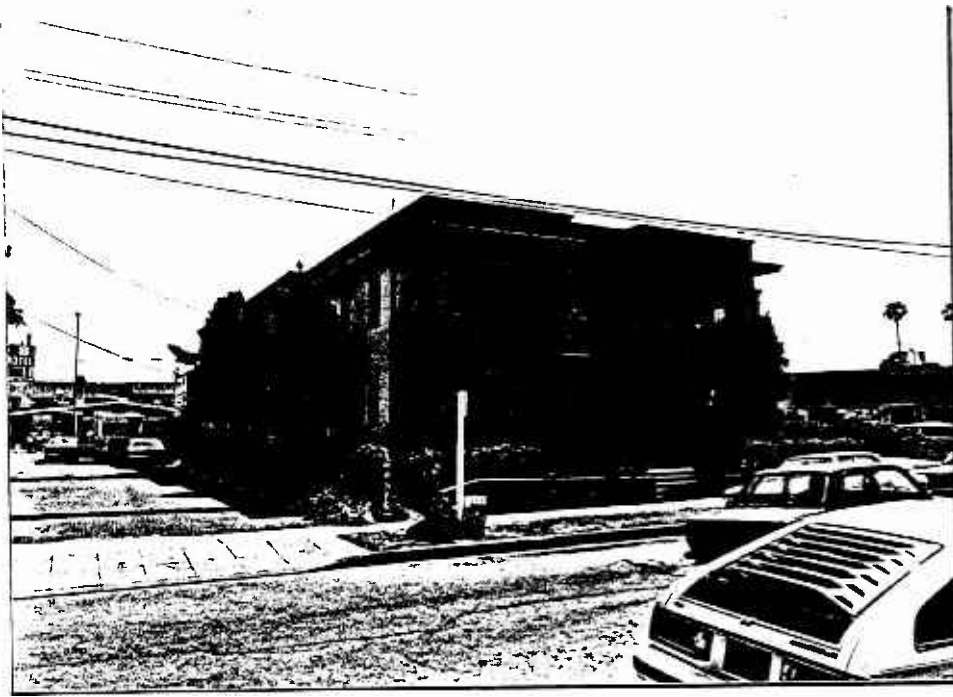
PAR 544



PAR 547

**S C R T D      METRO RAIL PROJECT.**

**HOLLYWOOD & CAHUENGA**



**PAR 547**

UNIVERSAL CITY

The Universal City Station requires the acquisition of nineteen (19) parcels. Twenty-four (24) businesses and one hundred and thirty-six (136) residential units will be displaced by the construction activities.

Parcel Number

Pertinent Data

750

This parcel contains a two-story office building:

The Egg Company:

Building management and space leasing company;  
2 employees.

The building is leased to the following film-related businesses:

O'Neil and Jeffries: 7 employees

Production Travel and Tours, Inc.: 2 employees

Promo Verite, Inc.: 3 employees

Joe Reich and Friends: 1 employee

Robinson Management: 2 employees

Jeff Schechtmen: 1 employee

Standard P/R and Marketing: 4 employees

Marsha Temple: 1 employee

Tiffany Management: 2 employees

Abby Lou Entertainment: 1 employee

Anderson - McCook: 2 employees

Quince Productions: 4 employees

CBS - Larry Forsdick: 3 employees

Gerard Films: 1 employee

Hy-Tek: 1 employee

Katz-Huyck Films: 3 employees

Keys To The City: 3 employees

UNIVERSAL CITY (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
	<u>Kleiser Productions:</u> 5 employees
	<u>Lucasfilm:</u> 2 employees
751	<u>Nautilus Tech Fitness Center:</u> Health club; 30 employees.
754	<u>Budget Rent-A-Car:</u> Automobile rental office; 6 employees. <u>Outdoor Advertising Signs (2)</u>
758	<u>2 Single-Family Residences:</u> Vacant
759	<u>10-Unit Apartment Building:</u> Containing 8 one-bedroom and 2 two-bedroom units; monthly rental \$350 for one-bedroom, \$450 for two-bedroom; there are 2 Hispanic and 2 black tenants; number of tenants - 12.
760	<u>24-Unit Apartment Building:</u> Containing 22 one-bedroom and 2 two-bedroom units; monthly rental range \$279-\$425 for one-bedroom, \$495 for two-bedroom; there are 9 Hispanics, 9 Orientals, 30 white; number of tenants - 43.
761	<u>12-Unit Apartment Building:</u> Containing 11 one-bedroom and 1 two-bedroom units; monthly rental range \$275-\$365 for one-bedroom, \$425 for two-bedroom; no minority tenants; number of tenants - 13.

UNIVERSAL CITY (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
762	<u>7-Unit Apartment Building:</u> Containing 6 one-bedrom units and 1 two-bedroom unit; unable to obtain monthly rental rate; number of tenants - 13.
763	<u>Vacant Parcel</u>
764	<u>15-Unit Apartment Building:</u> Containing 8 one-bedroom units and 7 two-bedroom units; monthly rental \$310 for one-bedroom, \$375 for two-bedroom; no minority tenants; number of tenants - 30.
765	<u>Hewlitt-Packard - Neely Sales Division:</u> Large administrative and sales offices for Hewlitt Packard Corp.; 150 employees.
770	* <u>8-Unit Apartment Building:</u> Containing 4 one-bedroom and 4 two-bedroom units (1 owner-occupied); monthly rental \$225 for one-bedroom anad \$335 for two-bedroom; no minority tenants; number of tenants - 8.
771	<u>1 Single-Family Residence:</u> Vacant.

\*Indicates owner-occupied business; those not asterisked are tenant-occupied.



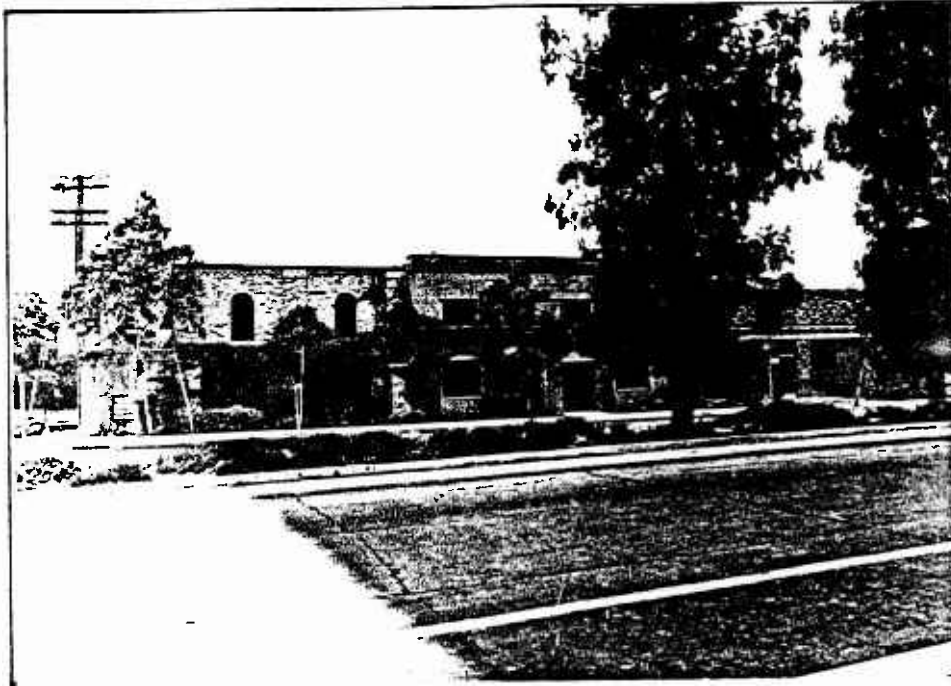
UNIVERSAL CITY (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
772	<u>1 Single-Family Residence:</u>  Being used for office equipment storage by owner, Hewlitt Packard.
775	<u>24-Unit Apartment Building:</u>  Containing one single unit, 16 one-bedroom units, and 7 two-bedroom units; monthly rental \$295 for the single, \$385-\$400 for the one-bedroom, and \$425-\$450 for the two-bedroom; there are 6 Hispanic tenants; number of tenants - 31.
776	<u>9-Unit Apartment Building:</u>  Containing 2 single, 5 one-bedroom and 2 two-bedroom units; monthly rental \$400 for the singles, \$475 for the one-bedroom, and \$550 for the two-bedroom units; there are 2 Hispanic tenants; number of tenants - 13.
777	<u>11-Unit Apartment Building:</u>  Containing 4 single, 6 one-bedroom and 1 two-bedroom units; monthly rental \$350 and up for singles, \$275 for the one-bedroom and \$285 for the two-bedroom; there are no minority tenants; number of tenants - 13.
778	<u>12-Unit Apartment Building:</u>  Containing 6 one-bedroom and 6 two-bedroom units; monthly rental \$550 for one-bedroom and \$650-\$675 for two-bedroom; there are no minority tenants; number of tenants - 20.
782	<u>Racquet Center of Universal City:</u>  Very large health club, i.e., 6.5 acres; 40 employees.

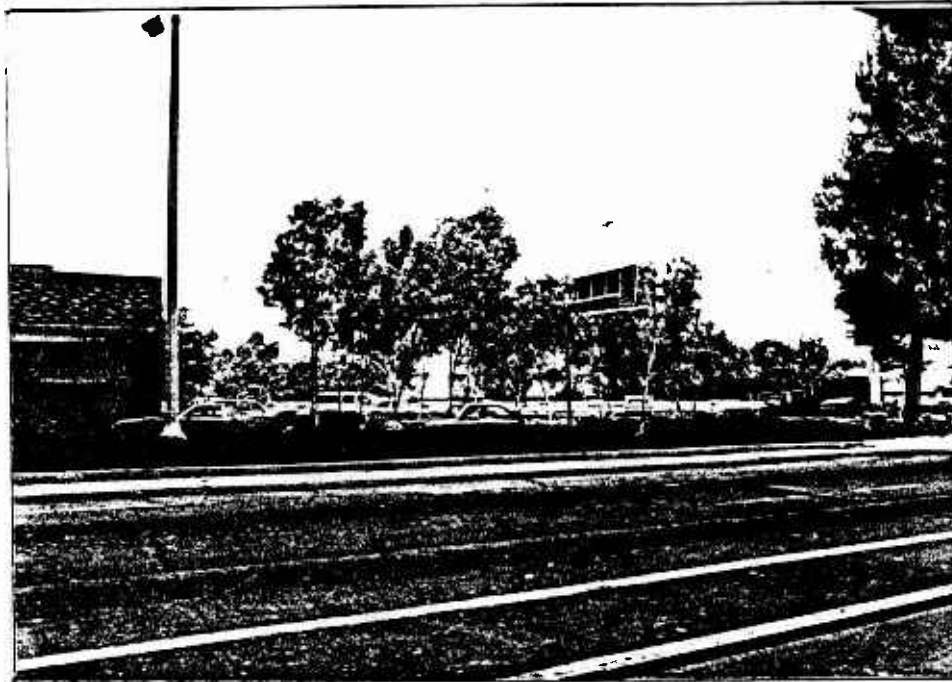
S C R T D

# METRO RAIL PROJECT.

## UNIVERSAL CITY

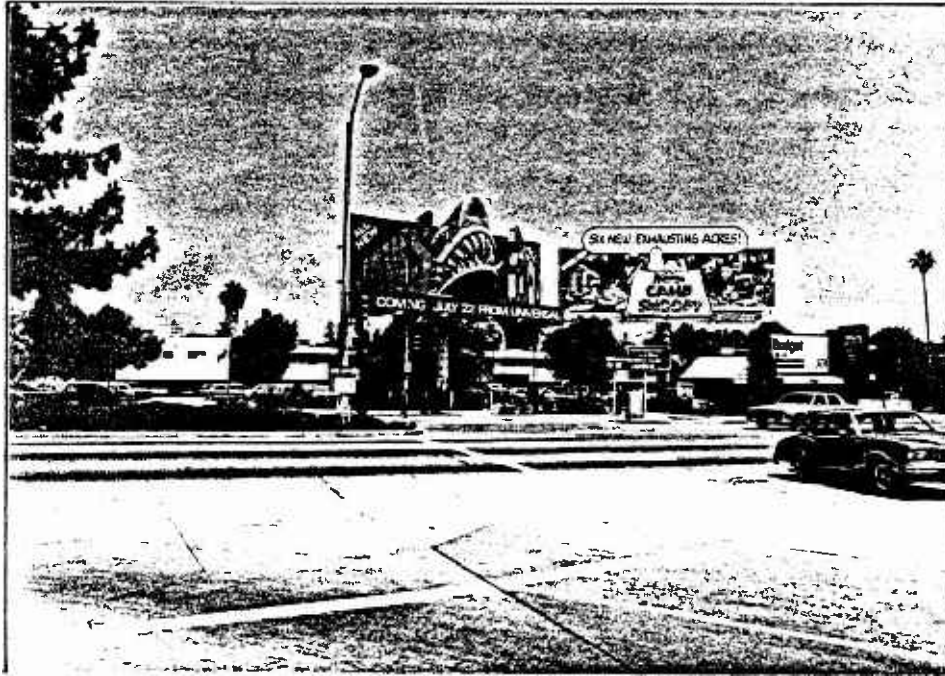


PAR 750



PAR 751

UNIVERSAL CITY



PAR 754

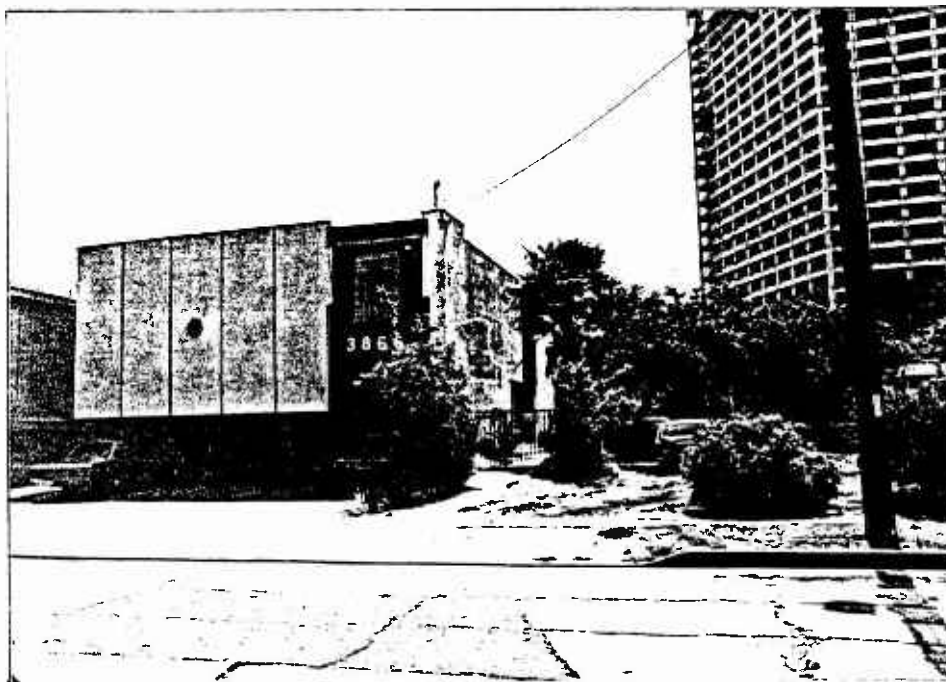


PAR 758

S C R T D

# METRO RAIL PROJECT.

## UNIVERSAL CITY



PAR 759



PAR 760

S C R T D

# METRO RAIL PROJECT.

## UNIVERSAL CITY



PAR 761



PAR 762 & 763

UNIVERSAL CITY



PAR 764



PAR 765

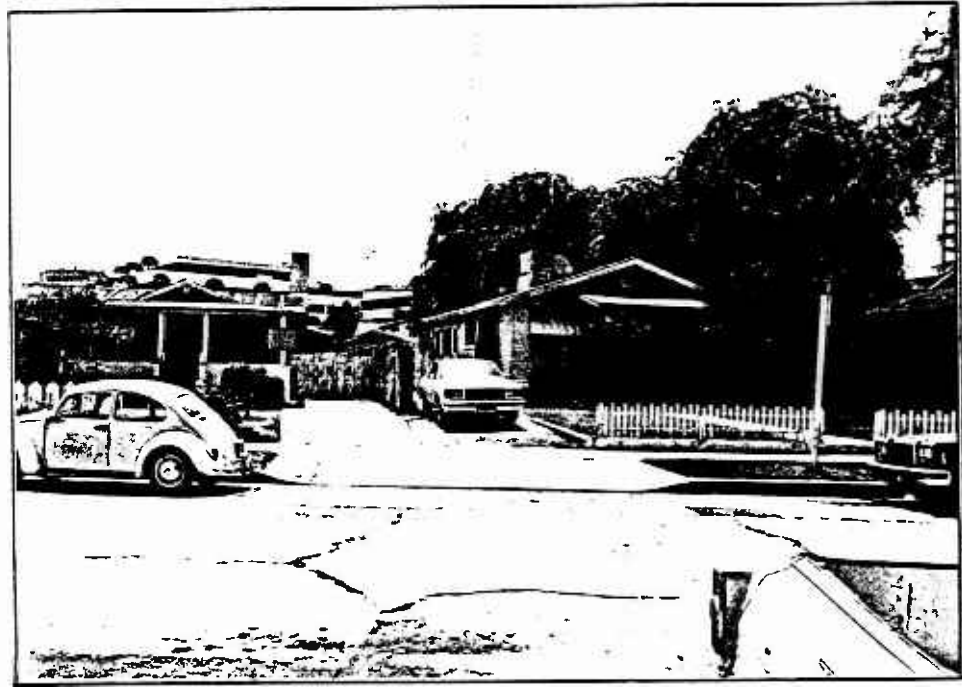
S C R T D

# METRO RAIL PROJECT.

## UNIVERSAL CITY



PAR 770



PAR 771 & 772



UNIVERSAL CITY



PAR 775



PAR 777



S C R T D

# METRO RAIL PROJECT.

## UNIVERSAL CITY



PAR 778



PAR 776

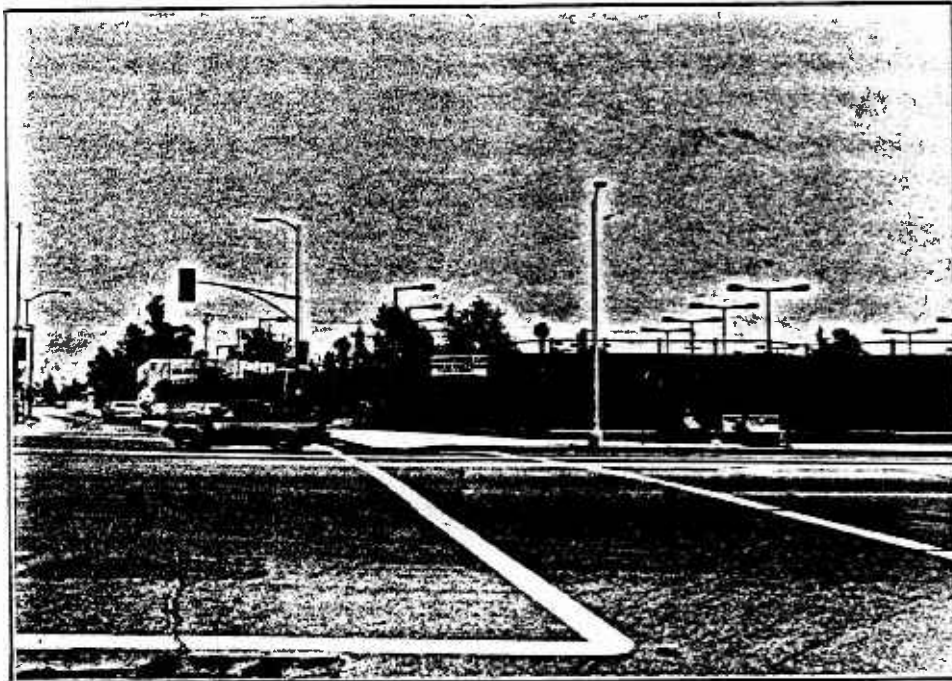
S C R T D

# METRO RAIL PROJECT.

## UNIVERSAL CITY



PAR 782



NORTH HOLLYWOOD

The North Hollywood Station requires the acquisition of eighteen (18) parcels. Twenty-four (24) businesses, two (2) non-profit organizations and fourteen (14) residential units will be displaced by the construction activities.

Parcel Number

Pertinent Data

802

Street Level:

Corinne Reed Originals:

Factory and retail sales of artificial flowers, feather art, etc.; 2 employees.

Council Thrift Shop:

Non-profit clothing, small furniture and appliance thrift shop; 2 employees.

Fiberglass Maintenance:

Small fiberglass maintenance office and storage site; 1 employee.

American Academy of Dance:

Dance school; 2 employees.

Dr. Darrell Estes:

Chiropractor; 2 employees.

Eight (8) offices containing the building office, 4 film industry-related businesses, 1 market research company, 2 miscellaneous offices; 14 employees:

R. A. Klump  
B & J Casting  
Scagnetti Talent Agency  
Latin Productions  
East Comes West Productions  
Tri-State Market and Research  
Theron Corps.  
VCS - Page Martel Kaiser

NORTH HOLLYWOOD (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
804 *	<u>Chandler Dry Cleaning:</u> Dry cleaning and alteration business; 3 employees.
805 & 806	<u>Terry Building Center</u> Large, i.e., 2.5-acre, lumber business and related building items; 20 employees.
808 & 821 *	<u>Crossroads Chevrolet and</u> <u>Crossroads Mazda:</u> Two large, i.e., one square block, automobile sales and services; 100 employees.
809 *	<u>Pep Boys:</u> Large auto parts and service business; 27 employees.
810	<u>Capital Insulation:</u> Large insulation business; 10 employees.
812	<u>K and R Slope Repair, Inc.:</u> Small slope repair sub-contracting business; 3 employees. <u>West Coast Liquor Display:</u> Office and warehouse for liquor displays which are placed in stores; 3 employees. <u>Andy's Laminated Cabinets:</u> Build laminated cabinets; 3 employees. <u>Fred Halder Co., Inc.:</u> Retail fine lighting fixture business; 6 employees.
813	<u>Southern California Gas Company:</u> Yard and service area; 10 employees.

\*Indicates owner-occupied business; those not asterisked are  
tenant-occupied.

NORTH HOLLYWOOD (Continued)

<u>Parcel Number</u>	<u>Pertinent Data</u>
814	<u>1 Single-Family Residence:</u> 2-bedroom house; monthly rental \$500; Hispanic tenants; number of tenants - 6.
815	<u>Valley Christian Center</u>
816	* <u>3 Units - Duplex and Rear Detached Unit:</u> Containing 2 two-bedroom units and 1 one-bedroom unit (1 owner-occupied); unable to obtain further information.
817	<u>5 Units - 3 Front and 2 Rear Units:</u> Containing 5 one-bedroom units; unable to obtain further information.
818	<u>4-Unit Housing Structure:</u> Containing 1 single unit and 3 one-bedroom units; monthly rental \$290 for single, and \$275-\$285 for the one-bedroom; there are 12 Hispanic tenants; number of tenants - 13.
819	<u>George's Handy Market:</u> Community market; 2 employees.
820	<u>1 Single-Family Residence:</u> Containing 1 two-bedroom structure; monthly rental of \$550; there are 6 Hispanic tenants; number of tenants - 6.
821	<u>Crossroads Chevrolet:</u> Storage yard

# S C R T D METRO RAIL PROJECT

## NORTH HOLLYWOOD



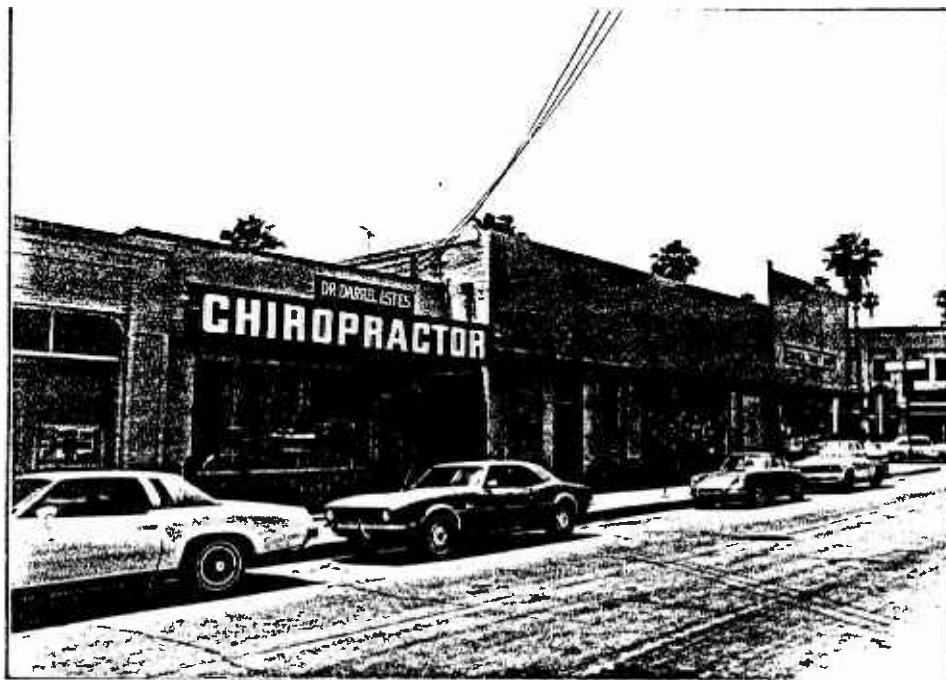
PAR 802



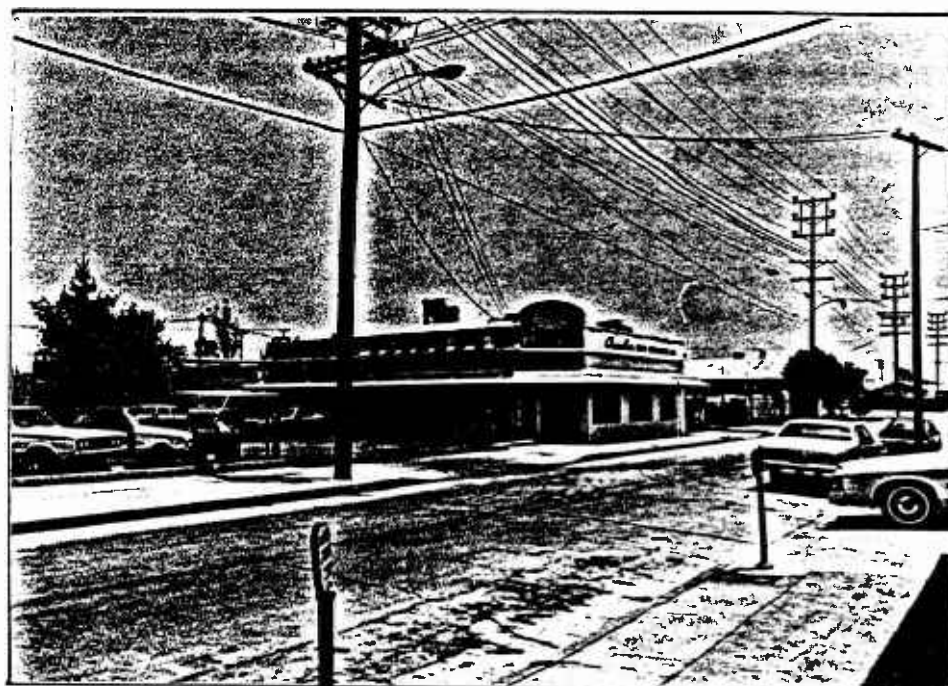
S C R T D

# METRO RAIL PROJECT.

## NORTH HOLLYWOOD



PAR 802



PAR 804

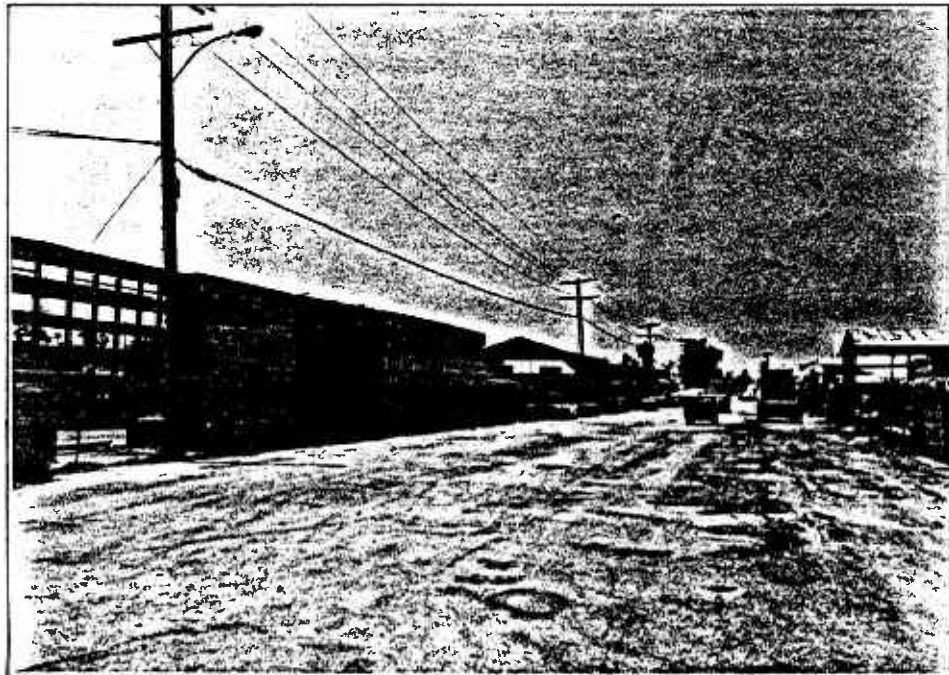


# SECRET METRO RAIL PROJECT

## NORTH HOLLYWOOD



PAR 805 & 806





S C R T D

# METRO RAIL PROJECT.

## NORTH HOLLYWOOD



PAR 808 & 821



PAR 809

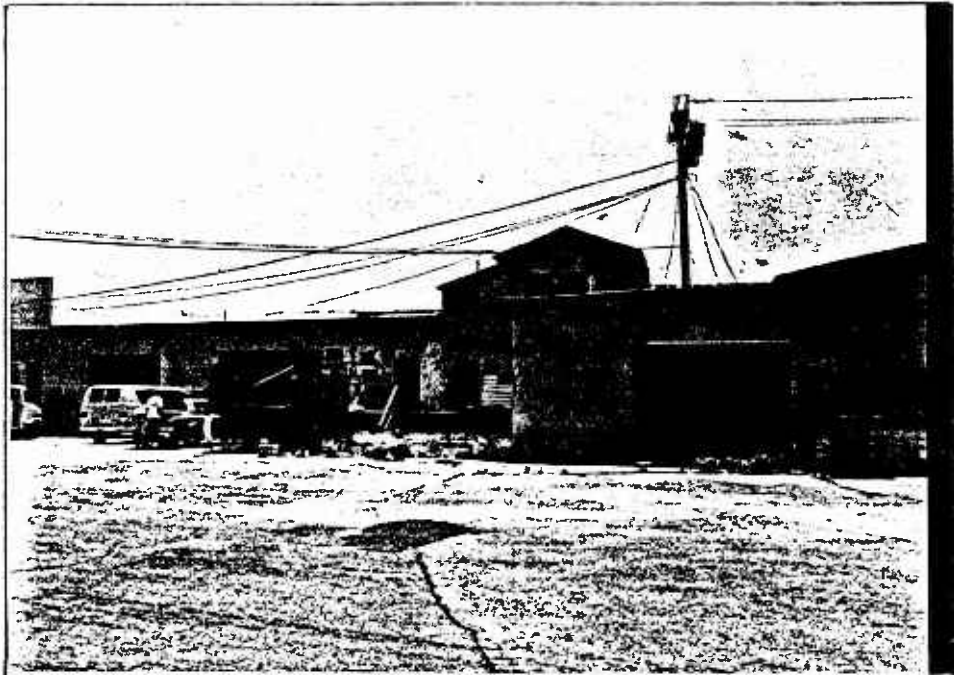
S C R T D

# METRO RAIL PROJECT

## NORTH HOLLYWOOD



PAR 810



PAR 812

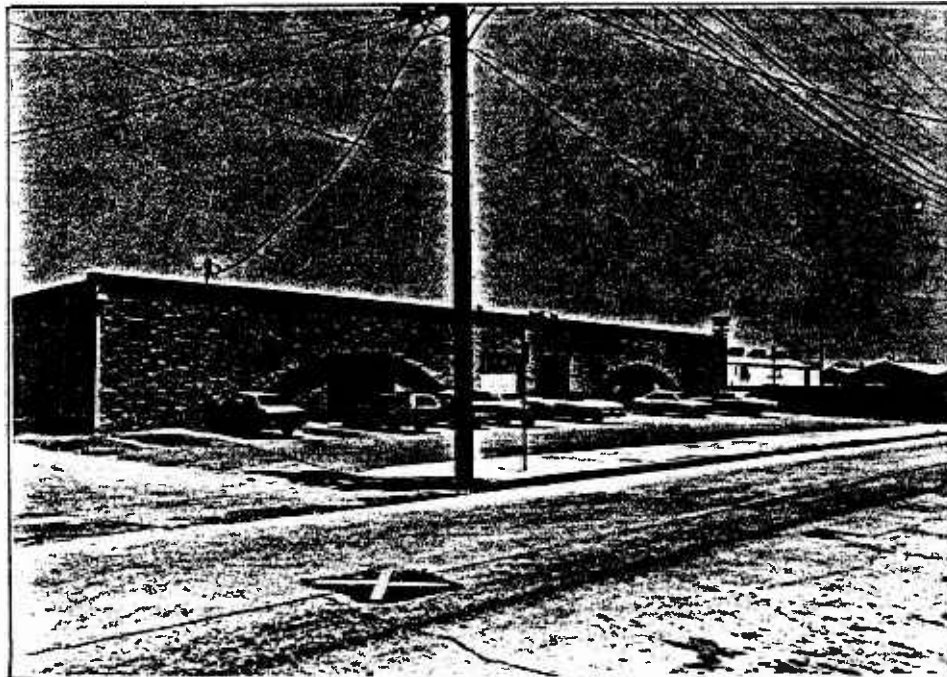
S C R T D

# METRO RAIL PROJECT.

## NORTH HOLLYWOOD

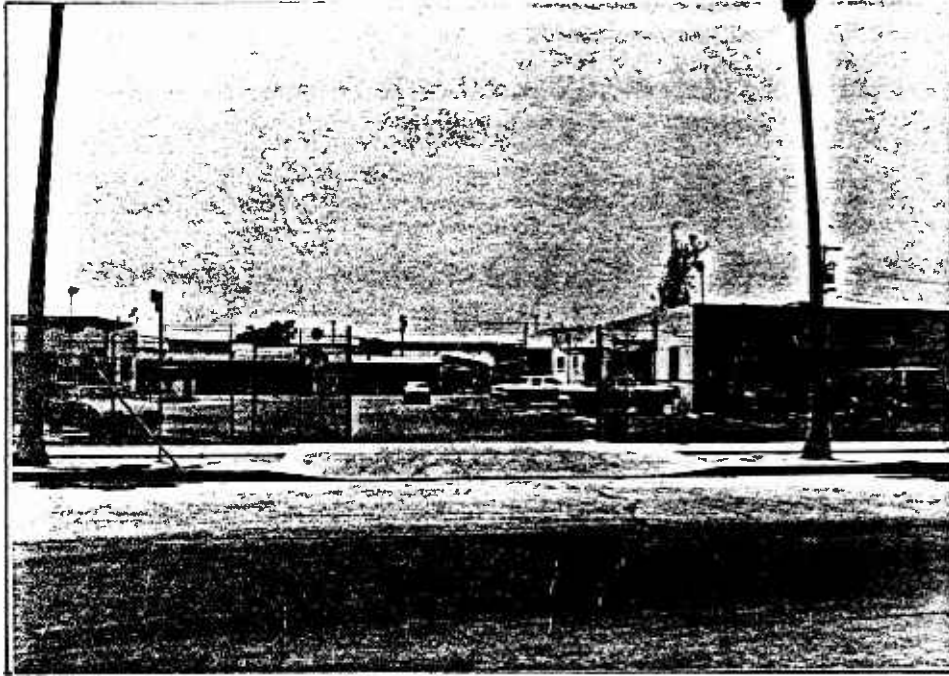


PAR 812

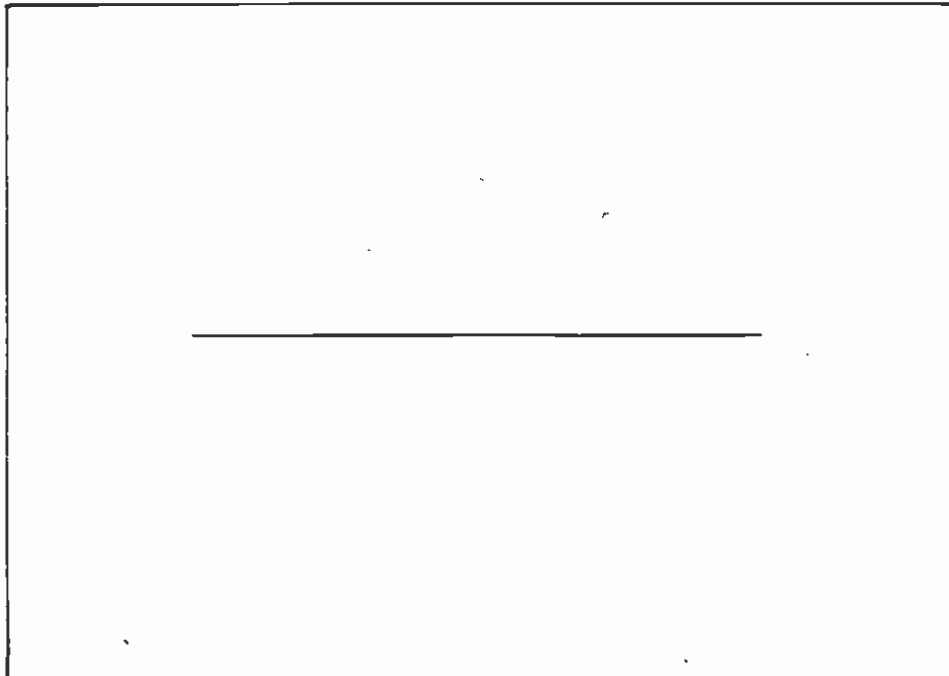


S C R T D METRO RAIL PROJECT.

NORTH HOLLYWOOD



PAR 813



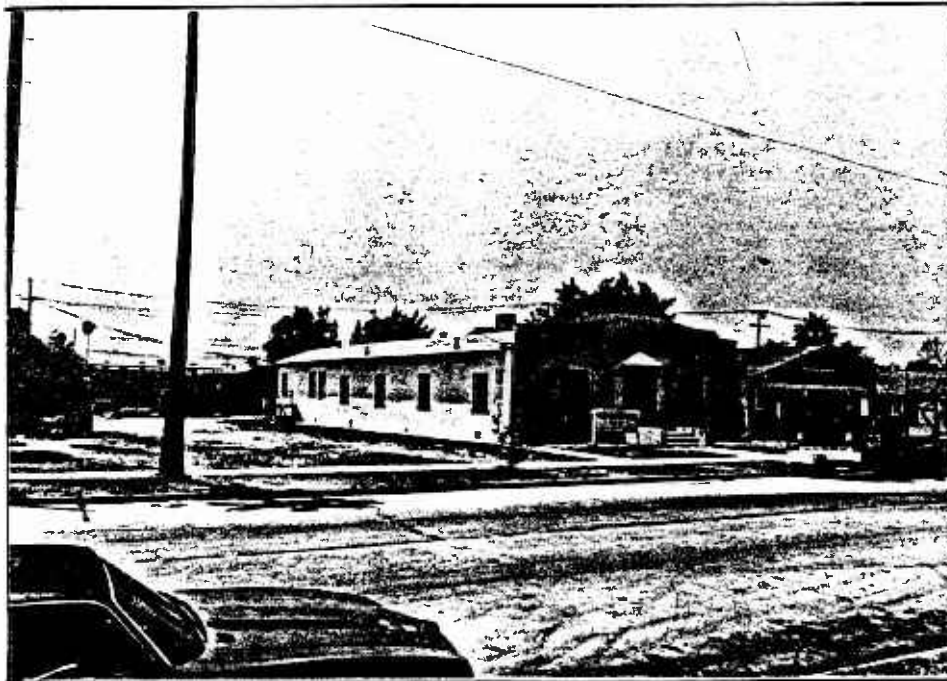
S C R T D

# METRO RAIL PROJECT.

## NORTH HOLLYWOOD



PAR 814



PAR 815

S C R T D

# METRO RAIL PROJECT.

## NORTH HOLLYWOOD



PAR 816



PAR 817 & 818



S C R T D

# METRO RAIL PROJECT.

## NORTH HOLLYWOOD



PAR 819 & 820



PAR 821

Probable Availability of Replacement Facilities

The total number of replacement facilities required for the project is presently estimated to be 402; consisting of 201 residential units, 196 commercial units, and 5 non-profit organization facilities.

o Available Residential Replacement Housing Resources

The 201 residential displacements occur at only four station sites.

The affected stations and their respective displacements are:

Wilshire & Alvarado	24
Hollywood & Cahuenga	27
Universal City	136
North Hollywood	<u>14</u>
Total	201

The type of unit needed and the price range for each is shown in Table IV-5.

In the Wilshire & Alvarado Station area, sufficient resources should be available within a one-mile radius to meet the projected needs for replacement housing. A survey was conducted of 18 representative buildings in the area. Out of a total of 655 units, 40 were vacant, indicating a vacancy factor of 6.1%. The vacancies included 32 singles with monthly rents ranging between \$265 and \$300, 4 one-bedroom units with rents ranging between \$375 and \$500, and 2 two-bedroom units with rents ranging between \$365 and \$400. There were two HUD Section 8 housing units available among these vacancies.



TABLE IV - 5  
TYPES OF RESIDENTIAL UNITS NEEDED

STATION TYPE OF UNIT	MONTHLY RENTAL					
	\$100/ 199	\$200/ 299	\$300/ 399	\$400/ 499	\$500/ 599	\$600/ 699
<b>Wilshire &amp; Alvarado</b>						
Bachelor/ Single	24					
One Bedroom						
Two Bedrooms						
<b>Hollywood &amp; Cahuenga</b>						
Bachelor/ Single		20	2			
One Bedroom			1			
Two Bedrooms				4		
<b>Universal City</b>						
Bachelor/ Single	1		4	2		
One Bedroom		26	34	24	6	
Two Bedrooms		1	7	12	2	6
<b>North Hollywood*</b>						
Bachelor/ Single		1				
One Bedroom		3				
Two Bedrooms					2	

\*No information available - Eight 1-bedroom units.

The Los Angeles-Long Beach SMSA Housing Vacancy Survey published in November 1982 by the Federal Home Loan Bank of San Francisco reported that 203 units were vacant out of a total of 11,709 multi-family units in the zip code area encompassing the Wilshire & Alvarado Station site, indicating a vacancy factor of 1.7%. Based upon the 6.1% vacancy factor found for those units currently surveyed, it is estimated there are 712 vacant units available.

The Inventory of Subsidized Housing prepared by the Southern California Association of Governments (SCAG) contains a complete listing of all subsidized housing by census tracts. In the nine census tracts surrounding this station area there are 1,674 subsidized units. All are Section 8 combined with other HUD programs and include senior citizen units.

Current newspaper want ads for available bachelor, singles, and one-bedroom units in this area are included in Exhibit 3-A.

In the Universal City Station area sufficient potential resources to meet the projected needs for replacement housing should be available within a three-mile radius. Since the North Hollywood Station is located only two miles from Universal City, available resources can be utilized for both stations' displacements. A survey was conducted of 22 representative buildings in this area. Out of a total of 788 units, 26 units were vacant, indicating a vacancy factor of 3.3%. Vacancies included one single at \$160 per month, 14 one-bedroom units with rents ranging between \$385 to \$610, 11 two-bedroom units with rents ranging between \$495 and \$780.

The Housing Vacancy Survey mentioned above reported that 405 units were vacant out of a total of 9,650 multi-family units in the two zip code areas encompassing the Universal City site, indicating a vacancy factor of 4.2%. In the adjoining zip code area encompassing the North Hollywood Station

site, there were an additional 6,499 multi-family units with 222 vacancies, indicating a vacancy factor of 3.4%. Based upon the 3.3% vacancy factor found for those units currently surveyed, it is estimated there are 533 vacant units available in the Universal City/North Hollywood areas.

(See sample want ads of currently available units in Exhibit 3-B.)

In the SCAG Inventory of Subsidized Housing there are 923 subsidized units listed in areas surrounding this station area. In addition, the City of Los Angeles Community Redevelopment Agency's North Hollywood Project is constructing three 20-unit family housing structures and has plans to construct a 13-story senior citizens building. Metro Rail Project displacements may be given priority in renting these units.

No special investigation was made for the Hollywood & Cahuenga Station, since there are plenty of available units and since the characteristics of the tenant population makes them ineligible for subsidized programs.

(See sample want ads for currently available units in Exhibit 3-C.)

#### Subsidized Housing

The City of Los Angeles Housing Authority administers the HUD-funded Section 8 program for the station areas addressed above. This program is available to assist low income families, senior citizens, and handicapped persons in obtaining fair market rental housing at prices within their ability to pay by providing rental supplements.

Although there are large numbers of housing units under the control of the City of Los Angeles Housing Authority, they are presently all full with waiting lists. Until the Housing Authority is able to open enrollment none

of these units are available to displacees. However, when enrollment is opened priority status may be obtained for persons displaced by the Metro Rail Project.

o Available Business Replacement Facilities

The 196 business displacements are distributed as follows:

Main Yard & Shops and Line Segment	8
Union Station	1
Civic Center	1
Fifth and Hill	3
Seventh & Flower	7
Wilshire & Alvarado	17
Wilshire & Vermont	4
Wilshire & Western	3
Wilshire & La Brea	4
Wilshire & Fairfax	9
Beverly & Fairfax	19
Santa Monica & Fairfax	27
La Brea & Sunset	5
Hollywood & Cahuenga	40
Universal City	24
North Hollywood	<u>24</u>
Total	196

This survey attempted to determine the feasibility of relocating all businesses in the general vicinity of their displacement in order to avoid impacting the economic vitality of the area. In most cases this will be feasible. Current real estate want ads from major local newspapers indicate there is a sufficient supply of potential resources. They have been listed by major category, i.e., commercial property for

sale or lease, industrial land for sale or lease, etc. (See Exhibit 4-A.)

Some of the small businesses will need special assistance from the Small Business Administration (SBA) and/or the Minority Business Development Agency.

The Small Business Administration (SBA) offers a wide range of programs. The programs include the SCORE program (Service Corps of Retired Executives), in which retired managers assist businesses in the full range of management problems; the Guaranteed and Direct Loan programs; and the 503 Development Loan program, a "brick and mortar" program to assist in constructing buildings through certified development companies. Under the concept of "small business" the SBA can work with companies employing up to 1,500 persons, and those grossing up to \$2,000,000 (see letter from the SBA in Exhibit 5).

The Minority Business Development Agency funds two private consulting firms in the Los Angeles area to assist minority businesses with displacement problems. The firms offer assistance in the preparation of feasibility studies, and prepare proposals for securing loans from the banks or the SBA. However, this agency is not a lender.

The two consulting firms are:

Business Development Center of  
Southern California  
2651 South Western Avenue  
Los Angeles, CA  
(213) 731-2131

Cardinal Management Association  
2404 Wilshire Bl., Suite 1300  
Los Angeles, CA  
(213) 385-1335

The agency's services are available to all minority businesses.

The Santa Monica & Fairfax Station is located within an unincorporated area of Los Angeles County. The County of Los Angeles Department of Regional Planning and Community Development Commission, as well as the County's Economic Development Corporation, are prepared to assist affected businesses to remain in this station area. The Economic Development Corporation offers a number of programs to assist both large and small businesses. Such programs include the Small Business Administration 503 loan, low interest loans to small businesses unable to obtain conventional private financing; an industrial development bond, providing manufacturers with low interest, long-term financing for fixed assets; County revolving loan funds, providing low cost interim financing for up to 36 months; technical assistance; and land assembly and marketing assistance available to businesses whose developments will have a job-creating impact.

Another valuable resource includes programs and assistance offered by the City of Los Angeles Community Redevelopment Agency. Presently, redevelopment projects exist in the Central Business District and North Hollywood Station area. A redevelopment project is planned for Hollywood & Cahuenga, and others may be inaugurated if the need arises. Redevelopment projects are a source of potential replacement facilities in their project areas.

o Non-Profit Organizations

There are five non-profit organizations located in various station areas; no special problems are anticipated in their relocation.

o Outdoor Advertising Signs

There are 16 outdoor advertising signs in station areas which will either be acquired or relocated by the owner.

## Potential Relocation Problems and Solutions

### o Businesses Requiring Large Land Areas

#### Main Yard & Shops

There are three large trucking/freight forwarding companies in the Main Yard & Shops area that will have special relocation requirements. Their facilities consist of large truck terminal buildings with numerous loading docks, adjacent to rail on large parcels of land. A survey of the central industrial area failed to uncover any potential relocation resources. With sufficient lead time and planning, these businesses can be relocated outside the central business district in other industrial areas. (See truck terminal "for sale" listing in Exhibit 4-B.)

#### Universal City

The tennis and racquet ball center in the Universal City station area is a special use facility which requires a large amount of space and appeals to a certain clientele. There are very few large parcels (approximately 5.3 acres) that are properly zoned and in an area affluent enough to attract the clientele necessary to support such a facility. A survey of the Ventura Boulevard area failed to locate a potential site; special assemblage of several parcels in a comparable area is a possible consideration.

#### North Hollywood

The lumber yard/building supply in the North Hollywood Station area occupies about 2.5 acres of land along the Southern Pacific Railroad right of way. The community redevelopment plan does not envision

a continuation of this business in the area. A survey of the North Hollywood area and conversation with brokers failed to turn up any potential sites. Relocation resources for this type of business will probably be found in outlying industrial areas.

There are two automobile dealers affected by partial acquisitions, one in the Hollywood & Cahuenga Station area and one in the North Hollywood Station area. The dealer in the Hollywood & Cahuenga area could possibly relocate his business outside the immediate area. There are several former auto dealership locations available in other adjacent areas. (See picture of former auto dealership at Beverly and La Brea in Exhibit 4-C.)

The dealership in North Hollywood will be eligible for assistance from the Community Redevelopment Agency. The redevelopment plan provides for an "automobile row" to be located on Lankershim Boulevard. There are other potential sites in the San Fernando Valley should the owners elect to relocate in another area. (See want-ads in Exhibit 4-A.)

The Southern California Gas Company maintenance facility and storage yard in the North Hollywood area needs to remain in this general area. The PUC requires that service facilities be located within a certain proximity to the area being served. Consolidation of existing facilities or acquisition of adjoining property should enable this facility to remain on the portion of the property not being acquired.

o Small Retail Businesses

Large retail businesses like Thrifty Drug Stores whose clientele is drawn from a larger area are generally able to relocate outside their present area without major problems. This is not true for some



of the small retail businesses that rely on a very localized clientele. These businesses may require special assistance from organizations such as the Small Business Administration, the Minority Business Development Agency, the City of Los Angeles Community Redevelopment Agency, and the County of Los Angeles Community Development Commission. Special efforts will be made to locate replacement facilities in the same general area. SCRTD will very actively pursue joint development activities around the Metro Rail stations. Whenever feasible, developers will be encouraged to provide affordable space to accommodate the commercial enterprises which were displaced from the station area.

The retail businesses in the Farmer's Market complex, whose primary clientele are tourists who frequent the Market and CBS television studios, will probably desire to remain in the Farmer's Market complex. This may be accomplished by construction of additional facilities on the remainder property, or by reconstruction of the demolished wing after project construction is completed. Temporary facilities may be an alternative solution to keep the businesses operating during the construction period.

A majority of the retail businesses in the Wilshire & Alvarado Station area are minority-owned. This area serves as a "port of entry" for Central Americans and the population is largely Spanish-speaking. Clientele for most of the businesses is localized; therefore, it is desirable that the

businesses remain in the immediate vicinity. The extensive strip commercial in the surrounding area should be able to absorb many of these businesses. Future joint development activities should be planned to accommodate these businesses. Establishment of a community redevelopment project and use of special aids for minority businesses would be another alternative for providing replacement facilities.

Although a large number of retail businesses are being displaced in the Hollywood & Cahuenga Station area, the relocation should present no special problems because of the large number of available commercial facilities in the adjoining area. Also, assistance that will be available from the planned redevelopment project will provide additional resources.

o Small Service Businesses

The small service businesses will encounter problems similar in nature to those of the small retail businesses within the same areas. Some small service businesses are even more dependent on local clientele, but may be easier to physically relocate because their operations can usually be adapted to more varied types of space.

o Office Professional and Service Businesses

No special problems are anticipated for these types of businesses because of the large number of available replacement resources. (See want ads in Exhibit 4-A).

o Low Income Residential Tenants

There are a number of low income Hispanic persons in the Wilshire & Alvarado and North Hollywood station areas, and low income elderly residents in the Universal City Station areas, that may require some form of subsidized housing.

Federal regulations require that persons displaced because of governmental action be given "priority" consideration for subsidized housing programs. The City of Los Angeles Housing Authority has been contacted and informed of the project and the possible need for assistance. If subsidized housing units or Section 8 rental assistance are not available, the last resort housing policy will be implemented.

### Other Programs Affecting the Availability of Housing

During the upcoming Olympics in 1984 the Los Angeles Visitor's Bureau indicates that various temporary housing will be springing up to meet the needs of Olympics visitors, such as "bed and breakfast" lodging, home exchanges, and temporary rentals.

The heavy residential relocation which will take place in the Hollywood & Cahuenga and Universal City Station sites will not be occurring during the period of the Olympics.

The Wilshire & Alvarado station residential displacement may coincide with the event, but it is felt that the transient housing needs of the visitors will not represent competing demands to the permanent housing needs of the displacees.

At this time there are no other major developments or activities that will have a permanent or continuing impact on housing availability during the period of Metro Rail construction.

### Concurrent Displacement by Other Governmental Agencies

This survey did not uncover any other governmental projects that will generate major numbers of displacements which would be competing for replacement resources with the Metro Rail Project.

The North Hollywood Redevelopment Agency anticipates displacement of 112 dwelling units, mainly apartment units, and 104 businesses spread over a four-year period. They plan to generate replacement housing for many of these units. While there is a requirement to give first priority to residential displacees from the

project area, secondary priority will be given to Metro Rail Project displacees. At present, there are plans to build a 13-story senior citizen housing building and 3 twenty-unit multi-family housing structures.

Both the Hollywood & Cahuenga and Wilshire & Alvarado areas have housing rehabilitation programs administered by the City of Los Angeles using HUD Section 8 substantial rehabilitation funds. During the next two years in the Hollywood & Cahuenga area, there is a projection of 200 to 300 units to be rehabilitated with approximately 100 displacements involved. During the same period in the Wilshire & Alvarado area, the projection is for 100 to 200 units to be rehabilitated, with approximately 25 to 50 displacements involved. The type of housing involved in both projects is multi-family apartments, with approximately 80% of the units being singles and 20% being one-bedrooms.

The housing rehabilitation programs in the Wilshire & Alvarado and Hollywood & Cahuenga Station areas were analyzed as competing demands. However, it should be noted that the rehabilitated units will be available on a priority basis to displacees from these projects. Some units may also be available for Metro Rail Project displacees.

V. EXHIBITS



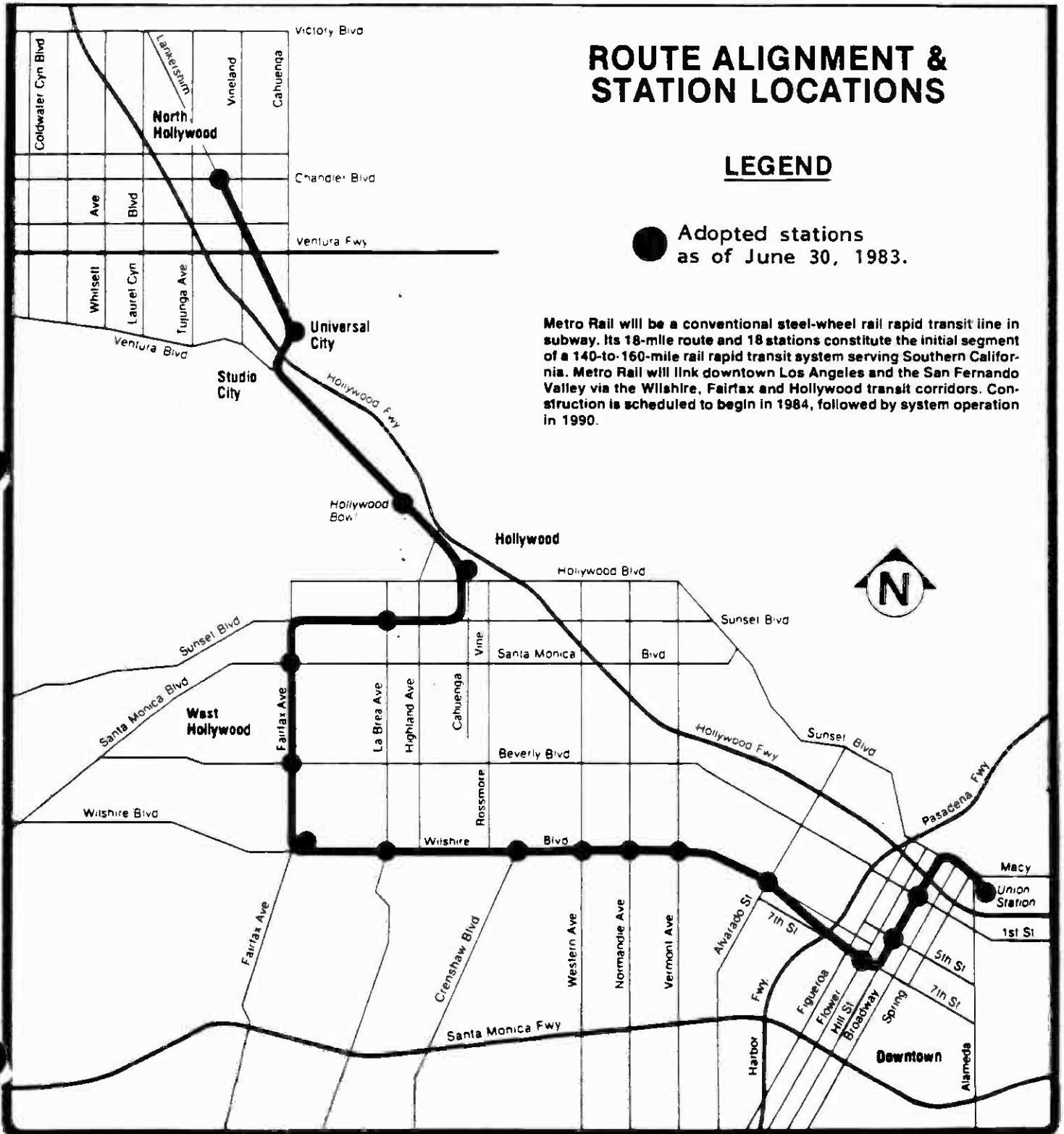
# Metro Rail Project

## ROUTE ALIGNMENT & STATION LOCATIONS

### LEGEND

● Adopted stations as of June 30, 1983.

Metro Rail will be a conventional steel-wheel rail rapid transit line in subway. Its 18-mile route and 18 stations constitute the initial segment of a 140-to-160-mile rail rapid transit system serving Southern California. Metro Rail will link downtown Los Angeles and the San Fernando Valley via the Wilshire, Fairfax and Hollywood transit corridors. Construction is scheduled to begin in 1984, followed by system operation in 1990.





# Relocation Benefits Homeowners and Tenants





SCRTD RELOCATION BENEFITS FOR TENANTS AND HOMEOWNERS

I. Moving Expenses

A displaced tenant or homeowner may choose either of the following types of relocation payments for moving expenses:

A. Fixed Payment

1. Dislocation allowance of \$200.
2. Moving expense allowance, not to exceed \$300 as specified in moving expense schedule.

OR

B. Actual Reasonable Moving Expenses

The cost of:

1. Transporting personal property from the displacement site, to a replacement site, but not more than 50 miles from the displacement site, unless SCRTD finds that the individual or family cannot be relocated within that distance.
2. Packing, crating, and if SCRTD finds it necessary, storing personal property for not more than 12 months.
3. If SCRTD finds it necessary, advertising for packing, crating, storing, or transportation personal property.
4. Insuring against loss or damage of personal property while in storage or transit.
5. Removing and reinstalling a household appliance, including reconnecting utilities, if:
  - a. It is not acquired by SCRTD as real property;
  - b. The displaced person agrees in writing that the appliance is personal property and releases SCRTD from paying for it; and
  - c. Unless otherwise required by law, it is not a real property improvement to the location site.

SCRTD RELOCATION BENEFITS FOR TENANTS AND HOMEOWNERS (Continued)

6. Reimbursement for uninsurable loss or damage to personal property while in the process of moving, if the loss or damage is not a result of the displaced person's fault or negligence.

Generally, all of the above items can be handled by a commercial mover and paid directly when arrangements are agreed to by the occupant, SCRTD and the mover in advance.

## II. Replacement Housing Payments

### A. Tenants

The replacement housing payment for a tenant will not exceed \$4,000 and may be either a payment to assist a displaced person in renting a comparable dwelling for a period not to exceed 4 years, or to make a down payment on the purchase of a home based on the prevailing conventional requirements.

Regardless of whether a tenant elects to purchase a replacement dwelling or elects to continue to rent, the maximum amount of the payment is \$4,000. The amount actually received is based on the cost of housing comparable to that acquired by SCRTD and available on the market.

The amount of payment determined as the rental payment will be paid in one lump sum payment. In determining the amount payable for a down payment, the first \$2,000 will be paid by SCRTD and SCRTD will pay 50 percent of the amount in excess of \$2,000 providing the displaced person matches the excess dollar for dollar.

### B. Homeowners

A replacement housing payment for a homeowner is determined by SCRTD based on the costs of comparable housing. An amount for closing cost on purchase of a replacement dwelling and increase interest cost is also available if applicable. The maximum amount allowable under this payment is \$15,000. The actual payment is based on comparable housing available on the market at the time of displacement and may range from \$0 to \$15,000.

SCRTD RELOCATION BENEFITS FOR TENANTS AND HOMEOWNERS (Continued)

If the displaced homeowner wishes to rent, instead of purchasing comparable replacement housing, the amount paid by SCRTD for comparable housing will be the same for tenants, payments for 4 years, not to exceed \$4,000.

The family or individual must have owned and occupied the acquired dwelling for at least 180 days prior to the initiation of negotiation for the property or the issuance of a written notice of intent to acquire the property by a certain date to be eligible for these benefits.

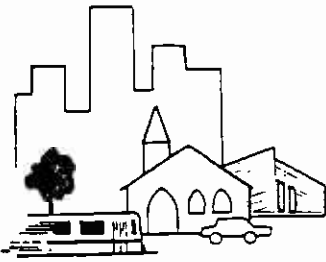
If the displaced homeowner has owned and occupied the acquired dwelling for less than 180 days, but at least 90 days, the replacement housing payments will be the same as those for tenants, as outlined in Part II-A above.

III. Claims

- A. All claims for Moving expenses must be filed not later than 18 months after the date of acquisition of the dwelling or 18 months after the date the applicant vacates the dwelling, whichever date is later.
- B. All claims for Replacement Housing Payments must be filed within 18 months after the date the applicant was required to vacate the acquired dwelling.
- C. To receive any relocation payment, you must request claims forms which your Real Estate Specialist will assist you in completing. You must then sign the forms and submit them to SCRTD for approval and reimbursement.
- D. If you are dissatisfied with the approved amount of your claim, consult your Real Estate Specialist regarding procedures for an appeal.

Each displaced person will be assisted with relocation by a member of the SCRTD Real Estate Staff. For additional information, contact the SCRTD Real Estate Department, 425 South Main Street, 6th Floor, Los Angeles, California 90013, (213) 972-3421.

NOTE: Amendments to the Uniform Act of 1970 have been introduced in Congress; SCRTD will amend these payment provisions to conform to the law that is in effect at the time displacement occurs.



# Relocation Benefits Businesses and Non-Profit Organizations



SCRTD RELOCATION BENEFITS FOR BUSINESSES

1. Moving Expenses

A displaced person who conducts a business may elect either of the following types of relocation payments:

A. Fixed Payment

A displaced person who conducts a business and elects to receive a fixed payment in lieu of actual moving and related expenses is entitled to an amount equal to the average annual net income of the business, computed in accordance with UMTA guidelines, except that such payment will not be less than \$2,500 nor more than \$10,000.

OR

B. Actual Reasonable Moving Expenses; Costs of Searching for Replacement Site; Direct Losses of Personal Property

A displaced person who conducts a business is entitled to receive payments for moving and related expenses as follows:

1. Transporting personal property from the displacement site to a replacement site, but not more than 50 miles, unless SCRTD finds that the business or firm operation cannot be properly relocated within that distance.
2. Packing, crating, and if SCRTD finds it necessary storing personal property for not more than 12 months.
3. If SCRTD finds it necessary, advertising for packing, crating, storing, or transporting personal property.
4. Insuring against loss or damage of personal property while in transit or storage.
5. Removing and reinstalling machinery and equipment, including reconnecting utilities, if:
  - a. It is not acquired by SCRTD as real property;

SCRTD RELOCATION BENEFITS FOR BUSINESSES (Continued)

- b. The displaced person agrees in writing that machinery or equipment is personal property and releases SCRTD from paying for it; and
  - c. Unless otherwise required by law, it is not a real property improvement to the location site.
6. Searching for a replacement business, including cost of travel; meals and lodging; an amount of time spent in searching, based on the salary or earnings of the displaced person, but not more than \$10 per hour; and if SCRTD considers it desirable, the cost of a broker or realtor to locate a replacement site. The amount reimbursed for cost of searching for a replacement business will not be more than \$500, unless SCRTD considers a higher amount justifiable.
7. Actual direct losses of personal property resulting from the discontinuation of the move, to the extent those losses meet the following requirements:
- a. No longer needed because the business or firm operation is being discontinued; or
  - b. Not being moved to a relocation site because it is not suitable for use there.

II. CLAIMS

- A. All claims for Moving expenses must be filed not later than 18 months after the date of acquisition of the premises or 18 months after the date the applicant vacates the premises, whichever date is later.
- B. To receive any relocation payments, you must request claim forms which your Real Estate Specialist will assist you in completing. You must then sign the forms and submit them to SCRTD for approval and reimbursement.
- C. If you are dissatisfied with the approved amount of your claim, consult your Real Estate Specialist regarding procedures for an appeal.

SCRTD RELOCATION BENEFITS FOR BUSINESSES (Continued)

Each displaced person who conducts a business will be assisted with relocation by a member of the SCRTD Real Estate Staff. For additional information, contact the SCRTD Real Estate Department, 425 South Main Street, 6th Floor, Los Angeles, California 90013, (213) 972-3421.

NOTE: Amendments to the Uniform Act of 1970 have been introduced in Congress; SCRTD will amend these payment provisions to conform to the law that is in effect at the time displacement occurs.

# APARTMENTS FOR RENT

## ( DOWNTOWN - WILSHIRE CENTER )

**Apts., Dplx. Furnished 56**

**SILVERLAKE**

Beautiful lge. luxury apt. on private estate. All utls. paid. Washer & dryer. Central location. \$650. Call 662-7867

**WEST HOLLYWOOD**

\$450 & up. Prkg., jacuzzi, pool, gym, elev., indry., utls. pd., free cable TV, newly decor., fully furn. singles. 8808 Holloway Drive. 655-8317

\$345 & \$355. Single, pool, prkg., clean and quiet. Utls. incl. Indry., nicely furnished on busline. 878-2484, 7780 Hollywood Blvd

Havenhurst Lane, completely furn. Sgle including linens, dishes, maid service 5 days a week, security bldg., pool, no pets, utls. paid, monthly/weekly rates. Just bring a tooth brush. 1253 N. Havenhurst 656-4930

**WESTLAKE**

Deluxe apts. fully furn. 1 bdrm & living w/air cond., swimming pool, laundry facilities, prkg. facilities. Security bldg. \$335 up. 213/413-2003

Lovely Single Furn. \$310 in garden setting. 422-428 So. Rampart 388-0255

**CLEAN BACHELORS**  
\$220 & up. 5145 Westlake 483-5013

**WILSHIRE**

**Convenience & Charm**  
Spacious clean apts. Utls. pd. Controlled entry system, prkg. avail. \$360 & up. 1 bdrm. \$450 & up. Call now! Office: 387-4213. wkds only. 381-2790

\$365 1 BDRM., SINGLE \$290. BACH. \$195. UTIL. INC. NEW DECOR. CLEAN SEC. BLDG. NR. TRANSP. CALL FIRST 387-1133. 9-5. VERY QUIET BLDG.

**FURN. APTS. - ALL SIZES**  
Spacious attractive singles \$350 & up. 1 bdrms. \$450 & up. utls. incl. Controlled entry phone. Call 381-2790. 387-4213

Huge Attractive Furn. Apts. Utls. paid. Singles from \$350. 1 Bdrms. from \$450. Controlled entry system. Prkg. avail mgr 389-8506

\$350 Sp. Better Wilshire Cv Area. Free color TV or W/12 mo. les. Show Wed-Sat., 11:30-5:30 after. Sun 1-4. Utls. pdl \$40 S. Serrano. 382-9425

\$300 Sgle furn duplex. Utls. paid. Near shops & transportation. \$325 for 2 persons 385-8267

\$290 & up. Extra large single & 1 bdrm. Clean, quiet. Utls. paid. Furnished or unfurnished. Good bldg. Near st. 523 S. Rampart.

\$285 & up. Clean, quiet singles. Utls. paid. Good bldg. Near st. 718 S. ALVARADO

**Apts., Dplx. Furnished 56**

\$240. Lge. view single. Lge. closets. Utls. pd. Nr. mtk. transp. 381-7773 or 488-7745

**\$200 SINGLE FRONT**  
Large kitchen & lge. closets. Redec. Utls. paid. Markets & bus. Call 272-1798.

**LOVELY 1 BEDROOM**  
In super clean building. Utls. paid by landlord. Housing assistance welcome. 384-8587

**WILSHIRE AMBASSADOR**

All utls. paid. 1 bdrm. \$385, sgle \$285 & up. By Wilshire. Nicely furn. Quiet bldg. Prkg. avail. Applications verified before acceptance. 656-0867, 380-8421

**TOUCH OF CHARM**  
You'll love this new furn. sgle. (1-2 persons) \$385. Full kitchen. Beautifully redecorated. Security, quiet bldg. 2nd & Western 482-5720

Furnished Singles from \$265 1 Bdrms. from \$375. Utls. paid. Spacious Clean. 745 S. Normandie 388-8485

Furnished singles avail from \$340. Quiet secured bldg. Furn. 1 bdrm. from \$475. complete full size kitchen + dining area, A/C, elevator, indry. rm., utl. incl., prkg. & maid service available. \$198 w. 7th St. 9 to 4. 380-3867.

**BACHELOR \$220**  
Near Ambass. hotel. Utls. paid. Nr. transp. Call Mon-Fri. 9:30 a.m.-4:30 p.m. 387-4990

Bachelors from \$170. Furnished singles from \$265 1 Bdrms. from \$375. Utls. paid. Spacious. Clean. 3918 Beverly Blvd 383-8518

**Deluxe Furn. Singles**  
Security bldg. 140 S. Mariposa 386-8094

**Apts., Dplx. Furnished 56**

HOLLYWOOD

★ **Free Apt. Rentals** ★

★  
**HOLLYWOOD/WILSHIRE AREA**  
★  
**TIRED OF LOOKING?**  
**JANE CAN HELP YOU!**



**469-0469**

**Apts., Dplx. Furnished**

**WILSHIRE CENTER**

**888 DELUXE BACHELOR**  
Security bldg., air cond., bilns., elevator. Good convenient location. 534 S. Kingsley Dr. Call 388-5012

**\$275 SGLE.**  
Cpts., drps. No pets 731-0111

\$240. Lge. view SINGLE. Lge. closets. Utls. pd. Nr. mtk. transp. 381-7773 or 488-7745.

**WILSHIRE WEST**

**FURN. OR UNFURN.**  
\$488. 1 Bdrm. lower, closets, steel stove, laundry room. No pet. Parking. 685-9479. oves. 8P-2:30P. So. Normandie at V. 5th

**BACHELOR/SINGLES**  
Miracle Mike area. newly refurbished. utls. paid. 1 block to Wilshire. Indry. 5335 & up. 837-0528

**\$315. Super Nice Sgle.**  
Beautiful furn. Pool, parking, cable TV available. 811 S. Granercy Dr. 383-0851

**Apts., Dplx. Unfurnished 57**

**BALDWIN HILLS**

\$350. 1 Bdrm. \$425 2 Bdrm. Pool, carpets, drapes, stove, refrig., indry. rm. + parking. Call mgr. 288-1487.

**CHARMING**  
French style sgles. & 1 bdrms. in small quiet bldg. Sgles. from \$310. All utls. inc. Clean Quiet living. Friendly mgr. 488-8830

**HOLLYWOOD SINGLE**  
Large, hi ceilings, hwd fls., brick wall. very charming. \$300.00 +.

**CALL 660-5885**

**\$290. LARGE SINGLE. 1 ADULT. SANTA MONICA VERMONT 467-8138**

**Landlords Evictions \$50 CALL METROPOLITAN 821 S. UNION AVE. 9108 413-4790**

**NEW DELUXE APTS.**  
1238 Elyson Park Av. Nr. Dodger Stadium. 1 bd., 1 ba. good for ppl. or couple. Mr. Wong 684-8808 or 682-5184.

**APT. UNF. - CITY WEST 7550**

**Wilshire Center 7553**  
\$250 Elegant 2br, 2ba, Unique French Normandie, stv/ref, sec, indry. 4353 W. 5th St. Mgr. 213/380-2926

**\$200 MOVES YOU IN!**  
(PLUS 1 MONTH'S RENT)  
Singles furn. & unfurn. \$350-up, bachelor furn. & unfurn. \$325-up; 1+1 \$450-up; 2+2 \$600 Pool, sauna & rec. rm., bit-ins, lovely decor. Avail., mgr. So. New Hampshire 213/385-6666

**GREAT LOCATION!**  
Deluxe 1 Bdrm, new crpts & drps, spacious incl. closets Covered Park Small quiet Bldg. 301N Alexandria 213/383-1122

**Wilshire West 7554**

\$275 Xtra Lge 1BR, cpts/drps, stv/ref, prkg. Norton/Olympic Bldg Properties 213/473-0907

\$375 Xtra Lge 1BR, stove/ref, carpets, Drson/Beverly Hill Properties 213/473-0907

\$395 DELUXE SPACIOUS 1 BDRM 432 S. Occidental 213/839-0439

\$395 up sgl/1 br. Miracle Mile N/Wish. 213/506-8220

\* \$425-\$525. 1 & 2 BR. APTs. Intercom syst. Sec. pkg. Pool. 4414 W. 3th St. 213/463-1623

\$435 & up. 1/2 1 bd apts. Frpic, wtl bar s/c. Don 213/382-8522

\$450-lge. spcc, lbr, new dec. C/O pkg avail. no pets. Miracle Mile Farmers Market 213/833-4331

\$450-1BR, sec. patio, 114 So. Oxford 213/383-1150; 852-0386

\$485 Lovely 2Bdr, newer bldg 322 N. Alexandria 213/569-1568

\$525 Charming 2BR, cpts/drps, stove/ref, parking, Detroit/6th Bldg Properties 213/473-8507

\* \$500 lux. 2br/2ba. Spac. Patio w/c. New Dec. 213/338-7040

\$1,200/mo. 3BR/3 1/2 Bwr. 881st nr. R. Dr. Cts & All appl. car mgr. Mary/Ag 213/461-3701

Mid Wlsh. New condo leasing. Lge 2 bd/2 ba. Has everyth'g. \$350 up. Move in now. 213/381-6687 or 385-7281 Jim or Pauline

**TOWER Apts. 2 Bd. from \$635**  
Applications Now Accepted. Park La Brea 213/938-6171

**Hancock Park 7555**

\$275 up. Bach. m./1 Sngls & 1BR Spectacular view. UTILITIES PD! In classic 1820's high rise bldg. adj. to Hancock Park 213/485-3038

\$425-1Bdrm, spacious, quiet, close to park, buses, shops. \$25.30. Windsor 213/831-3830

\* \$525-LRG 6th flr single nice view. utls incl. 213/461-8320

\$375 up Sensational 1 & 2 Bd Pool/Tennis. 213/383-2116

\$795 Classic Spanish 2br., 2ba, den, hardwood flrs, beams, hwd. frpl. 213/366-7382

WILSHIRE \$400/mo 1BR upper w/A & R. Nu carpets. Dorell RIV. 213/461-3701

**Pico Fair/x-La Cleona 7556**  
\$370/420 Charming 1bd + 2bd near Kaiser, stv/ref, cpts, drps, indry. 2 car pkg. 1 MO. Free. Venca/La Cleona Hill Properties 213/473-0907

\$485-2br. behind Kaiser, stove, cool 287. Guthrie 213/838-8042

**Silver Lake Area 7558**  
\$4325-Beautiful View! Cozy sgl near everything. Irwy, Calport. 822 E. Malkman Ave. 213/660-2585. Dave

\* \$385 & UP. 1br. sec. air pool. 8800N. C & D. 213/413-3482

**Los Feliz 7561**

\$275 lg. 1br. 4052 Chevy Chase stv/irg a/c. pkg. 213-245-8877

\$415-01x lbr. cent a/c. lanai, dsh. w/1615 N Harvard 213/871-0325

\$875 Cust Studio 2+den, patio 2 1/2 ba Air 2 frpls bitins C/O 2035 N. Rodney Call for apt 213/467-2351 or 268-7244

**★ IN THE HILLS**

1br., 1ba. \$595. 2br., 2ba \$665. Quiet country setting close to frwys. New drps., cpts., dshwahr, fpl & s/c. 3016 Waverly 213/662-4571

**GARDEN COMPLEX**  
\$440-1BR. \$600 2-BR. patios, tennis, pool, sauna. Nr. Griffith Park, stables, golf. No Pets. 3038 Vassilich 213/661-2115, 10am-5pm



# APARTMENTS FOR RENT

## ( DOWNTOWN - WILSHIRE CENTER )

**Apts., Dplx. Unfurnished 57**  
LOS ANGELES

Duplex Huge 1 bdrm. \$415  
Separate din rm., lge closets,  
small yd., gar avail. Hwdw frs.,  
nice kitchen & bath  
732-6749 eve.

\$395 Lge. 1 bdrm. New paint  
Stove, very clean  
3325 W. Pico at Wilton  
731-1889

\$350 lge. 1 bdrm., \$300 lge. apts.  
with cpts., newly painted, near  
trans., no pets  
382-1470

\$330. 1 Bdrm. & den. Very clean  
Cpts & drps Hoover/Washington  
area Close to buses & freeways  
390-2124

**\$275. UTILS. INCL.**  
Nr. Avalon & King Blvd  
272-8966

9th & Lake St. Single apt For 1 or  
2 persons. Security bldg Lge. liv.,  
kitchen w/din. area \$260. Utills.  
incl.  
244-2435

**Apts., Dplx. Furnished 56**

**WILSHIRE-VERMONT AREA**  
Single furnished \$260. Silverlake  
area Bachelor \$224. Utillies  
paid. 1 person.  
662-4780

Sgle \$180  
1 bdrm. \$275  
Near shopping & transportation.  
463-2726

**\$50 move in allowance**  
No rent increase for 2 years  
**60 units brand new**  
Furn. or unfurn. 1, 2 & 3 bdrms.  
Large & medium singles  
Security, A/C sauna & parking.  
**RESERVE NOW APPLY AT:**  
1809 N. Normandie  
682-6719 655-4000

**BCHO PARK**  
\$240. Charming furn. apts. Utills  
paid. Quiet area.  
484-1802 413-5044

**APARTMENTS FURNISHED - L.A. CENT. & NORTH 6300**  
Downtown 6311

**APTS. FOR RENT SINGLES 1 BEDROOMS BEAUTIFUL POOL LAUNDRY FACILITIES FURN. OR UNFURN. WALK TO DOWNTOWN**

Your 6th Month Free Rent  
You must present a copy of this ad.

**★ CITY VIEW APTS. ★**  
1207 W. Miramar St.  
(213) 250-0232  
Applicants Screened Closely

**WESTLAKE**  
**\$375 1 bdrm. Unfurn.**  
Cpts., drps., stove, refrig. Avail.  
Immed. Nr. Carondelet & Beverly.  
Lw. msg. 470-3878

**APT. UNF. - CITY WEST 7550**  
\$295 1br. Adams/Cranshaw  
2630 West Bl. 213/742-2445  
\$450 2bd. nu paint & crpt 5336  
Carlin 213/772-2645

**Wilshire Center 7553**  
\$280 Lge sgl apt. New paint  
275 S. New Hampshire 388-8657  
\$290 Single crpt. stv. refrig. uti.  
quiet 213/662-1888 507-4183  
\$300/UP Singles. Utill incl air  
cond. close to buses & shops.  
SENIORS WELCOME  
818 S. Mariposa 213/382-0273  
\$320 1 UP/Single & 1 BR's  
Pool A/C. quiet. Close to  
buses, shops. 213/382-8568

**SECTION 8-BRAND NEW**  
1 & 2 BR. lge & med. apts. sec  
s/c sauna, prkg. Certificate  
holders contact 1509 No. Nor  
mandie 213/662-5719 655-4000

**APARTMENTS FURNISHED - L.A. CENT. & NORTH 6300**  
Downtown 6311

**★ DOWNTOWN ★**  
Conveniently located Security  
Building with pool.

Singles, 1 Bedrooms  
Furnished & Unfurnished  
Utilities Paid

2 Bkts West of Figueroa on 3rd  
CITY VIEW APTS.  
1207 W. Miramar St.  
(213) 250-0232

ALEXANDRIA HOTEL ★ Lo Wly  
W/In 50' S. Spring 625-7481

**Wilshire West 6554**  
BROOKSIDE COUNTRY CLUB Sgls  
From \$400. 1bd From \$495  
Furn/unf. incl. utill. Pool,  
pickle grnds. Eq. Hang.  
5351 San Vicente 213/931-3232

**Hancock Park 6555**  
\$345 SGLS. Utills. pool Indry pkg  
Across frm park 213/467-7062

**Silver Lake Area 6558**  
★ \$275 SINGLE. Utills paid. Quiet  
Nu dec. 213/382-7608 661-2401

**Los Feliz 6561**  
Furn Sgls From \$390  
3205 Los Feliz 213/663-2626

**APT. FUR. - CITY - WEST 6550**  
**Wilshire Center 6553**  
\$425-450 1br. pool. air. Rev/Kenmore  
213/664-6057 655-4000

**\$465 1 BEDROOM - Sec. Bldg**  
400 S. Hoover 213/382-7641

★ \$495 LARGE 1 BDRM. POOL  
Children 0.3 Bkts to Wilshire  
265 S. OXFORD 213/382-3245

\$650 PENTHOUSE 1BDR. By Inter  
deco. C to believe 213/388-8889

**NEW YORK! NEW YORK**  
Re-live the 1920's \$275up Bach  
(m/1)SGLS/1BDS. Beaut. older  
Bldg. Pool on roof, roof grnds  
rec. rm. sec. bldg. 213/388-8889

NEAR PARK & WILSHIRE BLVD  
Sgls & 1 Bdrms. Day Wk. Mo  
867 S. Carondelet 213/388-1625

CHANCELLOR APARTL  
990 W. PER WEEK  
3181 W. 7th St. 213/383-1183  
★ NORTH of Wilshire. Provinces  
of France 415 S. Harvard Bl  
Mfr. 213/385-7438 or 385-7439  
★ PARK WILSHIRE  
Day/Week Month Studios/1BR

**Wilshire Center 7553**  
\$135-\$175 BACHELORS M/F  
\$190-\$295 SINGLES  
\$230-\$285 1 BEDROOMS  
716 S. BEREHO  
213/380-4352 731-4164

★ \$225-SINGLE  
CONTACT KEVIN 213/484-2749  
\$250 Lge sgl apt. New paint  
275 S. New Hampshire 388-8657

\$300/UP Singles, Utill. incl.  
close to buses & shops  
SENIORS WELCOME  
818 S. Mariposa 213/382-0273

\$315 & UP SGLS. Utill. pd  
213/387-1134. 11AM-1PM ONLY

\$350 1br. stv & frig. 1 blk W of  
Vermont S. of Beverly Bl. Beaut.  
apt. Cpt'd. Must have stable  
substantial income & good  
tenancy record 213/381-6248

\$350 lge 1br stv/frig. C/D no pet  
634 N. Kingsley 213/564-4226

\$360 LARGE SINGLE Xtra large  
view. Utills. paid!  
Pool sauna, gym.  
840 S. Serrano 213/384-0571

\$360/UP Sngl/1Bd/2bd. Utill. pd.  
2703 Wilshire Bl. 213/389-3141

\$365-1BDR Quiet, convenient.  
Walk to bus/shops. No pets  
538 S. Oxford 213/384-2049

\$365/UP-2Bkts. No. of Wilshire  
Security 2 Spas/Saunas  
213/389-4188

\$370 Xtra Lge 1BR. C/D. 1st/  
ref. Indry New Hampshire/3rd  
Blk Properties 213/473-0907

\$375 to \$395 1BR. Stv/frig.  
br. pool. drng. Close to buses  
Call 213/386-6020

\$375 1br Dixe Ideal for 2 or 3  
persons air, sec prkg 2320 W.  
12th St. Nr Olympic & Hoover

\$375-1BD stove/frig. new paint  
crpt 213/660-7245 574-8016

\$385-1br. pool. indry. crpt. drps.  
okg. 871 S. Eiden 213/389-0819

\$395 & UP LUX. SGL. 1BR. 2BR.  
SEC. SAUNA. WASHER/DRYER  
AC. WHIRLPOOL 213/388-1458

\$395 UP 1br. pool, s/c Rev/Kenmore  
344 S. Manhattan 213/382-1594

\$430 1bd. indoor pool, sec. bldg  
laundry. \$50 REBATE 239 S.  
Manhattan Pl. 213/388-0608

\$500-2BR. \$550-2 & den or 3br  
163-165-175 Bimini Pl. nr 2nd &  
Vermont 213-231-4161 380-0172

\$550 Large 2 bd. 2 baths  
\$50 REBATE. Pool. Near all.  
311 N. Kenmore 213/665-3389

★ \$550/mo. ENORMOUS 2BDRM  
1235 S. NORTON, garage.  
After 6pm. Call 213/734-7516

\$565 lge nice 2br. 3rd/Kenmore.  
hi cell. stv/refr 213/382-9791

\$575 Lux Paths 2+2 sec. dicny  
A/C, overlook park 330 S. Ram-  
par 213/382-9946 243-1456

\$600 top duplex, 3bdr. 2br.  
213/664-6680 9AM to 2:30PM

\$1100 Unique 2 story, 3BD, 2BA,  
security, laundry. Near studios  
The Chateau Laurie  
Mfr. 213/380-2926

**\$200 MOVES YOU IN!**  
(PLUS 1 MONTH'S RENT)  
Singles furn. & unfurn. \$350-  
up. Bachelor furn. & unfurn.  
\$325-up; 1+1 \$450-up; 2+2  
\$600 Pool, sauna & rec. rm.,  
bit-ins, lovely decor. Avail.,  
Rgr. So. New Hampshire  
213/385-5666

GRT. LOC. 1&2BD. nu crpts. drp.  
air. bitns. rec. area. childs play  
yd. 533 S. Harvard 213/383-1122

**APT. FUR. - CITY - WEST 6550**  
**Wilshire Center 6553**

**FURNISHED**  
Close to downtown

Beautiful singles, 1 & 2  
bedrooms in a country  
club setting

Month to Month. Discounts  
on 6 month leases.

(213) 384-1444

Sorry, no pets.

LIVE IN FASHIONABLE WILSHIRE  
CTR. MINUTES FROM DNTN &  
WORK, between 3rd & Beverly  
2 bks W of Lafayette Park Pl.  
140 S. Reno St. 213/388-3882  
La Paz 160 S. Virgil 383-7742  
Menador Ora. 136 S. Virgil  
(213) 487-4542

**NEWLY REFURBISHED**  
FURN. SGLS. 1 & 2 BDR.  
COMPLETE RECREATIONAL FACILITIES. POOL. WHIRLPOOLS, SAUNAS, GYMS. OFFICE OPEN 9-6 P.M.

W 347 WEEKLY - nr. Wilshire, uti  
paid. Bkr. fee: 213/752-5461

★ \$260/UP LUXURY NEW SGL  
QUIET/SECURE 213/388-8689

\$295 Sgl \$390 1Bdrm Free Utill  
275 S. New Hampshire 388-8653

\$295 lge lovely sgl. 3rd/Kenmore  
apt loc. C/furn 213/382-9791 ev

\$300 & Up Furn sngls. utill paid  
refrig/stove 213/387-4356

★ **\$325 ATTRACTIVE SINGLE**  
\$450 1 Bdrm. Great location. 6  
Bkts N. Wilshire. 144 N. Oxford  
213/387-1959 or 837-3013

**\$325 ECONOMY SINGLE**  
Free utills. Clean quiet Brick  
2 Bkts No. of Wilshire. 426 S.  
Manhattan 213/387-1959

**\$330 UP SGLS \$450 UP 1 BDR**  
Newly furn. Utills. incl. Sec. Bldgs  
427 So. Mariposa 213/480-8600  
516 So. St. Andrews 486-8241  
511 So. Oxford 480-8366  
627 So. Normandie 480-8638  
OR CALL 213/894-8191

★ **\$335 & \$350 SPAC. SGLS**  
Beaut furn. Garden apts. 1 Bk N.  
of Wilsh. Utills. inc. Clin/quiet 533  
S. Westmoreland 213/388-3582

\$350 UP Singles; \$425 UP 1BR  
Utills. paid. Controlled entry,  
prkg 213/387-4213

★ \$350/UP LUX 1BD. DECORATOR  
QUIET/SECURE 213/388-8888

★ \$365 Jr. 1 Br. Furn. w/w crpt. stv.  
Frig. pool. Call 213/384-9057

\$390/UP-1 & 2 Bdr. Ambassador  
dist. Bus at door. 213/389-3372

\$395 & UP  
WILSHIRE ROYALE  
See Our Sunday 7/24 Ac

\$425-\$450-1BR. All lux features  
incl. pvt. patios. 421 No. Har-  
vard 213/664-6057 655-4000

**\$465 1 BEDROOM - Sec. Bldg**  
400 S. Hoover 213/382-7641

\$650 PENTHOUSE 1BDR. By Inter  
deco. C to believe 213/388-8889

A TOUCH OF CHARM  
You'll love... Newly decorated &  
furn. \$355-385 w/ bright full  
kitchens. 1brm \$475. Security  
quiet bldg. Low move-in. Buses  
shopping 1 blk. Wilshire 5 bks  
154 S. Manhattan 213/468-6720

# APARTMENTS FOR RENT

## (HOLLYWOOD)

WEDNESDAY, JUNE 8, 1983

Hollywood

\$350 & up 1 bdrm. Cpts., drps., stove, refrig., indry facilities. Near transit & school. No pets. 365-2290

\$350 Spacious single Full kitchen Carpets, drapes, in a quiet court yard. 653-6151 250-1583

\$350 1 bdrm. with balc. Cpts., drps., stove, refrig. good location 489-4724 after 6 p.m.

\$345 Lge. Modern 1 bdrm. Carpets, drapes, bltns., pool. Quiet bldg. No pets. Manager 660-1527

\$345 Reasonable Lovely 1 bdrm. apartment. Newly painted, carpets, refrigerator, stove & prkg. Melrose & Vine. 663-6720. Even. 931-9848.

**\$330. 1 BDRM., UPPER**  
New cpts., drps., stove  
6123 Romaine St & Vine.  
Apts only 467-5431

**\$325. 1 BDRM.**  
Very clean. New paint & cpts. Nr. bus & shops 662-3231 466-7130

**\$325 SINGLE**  
Unfurnished. Stove & refrig.  
Vermont & Santa Monica Bl.  
980 N. Madison Ave.  
665-2495 until 8 p.m.

**\$320. Lge. Single lower**  
Units paid \$250 security deposit  
Adjacent to Hancock Park  
Steve 653-3643

\$320 1 bdrm unfurn., stove  
refrig., newly painted. No pets.  
older bldg. L.A. City College area,  
south of Santa Monica Ph  
664-4965

\$320 Spacious single Upper best  
Hollywood location Refrig.,  
stove  
462-1955 461-2213

\$310 Lge. modern single, upper.  
Front view, very nice, quiet  
1219 N. New Hampshire  
660-3587

**Apts., Dplx.  
Furnished 56**

**HOLLYWOOD**

\$250 Sgle. util. pd., laundry rm., Nr. Hollywood & Western. Clean quiet older bldg. No drinkers, no pets. Refer. required. 6503 Romaine

**\$250. SINGLES**  
Clean nicely furn. Utis. included. Section 8 avail. 5406 Lexington Ave

**IMMEDIATE OCCUPANCY**  
Bachelors \$225 to \$250. 5311 Melrose Ave near Wilcox This month special \$25 off 1st mo. rental. Info. 464-7223

\$200 bachelor \$275 single. Clean & quiet Util. paid. Near Sunset & Vine. Please call us for an appointment. Can you qualify an application is required. Call 466-4911.

\$180 bach. All utlis. paid. Apply 1157 1/2 N. Western. 467-0135. 10 to 6 p.m. No Sundays

**\$100 off 1st month**  
\$285 to \$385 Singles & 1 bdrms. Parking, security bldg., Olympic pool. Low move in 6446 Lexington 462-3573

**LOS ANGELES**

**\$275 SINGLE**  
Utis. included.  
430 S. Lucas  
461-0050

**\$275 SINGLE**  
CLEAN & QUIET.  
342 S. Columbia  
462-6999 272-6966

**\$275 SINGLE**  
221 S. Columbus  
464-6906

\$250 up. 1 Bdrm. apt. All utlis. pd. Clean, quiet, security bldg. Near bus & stores. Apply 2250 W 14th St. Near Pico & Alvarado 390-7235. 10 to 5 p.m.

\$250 up. Sgles & dbles All utlis. pd. 1420 So. Bonnie Bras. Phone 666-0780. Se habla Espanol.

\$235 Lge. Sgle. All utlis. pd. Near churches. 3073 W. Pico 730-6603

**HOLLYWOOD**

\$445. Hollywood finest 1 bedroom apartment Elegantly furnished All utilities paid Heated pool, air cond., elevator, locked bldg. Steam showers Hobart Continental 1550 N. Hobart Bl.

\$385 1 bdrm. Unit. paid Pool 1844 N. Harvard 462-2805 655-4000

\$385 1 bdrm. Pool, util. paid. A/C. Melrose & Rosemore. 465-1862 655-4000

**\$385. 1 BEDROOM**  
**\$315. SINGLE**  
**\$300. BACHELOR**  
Convenient location, prkg. avail. See Mgr. 5217 Hollywood Bl.

\$385. Lge. 1 bd. util. pd., pool, sauna. 5119 Fountain. 660-7914. 655-4000.

**\$375. LGE. SINGLE**

**HEART OF HOLLYWOOD**  
**QUET. SEC. BLDG.**  
1780 N. Orange Dr. 676-3571

Spectacular upper 1 bdrm. apt. Immaculate. Large closets, utilities paid, locked bldg. No pets. \$375/mo. Call manager at 661-2819

**Apts., Dplx.  
Unfurnished 57**

**HOLLYWOOD**

**SECURITY BLDG.**  
Br-ins. ac. new cpt., newly decorated. 1015 N. Ardmore. 6375. 866-4080

**\$375**  
1 bedroom. Newly decorated. Stove, refrigerator & drapes. Modern indry. facilities. 1 blk. no. of Hollywood Blvd. nr. Vine 463-1820.

**FULL SECURITY**  
\$275. 1 Bedroom, A/C. cpts., drps., stove & refrig. available. No pets. 465-1982

Upper 1 bdrms., 1 bath. \$375 each Cpts., drps., stove, refrig., prkg., sundeck, pool. La Brea-Franklin area. 1780 El Cerrito Pl. Mgr. 66. 676-6756.

\$370 1 Bdrm. Cpts., drps., a/c cond., stove, refrig., indry. facilities, swimming pool. Gas & water paid. No pets. 1 mo. free rent 6701 Fountain Ave. Call 460-4726

\$365 1 bdrm., sgle \$250. Cpts./drps. Stove, refrig. 674-6429 & 465-9191

**\$360. Plush Elegant**  
Modern 1 bdrm., freshly painted. Quiet bldg. Prkg. available. Near KTLA 466-0304.

**1 BEDROOM APARTMENT**  
NEWLY PAINTED NICE & CLEAN. 2 PARKING SPACES. \$360 MONTH

**CALL DICK**  
663-3922 OR 463-8598

\$360 1 bdrm., newly painted. 1542 No Hobart Sea manager at Apt A-1

463-3357

**\$360. 1 BDRM.**  
Bltns., air cond., sep. tub & shower, kitchen bar on Virginia. 1st month & security. Day 663-0547. even. 465-0800

**\$360. 1 BEDROOM**  
Newly decorated, cpts., drps., stove, refrig., air Near transportation 469-2563

\$360-6370. 2-1 bdrms., stove, refrig., cpts., drps., pool prkg. indry room Call daily 8:30 am-6 p.m. 467-9143 or 467-8280

\$350 per month 1 bdrm. Newly renovated apt. Quiet 7 unit bldg. Locked garage for parking if needed. 1 or 2 employed financially responsible people Near Sears Hollywood Phone for appointment 250-7369

**\$360. 1 Bedroom**  
2025 N. Argyle  
465-8590 665-4000

1 bdrm. New paint & cpt. incl. stove w/enclosed garage. 1246 Tamarind 1 person \$350 per month Nancy 667-1343

**Apts., Dplx.  
Unfurnished 57**

**HOLLYWOOD**

**SINGLE APT. \$310**  
Some furniture & utlis. included free of charge. 1836 N. Wilcox or call 463-4014.

**GOOD PEOPLE BLDG.**  
Friendly mgr. Extra lg. sgles \$305. On Franklin near Beachwood 469-4320

**\$300 Sgle. Unit**  
\$400 Sgle. Unit  
Utis. pd. Cpts., drps., sec. bldg. Near transit. 466-3078

Singles \$300 a month All utlis. paid. St. Francis Hotel 462-6171

**LIVE IN THE CASTLE OF YOUR DREAMS**  
Spanish style sgles, 1 bdrm. apt. French windows, Spanish tile bathrooms. Cable T.V. & bltns. Priced from \$295. 466-6630. Friendly mgrs. A nice place to live.

\$285. Large upper single. Stove, refrigerator, parking, near shops & transportation. 512 N. Normandie 266-2440

Sgles. & 1 Bdrms. from \$290. Close to trans & shopping, utlis. paid Mgr. 663-4388. 1718 N. Edgemont

\$270 Bachelor pad-single sect., prt. includes stove & refrig. Also have other apts. MUST HAVE GOOD CREDIT. record. 6336 Hollywood Ave., 461-1888

**\$250. PLUS ELECTRICITY**  
M/F. Lge. sgle, stove, refrig., clean, quiet Sunset & Vine. CAN YOU QUALIFY 213-466-4611

**\$200. Sgle.**  
New cpts., drps., comb. stove. \$405 to move in apt. 6 See apt. 1. 462-2942 morning or eve 750-0620

Spacious 1 bdrm., upper, balc., bltn, stove, refrig., drapes. Clean & quiet Near shopping & transportation. N. Hudson 464-9555

**2 BDRM. LOWER**  
Newly decorated comfortable apt Cpts., drps. 466-0819

New beaut. 3 bdrm. unit. For lge. family. 2 ba., lge. kitchen, A/C. new w/fr. cabs. and drps. 656 N. Commonwealth Call manager 661-3607

**SINGLE**  
Convenient to transit. Cpts., drps., stove, refrig. 666-1837 or 666-2666.

**HOLLYWOOD**  
1 bdrm. 1215 N. McCadden Pl. 1 bdrm. 680 S. Detroit St. 465-9076 or 637-7082

**SINGLE & 1 BDRM.**  
\$300 Up. Lge. Apts nr. Mann's Chinese Theater 661-3664

**Apts., Dplx.  
Furnished 56**

**WE: ST HOLLYWOOD**

\$450 & up Prkg. jacuzzi, pool gym, elev., indry, utlis. pd., free cable TV, newly decor fully furn. sgles. 6 808 Holloway Drive 655-6317

\$380 Very lge sgle Air sep kitchen, drap. full ba many closets, Murphy bed indry, prkg. Nr. ex jpa & transit. Quiet neighbor hood 650-5103

Havenhurst Lane, completely furn. Sgle including linens dishes, maid service 5 days a week. Security bldg. pool, no pets. utlis. paid, monthly/weekly rates. J. J. bring a tooth brush 1253 N. Havenhurst 656-4900

**WESTLAKE**

Deluxe apts fully furn 1 bdrm & angles w/water cond., swimming pool, laundry facilities, prkg facilities a Security bldg. \$335 up 213/413-2000

Lovely Single Furn. \$310 in garden setting 422-426 So Rampart 368-0255

**\$280 & UP**  
Single & 1 Bdrm  
Owner pays utlis  
463-1350

**CLEAN BACHELORS**  
\$220 & up. 514 S Westlake 463-5013

**WILSHIRE**

\$450. 1 Bdrm. furnished apt. utilities paid. air. pool, parking. Pets OK. 464-3965 or 368-1567

**Convenience & Charm**  
Spacious clean apts. Utis. pd. Controlled entry system, prkg. avail. \$350 & up. 1 bdrm. \$450 & up. Call now! Office: 367-4213 winds only 381-2780

**LARGE 1 BEDROOM**  
Security building, nice area. \$400 up. Furnished. Call Manager John. 366-1865

\$365 1 bdrm. Completely furnished near 3rd St. 238 1/2 Vendome St. 368-2576

**FURN. APTS. - ALL SIZES**  
Spacious attractive singles \$350 & up. 1 bdrms. \$450 & up. utlis. incl. Controlled entry phone. Call 381-2780; 367-4213

Huge Attractive Furn. Apts. Utis. paid. Singles from \$350 1 Bdrms from \$450. Controlled entry system. Prkg. avail. mgr 366-6306.

# APARTMENTS FOR RENT

(HOLLYWOOD)

Wed., June 8, 1983

Los Angeles Times

## APT. UNF.-CITY WEST 7550

### Hollywood & Hollywood Hills 7543

\$340-1 MONTH FREE RENT!  
Nu refbr Single, stv/ref, C/D.  
No pet Agreement 213/469-6645

\$350-3375 1BR, new cprt, pnt &  
drps. 1 bdrm. No pet. 213/469-6645

\$350 & UP EACH (m), SINGLES  
2BR. PENTHOUSE 213/876-2006

\$375-1 BR, 1 BDR, Nully dec.  
Frpt/stv/frig, air. Gas pd. 1627  
N. Normandie 213/667-1740

\$375-up-550 REBATE, Singles &  
1br. (furn also) All utlis paid.  
1315 N. June St 213/469-1032

\$375-1BR new decor, prkg.  
213/463-1920, 852-0396

\$375 ATTRACTIVE 1br Utlis pd.  
844 N. Hoover 213/662-6992

\$385 FURN./\$365 UNFURN.  
Security bldg. w/pool, jac.  
N. Mariposa 213/665-3428

\$385-Span. 1br, Sunset/Formosa  
St. Mr Warren 213/874-2073

\$385 Beau lg lbd, cprt/drp, stv/  
frig disp. Cat OK. 213/463-5279

\$390-1BR Stove/refrig, carpet.  
213/856-9432

### \$395 1 BEDROOM

Appliances furn. Nice Holly-  
wood area. Walk to shops &  
transp. Ms Dean 213/275-5541

\$395-1br, \$565-2br, utlis paid,  
pool 1844 N. Harvard/Franklin  
213/462-2605, 655-4000

\$395-450-1bd, No. of Franklin.  
Basic air, Dlt-ins. 213/851-9601

\$400-1 Bdrms, avail. Sauna,  
pool, etc. Quiet bldg. No pets.  
1830 N. Bronson 213/464-6842

\$400-1BR lower front, crpts/  
drps, stove/frig 550. No Wilcox  
213/931-8915, 213/469-1032

\$400-1br, newly decor, sec bidg.  
All amen. 213/876-3540

### ★ \$405 & \$435 1 BEDRMS ★ \$625 & \$650 2 BEDRMS

Clean, card key gates, pool, pkg,  
laund., AC, C&D, appliances. Free  
TV cable. Pet ok. Open Daily 10-5  
6615 Franklin Ave. 213/462-1398

\$410-1br, \$50 REBATE, Utlis pd  
1757 Kingsley 213/465-0232

\$425 UNF. \$450-FURN. LUX 1BR  
Utlis pd, f.p.oil, BBQ Sierra Vista/  
Santa Mon. 464-3985, 388-1597

\$425 Spac. 1br, pool, no pets.  
stove & frig. 340 S. Mariposa.  
Call Manager 213/384-4593

\$425-1br lbr, \$695-3br, pool  
926 N. Normandie 213/660-8706

### \$435. SPACIOUS 1 BEDROOM

\$585. SUPER 2 BDRM., 2 BA.  
Air, elev. pool, sauna, dishwash,  
subt pkg, security bldg.  
800 Mariposa 213/662-5160

\$435-UP 1br, C/D, stv/frig, pool  
DW, 465-5066-10-5, 469-3389

\$445 Charming 1br, security,  
air, dishw, stv/frig, cpts, drps,  
No pet Subt pkg. 213/462-3628

\$450 & UP-1 & 2 bdrms, spacio-  
us, pool, a/c. Close to  
buses & shops. 2010 No.  
Beachwood 213/469-9072

\$450-815 1br, loft, newer-n of  
Franklin 213/786-5110, 848-6002

\$450-1BR a/c, pool, sec. bldg.  
1944 N. Whitley 213/652-7245

\$460-1BR-den, pool, a/c, quiet  
Close to bus & shop. 2010 No.  
Beachwood, 213/469-9032

\$495-HSE sz/2br/form din/C/D  
S/R/porch/pet. 213/667-1539

### ★ \$525 LG. 2 BR. NULY DEC.

Carpets, stove, frig, pool, im-  
mac. Quiet bldg. No pets.  
1720 N. Harvard 213/469-6695

### ★ \$435 SPACIOUS 1 BEDROOM

\$585. SUPER 2' BDRM., 2 BA.  
Air, elev. pool, sauna, dishwash,  
subt pkg, security bldg.  
800 Mariposa 213/662-5160

\$450-815 1br, loft, newer-n of  
Franklin 213/786-5110, 848-6002

### ★ \$465 DELUXE 1 BR. VIEW

New cpts, Pool, Stove & frig.  
Immac. No pets. Quiet bldg.  
1737 N. Orange Dr 213/874-2073

### ★ \$525 LG. 2 BR. NULY DEC.

Carpets, stove, frig, pool, im-  
mac. Quiet bldg. No pets.  
1720 N. Harvard 213/469-6695

\$550 UNIQUE 2BR/1400 sq ft  
ish bldg, compl. refurbished  
Locked gar. & main entrance.  
Utlis incl. 213/462-3628

\$575-1br, beams, utlis, frpt, dr  
Span bldg. No pets. 213/469-1032

\$595-2br split level, beams,  
utlis, dine area, crpts, stove/  
frig. No pets. 213/465-8322

\$675 2bd/2ba, pool, landsc rd  
prkg. New cpts 213/472-9187

### ★ PRIME\*

Hollywood location. Brand new  
2br, 2ba. Spacious, prof. de-  
corated, extra, trash compac-  
tor, stained glass, 2 indoor rac-  
quetball courts, tennis, pool &  
spa. 1842 GRACE  
THE PREMIERE 213/464-6265

### ★ NEWER BUILDING

Cable wired, Redecorated.  
Come with new cpts, balcony,  
jac, lory, sec. bldg. 1br, 240 to  
2485- Vicki 213/874-2073

## Hollywood & Hollywood Hills 7543

\$235 beach m/1 \$350 spac. apt  
Utlis pd, prkg. 213/469-6645

\$275 & up beach(m), encls, lbd's  
avail L.A. & Hollywood. No pet.  
Call for info Art 213/272-9577

\$280 Xtra Lge Singl w/ Great vu  
stv/ref, crpt, Western/Melrose  
Ritz Properties 213/473-0807

\$280 Huge Sgl, cpts/drps, stv/  
ref, prkg. Western/Melrose  
Ritz Properties 213/473-0807

\$320 Charming Sgl in hills, elec  
& hot wat. Incl., stv/ref, sec.  
1930 Whitley 213/651-4655

\$325-1BR, crpts/drps, A/C, pool  
parking, good loc. No pets.  
213/662-1179

### ★ \$325-LARGE SINGLE

full kitchen, pool, parking,  
6151 Fountain 213/469-6645

\$340-Modern 1br, Free prkg,  
dishwash, AC, Crpt/drps. No frig.  
Avail Immed. 213/469-6671

### \$340-1 MONTH FREE RENT!

Nu refbr Single, stv/ref, C/D.  
No pet Agreement 213/469-6645

\$350 & UP-EACH (m), SINGLES,  
2BR. PENTHOUSE 213/876-2006

\$350 w/utlis, large single, no  
kitch, bath, crpts. 213/469-6645

\$365 1br, stv, frpt, a/c, prkg.  
Call 213/465-3600 or 243-1436

### \$375-up-550 REBATE, Singles &

1br. (furn also) All utlis paid.  
1315 N. June St 213/469-1032

\$375-1BR new decor, prkg.  
213/463-1920, 852-0396

\$375 ATTRACTIVE 1br Utlis pd  
844 N. Hoover 213/662-6992

\$375-1br, C/D, stv/frig, prkg.  
Call John-days 213/384-4918

### \$385 Span. 1br, Sunset/Formosa

St. Mr Warren 213/874-2073

\$390-1BR Stove/refrig, carpet.  
213/856-9432

\$395-445 LUX 1br, elev. pool,  
Sec. prkg, sauna, n. all + more!  
1738 Canyon Dr. 213/464-1533

### \$395 FURN./\$375 UNFURN.

Security bldg. w/pool, jac.  
N. Mariposa 213/665-3428

\$395-1br utlis, pool, 1844 N. Har-  
vard 213/462-2605, 655-4000

\$395-1br utlis paid, 5119 Foun-  
tain, 213/665-2189, 655-4000

### \$410-1br, \$50 REBATE, Utlis pd

1757 Kingsley 213/465-0232

★ \$425 LG. 1 BR. NEW DEC.  
Front Cpts & stv, frig, pool.  
Immac. Quiet bldg. No pets.  
1720 N. Harvard 213/469-6695

### \$425-Los Feliz area, spec. 1br

crpt/drps, stv/frig, sec. bidg.  
gar. rr balc. nice area. Show  
even w/ wkns. 213/469-9032

\$425-550, LG, sunny 1 & 2 br  
& 2 be w/frpt. Nully pntd. Bv/  
frig, A/C, cpts, drps. Pool.  
Sec. Subt pkg. 213/461-1884

### \$425 Spac. 1br, pool, no pets

stove & frig. 340 S. Mariposa.  
Call Manager 213/384-4593

### ★ \$435 1 BEDRMS

★ \$625 & \$650 2 BEDRMS  
Clean, card key gates, pool, pkg,  
laund., AC, C&D, appliances. Free  
TV cable. Pet ok. Open Daily 10-5  
6615 Franklin Ave. 213/462-1398

### \$435. SPACIOUS 1 BEDROOM

\$585. SUPER 2' BDRM., 2 BA.  
Air, elev. pool, sauna, dishwash,  
subt pkg, security bldg.  
800 Mariposa 213/662-5160

\$450-815 1br, loft, newer-n of  
Franklin 213/786-5110, 848-6002

### ★ \$465 DELUXE 1 BR. VIEW

New cpts, Pool, Stove & frig.  
Immac. No pets. Quiet bldg.  
1737 N. Orange Dr 213/874-2073

### ★ \$525 LG. 2 BR. NULY DEC.

Carpets, stove, frig, pool, im-  
mac. Quiet bldg. No pets.  
1720 N. Harvard 213/469-6695

\$550 UNIQUE 2BR/1400 sq ft  
ish bldg, compl. refurbished  
Locked gar. & main entrance.  
Utlis incl. 213/462-3628

### \$575-1br, beams, utlis, frpt, dr

Span bldg. No pets. 213/469-1032

\$595-2br split level, beams,  
utlis, dine area, crpts, stove/  
frig. No pets. 213/465-8322

\$675 2bd/2ba, pool, landsc rd  
prkg. New cpts 213/472-9187

### ★ NEWER BUILDING

Cable wired, Redecorated. Come  
with new cpts, balcony, sauna,  
jac, lory, sec. bldg. 1br, 240 to  
2485- Vicki 213/874-2073

## APT. UNF.-CITY WEST 7550

### Hollywood & Hollywood Hills 7543

\$280-1BR Stove/refrig, carpet.  
213/856-9432

\$295 LG. sgl. Stove, frig, cpts,  
drps. Children's play area, ten-  
nis, basketball 213/871-1001

\$300 EXTRA LARGE SINGLE  
cpts, drps, CHILDREN'S PLAY AREA,  
TENNIS INCLUDED, SEC. BIDG.  
5128 MARATHON 213/462-6871

\$325 & UP-Spacious Singles &  
1 Bdrms, pool, entry gage, sub  
prkg, sauna & sundeck. Near  
the heart of Hollywood.  
Call 213/876-1560

\$325-1BR, carpets/drapes, A/C  
pool, prkg. Good loc. No pets.  
213/652-5179

\$325-625, 1 & 2 br, stv, frig,  
cpts, drps, CHILDREN'S PLAY AREA,  
TENNIS, BASKETBALL 213/871-1001

\$325 sgl, applic, pool, indy  
844 N. Hoover 213/662-6992

\$325 UP, LG SINGLE, Sub-T pkg,  
pool 213/876-7008

\$340-Modern 1br, Free prkg,  
dishwash, AC, Crpt/drps. No frig.  
Avail Immed. 213/469-9271

### \$340-Modern 1br, Free prkg,

dishwash, AC, Crpt/drps. No frig.  
Avail Immed. 213/469-9271

\$340-1 MONTH FREE RENT!  
Nu refbr Single, stv/ref, C/D.  
No pet Agreement 213/469-6645

\$350 & UP-EACH (m), SINGLES,  
2BR. PENTHOUSE 213/876-2006

### \$360-1br extra lg, stv, frpt, LA

City Cpt 213/668-2878, 461-1829

\$365, 1br, 1br, stv, frpt, a/c  
prkg. 213/465-3600, 243-1436

\$375-up-550 REBATE, Singles &  
1br. (furn also) All utlis paid.  
1315 N. June St 213/469-1032

### \$375 ATTRACTIVE 1br Utlis pd

844 N. Hoover 213/662-6992

\$375-1 new decor, prkg. 213/  
463-1920, 852-0396

\$385-1BR, nu crpt/drps, pool,  
prkg. 213/661-1424

### \$385-Span. 1br, Sunset/Formosa

St. Mr Warren 213/874-2073

\$395-1 MONTH FREE RENT!  
Nu refbr 1br, stv/ref, C/D. No  
pet Agreement. 213/469-6645

### \$395-1br utlis paid, 5119 Foun-

tain, 213/665-2189, 655-4000

\$395-1br, frpt, a/c, lndsl, drps.  
1815 N. Harvard 213/871-0325

\$395-1br, utlis paid, 1844 N. Har-  
vard 213/462-2605, 655-4000

### \$400 1br, pool, prkg, reduced rent

for cpl to manage bldg. No pets  
rets. 213/874-8985

\$400 & up 1br, appl, pool,  
indy grt. 213/462-8265

\$400-up Mywd's Finest lux 1 &  
2, sec, elev. pool 213/464-1533

### \$410-1br, \$50 REBATE, Utlis pd

1757 Kingsley 213/465-0232

\$425-1br, \$650-3br, pool,  
926 N. Normandie 213/660-8706

\$430-up 1br 1 & 2bds, READY  
NOW! 213/508-0838, 876-1303

### \$435. SPACIOUS 1 BEDROOM

\$585. SUPER 2 BDRM., 2 BA.  
Air, elev. pool, sauna, dishwash,  
subt pkg, security bldg.  
800 Mariposa 213/662-5160

\$450-UP 1br, C/D, stv/frig, pool  
DW, 465-5066-10-5, 469-3389

\$445, lg, sunny 1br, \$550, 2br,  
2 ba. with frpt. Nully pntd.  
stv/frig, A/C, cpts, drps. Pool.  
Sec. Subt pkg. 213/466-2566

### \$445 Charming 1br, secur, air

dishw, stv/frig, crpts, drps, nu  
paint, subt pkg. 213/462-3628

\$450-1BR \$550-1 penthouse w/  
view & frpt; pool, sec. bldg.  
1844 N. Whitley 213/651-2545

## Hollywood & Hollywood Hills 7543

\$235 beach m/1 \$350 spac. apt  
Utlis pd, prkg. 213/469-6645

\$240 Beach (M/F) \$315 Single  
Call for pool 213/462-3628

\$240 SINGL. \$360-1BR 2025 No  
Pet 213/465-3590, 455-0000

\$260 Huge Sgl, cpts/drps, stv/  
ref, prkg. Western/Melrose  
Ritz Properties 213/473-0807

\$280 Xtra Lge Singl w/ Great vu  
stv/ref, cpts Mariposa/Beverly  
Ritz Properties 213/473-0807

\$280 1br stove/refrig, clean call  
213/465-4688 or 213/344-2849

\$280-1BR, LG, sunny Sgl, 1 & 2  
br 2 ba w/frpt, Nully pntd. stv/  
frig, A/C, cpts, drps. Pool.  
Sec. Subt pkg. 213/461-1884

\$300 SINGLE New paint, laund  
room, pool, Court yard apt  
213/876-1937

### \$320 Charming Sgl in hills, elec

& hot wat. Incl., stv/ref, sec.  
1930 Whitley 213/651-4655

\$340-Modern 1br, Free prkg,  
dishwash, AC, Crpt/drps. No frig.  
Avail Immed. 213/469-9271

### \$340-1 MONTH FREE RENT!

Nu refbr Single, stv/ref, C/D.  
No pet Agreement 213/469-6645

\$350 & UP-EACH (m), SINGLES,  
2BR. PENTHOUSE 213/876-2006

### \$360-1br extra lg, stv, frpt, LA

City Cpt 213/668-2878, 461-1829

\$365, 1br, 1br, stv, frpt, a/c  
prkg. 213/465-3600, 243-1436

\$375-up-550 REBATE, Singles &  
1br. (furn also) All utlis paid.  
1315 N. June St 213/469-1032

### \$375 ATTRACTIVE 1br Utlis pd

844 N. Hoover 213/662-6992

\$375-1BR new decor, prkg.  
213/463-1920, 852-0396

\$385-1BR, nu crpt/drps, pool,  
prkg. 213/661-1424

### \$385-Span. 1br, Sunset/Formosa

St. Mr Warren 213/874-2073

\$395-1 MONTH FREE RENT!  
Nu refbr 1br, stv/ref, C/D. No  
pet Agreement. 213/469-6645

### \$395-1br utlis paid, 5119 Foun-

tain, 213/665-2189, 655-4000

\$395-1br, frpt, a/c, lndsl, drps.  
1815 N. Harvard 213/871-0325

\$395-1br, utlis paid, 1844 N. Har-  
vard 213/462-2605, 655-4000

### \$400 1br, pool, prkg, reduced rent

for cpl to manage bldg. No pets  
rets. 213/874-8985

\$400 & up 1br, appl, pool,  
indy grt. 213/462-8265

\$400-up Mywd's Finest lux 1 &  
2, sec, elev. pool 213/464-1533

### \$410-1br, \$50 REBATE, Utlis pd

1757 Kingsley 213/465-0232

\$425-1br, \$650-3br, pool,  
926 N. Normandie 213/660-8706

\$430-up 1br 1 & 2bds, READY  
NOW! 213/508-0838, 876-1303

### \$435. SPACIOUS 1 BEDROOM

\$585. SUPER 2 BDRM., 2 BA.  
Air, elev. pool, sauna, dishwash,  
subt pkg, security bldg.  
800 Mariposa 213/662-5160

\$450-UP 1br, C/D, stv/frig, pool  
DW, 465-5066-10-5, 469-3389

\$445, lg, sunny 1br, \$550, 2br,  
2 ba. with frpt. Nully pntd.  
stv/frig, A/C, cpts, drps. Pool.  
Sec. Subt pkg. 213/466-2566

### \$445 Charming 1br, secur, air

dishw, stv/frig, crpts, drps, nu  
paint, subt pkg. 213/462-3628

\$450-1BR \$550-1 penthouse w/  
view & frpt; pool, sec. bldg.  
1844 N. Whitley 213/651-2545

## APT. UNF.-CITY WEST 7550

### Hollywood & Hollywood Hills 7543

\$425 Spac. 1br, pool, no pets  
stove & frig. 340 S. Mariposa.  
Call Manager 213/384-4593

\$425-1br lbr, \$695-3br, pool  
926 N. Normandie 213/660-8706

★ \$435 1 BEDRMS  
★ \$625 & \$650 2 BEDRMS  
Clean, card key gates, pool, pkg,  
laund., AC, C&D, appliances. Free  
TV cable. Pet ok. Open Daily 10-5  
6615 Franklin Ave. 213/462-1398

### \$435. SPACIOUS 1 BEDROOM

\$585. SUPER 2 BDRM., 2 BA.  
Air, elev. pool, sauna, dishwash,  
subt pkg, security bldg.  
800 Mariposa 213/662-5160

\$450-UP 1br, C/D, stv/frig, pool  
DW, 465-5066-10-5, 469-3389

\$450 & UP-1 & 2 bdrms, spacio-  
us, pool, a/c. Close to  
buses & shops. 2010 No.  
Beachwood 213/469-9032

### \$475 1br, \$920's Vintage, Rare!

gorgeous! Spacious, Sep. dining  
Call Mo-Fri 10-4 213/244-7271

\$480-815 1br, loft, newer-n of  
Franklin 213/786-5110, 848-6002

### \$450-1BR a/c, pool, sec. bldg.

1944 N. Whitley 213/651-2545

\$460. SUPER LG. 1 BR., 1 1/2 BA.  
Bitins, refrig., carpets, drapes,  
central air, subt, pkg, eleva-  
tor, prt. patio, hv. studios  
1816 WARRING 213/856-4923

### \$480-1BR-den, pool, a/c, quiet

Close to bus &

# APARTMENTS FOR RENT

## (NORTH HOLLYWOOD-UNIVERSAL CITY)

**APARTMENTS UNFURNISHED  
SAN FERNANDO VAL. 7650**

North Hollywood, Studio City,  
Toluca Lake, San Val. 7652

### EXCELLENT LOCATION

- Furn. Studios
- Furn. or Unfurn.
- 1 & 2 Bedrooms
- Furn. Singles
- No lease required
- Near Hollywood and  
Ventura Freeways
- Multi-Million dollar  
Recreational facilities

**OAKWOOD GARDEN APTS**  
3600 Barham Blvd.  
(213) 851-7362

Sorry, no pets

\$355 up 1bd, ork, 1 sec. Open  
daily 8816 Laurel Cyn Sun Val.  
213/767-7807 mgr/822-6667 agt

\$375 mo. Large 2 Bdrm. Walk  
to all. Mgr. 213/763-2092

\$375-1bd, nu cpt, 11442 Oxnard,  
Nr Lankershim 213/735-2645

\$390-1 Bdrm, pool, sauna, recre-  
ation room 213/763-3289

\$425 Up 1 Bdrm Security NEW  
All Amenities Immed Occup  
Th Garden Green 213/764-8800

\$430 2br frlg/stv, behind hse,  
Nettergs-Vineind 213/508-7859

\$525-up, 2+3BR, N. Hollywood, pool  
More info. 213/765-8137 Val

**ENCANTO APTS. MOVE IN FOR  
SECURITY DEPOSIT ONLY! Must  
see to appreciate. 1 BDRM,  
2BD, 2BA, no pets. Call for appt  
213/764-2255**

**LUX 1br Condo Fr. C/A pool, sec  
8550 213/340-3312, 705-5373**

**Sherman Oaks, Van Nuys,  
Pasadena City 7656**

**★ \$100 OFF 1st MONTH  
\$340 & up SNGLS & 1BDS**

Cept. drps, air cond, prkg & pool.  
6235 Kester Ave, Van Nuys  
Call Mgr. 213/782-8704

\$350 & up-Sngls, 1 Bdrm  
213/730-1841 897-2108

\$385+deposit-1BDR, pool, sauna  
rec rm, Nr shops & frwy, 15005  
Sherman Way 213/765-2881

\$490-2 Bdr, sec bldg, laundry,  
6640 Sylvan, Van 213/387-5477

\$495 2br, \$635 2br/2 1/2ba Trina  
A/C, pool, pets ok. 9414 Van  
Nuys Bl 213/392-2812, 894-1473

\$550 2 bdr, spec. crpts drps,  
stove, a/c. Pool, 4961 Coldwa-  
ter Cyn S.O. 213/506-7825

**W FANTASY ISLAND - LUXURY!  
-SECURITY SPA + POOL  
-SINGLES LANEZ 2+2  
-8573 5008 Hazlett, S. OAKS**

**PACIFIC GARDEN APARTMENTS  
Sherman Oaks, Studios, 1BR, 2BR  
4500 Woodmen 213/761-8881**

**Encino, Trzasa, Reseda 7660**

\$100 SECURITY MOVES YOU IN  
On 1 BDRMS-8400-8425  
Beautiful Reseda loc. Close  
to all. 2 pools, outdoor hot tub,  
game room, office hours 9-6.  
WILSHOOD APTS 213/381-1120

\$455 & up-Spec. 1Bdrm, Tennis,  
billiard, pool, spg, gym. Sorry,  
no dogs. 213/881-8817

**APARTMENTS UNFURNISHED  
SAN FERNANDO VAL. 7650**

★ \$100 OFF, \$345-up  
213/764-7847 V. Nuys, N. Hollywood

North Hollywood, Studio City,  
Toluca Lake, San Val. 7652

### EXCELLENT LOCATION

- Furn. or Unfurn.
- 1 & 2 Bedrooms
- Furn. Singles
- No lease required
- Near Hollywood and  
Ventura Freeways
- Multi-Million dollar  
Recreational facilities

**OAKWOOD GARDEN APTS**  
3600 Barham Blvd.  
(213) 851-7362

Sorry, no pets

\$355 up Nu Dix 1bd, S/R a/c, no  
pet 8816 Laurel Cyn, SV. 213/  
767-7807 mgr/306-7865 agt

\$375-1bd, nu cpt, 11442 Oxnard,  
Nr Lankershim 213/735-2645

\$375 mo. Large 2 Bdrm Walk  
to all. Mgr. 213/763-2092

\* \$385 lrg refurb'd lbr. Beam  
ceiling, nu air, cpt/drps. Quiet  
Spacious grnds. 213/763-5641

\$390-1 Bdrm, pool, sauna, recre-  
ation room 213/763-3289

\$425 Up 1 Bdrm Security NEW  
All Amenities Immed Occup  
Th Garden Green 213/764-8800

\$475 up. Over 1100 sq ft Dix  
2+2 ac/cpts/drps/dshwr, pool  
3 min to major shps/frwy quiet  
bldg. 213/765-7575, 553-3238

\$500 2 bd. C/D stove/gar. yard.  
12713 Oxnard. 213/787-8368

\$525-up, 2+3BR, N. Hollywood, pool.  
More info. 213/765-8137 Val

**UNIQUE LIVING  
1 Bdrm. Apt. & 3-den or 4 bd.  
3ba. townhouse, new carpets,  
drpcent air, bltns patio, ex-  
tremely lge. incl. closets, pool  
& patio area, twnhse incl. 2  
car gar & laundry rm. Nr shops  
4056 Tinsdale 213/780-1461**

**MOVE IN ALLOWANCE  
\$460 & up 2bd. Bdrms, pool, AC  
nully dec Walk to shops. Sec  
bldg. Some pets ok. 7146 Cold-  
water Cyn Av 213/765-8159**

**ENCANTO APTS. MOVE IN FOR  
SECURITY DEPOSIT ONLY! Must  
see to appreciate. Singles  
1 bdrm, no pets. Call for appt.  
213/764-2255**

**North Hollywood  
BDRMS UNFURNISHED 458**

A Charming Cottage \$425  
2+ air & fenced for pet \$994  
TEL RENT 784-4994 fee

BEAUTIFUL quiet new decor  
3 - 1 3/4, \$825. Dina, air,  
carpet, drapes, gardener,  
sound room/garage. See  
Fri, Sat & Sun 8240 Morelia,  
E of Laurel Cyn, N of Oxnard

OPEN TODAY 1 TO 5  
12754 VANOWEN

3 bedrooms, alarm system,  
air conditioning, gardener,  
large yard, lease. \$750.  
Broker 893-3174

PRIVATE 1 bedroom rear  
house, near studios & free-  
way, \$400 mo. Available 7/2  
Days 754-7258, even 760-4701

RUSTIC Large 2 bedroom,  
bath, stove, refrigerator,  
dishwasher, Swedish fire-  
place, fenced yard, garden-  
er. 2 bks from West Park.  
Just completely redaco-  
rated. \$800 mo. 1st, last & se-  
curity. 985-6092, 767-7381

1 BEDROOM, air, stove, pa-  
tio, fenced, \$400. + security.  
987-5313

\$1350 Rent/lease 4+ den, 2  
bath, central hall floor plan,  
stepdown living room, im-  
maculate. Central air, 38  
pool & patio great for enter-  
taining. Near freys & shop-  
ping. Pool service & garden-  
er included. References re-  
quired. Call Ben 889-6774 or  
alt 80m & wkends 760-3047

2 BEDROOM & convertible  
den, appliances, gardener  
13316 Armita, 504-451 a1t4

2 + 1 dining area, yard,  
1st & last, \$510, 706-0796

1 + 1, new carpet/paint in/out,  
security guards, \$650, 1st, se-  
curity. Avail Jul 5, 985-1320

2+1+yard+1 car. . . . \$495  
2+1+yard+1 car. . . . \$550  
2+den+air. . . . \$550  
3+1+yard. . . . \$595  
3+2+air+2 car. fee. . . \$595  
RELIABLE 990-2014, 708-1071

\$600 3 Bedroom + Den +  
1 1/2 Bath, air, fireplace  
NEW KITCHEN, FLOORS,  
CARPET & PAINT  
10843 Hartsook, 897-4550

\$850 3 + den, air, fireplace,  
bltns, remodeled, immac-  
ulate, near all 986-4433

\$850 3 bedroom & den, 1 1/2  
baths, fireplace, central  
heating & air, large fenced  
yard, freshly painted. 985-  
753, 705-7927

**★ BRAND NEW ELEGANT ★  
1/2 MONTHS FREE RENT  
\$335 & UP 1 BEDROOM  
STOVE, REFRIGERATOR  
CARPETS, DRAPES, AIR  
WELL LOCATED  
RENT BONUS  
8240 WHITSETT AT ROSCOE  
277-7382-FURNISHED-767-5477**

**CLEAN/QUIET  
1 Bedroom in small building,  
laundry, pool, air condition.  
Call Teresa, 763-9882**

**EXCELLENT VALUE  
Singles, 1 & 2 Bedrooms, New  
Carpets & drapes, air, built-  
ins, lots of living & closet  
area. Patio, pool, covered  
parking. Convenient to all  
9777 WHITSETT. 761-5421**

**FAMILIES WELCOME  
Intercom Entry  
Gas Fireplace  
Pool, Spa, Sauna, Game  
Room. Separate Play Area  
for Children. Sorry no pets.  
1 & 2 BEDROOM from \$350.  
SOME FURNISHED  
755 VINELAND AVE.  
Mar 765-3367 or 982-3331**

**FAMILY BUILDING  
Spacious 2 Bedrooms, 2  
baths, Air conditioned, Pool,  
Patio, Playground area.  
\$575 Month, 50-249**

**FR ON 1489  
SUMMER BREEZE APARTMENTS  
1 and 2 BEDROOM  
Large quiet units. Dish-  
washer, stove, extra  
storage, patio/balconies,  
covered parking, pool, spa,  
central laundry, lush land-  
scaping  
6742 CLYBOURN AVE., N.H.  
Cor. Citygreen-Vanowen  
766-5061**

**Equal Housing Opportunity  
GARDEN UNITS  
2 Bedroom 2 Bath \$450, & Up  
504 FAIR 761-1148**

**HUGE GARDEN PATIO  
\$395. Big, quiet lower 1+1,  
carpet, drapes, bltns, air,  
pool. Call Mgr 766-2078**

**IMMEDIATE OCCUPANCY 1+1,  
new carpet, drapes, fresh  
paint. By Fulton & Vanowen  
2 WEEKS FREE RENT**

\$350. 840-6438

**APARTMENTS FURNISHED--  
SAN FERNANDO VAL. 6650**

No. Hollywood, Studio City,  
Toluca Lk., San Valley 6652

● \$325 + FREE PARKING  
2 pools, 12312 Sherman Way  
\$330up Sngl \$465 1 Bd Security  
All Amenities Immed Occup  
Th Garden Green 213/764-8800

**STUDIO CITY VILLAS**

fully refurbished, new garden,  
sec. pool, jacuzzi, spac & bright  
lgt. \$450, 1BR \$525 & up, 2BR \$675  
& up. 213/763-8425 Sat-Thurs







UNIVERSAL CITY/NORTH HOLLYWOOD

Sales listings obtained 7-23-83 from Century 21 in Studio City.

Multiple Units - For Sale

1044-46 Acama St.	-	4 units	-	\$140,000
11228 Oxnard St.	-	4 units	-	\$190,000
5426-28-30 Vente	-	Triplex	-	\$225,000
11232 Califa	-	3 units	-	\$240,000
11305 Hatteras	-	6 units	-	\$259,000
5242 Cahuenga	-	8 units	-	\$260,000
5248 Cahuenga	-	8 units	-	\$260,000

Single Family Residences - For Sale

7848 Lemp St.	-	2 bedroom	-	\$82,500
8070 Troost St.	-	2 bedroom	-	\$83,500
11735 Amanta St.	-	2 bedroom	-	\$84,500
7548 Ervine St.	-	3 bedroom	-	\$85,000

# HOUSES FOR SALE

No. Hollywood, Studio City,  
Toluca Lake, Sun Valley 4452

## FEELING OF A HIDEAWAY IN MOST EXCLUSIVE AREA OF TOLUCA LAKE!

Priced below the market by private party \$429,000. Main house has a very large living room with fireplace, banquet sized formal dining room, 2 bedrooms, den, & 2 baths. 10ft. high ceilings. Double French doors in dining room & picture windows in kitchen & butlers pantry look out onto a most lovely, completely private backyard with large pool & spa. + guest house with 2 bedrooms, bath, & living room with wet bar. Separate laundry room. + gym & workshop. Central air & heat thru out. This is a unique home steeped in history. Also available fully furnished. Brkr co-op invited. Owner 213/506-6304

## Colonial Realty

has several exquisite properties for sale. Please call for more information.

213/761-5133

### ● 2/STORY CUSTOM

Exquisite 3+3, conv. den-din-ing graced w/2 wallbars, par-quet flrs., Prof. decor. PLUS pool & spa \$439,500 KING REALTY 213/788-7800

FHA/VA/OWC @ 8 3/4% - No Qualif  
★ STEAL FOR \$79,950 ★

3BD+POOL+FAM RM. Remodid kit,brick fpl, hrdwd fir min to studio,21'bd,Art.213/902-1911

2 + DEN + POOL JUST \$80,000  
VA, FHA, Opty knocks! Immed. Possession possible. Owner looking for fast sale. SEARS FIN. CTR. - NO HLLYWD 213/782-5859

### ★ 7% INTEREST

or VA terms. Seller to finance. 3 bd, den \$85,950. Bkr. 213/877-0361 884-2730

NEAR Universal Studios—3 bd, den, no qualifying. Will accept anything of value as down payment. \$129,950 Bkr. 213/877-0361 884-2730

### \$5000 DOWN

\$711 mo. 3bd + lrg den, fplc, dbl garage, lge lot. Only \$85,000. Bkr. 213/997-0750

2bd stucco, 579,500 lot, R-3 lot. New crts/paint. 10% down. Open 1-5, 8743 Troost Ave. Own. 213/877-5913 884-5118ev

Only \$2k dn. 2 bd, 1 ba + guest hse. 1739/mo. Full price \$85,900. By own. 213/980-1236

Mt. Vernon Colonial T.L. 3/FDR/Fam. Rm./Convert. Oen./Maids. Pool—R/S Co. 213/763-5162

BY Owner 3br, 10% fixed, \$220K On cul-de-sac at Mulholland pp Agt. 213/874-1211 680-9030

GREAT for lg fam. 13 rm, home 2+1 3/4 den, gtl hse \$134,950 C-21 Dewor Prop. 213/787-3500

SPAN 3+form dine Among trees hrdwd flrs 3-car gar. \$74,950. Sunshine Rlty. 213/788-8900

Assum 9 3/4% OWC 4bd Fryman Briarcliff Estates, lo dn \$135K Shirley Br. 213/788-0446

3 lrg bdms, den, form dn, fireplace \$154,000 Day Realty 213/983-9353

\*REPOSSESSIONS—ALL AREAS As low as \$78,000 w/ \$2000dn Art. 213/883-9707 781-8111

SAN FERNANDO VAL'Y 4450  
No. Hollywood, Studio City,  
Toluca Lake, Sun Valley 4452

## THE MOST EXCLUSIVE AREA OF TOLUCA LAKE!

Priced below the market by private party \$429,000. Main house has a very large living room with fireplace, banquet sized formal dining room, 2 bedrooms, den, & 2 baths. 10ft. high ceilings. Double French doors in dining room & picture windows in kitchen & butlers pantry look out onto a most lovely, completely private backyard with large pool & spa. + guest house with 2 bedrooms, bath, & living room with wet bar. Separate laundry room. + gym & workshop. Central air & heat thru out. This is a unique home steeped in history. Also available fully furnished. Principals only. Owner 213/506-6304

FHA/VA/OWC @ 8 3/4% - No Qualif  
★ STEAL FOR \$79,950 ★

3BD+POOL+FAM RM. Remodid kit,brick fpl, hrdwd fir min to studio,21'bd,Art.213/902-1911

### \$5000 DOWN

\$711 mo. 3bd + lrg den, fplc, dbl garage, lge lot. Only \$85,000. Bkr. 213/997-0750

FRYMAN ESTATES  
Spacious Private View home—3 br maids, den, dine, close to studio, 11625 Valleycreat. Bkr. 213/788-2950

### ★ 7% INTEREST

or VA terms seller to finance. 3 Bd, den \$89,950 Bkr. 213/877-0361 884-2730

\$82,950  
VA/FHA/Buy-down. Enjoy this lovely 3br hm. Easy to buy w/ wtr. to own. Art. 213/787-2517

TOLUCA Lake 1 acre+tennis approx. 9,000 sq. ft. 5bd, 4 fplcs. Bkr. Connie 213/788-0446

STUDIO City So. 3 Bd, dine, pool, spa, 3 bcs, new kitch. \$288,000. Bkr. 213/788-2200

SPAN 3+form dine Among trees hrdwd flrs 3-car gar. \$74,950. Sunshine Rlty. 213/788-8900

67ul 2/Den/FDR Rustic Sp. Of Magnolia. Absent ownr. 10% Dn. \$147,500. R/S Co 213/783-5162

\*REPOSSESSIONS—ALL AREAS As low as \$78,000 w/ \$2000dn Art. 213/883-9707 781-8111

BY OWNER Beau Span 3+2+ gat hse. Nu decor. Br assum 9% 10%. \$214,950 213/506-6304

## HOLLYWOOD

### 2 HOUSES ON 1 LOT

Priced reduced to 138K. By owner. 3 bdrms., 1 ba. & 1 bdrm. Perched yd., fruit trees, patio. DeLongre & Cheroke. 686-5466 or 342-0428.

### 3 Br. + Guest House

Nr. Alexandria/Santa Monica Blvd. Close to immaculate heart of Mary Church, school, bus, shops. Sunken liv. rm., formal din. rm., modern bit-in kitchen. \$136,000. 10% dn. OWC 11 3/4% 880-6706 Denny.

## BY OWNER

Just 12 Minutes to Downtown  
Condo in Toluca Lake  
Close to Universal Studios  
2-BR, 1 3/4-BA two levels, pool, jacuzzi  
\$89,800. Assume \$65,200  
loan at 11%. OWC 2nd.  
381-3486 877-6939

SAN FERNANDO VAL'Y 4450  
No. Hollywood, Studio City,  
Toluca Lake, Sun Valley 4452

## OLD WORLD CHARM

3-FORMAL DINING ROOM  
Span charm nestled amongst the towering trees, hrdwd flrs thruout. 3-car gar. Anxious owner must sell. \$74,950. SUNSHINE RlTY. 213/788-8900

FHA/VA/OWC @ 8 3/4% - No Qualif  
★ STEAL FOR \$79,950 ★

3BD+POOL+FAM RM. Remodid kit,brick fpl, hrdwd fir min to studio,21'bd,Art.213/902-1911

STUDIO City So reduced \$30K. 4+2 1/2 den, pool, 2100 3 1/2. Pool. "W" - "B" P. Art. 213/907-1439

\$8000 Down 2br 2ba Rapp \$114,000. Bkr. 213/282-2802

Sherman Oaks, Van Nuys, Panamero City 4456

## DIRTY DOG

14647 Valley Vista, Sh.Oaks. Abandoned English estate. So. of Ventura, out of state owner must sell. Fix & paint. Save thousands! \$180,000. SUNSHINE RlTY. 213/788-8900

S.O. Fixer! What a mess—what a buy! So./Bl. Lg. lot + vu \$150,050. Bkr. 213/345-0735

OPEN SUN 1-4, 8656 Burnet Ave. 4+2 1/2 den, pool, 2100 3 1/2. Pool. Xtras. \$199K. Own. 213/787-7087

Fantastic 2+2 1/2 den rm & Spa Luxurious new flrs. Assume lo. \$129,950. Bkr. 213/788-0456

\*ROBATES gov't repos all areas \$89,950 due up 213/788-8900

SAN FERNANDO VAL'Y 4450

No. Hollywood, Studio City,  
Toluca Lake, Sun Valley 4452

## OLD WORLD CHARM

3-FORMAL DINING ROOM  
Span charm nestled amongst the towering trees, hrdwd flrs thruout. 3-car gar. Anxious owner must sell. \$74,950. SUNSHINE RlTY. 213/788-8900

FHA/VA/OWC @ 8 3/4% - No Qualif  
★ STEAL FOR \$79,950 ★

3BD+POOL+FAM RM. Remodid kit,brick fpl, hrdwd fir min to studio,21'bd,Art.213/902-1911

DISTRESS SALE BY BUILDER  
Must sac. 4 lux. homes (3100-4200 sq. ft.) in prime vu area of Studio City So. Quiet vu area on priv. st. Xlnt for children. Bkr. 213/789-7865

### ★ 2 Story \$85,000

Near Studios, 4 bdrm, 2ba + comp. gat hse. Flexible terms. 213/877-0361 884-2730

NEAR Universal Studios—2 bd, den, no qualifying. Will accept anything of value as down payment. \$129,950 Bkr. 213/877-0361 884-2730

### \$5000 DOWN

\$711 mo. 3bd + lrg den, fplc, dbl garage, lge lot. Only \$85,000. Cattle Rlty. 213/997-0750

2 BEDROOMS \$74,500 Nu carpets/paint. \$7500 down, \$750/mo. 6743 Troost Ave. Owner. 213/877-5813

OWNER SERIOUS-DISCOUNTED  
Newer 3br., fam. rm., gourmet kit, w/bit-ins, pool. Nr. achs. \$135,000, terms 213/342-7349

N.H. 3br lbs house. Corner lot. Use for meetings, etc. Must sell. Make off. 213/308-5812 pp

NEW Eng. farmhouse 5bd., den, pool, 4 fplcs. \$895K. Bkr. Connie 213/788-0446

Woodbridge Pk Ranch house. 2 + Den. Oak flrs. Plant doors. \$159,500 R/S Co 213/783-5162

\*REPOSSESSIONS—ALL AREAS As low as \$78,000 w/ \$2000dn Art. 213/883-9707 781-8111

WOW! No dn gtl Cust rustic 3br. shake roof fpl, all applcs \$85,950 Bkr. 213/788-0456

Reduced \$10000-2bd pool studio Assume \$100K—\$115,950 FP C-21 Dewor Prop 213/244-3111

BY OWNER 3br in hills. \$220K, Laurelwood, cul-de-sac near Mulholland. 213/656-4714 eyes



**BUS.-COM. PROP. Sale 4050**

**THOUSAND OAKS**  
3 Story office building near new financial center. Great Savings and Loan location \$1,700,000

**THOUSAND OAKS**  
Shopping Center with free-standing restaurant, retail and office. Approx. 4 yrs old \$6,000,000

**THOUSAND OAKS**  
100% occupied office building. Excellent location \$1,235,000. Low down.

**THOUSAND OAKS**  
Small retail stores \$205,000.

**Westcoast Realtors**  
(213) 889-2832

**5,000 SQ.-FT RESTAURANT SITE**  
New-Office-Retail-Restaurant complex. Breaking ground October. Reserve space now. SE Corner Anaheim Blvd. and Lincoln Avenue, Anaheim. Contact: Tom or Mike Jackson

**Ashwill/Schneider**  
714/978-8000

**COLDWELL BANKER D**  
COMMERCIAL REAL ESTATE SERVICES

**★ FOR SALE ★**  
**NEW SHOPPING CENTER**  
PALMDALE BLVD & 10TH ST.  
Palmdale, Ca. \$185,000 Down.  
10% CASH OR CASH  
Call: Helen Thompson  
213/820-0655, Bkr.

**FOR SALE**  
2 yr. old, fully leased bldg. 7 tenant retail/office. Gas, net leases, sint. upside potential. 82% improvements for Depreciation. Low or no down payment possible. Contact: Rich Hodges/Steve Stamer Bkr. McCarter-Burke 714/752-0100

**PRIME TORRANCE INVESTMENT**  
Hawthorne Blvd corner. Igc. Single tenant. Strong credit. Triple net income. \$87,552. Price \$995,000 \$410K down + balance @ 12 1/2% Prn. only. 213/534-1090 ext. 12

**COMMERCIAL BLDG approx. 25,500 sqft.** for many uses. Two ofcs, a studio lounge area w/workshop. Other improvements can be made to suit comm'l prof. or whrse. use. \$319,000 (T&S-2543). Herbert Hawkins 213/724-3711

**2 choice comm'l lots in Paso Robles, 24th & Spring, gateway to two 350K ac. fl. recreation lakes. All or part of the 42,000 sq. ft. is avail. For further info write PO Box 845, Paso Robles, CA 93446.**

**BUY MID-WILSHIRE**  
13,000 sq. ft. parking. Outstanding bldg. Adj. to park. Contact: D. MOLONEY  
**GRUBB & ELLIS 213/481-2350**

**2 STORES + Hse. Xint terms.**  
3rd/Western Bkr 213/386-8140  
Mel.Div. C-3 corner 21000' 1 Bk S. of Nwk sq. m-1213/863-8273  
**SHOP CNTR NR 6TH & Alvarado**  
Try 20% dn. Bkr 213/386-8140

**BUS.-COM. PROP. Sale 4050**

**NC**  
**National Consolidated Investment Realty Inc**

Shopping center—1 of the best loc. of Pasadena, 2 yrs. old, inc. \$132,000. MNN, anchor tenants, assum. 10% in. Price \$1,385,000.

New office bldg. & stores. Monterey Park. \$1,000,000. 10,000 sq ft of rentable space in good area. 15% dn. only. Good fin. available.

Commercial stores & offices—Hacienda Heights. 22 U. 82-900,000. 29,000 sq ft on 1.5 acres in best location, good anchor tenants, 2 yrs. old, So. of Pomona Fwy., MNN leases, 27% dn. & assume ins.

281 N. Altadena Dr.  
Pasadena 213/449-0073

**WALTER KENNEDY**

**SANTA MONICA**  
For sale 7,500 S/F refurbished ofc bldg. D. Lavich/Ron Lama Santa Monica Business Park. 18,500 s/f lease avail. now! Ron Lama

**NEWHALL/VALENCIA**  
Sale or lse. 8500 S/F New tudor ofc bldg. Lyons Ave. D. Garber  
**WEST LOS ANGELES**  
5000 S/F Bldg for sale. Price reduced to \$485,000 S. Shirley  
(213) 452-3400

**LONG BEACH**  
Free standing ofc bldg. 10,750 S/F. Xint access to 405 & 7 freeways. Mark Brunner  
Sale or lse 15,220 s/f ofc bldg Bisy Knotts. Bob Alberin  
Ofc bldg for sale 8,800 s/f to 10,650 s/f. Xint financing  
M. Brunner, K. Wasick  
(213) 532-9080

**★ OWNER USER**  
**CLAREMONT 8,800' Retail-Ofc Bldg.** Part of existing Center. Front Foothill Blvd

**● LEASED INVESTMENT**  
**ARCADIA 6,000' Ofc Bldg.** E-2 access to Foothill (210fwy)

**★ OWNER USER**  
**LA VERNE 10,000' Ofc Bldg.** Part of major Shpg Ctr. Access to Foothill Fwy (210 Fwy)  
Contact: S. HATCHER  
On All Properties Above.

**GRUBB & ELLIS**  
(213) 481-2350

**Ben Lesser & Associates**  
Zoned C-2. Clean 2 bdr house on fenced lot. Silverlake. 889K  
Hollywood-Price. C-2 Zone 2 bdr + den hse. \$119,500  
Heart of Korea Town. 11 stores. Cent air/heat. 358K  
Commercial Building & Business for sale. C-2, approx 12,500 sq ft lot + coin operated laundry. \$460,000  
213/660-8976

**COLDWELL BANKER D**  
COMMERCIAL REAL ESTATE SERVICES

**BUS.-COM. PROP. Sale 4050**

**Realtors**  
**JON DOUGLAS**  
COMMERCIAL BROKERAGE COMPANY

**SMALL BLDG. INVEST/USER**  
Positive cash flow. Short term tenancy for user. Recent rehab. 1768 Santa Monica Blvd. W.L.A. CAROL BERRY

**MERCEDES REPAIR**  
Real estate and business for sale in good Westside loc. on 1750 sq C-2 lot. Vacant—business established 1977. Building built 1983. 3538,000. JOSEPH PALAZZOCO

**SMALL RETAIL**  
Approx. 1300 sq retail bldg. on 1750 sq C-2 lot. Vacant—ready for owner-user. Lincoln Blvd. in Venice. \$160,000. JOSEPH PALAZZOCO

**16 ACRE AVOCADO RANCH**  
One of areas top groves—good producer—sint. tax shelter benefits—lent. map recorded 4 parcels—view—home sites. \$400,000. BOB TULL

**RANCHO MIRAGE**  
1.29 ac. on The Veidt w. Mar. right in prime comm. area. \$885,000 w/flexible terms. WORTH BLANEY/JOANN PECK

**A JON DOUGLAS CO.**  
(213) 820-7731

**Major Entertainment Facility**  
**70,760 Square Foot Bldg**  
**6.3 acre Site Major Blvd**  
One of So. Calif. largest and finest complete entertainment facilities. Near fwy's & other major entertainment facilities. A superbly designed luxurious complex ideal for concerts, conventions, trade shows, theatrical events, musicals, church & sporting events. Outstanding sound system, theatrical lighting & superb acoustics. Gardens, patio areas & huge lobby. 28,000 sq. ft. main auditorium will seat up to 2,500. Asking \$9,000,000. Submit all offers.  
**WESLEY N. TAYLOR CO.**  
REALTORS 714/644-4919

**65% leased to Majors—MNN**  
\$1.1 Mil. Xint terms. Prin. only. Motivated. J. Rohner

**WILSHIRE BL./E.H. ADJ**  
Great for owner. Attn. Doctors 2 adj. bldgs. \$1.3M. OWC Chris

**OFF. BLDG. HILLYWD. 95.9 MU**  
80,000 s.f.

**3 SHOP CNTRS MAJ. ANCHORS**  
Fully lead Perm. \$8.55 Mil. 6748K NOI fin. Prin. Mike  
213/820-5777

**FREE RENT**  
Below market rates on new office building. 600-2,000 sq ft Brookhurst and La Palma Anaheim. Contact: Tom or Mike Jackson

**Ashwill/Schneider**  
714/978-8000

**COLDWELL BANKER D**  
COMMERCIAL REAL ESTATE SERVICES

**BUS.-COM. PROP. Sale 4050**

**Fred Sands**  
Commercial Division

**NEW OFFICE BLDG.—LA**  
2-story w/2800 s.f. N/A in Echo Pk. crop. Presently vacant. Xint. for owner/user. Has 12 parking spaces. \$275,000 213/820-6855

**COMM'L.—DOWNTOWN LA.**  
Garment center owner/user prop. w/sprink. 6500 s.f. net rentable. Sold for land value! \$500,000 213/820-6855

**MED./OFFICE BLDG.—AZUSA**  
Xint. for owner/user. w/1750 s.f. in 3-city structure and 65-parking spaces. Current income \$56,518 & 37% vacant. Req. 200M dn. Xint. financing pkg. \$900,000 213/820-6855

**OCEAN FRONT RESTAURANT**  
Great Venice broadwalk loc w/approx. 8,000 s.f. of indoor/outdoor dining plus 20 pkg. spaces. Proj. gross \$240,000. Xint. potential for restoration. Req. \$900,000 dn. 213/820-6855

**OFFICE BLDG.—LA.**  
Attractive concrete & steel \$100M gross s.f. incl. \$2,000,000 w/28583 s.f. parking spaces. w/30% vacant. Req. 20% dn. w/great terms. \$2,300,000 213/820-6855

**MARCUS & MILLICHAP**  
INVESTMENT  
REAL ESTATE BROKERS  
● SHOPPING CENTER  
\$2,100,000

Well located on major street adj. to an upper middle class community. 2 yrs. old. With great tenant mix. Under \$100 a sq ft. MNN leases w/C.P.I.s. Outstanding financing package. Call for details.  
Hillsdale Only  
This Property is Exclusively Offered By  
**MARCUS & MILLICHAP**  
ENCINO 213/907-0600

**Grubb & Ellis**  
Hillywd Entertainment Complex  
80,000 sq ft ofc & studio facility w/ground floor restaurant & theatre w/pkg for 200 cars. Seller guarantees \$100,000/mo inc. Excl. AETS Scott Milano, Don Ferris. 213/278-2190

**3.13 AC. BEVERLY HILLS ADJ.**  
Major development site on Beverly Blvd. 3 bldgs from proposed sub-way stop. Existing improvement of 33,000 sq ft with income. on short term lease. Agt. Scott Milano 213/278-2190  
3006 SANTA MONICA BEV HILLS

**277 Unit Apt.-Motel**  
Bakersfield  
Not first class but —Potential money maker —Principals only please  
Call: SHAFER  
213/835-7200 714/835-4242

**WALKER & LEE**  
Real Estate  
A Great Western Company  
Commercial Brokerage

**COMMERCIAL CORNER**

Bldg. to suit or sale, major shopping center, anchors are Sears & Roebuck, 26,800-sq. ft. pad, 8,000-sq. ft. buildable. Prime signal controlled intersection. Call Rick Trice, (213) 323-7140.

**BARTON RYAN REALTY**  
Heart of Hollywood, 6500 sq. ft. 2 story office bldg. \$575,000. 25 years old.  
Olympic & La Brea. 6800 sq. ft. Recently remodeled office bldg. \$575,000  
Linda Sandowski, Agent  
213/334-5181

**★ BEVERLY HILLS IS THE TOP EXCELLENT SMALL BUILDING.**  
8542 Wilshire Blvd.  
Cap Rate 7%. Price \$1,500,000  
May carry credit worthy buyer.  
**CROSS REALTY 213/855-1141**

**DEL TACO FAST FOOD**  
restaurant, Panorama City, Cal. Rent \$38,804 per unit vs. 6% of gross net. No net. Price \$600,000 cash. Call Tom Lynch, V.P., Downey Savings & Loan 714/548-8811  
Principals only please

**MNN INDUSTRIAL**  
MAJOR TENANT 10 yr. lease to S.V.S.E. Firm. w/rent adjust. Every 2 yrs. \$19,800,000  
PRINCIPALS ONLY  
DAMON RABLE & COMPANY  
213/277-0665 (714) 660-0180

**★ NEW 31,000' OFC BLDG**  
LA VERNE. E-2 access to 210 & 57 Freeways. \$3.5M  
Contact: S. HATCHER  
**GRUBB & ELLIS 213/481-2350**

**OFFICE BLDG., 4 suites.** parking, fenced, carpet, air cond., Price \$125M. at 14831 Crenshaw Blvd. Gardens. No downpayment if buyer can provide add'l collateral. Mr. Morris 213/290-0785

**BUSY Commercial corner incl 14,000 sq. ft. of 3 stores, 4 bdr. or offices, 8000' bldg. 12,000' land. \$35,000 Gr. Inc. NOW. OWC 30% on Call Bkr. 213/651-5321.**

**★ 20,000 sqft office bldg. in Ontario** close to Ontario Int'l Airport. Partially rented. GOOD TENANTS. SPECIAL PRICE: \$1,550,000. Owmr. David Sargis 714/983-7616

**★ SHOP CENTER—9 STORES**  
By owner, w. AAA, Torrance \$114K yr. inc., \$1,008,000 F.P. PRINC ONLY 213/473-2122

**★ PRIME OFFICE/STORE/BLDG.**  
Lge. parking lot. Ideal proj. ocs. Investment quality col. \$139,500 OWC good terms. 213/353-2330, 353-1271

**INC-CROSS+TERMS. \$39,460 inc**  
27,100 sq. ft. C-2. 5 stores-7100 sq. ft. HI visibility. 20% down. OWC 12%, 20 years. Asking \$390,000. Bkr. 213/768-2100

**w. HILLYWD. COMMERCIAL**  
Good location. Gr. inc. \$67,500 investment or owner/user. Frank Jon Douglas Co. 213/820-6651

**★ OWNER/USER BUILDING**  
8500 sq. ft. commercial on La Cienega Bl. Good terms. OWC Lenny Radom Co. 213/857-3290

**OLDEN HOUSE ON COMM'L LOT**  
3 BDR SUNSET \$130M. W. OF DTM -3 UNITS ON C-2 LOT NR DMTN TRAIL 213/866-5161 DWD Co

**FOOTHILL BLDG., Pomona City.** 7 units shpg. cntr. Assum. loan 10% OWC. \$375K. Handford Realty, ask John 213/289-9192

**COMM'l inv. S.M. Free standing**  
cor. bldg. MNN lease + 7% annual increase. \$435K. Mansel MOORE & MAOR. 213/626-4757

# COMMERCIAL PROPERTY FOR SALE

**\* SHOPPING CENTER/OFFICE BLDG SITE** Major intersection, 70,000 sq ft. Call Mr. Kaufman or Mr. Thomas T.P. 213/858-2717

**60 FT. P.C.H. FRONTAGE** Prime Malibu Comm'l site. C-2. 3400 sq ft. \$1,250,000. Madelyn Jon Douglas Co. 213/456-1747

**\* ACRE \$18,000 CASHFLOW** 2 leases on 280' strip. Artesia Bl. L.B. \$100K on Bkr. 714/498-2228

**SANTA MONICA PROF. BLDG.** JUST S OF WILSHIRE 50X150 LOT. A STEAL! \$485,000. PRINCIPALS LIPTON RLT. 213/277-6255

**GLENDALDE LEASE/OPTION** 5000' office Bldg. Call Joe (213) 956-7001 Stevenson Dilbeck Comm.

**Comm'l Bldg in Xint Condition** Ideal for Atty. Motion Pic. TV, 2500 sq ft. Top quality Amenities. PAUL 213/666-8161. DOWD CO.

**\$375K Storage Bldg. Mir. Loc.** 13,000 sq ft. 1724 N. Calaveras Bl. Lease \$3000/mo. w/ opt. to Buy Own. 213/271-9000, 271-7171

**Foreign Investors-Buy** Best Westwld Bl. Comm'l Bldg. 44 S. Wilsh. \$1,575K. 213/478-0855

**C-2 Prime corner in N.H. 50%** under mkt for quick sale. AJ, Merrill Lynch 213/788-5400

**10,300' Bldg on 24,000' land.** Major Blvd. Inglewood. ALTEMUS WARDNER 90 478-7727

**113,000 + SF on Beverly Blvd.** Montebello. AVIROM REALTY CO. 213/686-6666

**MM-1 Property, Stanton, 2000'** bldg. Approx 2000' fenced yd. By owner. 714-628-3597

**XLNT TAX SHELTER & appreciation** oppy \$500,800 req for interesting RE. Bkr 213/681-9891

**\$7700 SF C-2 Pico La Brea. NI** cells, docks. SP \$360,000-\$90K. Bkr. Submit Bkr. 213/855-8165

**140x160 C-3 in Montrose, may** subordinate. some rental inc. \$475K. Bkr. 213/248-1435

**VENTURA Bl. Small 2-sty. office** bldg. Good for owner-user. \$350K. Anita 213/340-4489

**Washington Blvd. 43,000 sq ft** corner lot. GLENN TRIPP David Houtz Co. 213/826-0991

**2.4 ac SHOP CNTR LONG BEACH** John Belmont Rlt 213/597-8881

**Mammoth shopping Ctr 44,000** sq ft. Dave agt (800) 462-5575

**C-2 Nm/Strfrt. 10 rm. 50x135** Cmt dr/prj. PP 213/468-4056

**SANTA MONICA AUTO BODY** 24,000 sq ft. w/ bldgs & spray booths. HI visibility loc. MUSELLI & Co. 213/451-3851

**\* FIXER UPPER-SHOP CTR.** Hi-traffic loc. 100,000 sq ft. + GOOD UPSIDE-ROOM TO BUILD. Owner 213/453-1778

**7/11 Mkt & 7 shps. 100% Leased** MMN Gr. Inc. \$52,306. Assume-able 9 1/2% loan. 3/P. \$600,000. pp 714/493-1313, 213/983-8371

**1 of 4 corn lots left, has 3br** house, ocean view at PCH & Pier Ave. Hermosa. Owner will help fin. Agt 213/328-5340

**50 Vermont Ave. Gardens area** 4500sq bldg. 3 adj. lots. 22-500sq land C-2. Riebro R.E. Ask for Ted 213/439-0956

**\* LIQUOR STORE BUILDING** Owner \$10,500 yr. \$85,000 terms. 12512 Atlantic 213/473-2122

**\* TRY 20% DOWN** Ofc Bldg. Modern. Xint value. 50,000' net rentable. \$1.8M. Mid Wilsh. Bkr. 213/386-8140

**FOR SALE-PRIME 17,750 SQ. FT.** Office bldg. S.F.V. \$2,250,000. Bkr. Hallis & Assoc. 213/277-6255

**OFFCS + APTS. Palms. 4 U +** 3000 sq ft. otc. Just remold. 8.9 X yr. \$475K. Hart Rlt 213/822-6225

**C-2 Hwywd. Blvd. W. of Westwood.** 10,000 sq ft for user or inc. + income. Bkr. 213/462-2086

**S/Monica ofc. Bldg. 6,000 SF** - See Business Section. CALL TODAY! 213/458-1504

**10.2% Return. Grade A Tenant** 20 yr NNN use. Las Vegas. Prim only. Joe Roy 805-656-1381 agt

**WAREHOUSE Motivated seller.** Prime area Chatsworth. Prin. Greg Agt. 213/658-8000

**VENTURA BLVD COMMERCIAL** 45,000 SF C-2. \$995M w/assum. 1st 6% 10% Bkr. 213/858-0848

**1314 Wilshire Office Bldg. Dntn** \$625,000 Terms, trade or offer. MEGGON REALTY 213/722-5600

**\* CHURCHES**

**RAPHAEL RLT. 213/925-6026**

**Pico/Robertson 12,500 sq ft.** \$842K. Good flnc. 8.5% spen-able. Frani 213/658-8040

**DOWNEY 10,000' ofc. bldg.** \$995,000. Bkr. 213/868-1166

**6 Units, Npt. Beach \$100K under** mkt 714/675-8811 Own. Agt.

**2 YR old fully leased ctnr. L.A.** \$330,000. Agent 213/573-2093

**\* SANTA MONICA 7 STORES** Inc. Over \$12M. Prime. Only. Lou Shiffman Co. 213/271-7211

**COMM'L. BLDG. San Gab. 3000** sq. aprs. dwn. 600 sq. aprs. up. Gd bus loc. \$189,000. Must sell 213/281-5110 eyes

**\* HUNTINGTON BEACH STRIP** SHOPPING CENTER. Net leased. Good return. F.P. \$535,000. Mr. Falkenbaum agt 213/459-2717

**25U shp ctnr/Ofcn. Over analous** may sell \$1 mill / \$200K on 6.2% yr. 12% CAP. 2 shp ctnrs Long Beach \$450K. Bkr. 213/453-7455

**3YR OLD CENTER 10% 1ST T D** Growth Area. \$83,000-Gross \$1,000,000. PRINCIPALS LIPTON RLT. 213/277-6255

**NICE 1/equip. family restaurant** & home. 75mi from L.A. on I-3 ac. Clean air Resort area. \$285K. Owner. 619/389-2392

**\* \$800 sq ft WEST COVINA, 3yrs** new. 100% rented-11% cap rate 7.3X, long term fin. \$950K. \$250K. Gt. Agt. 213/628-1538

**FOR SALE-PRIME 17,750 SQ. FT.** Office bldg. S.F.V. \$2,250,000. Bkr. Hallis & Assoc. 213/277-6255

**OFFCS + APTS. Palms. 4 U +** 3000 sq ft. otc. Just remold. 8.9 X yr. \$475K. Hart Rlt 213/822-6225

**C-2 Hwywd. Blvd. W. of Westwood.** 10,000 sq ft for user or inc. + income. Bkr. 213/462-2086

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**10.2% Return. Grade A Tenant** 20 yr NNN use. Las Vegas. Prim only. Joe Roy 805-656-1381 agt

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**6 Units, Npt. Beach \$100K under** mkt 714/675-8811 Own. Agt.

**2 YR old fully leased ctnr. L.A.** \$330,000. Agent 213/573-2093

**LAGUNA BEACH OCEANFRONT GEM**

Once in a lifetime opportunity!

Approx. 270' of ocean frontage incl. charming motel, restaurant & land overlooking main beach. Easy 1 block walk to village. Fabulous white water views. Incredible potential for future development with excellent 10% financing available. \$2.3 million. Submit terms. Call Rick Redlich 213/287-1380

**NEWPORT WESTERN INVESTMENTS**

**FULLY LEASED**

3 tenant retail bldg. Part of neighborhood center. Best growing No. San Diego County. \$285,000 cash down to assume-able loan. Principals only call. 714/644-1493

**17 UNIT SHOPPING CENTER**

Low rents. Major street in WOODWALK. 9% rent increases in '83. Only 8.2X Major Rn-Hub potential. Low price \$59/per SF & short leases. \$800,000

Owner/Ag't. 213/753-7138

4617 Lake Isabella Blvd. Assocate your site with a resort area. 1.63 acre site, fenced, 3000 sq ft. office & shop bldg. Paneled, cstrd. otrs. M-1 zoned. room for expansion. \$175,000 terms. av. al. Lanier Realty 805/327-4849

**COMM'L Corner Xint Arcadia** Loc. Over 20,000 sq ft. now being used as gas station & garage. Fantastic potential for varied comm'l uses. Built in financing \$360,000. For further info. call: Herbert Newkirk 213/358-1821 (T83-2523)

**NNN-4.3 Ac**

Leased to Toys-R-Us & Bank. \$136K against overages. \$1,350,000 w/\$450K down. OWC \$150K 2nd 9% 5yrs. PRIN ONLY 213/273-1740

**MELROSE**

Superbly located new listing great for smart retail or investment. Principals only. Bkr. Stan Nelson 213/807-1433

**SANTA MONICA DOWNTOWN** Major landmark corner in N traffic retail area. 15,000 sq ft lot w/14,000 sq ft retail. Tax credits for rehab. 9,000 sq ft avail. MUSELLI & Co. 213/451-3851

**C-1 Ofc./Bldg. Woodland Hills**

Must sell. Own/user moving. 5600 sq. 12 1/4% fin. \$795,000 Bkr. Vic Harvey 213/348-7500

3 Stores + 35U's. 4 City brick C-1 inc. aprs. \$14,300. \$125,000 down. Asking \$880,000. 322 No. Alexandria Ave. Do not disturb. Syd 213/666-5161 Doud Co.

**\* NEAR MGM STUDIO**

10% Dn. 2400 sq ft ofc. space-part vacant. Martha Bennett VISTAR FIN. 213/822-8733

**Holly'd Video Studio**

6600 sq. ft. incs. Offices, stage, record'g/control rms. Turn key operation. R/S Co. 213/851-6666

**Auto Repair Shop**

Small shop w/fenced/paved yard. Jefferson-Ladara area. 10 Dn. terms. Agt. 213/747-4151

**FULLY LEASED**

5500 sq. ft. professional bldg. 3yrs old. \$375K. \$100K down. Balance @ 12%. West Covina area. By Owner. 213/860-4891

**PRIME S.M. COMMERCIAL**

4 store fronts on S.M. Blvd. 2800 sq. ft. \$400K. Photo/Frank Jon Douglas Co. 213/826-8651

**Judor English Handhome** half Underbed. Manned house. 7 Bdr. 4 fireplaces. pool. large lot. Bkr. 213/666-5161 Doud Co.

**STA. Monica BL 12,500 sq ft** comm'l zoned ctnr w/4,300 sq ft restrnt. Sta. Monica \$775,000 David Houtz Co. 213/826-0991

**36 ACRES AGOURA HILLS/L.A. COUNTY.** Prime comm'l adj to medical Bldg. Super location for motel-restaurant-office building. All utilities avail. - xint freeway visibility!

**PRIME 1/2 ACRE THOUSAND** OAKS-Xint central loc. off main thoroughfare. development permit applied for - terms. Game Industrial Div 213/288-1333 or 288-1048

**Brown Realtors**

**SHOPPING CENTER HUNTINGTON BEACH**

80,000 sq ft. \$1,375,000. Canoga Park. 17,500 sq ft. \$1,800,000. Northridge. 16,000 sq ft. \$1,3MM S.F.V. 8th ctnr \$500,000.

**OFFICE BUILDINGS BEVERLY HILLS**

12,000 sq ft. approx. \$1,500,000. Encino \$0,000 sq ft. \$5MM. Prin only. Agt. 213/470-7633

**MULTI-USE OFC BLDG.**

8000 sq ft. Excel. Basking avail. Motivated seller - \$1.32. Sunland \$450,000. Rich/Deene

**GEORGE ELKINS COMPANY**

213/272-3456 275-5541

**Commercial Ctr. 10% Int.**

Young. Attractive 1-story complex on 5 streets. 5 Bldgs. A fine invest. at \$2,500,000. WESLEY N. TAYLOR CO. REALTORS 714/644-4910

**NNN SHOPPING MALL**

Guar. ovr 9% rtn on cap. inv. 3yr. Bldg. ctnr. 2 main Sts. Manhattan Bch. 30 prkg. Rent adjust. ann. Leases 5-15yrs. \$1.2 ml. Principals only. LEADING PROPERTY Walter/213/267-1140

**\* 16 UNIT MEDICAL/OFFICE**

13,585 sq ft. gd. losses w/tax & CPI increase. Busy Southwest L.A. Cr. at OWC w/22% Dn. 6.5 X yr. \$1,000,000. Bryan VISTAR FIN. 213/822-8733

**\* SACRIFICE-Tight \$ force sale** Prime 244 sq. on I-5 (on/off ramp) by S.F. Valley. Must re-zoned. Best investment. Desperate needs fast 1/1 sale. \$4,950K w/terms. Bkr. 714/730-3777

**Ofc Complex-PALM SPRINGS**

Nr. airport on approx 6 acres. 2 bldgs. + 1 building lot. Under mall. Fin. in dn. \$4,575,000. PETERSON REALTY 213/454-5541

**4.58 ACRES C-2**

Adj. to S. offramp bet. San Bernardino/Riverside. Inc'l. bus. park plans. \$600,000. Branch Couch Co. 714/788-1980

**GOOD COMMERCIAL \$250M**

Fully leased. Positive cash flow. Restaurant/doctor's ofc. Estelle, Pierson Rty. 213/454-5543

**COMM'L ctnr in Xint** Ocean-side location. 16,800 sq ft. Bldg on almost 1 acre, fully rented. \$885,000 w/financing avail! Burmeister R.E. 618/726-1800

**30,000 FT. PRIME C4 S.M.**

1721-31 Broadway + pkg. lots 1444-1448 18th St. \$2,500,000 Rogan, Jon Douglas Co. 213/826-6651

**\* SALE OR LEASE**

1,820 sq ft. avail. 2 Bks from ocean. 1st 3.06% 7 M. Bennett VISTAR FIN. 213/822-8733

**R. Shopping Center, one of the** best propositions in chatsworth. 4 yrs new. NNN leases. \$1,350,000 w/\$400,000 dn. Samy Anthony Agt 213/345-9735

**S.M. Office. 16,800 sq ft. \$1,675K**

9 X pr. 2 strong tenants, good upside potential w/rent. Cash to new loan. Fred Sands. Tosh Honda. 213/826-6655; 477-2272

**FOR SALE/LEASE & EXCHANGE**

11,000 sq ft. Prime comm'l/ind. Close to all freys & dwn area. Xint trms. \$450K. 213/508-5246

**Avr old shopping ctr \$280,000**

NNN inc. asking \$2,800,000. 30% dn. OWC bal. Comm'l Bkr. 714/851-6312

# COMMERCIAL PROPERTY FOR RENT OR LEASE

## Des. Prop. Rent-Lease 406

STORE On La Cienega btwn Bev & Melrose. 1536'. 12000 incl 4 parking spaces. 213/857-1500

STORE Glendale at Chevy Chase at Verdugo Rd. \$1250/1500sq. Newer cntr. 213/383-3447

SYLMAR Sq. - Sylmar. Xint. parking & traffic flow. Over 1000 sq ft. 213/881-4700

1,200 Sq Ft. Major shopping center. TUJUNGA. Busy foot traffic. 518/324-1191. aft. 5pm

Next Door to Montebello Plaza 17,000 sq. Under development. Victoria Traving. 213/885-5112

\* DOWNTOWN S. BROADWAY Concession. BZ area. Close pkg. Resonabi. call in P. 213/465-4600

1 MO. free rent w/lease. Santa Ana Bldwn Pl. Tarzana & Newk. Ritty Co. of America. 213/345-3201

W. Hlywd. rel./ofcs 1K-3K sq. Mt. hlywd. B. Bldg. Act. 213/272-5900

PRIME AUTO REP. SPOLE Gardens 804 S. Diana. 213/854-5344

\* VALE Ctr. in Sta. Mon. 3000 sq. 213/475-5428

Calabasas-reedy 8/33 Moss Group. 213/881-5677

\* WESTWD 1-3K sq. ft. Retail & Office. Low rent 213/871-8844

See Our Ad for Century Int'l Trade Cntr. Under Bus. COPIES

LEASE 4700 sq ft Prime 3rd St. 1556 N.N. Bk. 213/338-6465

\* PRIME CENTERS FOR LEASE. Mt. traffic. Vol. loc. 213/272-5863

1500sq. WLA. High potential. Sub. \$1495. 213/478-1261. 204-6333

CENTURY BL. at Inglewd. Av. 1900 sq. 806 ft. Pk. 213/419-3000

FOR Rent approx. 3800sq ft. Optic. loc. \$1400/mo. 213/622-2562

STORE & warehouse. approx. 2M sq. N. B. H. \$1500. 213/870-1845

WESTWD/WILSH. Blvd. Prime sublease. 2 lg. ofcs. \$1.50 s/f. Act. 213/820-7731

VAN NUYS-Sherman Plaza-new bldg. 123,000sq. ft. John/Ron. Marlow-Kennedy/213/452-3400

WE BEAT ANY PRICE IN TOWN! Prime Class A. Tennis, gym, sauna. 213/464-3000

CITY OF COMMERCE-Newly deco exec suites 352 To 1814 sq ft. 806-1006/sq. ft. 213/581-7520

BEV. HILLS REDUCED RATE! New decor. 1520 to 3030 sq. ft. Agent: KOOY. 213/872-1444

FULLERTON-2600 E. NUTWOOD. Competitive rates. 600-800/day. CRANE Realty. 714/835-1700

NEW Wilshire Grand ofc bldg. 17,451 S.F. Will divide. Charles Dunn Co. 213/481-1800

PRIME Sta Monica ofcs \$1.35/sq. Suites 1K-25K. Excl. Acts. D. Lechner/D. Harris. 213/278-2190

DOWNEY-Newly decor. exec suites 843 To 1274 sq. ft. 75 S.F. Barbara Lingo. 213/561-7000

SUB-LEASE Olympic Robertson 900 sq. ft. 213/272-2100

Xint. retail ofc/whse 300 sq ft. Miss Vieg. El Toro/213/810-4190

Encino new bldg. Ventura Bl. Moss Group. 213/381-5577

3 rm ofcs. prt. sunch. DRA. N. LACINCA 8873. 213/272-1108

NEW office space-Downey for Lease. Call. GRV. 213/885-0821

500, 2000, 700, 500. Wilsh. N. Dix. E. S.H. 213/653-8010

Wilsh. Dist. 9750'ft. full hr. Dutra Co. Rty. 213/388-2233

5435 Wilshire Bl. Ofc space. All serv. REAS. rates. 213/837-1567

FROM \$300 Washington Blvd/ Marina del Rey. 213/822-0122

Ofc. suites. 150 sq ft & up. 3.M. Pk. W. of dntn. Full amenities. Call Howard. 213/733-8673

WESTWD Blvd. approx 1440 s/f. 1st flr. Recpt-4 prv ofcs. \$1100/mo. Act. 213/451-4834

DELUXE Office-1000 ft. 604 Hwy at Del Amo off-ramp in Century Sq. Call 213/772-4301

\* HLYWD GARDEN OFC SUITES 300-1500 sq. ft. Lavell. \$1.10/sq. ft. Men-moeth/Lax. 213/464-4724

STOP LOOKING! You've found the perfect office in the W. SF Valley. Marty 213/383-1212

1500 sq. ft. office space. Occupancy June 15th. \$1200. 213/422-9215

MIRAMAR AIRPORT-2200 FT. Free stand. incl 49-car pkge. 726 W. Corner. 213/845-8217

\* BEV. Hills ofc. space. 6033 Wilshire. Build to suit. Stuart Cowan. 213/271-1488

## Fred Sands Realtors

### NEED OFFICE SPACE?

We're dealing! 213/464-1205

\$2200/mo. 3000' s.m. on S.M. Bl. 7. rty. Act. 213/475-6478

\* BEV HILLS Wilshire Bl. 5 priv. ofcs. c/cntr. Rm. 213-272-5345

5000 sq. ft. office space for rent. Bk. 213/391-8072

WESTWD Bldg. Village. 1100sq. AC PARK. E. 27. 213/473-3885

2450-2475 2 rooms with a/c. 12. 6230 Beverly Dr. 213/851-1410

Integrated interiors-Ofc Remodel. 213/884-8849. 714/388-4451

\* WILSH. HILSE \$100 Avo Any Size FUL. SERV. 213/483-2187

1-8000 S.F. DIV. GARDENA NEAR 3 Hwy Lo rates 213/770-3822 Bob

VAN NUYS storage fronts w/entr & 1.500' of de-ck w/ elev. Does to 2nd flr. 213/301-9022

IN HOLLYWOOD OFFICES \$400-800-1888 sq. ft. Corner Magnolia/Colfax. Free pkg. 213/385-3000-854-9211

CENTER OF WESTWOOD VILLAGE 200 ft. OR GREAT EXP-DURE! Close to 700 ft. \$1100/mo. 213/208-5887. BAK-SH

\* FOR LEASE. Suite of offices. 2nd Floor. Approx. 3000 sq. ft. \$1200/mo. UTILITIES INCLUDED. 8613 Sunset Bl. 213/482-1144

Up to 8,500 s/f. 408 1st. 6mo. Was used for banking. Xint. terms. Prime West Valley loc. Bk. 213/388-5800

BLZ ofc. suites. Encino. 880-1-032 sq. ft. Parking avail. Immed. Occup. Agt. 213/388-8100

\* NO RENT 'TIL SEPTEMBER! HOLLYWOOD OFFICES & SUITES. Xint access, ample parking. B of A. Wilshire. 213/467-2107

Bev. Hills Triangle-8750 Wilsh. 6000 sq. ft. 47' front. 8756 Wilsh. 8732 sq. ft. 35' front. Leasing. 213/652-1411 Backaya Rty

Ground flr. space avail. Mid-Wilsh. Bl rise. 1300 to 5035 sq. ft. Immediat avail. 213/383-4246

WESTERN/BEVERLY Small office suite. Reasonable rent. Mr. Brown 213/388-3040

FULL-SERVICE OFFICE SPACE. FEEDBACK LEASING. 213/852-7358

NEWPORT BEACH AIRPORT AREA CHARLES DUNN CO. REALTORS. Reg. Sub. or call 714/333-8800

\* Bev. Hills ofc. space for lease. 8033 Wilshire Bl. Call Stuart Cowan. 213/271-1488

BEVERLY Hills ofc. space. remodel. full service pkg. Mer. on the Agt. 213/383-3056

VAN NUYS-Sherman Plaza-new bldg. 123,000sq. ft. John/Ron. Marlow-Kennedy/213/452-3400

WE BEAT ANY PRICE IN TOWN! Prime Class A. Tennis, gym, sauna. 213/384-3000

CULVER CITY-NR. FRWY, LAX 3,000' avail. now-213/870-8611

4,985 sq. ft. prestigious corp./law space. Immed. occupancy. At. 213/384-3056

### NEED OFFICE SPACE?

We're dealing! 213/464-1205

## Fred Sands Realtors

DOWNEY-Newly decor. exec suites 843 To 1274 sq. ft. 75 S.F. Barbara Lingo. 213/561-7000

\* OFFICES NAME IT 213/462-6777

WESTWD/WILSH. Blvd. Prime sublease. 2 lg. ofcs. \$1.50 s/f. Act. 213/820-7731

JRK Shop space in Reseda. Hydraulic lifts, lites, compressors \$1500/mo. 705-2909

AUTO CENTER. Granada Hills area. 2 frwy crossings. Front days. 208 2915

NORTH Hollywood 1000 sq. ft. 35c sq. ft. front/rear parking. Call 985-2041 eve 893-7904

\$190. 1431e 1/2 Oknard St. V.N. Great for light repair work. 789-6248

CANOGA Pk shopping center from 900-5700 sq. ft. ample parking. reasonable 789-4248

AUTOMOTIVE Shop, rent or lease; auto store, rent or lease. 993-9040. 3-1-7172

SHEKMAN WAY CANOGA PK Top Ref. Location 3750 sq ft. Days 996-6696

1300 mo. 12 Year auto parts location. Approx. 2000 sq. ft. Venture Bl Woodland hills. 5 STAR REALTY. 346-6400

1824 Ventura Blvd. 2400 + sq. ft. Corbin Village Center. Major tenants. Acres of tree parking. Owner. 899-6432

875 To 3150. Offices, cubicles or private. Secretary with answer phone. 365-2425

STORE FOR RENT. Need Hardware, Bakery, Donut Shopper? NW Sylmar 362-7781

AUTO CENTER 7019 Laurel Cyn., N.H. Hoist, mezzanine. 708-3565

RECORDING, rehearsal studio or store/office 1400' 10934 Manzanita (Ron) 743-8261

AUTO CENTER, #1 location 7052 Reseda Bl. Shop 700-2909 to 15,000. 788 49 1/2

AUTO Parts, 875 to 1500 sq ft. 7006 Van Nuys Blvd., V.N. 993-8529. 888 22 9

CANOGA Park 1100 sq ft store Rent or lease. 21117 Sherman Way 759-1194. 874-0408

2200'. 4400' AUTO shops/offices. 230. Bargin. Chase St P.C. 792-2650 anytime

NEW AUTO REPAIR Center READY AUGUST 1ST. 7746 Sepulveda Blvd, V.N. W7

## Des. Prop. Rent-Lease 4069

### 2 MONTHS FREE RENT W/LEASE

Office/retail space. Most active and attractive commercial corner on Hermosa Ave. Lax. 440-1760 sq. ft. Call Gloria 3-5 pm daily. 213/3823-6363

### L.A. RETAIL

\* 620 TO 1150 S.F.-Ofc/Retail Newly remod ctr near Hlywd frwy on Glendale Bl. Call Norman. Bk. 213/484-2748

\* O.C. BROOKHURST ST \* 1,000-4,000 & 6,385 Sq. Ft. In modern, active center near Pin. Valley Mills Square Park for any business. 714/844-4910 WESLEY H. TAYLOR CO.

\* Top Location - 2400 s/f. Rest. & 275 s/f dress shop/store/ofc? Ample pkg. s/c. busy shop cntr. Avail. Agt. Cor. Woodman/Roscoe. 213/385-3801

LA HABRA Comm'l Space up to 3000 sq. ft. Can be divided. Loc. at Whittier & Healand. Call collect 213/853-1000 aft. 6pm 213/346-2030

SYLMAR Sq. - 8 ac. center. Prime stores avail. Below mkt. sales. Daniels, Agt. 3/281-6700

\* NU AUTO REPAIR SHOPS-WLA 3 Xint locations. 1200 La Brea Pico/Huaser, Pico/Orange Dr. From \$200/mo. 213/859-0880

\* MISSION VIEJO-RETAIL 1,300 sq. ft. 714/839-9987

Magnificent 1825 sq. ft. show-rooms with offices. 20' high ceilings. On the major Blvd. of Marina del Rey 213/822-0215





# COMMERCIAL LOTS OR ACREAGE FOR SALE

## Bus. & Comm'l Lots 4067

**CHATSWORTH-SACRIFICE**  
Must sell MAJOR corner present income. Owner 213/827-4472

**LAND: C-2-2, 17,200-sq ft Dwn'tn LA area. Fwy exposure. Info call: Mr. Thomas T.P. 213-859-2717**

**PRIME area, LaCienega no. of Wilshire. 10,715 sq. ft. C-2-1. \$125/sq. ft. Emily & Co. 213/855-0421**

**ORLAND corner-reduced to sell. Has plans, permits for ctr. dev. Bob Bard, bkr. 213/826-9040**

**4200' Paved lot Nr Olympic/Soto \$30,000 OWC + opt. sqd 4000' bldg. Act. 213/747-4151**

**4455 N. Mednick 35x120 \$50K 1806 Alvarado/Glendale Bl. 50x150 \$100K. Bkr. 213/397-6765**

**\* 101 Fwy-visible C-3 2.3 ac. Incl. aprvd plans 36,000 sq. ft. Bldg. \$985K. 213/706-2200. Bkr.**

**2 Vac. C-2. Carpinteria, oceanside fwy off ramp. Tent. Aprvd. 152 motel rm. Act. 213/785-8191**

**SWC Granshaw/147th, Gardens. 105x150/4270 incl. crwsh, gas pumps \$100K. On 714/498-2229**

**3.3 acres potential commercial. Busy Riverside traffic corner. Call 400 sq. ft. 714/781-7029**

**\* C-2 ZONE LAND. 18.63 acres \$2.60/sq. ft. Loma Linda, Call 714/686-1358 Mary**

**C-2 lot 85x122' La Habra. \$99K. Call collect. Bkr. 213/346-2550**

**2nd. 2ba. San Vicente, S of Wis. Brittan 213/866-5161 Doud Co.**

**C-2 lot 20,000 sq. ft. 200 ft. frontage on prime, Caluenga Bl. West \$800,000 Gary Merrill Lynch Rtr. 213/907-6336**

**OLYMPIC NR HOOVER. 26,000 sq. ft. CHARLES DUNN CO. REALTORS See Sun or Call 213/481-1800**

## Bus. & Comm'l Lots 4067

**178' C2 BEACH BLVD. Sutable retail, motel, etc. 3.46 ac. nr Hwy. Dist. Chapman & Lamson in Stanton \$15/sq. ft. SANTA MONICA BL. C4 CRNR 65' frontage nr McDon & Carl Jr. Has car repair bldg. Immed. devel. poss. Add'l 50' also avail. \$850,000**

**23,100' C2 & R4 to 20' ALLEY Del Rey area. Xint. for smt. coml., condos or agts. income while holding. \$700,000 sub terms & cash**

**PARCEL OF 22,000 SF C-2 Long term grnd lease. Good monthly inc. \$10 without high land cost \$72,000/yr. LONG TERM GROUND LEASE 9,840 sq. ft. avail. at 27c/sq. ft./mo. C-2 on Overland Avenue. 22,500 SF STA MONICA MALL C3 prime adj. SM PL & devel. no vac/gd inc. \$3,895,000**

**1/2 BLK TO OCEAN C3 7,500 sq. ft. on Broadway, 3M for re-develop has 15,000 sq. ft. bldg., stores & hotel. \$925,000**

**75' C4 STA MONICA BL. 7,500 sq. ft. land value \$500,000**

**NEAR KNOTT'S BERRY 38,803 SF 25,000 com w/Alphee's Rest., op to 50,000 sq. ft. for gdn./motel. WLA C2 LAND VALUE \$295M**

**Nr fwy, civic ctr., 3br. hse. use or bid. Smt lot smt price. TAYLOR CO. 213/477-2515**

**2 LOTS FOR SALE!**  
Cnr Laurel Cyn & Chatsworth  
Apx 30,000' C-2 & R-1  
Cnr Arrow Hwy & Anasa  
Apx 23,000' C-2  
SUBMIT OFFERS!  
213/624-3701 owner

**DEVELOPER'S DREAM**  
Heart of SHERMAN OAKS  
325 Ft. Frontage  
Ventura Blvd-1 Acre.  
Long-term Ground Lease.  
Or will consider outright Sale  
Owner 213/881-0400

**15 AC. COMM'L. SAN DIEGO**  
So. Bay loc., just E. of Plaza Bonita Reg. Shop. Cntr. M. pot. w/So. Bay dev'l. explosion. Lo price @ \$3M. \$6.8/sq. ft. Need quick sale-30 days-OVD @ 12% Own/bkr. C.V. David Allen Field St. S.D. Call 213/618-225-2888

**MUST BE SOLD**  
Cor. sits 28,000+ sq. ft. C2&R3 on Lincoln Bl. Income \$24,000/yr until ready to build. Priced for quick Sale \$500,000. Able N/Inv. 213/397-6314

**\* WESTSIDE C-2 CORNER PRIME COMM'L FOR HOTEL, SHOPPING CTR, OFC COMPLEX, ETC. APPX 3 AC. \$100/50 FT. 1ST TIME ON MARKET. JOE FERRIN 213/273-4444. BKR.**

## Bus. & Comm'l Lots 4067

### REQUEST FOR PROPOSALS

The Community Development Commission of the City of Downey seeks creative proposals for the purchase and development of 62,019 square feet of C-3 zoned land located at 8351 Firestone Boulevard, Downey, Calif.

The appraised value of the property is \$930,000. The property is located adjacent to the site of the proposed 220-room Granada Royale Homotel which is to begin construction Summer 1983. Said proposal could also include a site of 10,780 square feet adjacent to and northerly of the primary site.

All proposals must be submitted no later than 5:00 p.m., August 19, 1983.

**SANTA MONICA BL. C4 CRNR. 65' frontage nr. McDon & Carl Jr. Has car repair bldg. Immed. devel. poss. Add'l. 50' also available \$850,000**

**LONG TERM GROUND LEASE 9,840 sq. ft. avail. at 27c/sq. ft./mo C-2 on Overland Avenue 22,500 SF STA MONICA MALL C3 prime adj. SM Place no vac/gd inc. \$3,895,000**

**WLA C2 LAND VALUE \$295M**

**Nr. fwy, civic ctr., 3br. hse. use or bid. Smt lot-smt price 23,100' C2 & R4 to 20' ALLEY Del Rey area. Xint. for smt. coml., condos or agts. income while holding. \$700,000 sub terms & cash. TAYLOR CO. 213/477-2515**

**MERRILL LYNCH REALTY (213) 820-5777**

**Prime S.M. 14th. Vac. 10,000 s.f. Strip Cte. or Off. terms \$600K. Motivated. N. Dlugatch**

**SFV growth area 40,000 s.f. C-2 strip, off, apt/Khosrow.**

**B.M. OFF. SITE C-2 48,000 s.f. \$5 Mil. Mike**

## MOBILE HOME PARK SITE

**197 SPACES ZONED & APPR. + 6 ACRES COMMERCIAL**  
In Kern County near the booming community of Ridgecrest. MUST SELL. Call OWNER (213) 861-3800 P.O. Box 700, Encino, Ca. 91426.

## PRIME R-4 WEST HOLLYWOOD

**Under \$30 PER SQ. FT.**  
15,430 sq. ft. of prime West Hollywood R-4 land. Street to street. Great buy \$450,000 cash. Call Jerry Turnbull, 213/653-4827, Adrian Realty Co.

## PASADENA

**5 acre site on 210 Fwy. with approvals for 300,000 sq. ft. of five bldg. W. KELLOGG & ASSOC. 714/833-3352**

## San Diego & Harbor Fwy

**3+ acres adjoin. proposed new hotel & office development \$15 Square Foot 714/644-4910 WESLEY H. TAYLOR CO.**

**\* WESTSIDE C-2 CORNER PRIME COMM'L FOR HOTEL, SHOPPING CTR, OFC COMPLEX, ETC. APPX 3 AC. \$100/50 FT. 1ST TIME ON MARKET. JOE FERRIN 213-273-4444. BKR.**

## SHOPPING CENTER SITE

**WANTED**  
Looking for premium sites, 5 ac. or more. Ready to go now! 213/584-4703 714/846-2646

## LAND FOR SALE COMMERCIAL

**55,000 s/f West Side comm. office building site. Matlow-Kennedy 213/453-3400**

**\* CARLSBAD Freeway Prime comm./tourist/shop. cntr. 27 lots on 46ac. \$4.50/sq. ft./Final Map Farrar Rtr. \$19/454-5892**

**WESTWOOD. 11,000 sq. ft. C-2 Prime! \$1.1 Mill. Harvey w/ Merrill Lynch Realty 213/820-5777**

**\* 110,000 s/f Prime shopping center land. Nr. Regional shopping Mall In Chino. \$860,000 Bkr. D.W.I. 213/829-8778**

**PRIME Medical bldg. lot. 3/4 int. 714/497-1748 or 498-3898**

# MEDICAL PROPERTY FOR SALE OR LEASE

Medical Bldg. S'lo/Lse. 4061



**LEASE AND OWN**  
New medical ofc. bldg. under construction—Santa Monica—blocks from St. Johns—equity offered with lease—estimated occupancy—August 1983.  
NICKI LAKE/MARTIN ERICK  
213/322-7731

**★ WEST VALLEY'S FINEST MEDICAL**

Medical suites available on Balboa Blvd. with easy freeway access. Ranging from 506-1678 sq. ft. in prestigious Encino medical complex. Facilities include: restaurant, pharmacy, surgical supply, swimming pool, attended parking, on site mgmt., full services. Next door to newly remodeled full service hospital. Immediate occupancy. Call Fran Solomon, Agt. 213/886-8100

**MEDICAL OFFICE BLDG**  
\$25,000 down & owner will carry loan. Prime location for new practice. Asking \$275,000. 714/363-2671. Broker

**MED. BLDG GARDENA**  
Excellent For Owner/User Pharmacy On Premises. Resndra Rity 213/474-4542

**MEDICAL SPACE** for lease. West Hollywood. 500-3,000 sq.ft. Attractive newer bldg., good prgs., good decorating. Showings. 213/894-7191. Bkr.

1900' Med Suite. Full service. Modern building w/pharmacy Wash/Fairfax 213/473-0907

MEDICAL OFFICE space avail in Leimert Pk. area. Contact Mark Avery 213/854-5682

O.C. MED. BLDG-8% CAP RATE On 1-2 acres in busy shopping center. 213/886-8100

5000 S.F. prof bldg. for sale/ise, vic. 8th & Hoover. Perfect for clinic or Dr. Bkr. 213/306-3079

Great loc. Agt. 213/575-3170

CRENSHAW/Stockler 642 & 2050 site 3701 Stockler 213/392-8751

IN Health ctr. recpt area \$300 mo. Santa Mon. 213/451-4255

PCH site Long Beach 17.810 Ocean view. Agt 213/427-7114

**LAKEWOOD** medical suites for lease near hospital, great loc. 700-2000' available. All service bldg. 213/433-4846

5000 S.F. prof bldg. for sale/ise, vic. 8th & Hoover. Perfect for clinic or Dr. Bkr. 213/886-3079

1900' Med Suite. Full service. Modern building w/pharmacy Wash/Fairfax 213/473-0907

LAB or med office. 4150 sq ft. Redondo Bch. 213/275-3271

IN Health ctr. recpt area \$300 mo. Santa Mon. 213/451-4255

CRENSHAW/Stockler 642 & 2050 site 3701 Stockler 213/392-8751

14-Bldg ad. LA med ctr. \$150K. Lo dn or trade. 213/877-6510pp

Medical Bldg. S'lo/Lse. 4061

**★ WEST VALLEY'S FINEST MEDICAL**

Medical suites available on Balboa Blvd. with easy freeway access. Ranging from 506-1678 sq. ft. in prestigious Encino medical complex. Facilities include: restaurant, pharmacy, surgical supply, swimming pool, attendant parking, on-site mgmt., full services. Next door to newly remodeled full service hospital. Immediate occupancy. Call Fran Solomon, Agt. 213/886-8100

MEDICAL Suites 506-1678 sq. ft. West Valley's finest. Immed. occupancy. Fran Solomon, agt. 213/886-8100

20,000 Sq. Ft. Ft. Md Bldg Price: \$1,350,000/\$337,000 dn Pettis & Co. 213/243-3511

MEDICAL OFFICE space avail in Leimert Pk. area. Contact Mark Avery 213/854-5682

1900' Med Suite. Full service. Modern building w/pharmacy Wash/Fairfax 213/473-0907

ADULT Board & Care. Pot'l inc 286K, 19 cap rate, 4x. Mid-Wilshire. Agt. 213/934-8011

SHERM. Oaks medical suites, 360-3,000 sq. ft. Immed. occup. Susan, agt. 213/783-5344

Medical Bldg. S'lo/Lse. 4061

LNG BCH. Sixby Knoll. Free standing 2000sqft. Own. prkg Xray & Lab. Suits any health profession or others. 213/655-4533

1900' Med Suite. Full service. Modern building w/pharmacy Wash/Fairfax 213/473-0907

NEW Med/prof. bldg. \$2,850K w/5750K dn. Lake Arrowhead. Bkr. 213/552-9550

MED. Office bldg \$55K dn. own-er will carry. Asking \$275,000. Walker & Lee 714/963-5671

Medical Bldg. S'lo/Lse. 4061

MEDICAL suites 506-1678 sq. ft. West SF Valley. Next to full serv. hospital. Agt. 213/886-8100

Adult bld & care Pot'l inc \$286K 19 cap rate, 4x. Mid Wilshire. Lic'd for 53 beds. Agt 213/934-8011

1900' Med Suite. Full service. Modern building w/pharmacy Wash/Fairfax 213/473-0907

LAB or med office. 4150 sq ft. Redondo Bch. 213/275-3271

**ADULT BOARD & CARE**

Potential income 286K, 19 CAP Rate, 4x. Mid-Wilshire, Large Accomodations. Licensed for 53 beds. Agt. 213/934-8011

★SUPER Santa Monica Med site. 14,500' bldg. Lse or sale. Convert, divide, add, 7. 60 car pkg. Berry or Stan. TOWER PROP. 213/879-2974



# OFFICES FOR RENT

## Office Rentals 218

### ENCINO OFFICES

1100 sq ft from \$1/sq ft. remodeled to suit for Quality Tenant-Xint location. Mo. to Mo. or lease 16000 Ventura Blvd. 995-7671

### 2 MONTHS FREE RENT!!

### Granada Hills-Deluxe Offices

Air conditioning, Janitorial, Unlimited parking, Utilities paid. Barboa & Chatsworth Call: 366-4921

### CHATS WORTH

### FREE RENT

150 to 425 sq. ft. ground floor, xint location. (713) 705-4100

### ★ WOODLAND HILLS ★

### WARNER CENTER

1470 sq. ft. office space, 2 computer rooms, tree parking. 927 NNN 889-7882

### ★ A NEW OFFICE BLDG ★

### UP TO 6 MOS. FREE RENT

Sherman Way, near Warner Center. From 570 to 6500 sq ft CALL: 887-4000 BKR

### 6047 TAMPA, TARZANA

725 SQ. FT. at 85c

21220 VENTURA, W.H.

1377 SQ. FT. at 85c

786-3801, 986-2887

### 475 to 3600 FT.

### WOODLAND HILLS

Best Deals On Ventura Blvd!  
BAKER ASSOC. 992-8170

### 6308 WOODMAN

DELUXE VANNUYS SUITES  
Heat, Air, Music.  
Parking, Janitorial Services  
787-0540 340-7680

MEDICAL Suite 690 sq ft in garden enclosed 2-story professional bldg. Gr Hills, well maintained, has elevator, air, ample parking. Has pharmacy, radiology lab & professional peers 364-9480

### WARNER CENTER

Executive Suites & Offices available. Includes receptionist & conference room. Secretarial & photo copying service available... Call 348-9200 MOD THU FRI 9-5

### ★ GRANADA HILLS ★

\$180. to \$780. mo. Grassy garden building. Some offices have pri. restrooms. Free-way close 10315 WOODLEY AT DEWONSHIRE 395-0135

### 12,000 SQ. FT. OFFICE SPACE

### ALL OR PART, WARNER CENTER

Free parking, ready for immediate occupancy. \$1 sq. ft. NNN 889-7882

VAN NUYS BL. 1 blk. to Courthouse New plush single to 4 office suites. Furnished or not. Xerox, secretarial available. Lease or mo to mo 501-5030

S.O. STOREFRONT/OFFICE Prime Ventura Blvd. Completely furnished/unfurnished charming Old English move-in condition. 500-1250 sq ft. Kathy King 788-7900

### THOUSAND OAKS

4000' all or part. 100 stairs, 2 story, 2 yr. old. 100 Oaks Blvd. between Westlake Bl. & Hampshire Rd. Call Jerry (713) 811-1848

RENT an apartment for an office. Attractive C-2. Rese. 08, 1/2 Block off Sherman Way. 1200 sq. ft. Also Sales office, adjacent parking. 800 Sq. Ft. 5485 mo. each. 347-2719

### UP TO 2 MONTHS FREE

New-Ventura Bl. S.O. Suites built to suit 700 to 5300' also 1535' prime ground floor 14900 Ventura Bl. 788-0912

## Office Rentals 218

OFFICE, approx. 700 sq ft on Van Nuys Bl. Call 653-1000, Aves & Wends 846-2030

APPROX 400 or 900 or 1200 combined. Panorama City. 761-5253 or 984-3039

LANKERSHIM & VINELAND 1 room office, carpets, air, drapes, priv. \$145 740-4100

RENT OR LEASE 1/2 blk to Ventura Blvd on Woodman. 788-0868 or 789-3344

WARNER Center, 600 sq ft, exec office, furniture available, phones in. 887-3733

VAN NUYS 2 offices, 200 sq ft. ea. Air, utilities included. \$195/mo ea. 785-7330

ENCINO HIGH RISE Share penthouse suite Ventura Bl. 5435 Pri. ply 705-2836

1100 SQ. FT. Tartana, beautiful, Ventura Bl at Corbin, great sales office 343-7252

2 BEDROOM, 3 offices, 2 bath, \$1095 mo. 11311 Burbank Bl. 213-990-1234

2 Bedroom house office space, Reseda area, parking. \$500 345-5772

LAUREL CANYON & OSBORNE 1400 sq ft \$495 Mo. 361-7158

1500-5,000 sq. ft. Office Space W. Valley Bkr 501-4025

Sherman Oaks - Ventura Bl. 750 to 525 Sq. Ft. 801-5030

## Offices Rent-Lease 4875

### ★ THE BIG STEAL!

AND YOU DON'T HAVE TO BE A THIEF!! To see prime office space avail. in Mid-Wilshire corridor 535-7,900 sq. ft. free term concessions, suite improvements, Walking distance to restaurants, Post Office, major financial institutions, office suppliers. 1/2 block north of Wilshire. Agent on premises 213-384-3031

### EXECUTIVE OFFICES

Single ofc or suite. Mo-to-mo rent incl impressive reception area, plush conference rm, telephone operator & receptionist. Sec'tl & photo copying also avail. The Centrum at Universal City, 3575 Cahuenga Bl. West of call Gary Brandt 213-850-1703

### PRIME WOODLAND HILLS RETAIL

1200 sq ft, tenant pays utilities only, ground floor, xint traffic exposure. \$1800/mo. 4645 Topanga Cyn Blvd. Bkr. 213-340-2507

TARZANA - Prime store space on Ventura Blvd. approx 1100 sq ft. \$1010/mo. APPROX 2600 sq. ft. \$2000 mo. Lease 1591 West 906-1678 NEW HORIZON LTD

### ★ NORTHBRIDGE - RESEDA ★

Shopping Center RESEDA BLVD. Corner 3100 sq. ft. Can divide Callowner. (213) 473-2977

### RESEDA

1300 to 4100 Sq. Ft. New commercial space, flexible terms, fully improved. 213-705-4100

### PRIME LOCATION

PARTHENIA & WOODLEY Major shopping center 1000 & 2000 sq. ft. - 60c ft. NNN per window. 264-5730

### FUR LEASE

55c ft + electricity 1000-4000 sq ft. Fwy exposure, Agoura, Blue Larkspur Realty 991-4548

### MEXICAN FAST FOOD RESTAURANT

★ 80c PER SQ. FT. NNN ★ N. Hollywood shopping center Call owner at (213) 473-2977

1400 1000 sq. ft. store Sylmar, Foothill & Hubbard. \$595 security. 365-3425

## Offices Rent-Lease 4875

### PRIME HOLLYWOOD LOCATION SEVERAL SUITES AVAILABLE

Excellent freeway access Will remodel to suit.

Owner 213/623-4636

OFFICE FOR LEASE Pacific Trade Center/Logicon Bldg. 255 W. 5th St. San Pedro Prime harbor location. 300-18000 \$1.00-\$1.35. Free rent. For info contact Karen 213-277-6318 Call Collect.

### ONE WILSHIRE PENTHOUSE OFFICES

PREMIER EXECUTIVE OFFICES. MONTH-TO-MONTH LEASE. 213/821-2124

NEW class "A" ofc. spec. Prestige Wilshire Blvd. loc. in San Monica 1200 sq. ft. full floor avail. Immediately. Comm. to Gira, Call Lorna, Auerbach Lease & Mgmt 213-452-5404

UP TO 5,000 SQ. FT. ★ PRIME RESEDA OFFICE BLDG. incl. 2800 sq. ft. grnd flr space w/tilt divide. Also smaller suites 327 to 1095' avl. 213/274-8828

★ PRIME BEVERLY HILLS 552, 2057 & 2380 s.f. in Beverly Hills' most prestigious bldg. 9524 Wilshire 213/274-8828

DOWNTOWN LA. 655 & Up LAW OFFICE & BUSINESS OFFICE See Sun ad 7/3 for more info B.G.S. Corp. Ofcs & Services 787-8185 (213) 380-4690

★ HIDE-A-WAY OFFICE FOR WRITER, ARCHITECT, ETC NEAR BEVERLY CENTER call day or nite 213/455-5177

MODERN OFFICE SUITES 2140 W. Olympic - 1636 W. 400-20,000 Ft. Will divide. In-cluded parking 213/381-7201

★ CHOICE MODERN OFFICES Mirwood Bl. W. Vine; now avail; 12000 sq. ft. recording studios all cond. 213/464-7175 Mr. Clark

TWO store fronts available. 1614' at 90c per ft. or 1875' at \$1. per ft. Van Nuys area. Call Barbara. (713) 681-7600

DELUXE NEW OFFICES Upto 3200 sq. ft. Reseda TERMS 987-1383

WESTLAKE 1600-1875 Sq. Ft. (213) 889-7882

85c sq. ft. Prime Ventura Bl. Corner Studio City. Suite 1300-2200' Marilyn 789-0383 or 342-7412

MODERN OFFICES, Prime Van Nuys. \$150 & Up. Air. Close to all freeways 789-1513

Prime office space in Chatsworth. 2 mos. free rent 425 sq. ft. & up 7x gross 501-3107

OFFICE or STORE for rent Sun Valley 1700 sq. ft. 50c per sq. ft. 345-4400

NEW ST. FRONT OFFICE, 800', low rent, 7112 Owensmouth, C.P. 988-8368 710-1999

MONROE small. Professional offices. \$225-380/mo (including utilities) 246-4751

100 sq. ft. all utilities, parking, Secretarial & copy machine available. \$150 mo. 988-2626

1600, 1000 & 700 Sq. Ft. Deluxe, air, parking, utilities included. Universal City, 782-3200

375' x 1651' 90' 365' x 1452' mo. to mo. - 19904 Strathern 782-9480 anytime 552-4484

CROCKER BANK BUILDING  
Corner 5th & Spring  
\$9.90/sq. ft.  
PROFESSIONAL OFFICES  
Call for Appointment  
213/623-4636

PRIME SHERMAN OAKS  
Why pay Galleria office prices when you can have a view of L. Magnificent high rise, luxurious office suites, generous rental concessions, full service building, restaurant, bank on premises. University level business courses avail. in the building. Call 213/788-8880

EXECUTIVE OFFICES  
Single ofc or suite. Mo-to-mo rent incl impressive reception area, plush conference rm, telephone operator & receptionist. Sec'tl & photo copying also avail. The Centrum at Universal City, 3575 Cahuenga Bl. West of call Gary Brandt 213-850-1703

5000 sq. ft. new 2-1/2 story ofc. bldg. Can be converted to medical. On Topanga Cyn. 213/301-4025

6,500 sq. ft. new 2-story ofc. bldg. 9885,000. Warner Center area, great owner/tenant building. 213/301-4025

COMPLETE EXECUTIVE OFFICES  
Prestige locations Full services & staff NO OFFICES & SERVICES

Downtown L.A. 213/527-2111 Century City 213/261-3161 Santa Monica 213/261-3161

RIVERSIDE  
308 sq ft for first 6 mos. Quality ofc space from 284 to 6,487 sq ft avail. Close to 60 & 81 Fwy's. Ample parking. Barbara Lund 213-881-7600

★ SUNSET BLVD.  
5 room upper front suite, w/ attach. ba, crpt, drap, A/C. Approx 1100 sq ft. 1 or 2 quiet adults. 8015 mo. Gordon & Assoc 213/468-2150

★ L.A. AIRPORT AREA w/covered pkg. 500/SP + up. Rent/fee. 500-1200 sq ft avail. Security issues call 213/298-1514

★ SANTA MONICA Newly decor. 2 ofc's & recpt area. 375 s/f Mo to Mo. Inland area. Calling USA 213/450-1481

★ PRIME/SHERMAN OAKS Garden offices, 600-3000 sq. ft. AMPLE FREE PARKING. Reception area. 213/452-1050

RANCHO PALMS VENTURA DELUXE office suites in new shopping center at Western/Yucca/In. 720 to 2400-sq-ft. Call collect 213/855-1000/RTI. 508-2030

★ WILSHIRE BL. MR. VERMONT Approx. 3100 sq. ground floor. Priv. entrance. Divided. Good drive. 213/465-4567 883-2311

Ashwill - Schneider, Inc.  
REAL ESTATE SPECIALIST  
Throughout California  
(213) 703-1300

2500 TO 6200 SQ. FT.  
West Valley Industrial park  
Image - Air Conditioning  
Immediate Occupancy  
ICD Bob Shafer 986-5700

7500 SQ. FT. VAN NUYS  
\$2500 per mo. gross  
Near Fedco  
MAJIK INDUSTRIAL PROP  
(213) 716-4177

Westlake & Thousand Oaks  
Space from 950 to 5800 from 39c sq. ft.  
2 YRS. FIXED RATE  
12131 705-4100 (805) 499-3695

Gordon J. Mace & Assoc.  
5950 Canoga Ave. Woodland Hills  
(213) 347-3430

M-2 SHOP 800 sq. ft.  
3 phase, heat, air, fenced.  
Golden State/210 Trwy. N.  
Valley Owner 363-0094

VENTURA BLVD. Completely furnished/unfurnished. Store-front/office. Charming Old English building. Approx. 500 sq. ft. Move-in condition. Prime Sherman Oaks. For inspection - Kathy King 788-7900

NEW OFFICES Prime Location in Chatsworth Available now - Orlin/Inchoussit 250 to 3000 sq. ft. 90c gross 887-1371 or 304-1971

OFFICE SPACE AVAILABLE ZUGSMITH & ASSOCIATES (213) 760-1211

GARDEN OFFICE SUITES 530-1325 Sq. Ft., free parking carpets, drapes, air, utilities 1600s Sherman Way, V.N., Woodley & San Diego Fwy Larry Krim 786-7144

NEW PROFESSIONAL BUILDING Single story on Chatsworth in Granada Hills. 3000 sq. ft. available. Will divide. Immediate occupancy. From \$1 per sq. ft. Ask for Steve Weed. 367-5912.







# APARTMENTS FOR SALE

(2-3-4 UNITS)

**2-3-4 Units 4907**  
 2 UNITS FOR SALE  
 Grt. rental area. Both units 2  
 BR, 1 bath. Needs TLC. Assu-  
 mable loan & Owner may  
 assist financing. \$150,000.  
 (BU4804) Day 213/843-8323  
 Eve. 845-0369  
 Stevenson Dilbeck, Inc.

**NO CASH DOWN  
 TAX SHELTER**

3bd 2ba hse + dplx Good  
 Venice loc \$21,300 annual Br.  
 \$207K Brk 213/392-4654

GLENDALE DUPLEX in prime lo-  
 cation. 2 bdrm, form. din,  
 brkfst rm each. Owner financ-  
 ing for qual. buyer. \$177,500  
 (BR16VE) eve. 241-1413  
 STEVENSON DILBECK  
 (213) 240-8100

**4-PLEX**  
 Assume 1st, (2) 3br-(2) 2br.  
 \$139,000 ..... J. DUNN  
 714/870-6500

4 UNITS Prime—Prime  
 Beverly Hills loc 2-2bds., 1-  
 1bd., 1 single. One of the  
 prettiest bldgs in Beverly  
 Hills. Asking ..... \$275,000  
 At Herd Realty 213/278-1100

4 U.—NO RENT CONTROL  
 PRICE: \$155,000 DN: Submit  
 Long Besch. Quality 2bds.,  
 centrally located. Owner moti-  
 vated & will carry financing.  
 J. ROSS, MD. 285 543-3511

DUPLEX IN PALMS BY OWNER  
 Lg. R3 lot almost 2000 sq.ft.  
 construction. Assume \$125K.  
 income \$1200 Perfect for 2 fa-  
 milies must sell. \$169,500.  
 213-703-7888/821-5500

2 BEAUT Bldgs, 1 lot w/alley  
 Nr. Sunset Egmont. Lux liv  
 for own. 1-2 Bd, 2 Br 1 Bd, 1  
 w/sun rm & brkfst rm. + sgle.  
 Redc \$280K. Brk 213/465-2155

**4PLEX LANCASTER**  
 Mod. 2br, 1 1/2b no rent  
 control, inc. \$16,800. Must sell  
 immed Brkr 213/344-7865

BY OWNER 2 Houses, 1 lot.  
 2 Apt each, 744 School Ave  
 L.A. nr Montebello. \$108,950  
 10% dn. OWC \$20K 2nd.  
 213/949-6126 or 213/763-8233

GLENDALE by own., 2br den +  
 2 furn, encls, pool, sint area!  
 \$14,400/yr. Price \$184,900/obo.  
 213/240-0475, 714/826-1307

GI & FHA Big family duplex,  
 stucco, 3br, 2 rms. Choose  
 carpets. B15 E. 81st. Open  
 Sun. Pp 213/227-1026

SPANISH CHARMER  
 Close to Eagle Rock Plaza. Lg  
 4-1 bd U's. Asking \$195,000.  
 Aft 213/248-9341, 767-6512

843 N. Citrus Hollywood. 2-2bd  
 1 1/2ba dine, fenced yrd, excel-  
 lent cond. Anxious seller  
 \$169,500 Aft 213/999-3104

SHARP 4U, nice Palms St. Lrg.  
 3br own's unit w/sep. terd.  
 inc \$31,212. Asking \$279,000.  
 Miller & DeSotnik 213/202-9166

CORONA  
 ANXIOUS 3 lg 4-plexes. All  
 2bdims 1 1/2ba. Real Sleepers!  
 \$139,000 ea Brk 213/709-5507

**OWNER FINANCE**  
 2+1+single Silver Lake, lo Int.,  
 Browning Riv 213/263-1941

DUPLEX on lg lot in Pasadena  
 2 bds. ea unit. Assumable 1st  
 \$111K. OWC 2nd \$20K obo.  
 J. Ross Realty (213) 244-1101

BURBANK 2 U (4br hse & 2br  
 apt) MUST SELL. \$185K Princ.  
 Only 213/841-4338 on

GLENDALE 2Hses on R4 lot. Cfs  
 inc. \$11.4K Xint inv. @ \$130K  
 Brk 213/783-8481/861-5433

W 3U \$87,500 Nr USC BRK dn  
 to a nu \$40,000 loan. OWC bel.  
 Aft 213/240-7724, 322-4095

SILVERLAKE Hse+3, 2bd, 2ba,  
 den; 3 sg w/sep kit, pp all w/  
 dks. H. v. \$218K 213/966-1164

4U-4-Potential High Rise Lot  
 mid Wilshire area \$285,000  
 Brk 213/350-8883

N. SWEETZER, Quaint Spanish  
 bldg. 1 bdr ea. Din rms. Sky-  
 lite. \$185K. Brk 213/853-3112

4 UNITS \$150,000. All 3 bds  
 Prime N Hollywood. Gd. blended  
 interest. Brk. 213/788-2550

HANCOCK Park Ad. Two 4-bd  
 units. \$135,000. Brk. Vitorio  
 W/Letizia Gelles 213/272-2320

WEST LA Dplx 639 N. Gardner.  
 \$169,000/\$50,000 dn. P/P  
 213/462-1734. 853-5841

3bd, 2ba, frpl, + 2 stra lg  
 2bds/2ba rentals \$345,000  
 Helter & Co. 213/870-6602

Hwyrd 2 & 1 bd dplx + 2 hses  
 \$21K w/ \$39K on Carry \$50K @  
 10% P/P \$179K pp 213/764-0882

4 VENICE CANAL DUPLEX  
 Remold 2bd, 1ba ea \$289,000  
 /Trade. Brk 213/382-1528

BEAUT. New dplx bnt on Bish-  
 op Creek in Bishop. 8 X yr or  
 submit. Owner. \$19,873-8520

ALL 3 U S.M. & Venice. \$149K-  
 \$189K-\$289K & \$395K. Brk.  
 213/380-8585; or 393-5614

**3 HOUSES ON LOT, CARONA**  
 \$119,500 Owner 213/427-3224

\$119,500, 3 Units, Burbank, w/  
 great plan. Brk. 213/894-3653

720 W 73rd St. 714/671-5266

HOUSE + 4 units Cudahy \$213K  
 cash ll. 213/735-6684/87-4925

Hwyrd His vu home & 2 rentals  
 w/v pvt \$295K 213/999-3104pp

3U-3M fwy/Labres 100% FHA/  
 VA no dn. Brk 213/751-9210

Las Vegas new 4 plex call for  
 full details 702/558-2647/0

4U OL YNAPC/Fairfax 2-2br 2-1br  
 \$195,000 Brk 213/865-3000

VENICE duplex-5 bks fr. Ocean  
 Reasonable 213/453-6331 Pp



# APARTMENTS FOR SALE

(ALL SIZES)

L.A. TIMES 7/17/83

RES. INC. PROP. SALE 4000 RES. INC. PROP. SALE 4000 RES. INC. PROP. SALE 4000 RES. INC. PROP. SALE 4000



**Wagner/Jacobson  
Brokerage, Inc.**

REAL ESTATE INVESTMENTS

**29 U-AN INVESTORS DREAM**  
\$1,225,000-\$300,000 DN! #1147  
28-2's & 1-3 bdrm, 1 1/2 ba. w/  
frp/c. Loc in most desirable  
res area in El Monte. 3 1/2 yrs  
new. OWC 2nd. T.D. Starting  
@ 8% for 15 yrs. Only 7.68 x  
N Shows \$16,112 CF at V&M  
Days see below. Eve 995-1201

**8 U NORTH HOLLYWOOD**  
\$280,000-\$85,000 DN! #137  
Assumable 1st T.D. @ 13 1/2%  
fixed rate. OWC 2nd. T.D. start-  
ing @ 6%. Good unit mix  
good rental area. Bldg in XL BT  
COND.  
Days see below. Eve 467-6700

**4 U PRESTIGIOUS STUDIO CITY**  
\$350,000-\$110,000 DN! #1153  
Each unit like a private home  
2-2's & 2-3's. All 2 ba. w/Dit-  
ins., dishwashers, fridges, wet  
bars, central A/C & more.  
Days see below. Eve. 766-6500

**TWIN 4 U MIRACLE MILE AREA**  
EA \$225,000-\$75,000 DN! #1150  
Buy 1 or both. All 1 bdrm, 1  
ba. Renting from \$315 to  
\$525. Spacious units w/formal  
dining rooms.  
Days see below. Eve 367-7820

**8 U NR. L.A. COLISEUM**  
\$125,000-\$25,000 DN! #1152  
Great starter investment.  
Long term fixed financing.  
Shows 11.2% return on cash  
down.  
Days see below. Eve 271-2048

**3 U NR LA BREA & JEFFERSON**  
\$90,000-\$18,000 DN! #131  
Cute property. 1-1 bdr & 2 sgl  
Assume 1st T.D. OWC 2nd  
Days see below. Eve.

**6 U VAN NUYS**  
\$248,000-\$65,000 DN! #1145  
3 Duplexes all 2 bdrm, 1 bath,  
w/indiv fenced yards. Nr Keis-  
er Medical Center. Shows \$3,  
625 CF before V & M  
Days see below. Eve 271-2048

**12 U PINK MID WILSHIRE**  
\$470,000-\$117,000 DN! #126  
No of Wilshire. 7.4x gross.  
Great charm & curb appeal!!!  
Redone like new. Shows \$12,  
455/yr CF before V & M  
Days see below. Eve 656-7230

**3 + 1 U GREAT PALMS AREA.**  
\$160,000-\$45,000 DN! #1144  
3-1's & 1 sgl w/1 1/2 ba. Two  
have frpics & high arched  
ceilings. Great potential  
Days see below. Eve 701-7788

**WAGNER JACOBSON  
BROKERAGE INC.**

213/937-3731 872-1636



**7U MID-WILSHIRE**  
Strong rental area attracts  
good tenants to this well  
maintained property. Current  
gross \$34,800. Can be bot w/  
only 48M dn!  
\$239,900 213/820-6855

**7U VENICE BARGAIN**  
Nr. beach & well maintained.  
Current gross 33,516 w/gd.  
upside pot. Req. \$75M dn.  
\$275,000 213/820-6855

**11U HOLLYWOOD**  
Sold for lot value! Prop sets  
on lg R-4 double lot. Current  
income 41,220. Req. only 80M  
dn. \$400,000. 213/656-8881

**12U PALMS**  
Loc in strong Westside rental  
area at 7.9X SGI. Current gross  
\$47,640. Can be bot w/only  
\$100M dn.  
\$330,000 213/820-6855

**15 UNITS STUDIO CITY**  
Pride of ownership twnhse  
apts w/sec. pkg. Current inc.  
108,456 w/xint upside pot.  
Will show cash flow w/350M  
dn. \$1,100,000 213/820-6855

**17U GARDENA**  
Bread & butter prop nr El  
Camino College. Gross 981,  
960. Req \$135M dn.  
\$565,000 213/820-6855

**18U PANORAMA CITY**  
Newer units in strong rental  
area. Current income \$1,620.  
Will show 4.61% cash on  
cash w/\$210M dn  
\$750,000 213/820-6855

**20U L.A. CASH FLOW**  
Price reduced for fast sale.  
Bread & butter prop. w/70824  
gross inc. Will show 10% cash  
on cash w/112,250 dn.  
\$449,000 213/820-6855

**20U LOS ANGELES**  
Well maintained 2-sty stucco  
on large R-4 lot, current gross  
36,063. Shows over 7% cash  
on cash w/145M dn.  
\$595,000 213/820-6855

**21 CONDOS W. HOLLYWOOD**  
Approved conversion w/pink  
slip in top location. Current  
gross inc \$127,188. Xint profit  
potential on sale of units.  
\$1,650,000 213/820-6855

**23U VAN NUYS**  
Nr Civic Center. Features pool,  
secured entry & parking.  
Current grossed 82,796. Req.  
only 150M dn. Will show 3.2%  
cash on cash!  
\$750,000 213/820-6855

**30 U VAN NUYS**  
Well maintained prop in xint  
rental area. Current gross  
121,176. Req. \$400M dn. In-  
terative financing pkg.  
\$1,750,000 213/820-6855

**174U LOS ANGELES**  
Get ready for '84 Olympics! Hi  
return hotel/spt complex w/  
restaurant. Lpt down pay-  
ment on this brck beauty.  
\$2,300,000 213/656-8881

**REANDRA**



**11U USC, \$190,000/20% dn.,  
5.2x, 25 yrs. old, 12% cash  
flow . . . . . 213/654-7970**

**8U SILVERLAKE \$295,000  
8.9x . . . . . 213/663-8161**

**16U LOS FELIZ ADJ. \$348,000  
7.9x . . . . . 213/663-8161**

**12U MID WILSHIRE, \$360,000,  
7.7x, 4% return 213/654-7970**

**20U MID WILSHIRE, \$395,000,  
7.3x/9% return 213/654-7970**

**8U HLYWD, \$320,000, 8.4x  
. . . . . 213/654-7970**

**26U LOS FELIZ ADJ \$925,000,  
8.4x, OWC 10% 213/663-8161**

**8U ON THE BEACH, Venice  
\$400,000 8x . . . . . 213/654-7970**

**8U N SAN DIEGO Bchvnl \$440,  
\$38,880 inc. 213/654-7970**

**4U 7.25x, mt 2x, 20 yrs on  
9% fin. . . . . 213/654-7970**

**8U, 6.3x, 10% fin, 21% dn,  
9% fin. . . . . 213/654-7970**

**CAMBIO  
REALTY & INVESTMENTS**

**4 PLEX  
LA HABRA  
\$229,000**

**6 PLEX  
TUSTIN  
\$325,000**

**6 PLEX  
ANAHEIM  
\$275,000**

**21 UNITS  
ANAHEIM  
\$875,000**

**OFFICE- MEDICAL  
15% DOWN TO NEW LOANS  
EAST FULLERTON  
\$630,000**

**CALL FOR INDIVIDUAL  
COUNSELING ON  
INDIVIDUAL INVESTMENTS**



Reduced \$20,000. Beautiful 16  
U Montclair. 1 Bd., pool,  
\$575,000. Pride units, anxious  
will trade up.

12 U Pomona - \$329,000, enjoy  
positive cash flow with seller  
carry @ 8% interest, income  
42,800.

House + 4 U Pasadena - \$220,  
000. 3 Bd house + 4 U. In-  
come 23,000, in good location  
Pasadena, 10% down & as-  
sume financing.

House + 7 U Pasadena - \$365,  
000. Best location & Sierra  
Madre, income 37,200, pride  
of ownership.

**281 N. Altadena Dr.  
Pasadena 213/449-0073**

10% DOWN for qualified  
Buyer who Pays escrow/  
termite report for well kept  
230 at 11210 S. Broadway, LA for  
\$400K, 5X Gr; BU at 10413  
Brdwy, LA for \$145K, 5.4X gr,  
14U at 458 W. Altadena,  
Compton for \$300K, 5.2X gr;  
7U at 9027 S. Compton Av. LA  
\$110K, 5.2X gr; 4U at 1447  
Henderson Lane, Burbank flow

10U units are in  
and sold as is to principals  
only. 213/541-6468, Owner

10U Hilyw. 6.6x gr. 10% Days  
213/361-8889. Even 349-6660

Good trees, etc. 214/840-7851

11U Bchvnl. 213/556-3656

VAN Nuys 32U BSCR. Figs. trms.  
W. Arden Co. 213/553-1763



APARTMENTS FOR SALE

(ALL SIZES)

LOOK! 10 UNITS \$245K

Turn around for \$\$\$ 1's & 2's Must see. Richard Agent 213/858-8000

14 lg apts + 1 used pre-schl on Florence nr 605 Santa Fe Springs. Inc. \$7690 month. \$725K \$145K Dn. Call Mon VISTA RLT 213/434-3427

MID-Wilshire 20U stucco, very clean. OWC. \$430,000 w/\$110,000 dn. Net cash flow of 9% after. 213/653-4827. Adrian Realty

5U SHERMAN OAKS OWN/USER

All 2 bdr. \$275,000, \$75,000 dn. OWC 10%. \$28,500 income. Price only. Agt 213/858-8000

6 UNIT FAIRFAX DISTRICT

\$480,000. Xint. loc. Just No. of CBS studios. All lg. Twnhse apt. JOE PENICK CO 213/704-6400

BURBANK

11U w/terms Principals only Earl Bkr 213/991-0400

INVESTORS-SACRAMENTO CA. BUY

\$241,000 single fam home for \$83,500. \$20K avg dn. Prin 213/991-4467

BY OWNER-12 UNITS

No. Hlywd, 7.7X Gross. OWC 2nd TD. Buyer to get new 1st TD. Message: 213/981-4467

SANTA MONICA 31 UNITS

\$1,480,000 OWC. Schneider Realty 213/552-9954

\* 8 LG SGLS. 30th/NORMANDY \$130K/\$25K dn. 6.3X Gross. TRY OFFER \$120K/\$18K down. Agt. Harriet 213/939-4241

10U N. Hlywd. 7.5X gr. Xint cond. Submit dn. Principals only Bkr. 213/761-2605

20 UNITS + 2 stores \$520,000. Inc. \$74,800. 213/931-7177

LONG BCH-4-1bdrms. Newly re-modeled. Garages. Assum. \$30K OWC \$137K. 213/325-6426

10 U. \$480,000. 1441 Euclid, Santa Monica. Gross inc. \$48K. New loan 213/931-7177 P/P

11U 5.2X. 19yrs. \$10,000 cash flow \$45K Dn. \$220K FP. 7-2dr. 4-1br. Owner 213/860-0039

MID-WILSHIRE beaut 20 units 18/4bdr. 2/1single \$595K HOOVER (213) 665-5841

HERMOSA BEACH-28 U on the Strand. Inc. \$144K/yr. OWC w/\$500K dn. Bkr 213/434-4424

13U, pool, 7x. Nr Inglewd \$55K Dn. \$300K F.P. \$10,000 Cash Flow. Owner 213/860-0039

8U Van Nuys \$260K/\$39K dn. Dan Meyer, Bkr 213/784-0141

8U sharp So Gate xint. loc. 7.1X OWC. Owner/Bkr. 213/316-1178

42U-Glendale \$\$\$ machine. inc \$165K OWC. Agt 213/737-4584

10 U NO. HOLLYWOOD

Pride of ownership. Pool, many extras-gd area. OWC 5-7 yrs. 5% Dn. Ask \$525,000 R. Bryan VISTAR 213/822-8733

125U PALM SPRINGS

Sharp cntr. loc. Xint terms. Best P.S. loc. Price \$4,500,000. PIERSON REALTY 213/454-7281

WANTED APTS 15-25U in San Diego or Org Counties. Want gd loc. Have \$125K-2nd 12% due 3 1/2 yrs & \$100K CASH. Bkr/Agt 213/661-1801

12 RENTAL HOMES

(All rented) in Tustin area For Sale. Ownr finan. Reason. Priced. Xint Tax shelter. Bkr. 213/714-982-7751

SAN ANTONIO TX 72 units. Assume 8 1/4% & 9 1/4% loans. O.W.C. 20% down \$1,600,000. Btkowner Assoc. 212/757-5592

100 CHEAP 16 Sharp U. High-land Pk. 8-1s, 8-2s, 8xiow tr. \$499K. \$125K dn. 10.75% in. C/F \$3700 agt 213/255-6883

SUPER DEAL HOLLYWOOD

16U + 6 stores. Pkg. 4.7 X gr. P.S. \$550K Mr. Hirth 213/858-8000

28U PANORAMA CITY 8.5X-\$300,000 DOWN 7 YEAR OWNER FINANCING. Broker. "Neil" 213/991-8677

ATTENTION SYNDICATORS

100-Units, prime loc. OWC Shows cash flow. \$1,600,000. Priced down. Bkr 213/274-6141

WEST HOLLYWOOD COMPOUND 5 Unique Units-Xint Income \$258,000. Bkr 213/660-9630

14U loc 1222 N. New Hampshire Ave. \$495,000. \$150K dn. Rent \$4750/mo. 213/931-7177

\* INGLEWOOD 11U w/pool 8X gr. \$492,000 (MB066) Agt. Byron 213/545-8563

10U 6 1/2 X GR. \$260K. 15% own TD OK. 10.9% ref. long term loans. Crenshaw Shp. Ctr. Bkr. 892-3272

\* 5-2 bdr un. Xint cond. 9 gar. Obie lot. 100X134 R.4. Good Hlywd loc. Bkr 213/482-2096

\* 30 Units of Figueres/Adams. S.P. \$470,000. 5.9% gross. Good terms. 213/244-7271 Mo-Fri

MALIBU OC VU 5yr dpl (3+3eas). Prime 150x300 R-2ac. OWC 1st 1 1/2% 25yr. 213/457-7102

\* 8U WILSH. W. 4-2bd + 4-1bd \$30K/yr. OFFER! OWC 1st O/B/F. Fran 213/953-8915. 558-9565

16U WLA. OWC Good transp & tenants ownr. 213/275-9276

Venice Bch 15U Pos. Cash Flow 10% finance Pp 213/518-3850

PRIME-Mdrn 11U income \$26K. dn \$150K. Agt 213/385-2486

10U. Gardena. \$520K/\$125K The Hanes Co. Inc. 213/542-3583

5U Echo Pk. \$212K/\$26K. Bkr. Call collect Bkr. 13/745-2350

47U Brick - \$685K/\$130K The Hanes Co. Inc. 213/542-3583

10U Hlywd. \$30M own. \$32M+inc security. Bkr. 213/876-0700

WILSHIRE BLVD/B.H. ADJ.

Great for owner. Attn. Doctors adjacent bldgs. \$1.3M. OWC. Chris. Bkr w/Merrill Lynch (213) 892-5777

SU B.H. ADJ.

N. of Burton Way. Grt. fin. & prin. Benjamin/Ag 213/858-8000

16 UNITS HOLLYWOOD

Price \$375,000-20% Dn. 7X gr. 1bd. 4 single. Martha Bennett VSTAR FIN 213/822-8733

\* 20 CLEAN Units LA \$45K gr. 4 SHARP Units Belmont Shores Long Beach & CLEAN Units Good area. Inglewood only 8X gr. Agt 213/633-3446. Eyes

8 UNITS BEST HOLLYWD

\$205,000 w/\$30,000 dn. Richard Agt 213/858-8000

10U WEST LA. \$350,000

ASSUM. OWC. Pkg. Bkr 213/858-8000

PRIME ALVARADO

16U. Stucco. Sharp income \$47K. Mr. Hirth. Agt 213/858-8000

125 down. C-zone. Was motel. No rent control. Agent Ernie. 98. 213/487-2313. Ev. 467. 2319

EXCELLENT POMONA LOC.

8U & huge stores. Owner anxious. 714/840-1373. Bkr.

10U Mid-Wilshire- gd cond. gross \$55,000 annually, ask \$495,000 flexible price. Agent 213/747-4151

8U. gross \$33,000, motivated, reduced to... \$239,000 C-21 First 213/660-1833

19U El Segundo nr. LAJ job mkt \$93,600 annual gr. \$775,000. Prin. only. Bkr. 213/883-5133

30U V.N. 3 yr. old 1.1 mil. C/E/1 of 730K. Prin. only. Owner 213/708-2800

73U-Hawthorne 11 yr. old sec. bldg. \$2.9 mil 8x Gross. 10% financing. Agt 213/540-4257

6 U. Good Starter prop. \$28,740 inc. Asking \$220,000 Real cash flow. Baum Co. 213/879-4444

\* PRIME BEACH PROPERTY! BELMONT SHORE PENN 16U & Store. \$1.3M!! 213/438-3257 pp \$-19am 213/799-7957

\* 28U GLENDALE-GI \$139,500. Discount for new fin. By ownr. 8-19am 213/799-7957

11U Canoga Pk \$435K. Assume 1st OWC part. Bkr 213/344-3699

8U 5.9K gr asking \$145,000 OWC. Agt 213/575-7106

TO BUY, SELL, Trade Apts. Call S. Schindler. Bkr 213/473-0693

ENCINO 15U. Balc., pool. Price only \$670K. Bkr. 213/433-7455

18U N. Hlywd. \$92K. Gr. OWC flex. rms. W. Raden Co. 213/553-1763

6 lg 8 1/2 Crenshaw Sq area brnch \$250K Bkr 213/855-5000

9 UNITS LONG BEACH

\$320,000/\$31,000 DOWN Xint leverage position less than 10% dn. On clean, young easy to run well main. bldg w/security gate 213/542-3583

10 UNITS GARDENA

\$520,000/\$125,000 DOWN OWC 8% 10 yrs. Positive cash flow. 11,000 sq.ft. 2br/1 1/2ba 2 sty. Indus style w/subter pkg. Sec. 20 yrs. old 213/542-3583

47 UNIT BRICK BUILDING

\$685,000/\$130,000 DOWN High rental demand dntwn LA. OWC 10%. 5.2X gr. Low rents. 4 story money maker nr. reddev. Tax shrt. \$51215 213/542-3583

51U. SAN FERNANDO VALLEY

\$1,500,000/\$350,000 DOWN 6.9X gr. 5.2 cash on cash. CPU \$29,400. No rent control 1 & 2 br units. Pool, court, BBQ. Principals only 213/542-3583

FOR CAREER OPPORTUNITIES Keith Kotzka 213/542-3583

See ad class 2500 Sunday INVESTMENT R.E. SERVICES

BARTON BRIVIN REALTY

27U-No.Hollywood. All 2BR. Pool

17U Hollywood \$550,000. 25% down. Redevelopment area.

7U Palms-\$379K. Owner anxious

Linda Bendowski, Agent 213/934-8181

28U. SHERMAN OAKS

16-1's and 12-2's for \$1,300,000 w/\$400,000 down. Only 8.3X gr for prime bldg. 1 block north of Ventura Blvd. Fantastic new 70% loan NOW available at 11% for only 2 points.

DON'T WAIT! JOHN FONTARNE, BR. 213/501-7100

\* JUST LISTED 16U Hlywd Hills inc. \$86,100 Pr. \$725,000 OWC 8% 10 yrs.

7U West La Inc. \$42,017 Fr. \$385,000. 25% dn OWC 1st TD.

28U Hlywd Pr. \$1,025,000. Inc. \$107,951 Dn. \$250K OWC 2nd.

8U Hlywd Mills ask \$335K nu roof. plumb, solar syst. OWC. ROGUE & MARK 213/829-4757

42 UNITS. LA JOLLA

42-1 bdrms. units on Edge Ave \$2,250,000. GS \$178,740. Owner carry back to break even with approx. 30% down. Contact: Michael Collins & Walter Novick Grubb & Ellis 818/297-5500

WEST L.A. 5 UNIT BLDG.

4 yrs. old. Lg townhse; owners 13% Down. Martha Bennett

VSTAR FIN. 213/822-8733

8U 5.3X Gross/20% NNN!

PRICE: \$300,000 DN: \$60,000 Xint invest. near proposed Century Frewy. Older 8 & B units on 1/4 ac lot. OWC R Guzman No. 3100 213/543-3511

62U NORTHRIDGE

PRICE: \$2,520,000 DN: \$510,000 5 separate contiguous bldgs w/separate deeds. Cal State & Northridge Plaza area. Owners wrap @ 11 1/2%, 5 1/2% spendable. No. 3103. S. Champion 822-2911

WE HAVE MORE. CALL TODAY! OPEN 7 DAYS

MARINA DEL REY SOUTH BAY 213/822-2911 213/543-3511

BEVERLY HILLS WESTCHESTER 213/275-5308 213/670-6692



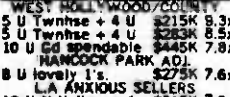
9 UNITS BRENTWOOD

4-2's & 5-1's on lrg. lot. Gross \$67,700. Price \$850,000. BILL FIRMIN

6U-PARK LA BREA

6 spacious units sep. dining rms-well cared for. Traditional bldg. No. of Wilshire-Good financing. 9.2X gr. \$335,000. 908 TULL

A JON DOUGLAS CO. 213/820-7731



WEST HOLLYWOOD/COMPLIX 5 U Twnhse + 4 U \$215K 8.3x 5 U Twnhse + 4 U \$283K 8.5x 10 U Ed spendable \$445K 7.8x HANCOCK PARK ADJ.

8 U lovely 1's. \$275K 7.6x LA ANXIOUS SELLERS

10 U N Hollywood \$315K 7.7x 20 U Hlywd/gd tn \$765K 7.7x 23 U Ambassador \$779K 7.8x Call Mike 213/658-8040

7.9 X GROSS JUST EAST OF MARINA DEL REY! 13 prime well maintained apartments with excellent financing. Providing cash flow at close of escrow. All the elements for a successful investment. Call for appointment. 5-524

RON ROGER, Bkr. 213/823-6363

94 UNIT APT. COMPLEX

North County San Diego. Garden style complex w/pool, jacuzzi, rec rm, laundry & office. Separate meters. Extremely low rents. 7% financed. \$3,475,000 w/22% down. Call Mr. Redlich 213/207-1380

Call us now for additional information about these 19 deluxe units on the Olympic Corridor. Owner will carry financing at 5% plus a large assumable 1st. Positive cash flow at close of escrow! \$1,200,000 @-510 Sario Bkr. 213/823-6363

# FOR SALE

DEVELOPMENT OPPORTUNITY 713,077 ± SQUARE FEET



### TIME DC TRUCK TERMINAL

4500 Bandini Boulevard, Vernon

- \* Immediate access to Long Beach Frwy.
- \* 1/2 mile to Santa Ana Freeway
- \* 19,266 sq.ft. two story office bldg.
- \* 53,000 sq.ft. truck dock with 124 truck positions
- \* 20,938 sq.ft. Metal Truck Garage
- \* 240,000 gal. underground fuel storage tanks
- \* 16.37 acres (713,077 sq.ft.) of land
- \* Large truck yard paved and fenced
- \* Excellent location for corporation headquarters
- \* Soils Report Available

SALE PRICE: \$ 6,690,000 PRICE/SQ. FT.: \$ 9.38 Tax \$ 72,089.65 Year 82-83  
 Terms Cash or Submit Possession April 84

<b>BLDG. &amp; LAND DATA</b>		<b>PLANT DATA</b>	
Bldg. <input checked="" type="checkbox"/> <u>53,000</u> Dim. <u>80' x 662.5'</u>	Power <u>200</u> A <u>440</u> V <u>3</u> <input type="checkbox"/>		
Land <input checked="" type="checkbox"/> <u>713,077</u> Dim. <u>Irregular</u>	Rail <u>LA Junction Possible</u> Heat <input type="checkbox"/> Cooling <input type="checkbox"/>		
Const. <u>Metal I-Beam</u> Roof <u>Metal</u>	Trk Hs Drs. <u>124 Truck Positions</u> Dock <input checked="" type="checkbox"/> Well <u>No</u>		
Sprkd. <u>Yes</u> Min. Cir. Hgt. <u>14'-16'</u>	Grd Lev. Drs. <u>--</u>		
Foil <u>No</u> Skits <u>Yes</u> Yr. Blt. <u>1958; 1972</u>	Toilets M <u>1</u> W <u>1</u>		
Pkg. <u>Ample</u> Fenced <u>Yes</u>	<b>OFFICE DATA</b>		
Thomas Bk Pg. No. <u>53 D3</u> Zone <u>M2</u>	Ofc. <input checked="" type="checkbox"/> <u>19,266</u> No <input type="checkbox"/> Mezz. <input type="checkbox"/>	Toilets: M <u>1</u> W <u>1</u>	
Key <u>Call Agent</u>	A/C <u>Yes</u> Heat <u>Yes</u>		

LISTED BY Artukovich, Burger, Sizemore Phone (213) 481-1800 Area CENTRAL Listing No. B-11799/830527

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 This information has been furnished from sources which we deem reliable but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
 American Industrial Real Estate Association



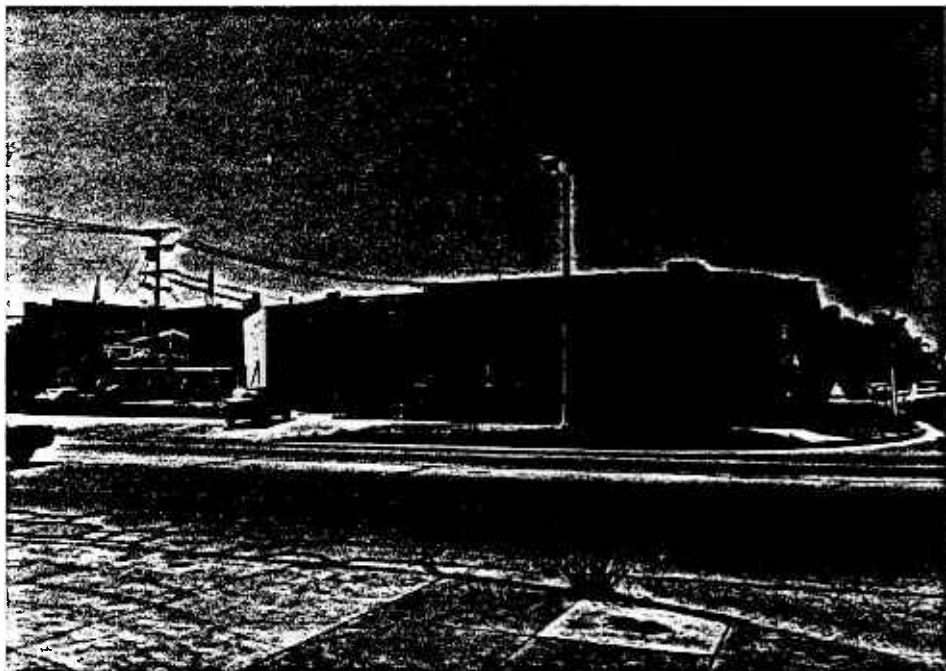
CHARLES DUNN COMPANY · REALTORS

Charles Dunn  
**481-1800**

1200 Wilshire Boulevard  
 Los Angeles, California 90017  
 213 481-1800

# SAMPLE LISTING

FORMERLY HOLMES TUTTLE, A LARGE FORD DEALERSHIP







U.S. SMALL BUSINESS ADMINISTRATION  
LOS ANGELES DISTRICT OFFICE  
350 SOUTH FIGUEROA  
LOS ANGELES CALIFORNIA 90071

July 25, 1983

Mr. John A. Dyer, General Manager  
RTD - Southern California Rapid Transit District  
425 South Main Street  
Los Angeles, California 90013

Dear Mr. Dyer:

Thank you for your letter of July 11, 1983, requesting our agency's cooperation in assisting businesses displaced by construction of the Metro Rail.

Regarding financial assistance, the Small Business Administration no longer makes Displaced Business Loans; however, any small business is eligible to apply for a business loan. The enclosed brochure on business loans outlines our application procedure.

I am pleased to inform you that we can be of definite technical and management help. We have several programs in our Management Assistance Division that would be of value to displaced businesses. All of our management assistance services are described in the enclosed brochure entitled, "Your Business and the SBA."

If you desire additional information, please contact our Public Information Officer, John R. Tumpak, at (213)-688-4892. He will be happy to assist you.

Sincerely,

*Gerold Y. Morita*  
Gerold Y. Morita  
District Director

Enclosure