



Your Home Sold GUARANTEED or I'll Buy It*

Corey Chambers, Realtor® - CoreyChambers.com

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

1100 S HOPE ST #1805
LOS ANGELES, CA 90015

2
Beds

Baths 3.00
(2F 0T 1H 0Q)

2,000/DV
Sqft

Condo/Co-op

LP \$2,195,000↓



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$1,097.50
Lot Size	41,205/VN
HOA Fee 1 & 2	\$975.00(Monthly)
MLS#	22-116121
APN	5139-005-246

Directions: South of Olympic & West of Grand

Remarks: HUGE PRICE REDUCTION!!! PENTHOUSE Level with a SPECTACULAR VIEW! This PENTHOUSE unit has a 180 DEGREE VIEW and has ENDLESS VIEWS from the living and dining rooms as well as the master bedroom. The BALCONY EXTENDS from the living room to the master bedroom. This WIDE and LONG BALCONY is VERY SPECIAL and gives the owner of the condo the feeling of living in a house. There are two nicely separated rooms and spacious laundry room. If you wanted a third room, you can create one with a window by attaching a sliding door. This rare unit includes TWO SIDE-BY-SIDE PARKING SPACES located at the LOBBY LEVEL, 24 hour front desk concierge, heated pool, spa, gym, BBQ grills and outdoor areas perfect for entertaining. DON'T MISS this LUXURY BRIGHT PENTHOUSE that is bright all day, and in the evening you can enjoy the FANTASTIC NIGHT VIEW of the city.

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

Structure Info	
Year Built/Source	2007/Vendor Enhanced
Stories	19
Building Type	Condominium, Attached
Prop Subtype	Condominium
Units in Complex	236
Unit Floor #	18
Unit Location	East
PUD	No
Balcony	
Security	24 Hour, Gated, Guarded, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector
View	City Lights, Panoramic
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	Faces East
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 82
List Date	01-05-2022	
List Price	\$2,195,000	
Orig List Price	\$2,295,000	
Status Date	01-05-2022	
Change Date/Type	03-01-2022/Price Change	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Financing	Cash To New Loan	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.946
Special Zone	Property Report
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

Parking Details	
Parking Type	Gated, Assigned, Side By Side
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	2
Carpport Spaces	
Remote Controls	

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

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Alarm System, Dishwasher, Dryer, Microwave, Elevator, Phone System, Washer, Refrigerator, Freezer, Range/Oven
Flooring	Hardwood, Carpet
Rooms	Breakfast Area, Den, Living, Master Bedroom, Patio Open, Walk-In Closet, Dining Area
Levels	
Interior Features	
Kitchen Features	Counter Top, Island, Marble Counters
Bathroom Features	2 Master Baths
Bedroom Features	WalkInCloset, Master Bedroom
Common Walls	Attached
Cooking Appliances	Microwave, Oven, Gas/Electric Range
Disability Access	
Laundry	In Unit
Eating Areas	Breakfast Area, Breakfast Counter / Bar, Dining Area, Kitchen Island, Living Room
220-Volt Location	
TV Services	

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

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

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

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1100 S HOPE ST #1805
LOS ANGELES, CA 90015

2
Beds

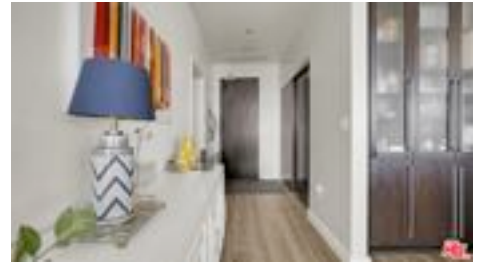
Baths 3.00
(2F 0T 1H 0Q)

2,000/DV
Sqft

Condo/Co-op
LP \$2,195,000↓

Active







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Your Home Sold GUARANTEED or I'll Buy It*

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1100 Wilshire BLVD #2202
LOS ANGELES, CA 90017

2
Beds

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

1,600
Sqft

Condo/Co-op

LP \$1,168,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$730.00
Lot Size	27,098
HOA Fee 1 & 2	\$1272.00(Monthly)
MLS#	CV22012813MR
APN	5143-029-059

Directions: Southwest corner of Whishire Blvd and Bixel St

Remarks: Gorgeous rare find corner unit with stunning, unobstructed 270 degree panoramic view of LA skyline! Nestled in one of the most coveted buildings in financial district with 24 hour security, this 2 beds 2 baths 1600 sqft modern luxury condo offers open floor plan filled with plenty of natural sunlight. Beautiful high end Italian flooring, tastefully renovated kitchen and bathrooms, central air and heat, top-of-the-line appliances, private in-unit washer and dryer hookups, along with a spacious walk-in closet in the master bedroom. This unit also comes with one assigned parking space and guest parking in the building. This community provides resort style amenities including BBQ area, heated pool & jacuzzi on the 17th floor sky deck with amazing view of downtown LA. On the 3rd floor, there are gym, theater and business center exclusively for residents. Located in the heart of Los Angeles, moments away from the Staples Center, L.A. Live, FIGat7th, the 7th Street Metro Center, Intercontinental Hotel, hip & trendy restaurants and much more. Convenient access to freeways going to Hollywood, Beverly Hills, LAX, westside and the beach etc. Schedule for a private tour today and embrace the urban luxury lifestyle!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	HOA
Pets Allowed/Rules	Call/Assoc Pet Rules
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Exercise Room, Meeting Room, pool, Security
Assoc Fees Include	
Community Features	Sidewalks, Urban
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1986
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	228
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Gated with Attendant, Smoke Detector
View	City Lights, Panoramic
Style	Modern
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	Updated/Remodeled
Sewer	Public Sewer
Water Type	Public

Contract Info		DOM 42
List Date	01-19-2022	
List Price	\$1,168,000	
Orig List Price	\$1,168,000	
Status Date	01-19-2022	
Change Date/Type	02-14-2022/Active	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

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

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

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

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, In Closet, Microwave, Refrigerator
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Master Bedroom, WalkInCloset
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Gas, Range
Disability Access	
Laundry	In Closet
Eating Areas	In Kitchen
220-Volt Location	
TV Services	

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

Exterior Features	
Pool	Heated
Spa	Heated
Tennis/Courts	
Patio	
Roofing	None
Fence	None
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows, Window Blinds
Water Heater Feat	

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

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1100 Wilshire BLVD #2202
LOS ANGELES, CA 90017

2
Beds

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

1,600
Sqft

Condo/Co-op
LP \$1,168,000

Active







Information from
Floor Plan & Construction
Documents, 1/1/2019, 1/1/2019

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900 W Olympic Blvd #32F

Los Angeles, CA 90015

1
Beds

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

1,095/OT
Sqft

Condo/Co-op

LP \$1,145,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$1,045.66
Lot Size	399,281/AS
HOA Fee 1 & 2	\$2290.00(Monthly)
MLS#	22-124191
APN	5138-027-052

Directions: Located at The Ritz Carlton Residences at LA Live; Enter Valet off Georgia Street

Remarks: -- An Exceptional Value for a 5 Star Condo of this Size and with these Views --- A Dream Home No Doubt. This is a Newly Remodeled 1 Bed, 2 Bath and it's Turnkey. You Can Move Right In And Start To Experience This White Glove Lifestyle The Ritz-Carlton Offers. Live in one of the tallest and most prestigious residential skyscrapers in LA. Come Be swept away on the 32nd floor of this Stylish and Chic 5 Star Home. The Ritz is the epitome of luxury and success and Many Long To Live Here. 32F is exquisite and is light and bright. Highlights are the absolutely incredible views to the Glimmering Coastline, stunning Mountain Range, famous Hollywood Hills, the Griffith Observatory and Hollywood Sign. This is the prime and favored view location of the building facing west. Daytime is absolutely gorgeous and the sunsets and twinkling lights at night are superb. On the interior, your favorite features will be the floor to ceiling windows, custom wood beams, custom gray kitchen cabinets, wide plank flooring, 9 ft ceilings and the gold and black finishes throughout. An upgrade is an added walk-in closet in the bedroom as the plan originally only had 1. As you enter, you immediately see the view and you have a spacious and beautiful powder room and further up the hall you have the lovely kitchen with with high end Gaggenau appliances and there is also bar seating. The living and dining area are spacious and you have incredible vistas to take in that extend into the gorgeous bedroom. You will love the custom closets and spa-like bathroom. This sought after building was designed by Gensler and built by AEG and is literally a dream residence for many. Experience white glove services like complimentary daily breakfast, doormen, housemen, valet, concierge, security, saltwater pool and bar and on-site Ritz Spa. This lifestyle is outstanding and delightful. Also walk to concerts, Clippers Lakers and Kings Games, award shows like The AMAs and restaurants all within a short distance. A truly fantastic and exciting living experience. Treat yourself. Storage unit included. Can also be an investor opportunity with excellent high paying tenant. Please inquire.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	The Residences at LA Live
Pets Allowed/Rules	Yes
Highrise Amenities	24-Hour Concierge, Concierge, Controlled Access, Door Person, Entrance Lobby, Lounge, On site retail
Assoc Amenities	Concierge, Conference, Billiard Room, Assoc Maintains Landscape, Assoc Pet Rules, Dock, Elevator, Extra Storage, Fitness Center, Onsite Property Management, Hot Water, Guest Parking, Pool, Security, Spa, Valet Parking
Assoc Fees Include	Water and Sewer Paid, Gas, Concierge, Earthquake Insurance, On Site Security, Trash Paid, Building and Grounds
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	Annually
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	Yes

Structure Info	
Year Built/Source	2010/Assessor
Stories	54
Building Type	Condominium, High Rise, Attached, Single Level
Prop Subtype	Condominium
Units in Complex	224
Unit Floor #	32
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Carbon Monoxide Detector(s), Fire Sprinklers, Smoke Detector, Fire and Smoke Detection System
View	City Lights, City, Panoramic, Mountains, Landmark, Hills, Ocean
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	Faces West
Maid's	
Prop Condition	Updated/Remodeled
Sewer	
Water Type	

Contract Info		DOM 52
List Date	02-04-2022	
List Price	\$1,145,000	
Orig List Price	\$1,145,000	
Status Date	02-04-2022	
Change Date/Type	02-12-2022/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	
Financing	Cash, Conventional	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LALASED
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	9.166
Special Zone	Other
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Dryer, Freezer, Garbage Disposal, Ice Maker, Hood Fan, Microwave, Range/Oven, Refrigerator, Washer
Flooring	Mixed
Rooms	Dining Area
Levels	One Level
Interior Features	Furnished
Kitchen Features	Remodeled
Bathroom Features	Double Vanity(s), Shower and Tub
Bedroom Features	Master Retreat, WalkInCloset
Common Walls	Attached
Cooking Appliances	Cooktop - Gas, Microwave, Oven
Disability Access	
Laundry	In Unit
Eating Areas	Breakfast Counter / Bar
220-Volt Location	
TV Services	

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

Exterior Features	
Pool	Heated And Filtered, Salt/Saline, In Ground, Heated
Spa	Association Spa, Hot Tub
Tennis/Courts	
Patio	
Roofing	
Fence	
Sprinklers	
Entry Location	Foyer
Exterior Constr	
Foundation	
Other Struc Feat	High Ceilings (9 Feet+)
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows, Drapes/Curtains
Water Heater Feat	

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

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1155 S GRAND AVE #1012
LOS ANGELES, CA 90015

2
Beds

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

1,160/VN
Sqft

Condo/Co-op
LP \$850,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$732.76
Lot Size	52,748/VN
HOA Fee 1 & 2	\$900.00(Monthly)
MLS#	22-126147
APN	5139-028-164

Directions: Corner of Grand Ave and 12th St, just a few blocks East of 110 Freeway, Staples Ctr and LA Live

Remarks: West-facing views from the living room and master bedroom of this 2 Bed/2 bath. Best view of the Ritz Carlton, Staples Center and LA Live from the balcony and through the floor to ceiling windows. rich hardwood floors and a high ceiling throughout the home. Bathrooms include granite floors and marble counter tops. The kitchen also boasts a very modern design with a stainless steel Amana refrigerator, European style cabinetry. Caesar stone counter-tops with back-splash, and a under mount sink, luxurious amenities including: Rooftop fitness center, rooftop lounge with skyline views & fireplace. 6th floor pool terrace with BBQ grill area. Building is secured and offers 24 hours front desk attendant.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	EVO Homeowners Association
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Clubhouse, Concierge, Dock, Elevator, Exercise Room
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2008/Vendor Enhanced
Stories	23
Building Type	High Rise, Attached
Prop Subtype	
Units in Complex	317
Unit Floor #	10
Unit Location	
PUD	No
Balcony	
Security	24 Hour, Community, Carbon Monoxide Detector(s), Card/Code Access, Fire and Smoke Detection System, Guarded, Gated Community with Guard, Smoke Detector
View	City Lights
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 47
List Date	02-09-2022	
List Price	\$850,000	
Orig List Price	\$850,000	
Status Date	02-09-2022	
Change Date/Type	02-17-2022/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	1.211
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Built-Ins, Garbage Disposal, Freezer, Dryer, Dishwasher, Network Wire, Microwave, Hood Fan, Gas Or Electric Dryer Hookup
Flooring	Mixed
Rooms	Breakfast Bar, Den/Office
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	Inside, Laundry Area
Eating Areas	
220-Volt Location	
TV Services	

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

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

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

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1155 S GRAND AVE #1012
LOS ANGELES, CA 90015

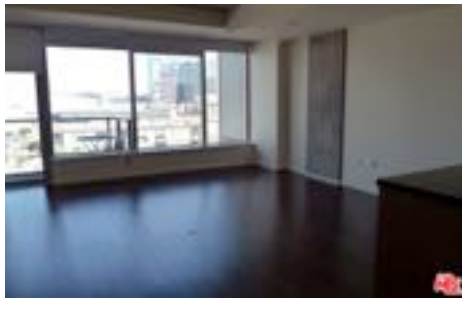
2
Beds

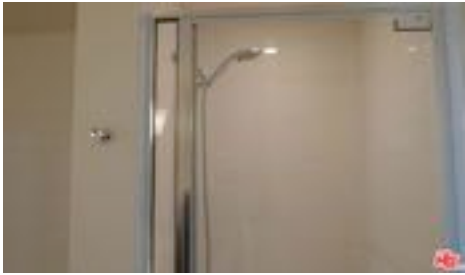
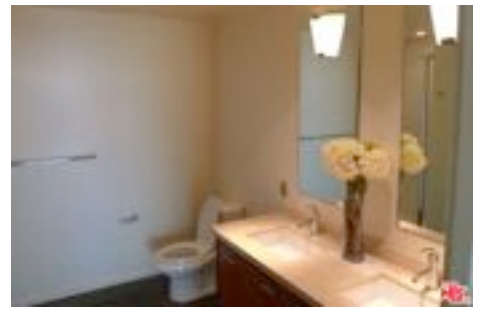
Baths 2.00
(2F 0T 0H 0Q)

1,160/VN
Sqft

Condo/Co-op
LP \$850,000

Active







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

108 W 2nd ST #707
LOS ANGELES, CA 90012

1 Beds	Baths 1.00 (1F 0T 0H 0Q)	1,250 Sqft
------------------	------------------------------------	----------------------

Condo/Co-op
LP \$765,000 Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$612.00
Lot Size	19,153
HOA Fee 1 & 2	\$639.00(Monthly)
MLS#	PW22024381MR
APN	5149-006-098

Directions: Main Street & 2nd Street

Remarks: Have you seen this light-filled 1-bedroom unit (plus a loft) with elevated ceilings, Beaux-Arts sophistication, and expansive views of the LA skyline? This historic, but newly renovated building and apartment provides the best of both worlds. It's perfect for those who want to be entrenched in the vibrant culture of Downtown and then unwind in a warm, unique home. (Fun Fact: The Higgins Building was originally home to the first power plant west of the Mississippi River.) The renovated open kitchen with a new refrigerator and water filtration system is perfect for entertaining or cooking at home, and the convertible den serves as an ideal second bedroom or office space for those WFH days (or years!). There's also a remodeled bathroom with an en-suite washer/dryer and floor-to-ceiling custom closets to suit all your practical needs. Then walk one block and you're in the heart of Little Tokyo, a few beats in the opposite direction, and you have a fascinating afternoon at The Broad or a special evening out at The Music Center, and in between is the Arts District and Historic Core, with Grand Central Market and countless restaurants, shops, galleries, breweries, and events available. For those evenings where you want a view, but don't feel like going out, head up to the picturesque rooftop, outfitted with grills, lounge chairs, and plenty of seating for cozy dinners with friends and family. The Higgins Building is a historic gem protected under The Mills Act, which provides a significant reduction in property taxes for the owner. It's also conveniently located near entrances to all major metros, four metro stations, and Union Station for easy commuting and getaways. This is truly a unique and comfortable space perfect for all your needs.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	The Higgins Building
Pets Allowed/Rules	Call/Assoc Pet Rules, Pets Permitted
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Outdoor Cooking Area
Assoc Fees Include	
Community Features	Sidewalks, Street Lights
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1910/Assessor
Stories	10
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	135
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	Carbon Monoxide Detector(s), Gated with Attendant, Smoke Detector
View	City Lights
Style	
Entry Floor #	
Exposure	North
Direction Faces	Faces North
Maid's	
Prop Condition	Updated/Remodeled
Sewer	Private Sewer
Water Type	Public

Contract Info		DOM 34
List Date	02-22-2022	
List Price	\$765,000	
Orig List Price	\$765,000	
Status Date	02-22-2022	
Change Date/Type	03-03-2022/Active	
Sale Type	Standard	
Avail for Lease	No	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAC4
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

➔ Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Dishwasher, Electric Dryer Hookup, Hookup - Electric, Inside, Microwave, Refrigerator, Washer, Washer Included
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave, Oven-Electric, Range
Disability Access	
Laundry	Electric Dryer Hookup, Hookup - Electric, Inside, Washer, Washer Included
Eating Areas	Breakfast Bar, Breakfast Counter / Bar, In Kitchen
220-Volt Location	
TV Services	

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

➔ Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Patio	
Roofing	Flat Roof
Fence	None
Sprinklers	
Entry Location	
Exterior Constr	Concrete
Foundation	
Other Struc Feat	
Other Structures	
RV Access Dimen	
Windows	Custom Window Covering
Water Heater Feat	

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

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108 W 2nd ST #707
LOS ANGELES, CA 90012

1
Beds

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

1,250
Sqft

Condo/Co-op
LP \$765,000

Active





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1155 S Grand AVE #1003
LOS ANGELES, CA 90015

1
Beds

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

1,120
Sqft

Condo/Co-op

LP \$679,900



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$607.05
Lot Size	52,748
HOA Fee 1 & 2	\$875.00(Monthly)
MLS#	CV22037150MR
APN	5139-028-155

Directions: S. Grand Ave And W 12th St

Remarks: Come see EVO, a beautiful well-maintained high-rise in the heart of downtown LA. Residents can enjoy amazing amenities that includes a sun-deck with a pool, lush landscaping, and a full outdoor kitchen. On the top floor, you'll find state of the art fitness center on a lounge and another entertainment area. Step into unit 1003 and you'll notice the beautiful hardwood floors, open floor plan, floor-to-ceiling windows, and a panoramic view of the city. The living room is ideal for lounging, getting some work done, or hosting your friends and family. Right next to the living room, you'll find the galley kitchen with stainless steel refrigerator with ample counter space. The vast bedroom offers abundant natural light and connects to the main bathroom, which features a sizable tub and slate-tile. The unit also features two closets, an extra-large storage room, and in unit LG high capacity washer and vented dryer. One parking space is on the first floor. Don't miss your chance to own this one-of-a-kind home!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	EVO Homeowners Association
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Exercise Room, pool
Assoc Fees Include	
Community Features	Sidewalks, Street Lights, Urban
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2008/Assessor
Stories	23
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	311
Unit Floor #	10
Unit Location	
PUD	
Balcony	
Security	
View	City Lights
Style	
Entry Floor #	10
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	Public Sewer
Water Type	Public

Contract Info		DOM 15
List Date	02-24-2022	
List Price	\$679,900	
Orig List Price	\$679,900	
Status Date	02-24-2022	
Change Date/Type	03-24-2022/Back On Market	
Sale Type	Standard	
Avail for Lease	No	

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

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

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

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Central
Heating	
Equip/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	In Closet, Washer Hookup
Eating Areas	
220-Volt Location	
TV Services	

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

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

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

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1155 S Grand AVE #1003
LOS ANGELES, CA 90015

1
Beds

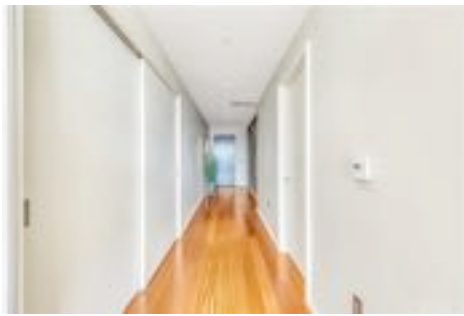
Baths 2.00
(1F 0T 1H 0Q)

1,120
Sqft

Condo/Co-op
LP \$679,900

Active









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253 S BROADWAY #307
LOS ANGELES, CA 90012

1 Beds **Baths 1.00 (1F 0T 0H 0Q)** **1,000/VN Sqft**

Condo/Co-op
LP \$599,999 **Active**



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$600.00
Lot Size	13,323/VN
HOA Fee 1 & 2	\$744.75(Monthly)
MLS#	22-123255
APN	5149-009-043

Directions: DTLA Historic Core @ corner of 3rd & Broadway

Remarks: This beautifully designed 3rd-floor loft in the Historic Pan American Building features original gorgeous exposed brick, 10.5' high ceilings with expansive 8-foot-high windows provide wonderful light and downtown view from the living room, a bedroom nook for your privacy also with large windows and city view. The unit is facing North, so you can enjoy the light without increasing the heat. There is an over-sized bathroom w/washer/dryer (replaced in 2018), kitchen features stainless steel appliances (refrigerator and dishwasher were replaced in 2020), granite countertops & barbecue balcony. The elegant lobby has a historic wood staircase, open community courtyard & a covered parking spot, in the building!! Located across the street from the bustling revitalized Grand Central Market, retail shops, restaurants, & a block from Pershing Square Metro station. This historical landmark building has Mills Act attached - with a HUGE property tax savings every year!! The Beaux-Arts architectural treasure was designed by Sumner P. Hunt in 1897 & is the 2nd oldest building in DTLA after the Bradbury Building across the street. The Pan American Building was completely modernized & converted into lofts in 2007 by Urban Pacific builder. The unit is ready for immediate occupancy.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Pan America Lofts Community Association
Pets Allowed/Rules	Yes
Highrise Amenities	24-Hour Closed Circuit Building, Controlled Access, Entrance Lobby, Mid-Rise Building, Passenger Elevator, Trash Chute
Assoc Amenities	Elevator, Gated Community, Controlled Access, Gated Parking, Hot Water
Assoc Fees Include	Water and Sewer Paid, Cable TV, Gas, Trash Paid, Maintenance Paid, Building and Grounds, Utilities Paid
Community Features	Community Mailbox
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1897/Vendor Enhanced
Stories	5
Building Type	Loft, Low Rise, Conversion, Condominium, Attached
Prop Subtype	
Units in Complex	40
Unit Floor #	3
Unit Location	
PUD	No
Balcony	
Security	Fire Sprinklers, 24 Hour, Automatic Gate, Card/Code Access, Fire and Smoke Detection System, Carbon Monoxide Detector(s), Gated, Smoke Detector
View	City, Landmark, City Lights
Style	Architectural
Entry Floor #	1
Exposure	
Direction Faces	Faces North
Maid's	No
Prop Condition	Updated/Remodeled
Sewer	In Connected and Paid
Water Type	Paid

Contract Info		DOM 42
List Date	02-14-2022	
List Price	\$599,999	
Orig List Price	\$599,999	
Status Date	02-14-2022	
Change Date/Type	02-22-2022/Active	
Sale Type	Standard	
Probate Y/N	No	
Avail for Lease	No	
Lease Option	No	
Financing	New	
Possession	Close Of Escrow	

Land/Lot Info	
Zoning	LAC2
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.306
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	Near Public Transit, City

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

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Apppl	Microwave, Garbage Disposal, Dishwasher, Dryer, Range/Oven, Refrigerator, Washer, Hood Fan, Built-Ins
Flooring	Wood Laminate
Rooms	Loft
Levels	One Level
Interior Features	Brick Walls, High Ceilings (9 Feet+), Recessed Lighting, Open Floor Plan, Living Room Balcony
Kitchen Features	Remodeled, Open to Family Room, Granite Counters
Bathroom Features	Remodeled, Shower Over Tub, Tile
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Microwave, Free Standing Gas, Oven-Gas, Range Hood, Built-In And Free Standing
Disability Access	36 inch or more wide halls, Doors - Swing In, No Interior Steps
Laundry	In Unit
Eating Areas	Dining Area
220-Volt Location	
TV Services	Cable TV

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

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	Balcony
Roofing	
Fence	
Sprinklers	
Entry Location	
Exterior Constr	
Foundation	
Other Struc Feat	Balcony, Historical, High Ceilings (9 Feet+), End Unit
Other Structures	
RV Access Dimen	
Windows	Double Pane Windows, Window Blinds
Water Heater Feat	Central Water Heater

Location	
Cross Streets	3rd st.
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	None
Water District	

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253 S BROADWAY #307
LOS ANGELES, CA 90012

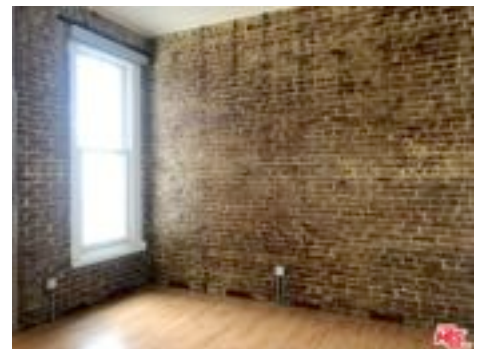
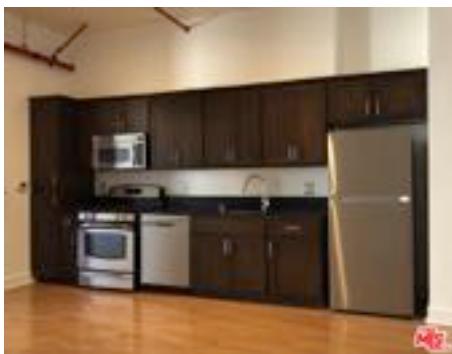
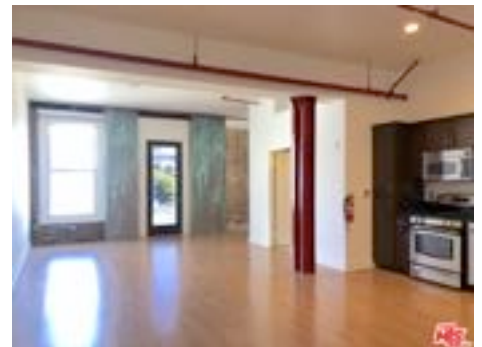
1
Beds

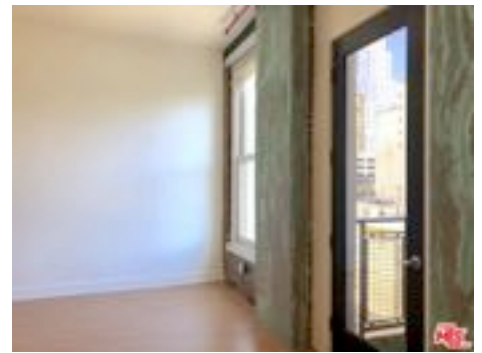
Baths 1.00
(1F 0T 0H 0Q)

1,000/VN
Sqft

Condo/Co-op
LP \$599,999

Active





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Your Home Sold GUARANTEED or I'll Buy It*

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108 W 2ND ST #611
LOS ANGELES, CA 90012

0
Beds

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

750/VN
Sqft

Condo/Co-op
LP \$575,000

Active



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$766.67
Lot Size	19,153/VN
HOA Fee 1 & 2	\$750.00(Monthly)
MLS#	22-126609
APN	5149-006-087

Directions: Off 101

Remarks: The Unit 611 boasts soaring 15' high ceilings and showcases a rare unobstructed view of the memorable DTLA skyline through immense windows. Enjoy your morning coffee in this sun-flooded, astonishing atmosphere that combines modern and industrial architecture - and dream your nights away over the bright and colourful city lights. The newly remodeled kitchen has a neat, minimalistic style that suits the modern mind and allows you to create harmony with almost any interior design. The Higgins Building is a Historic-Cultural Monument and features a sundeck and an impressive lobby. The neighbourhood is rich with cultural touchstones including Grand Park, Walt Disney Concert Hall, MOCA, The Broad, and the Bradbury Building. This sophisticated studio is a canvas looking for its artist - you!

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Higgins
Pets Allowed/Rules	Call
Highrise Amenities	
Assoc Amenities	Sun Deck
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1910/Vendor Enhanced
Stories	0
Building Type	Attached
Prop Subtype	
Units in Complex	142
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	24 Hour
View	City
Style	High or Mid-Rise Condo
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 46
List Date	02-10-2022	
List Price	\$575,000	
Orig List Price	\$575,000	
Status Date	02-10-2022	
Change Date/Type	02-18-2022/Active	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAC4
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.440
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	None
Flooring	Mixed
Rooms	Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	In Unit
Eating Areas	
220-Volt Location	
TV Services	

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

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

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

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108 W 2ND ST #611
LOS ANGELES, CA 90012

0
Beds

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

750/VN
Sqft

Condo/Co-op
LP \$575,000

Active





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Your Home Sold GUARANTEED or I'll Buy It*

Corey Chambers, Realtor® - CoreyChambers.com

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

901 S FLOWER ST #602
LOS ANGELES, CA 90015

0
Beds

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

738/DV
Sqft

Condo/Co-op

LP \$520,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$704.61
Lot Size	65,428/VN
HOA Fee 1 & 2	\$283.44(Monthly), \$69.70(Monthly)
MLS#	22-134047
APN	5138-017-064

Directions: www.Google.com

Remarks: Rarely available is this large Studio at Concerto, one of South Park's most sought-after LEED Certified buildings. The unit gets a great amount of natural light from the large windows that overlook a parklike setting offering both a relaxing view and an increased level of privacy. The well laid out open floor plan flows seamlessly and features engineered hardwood floors throughout, recessed lighting, in unit laundry room, HVAC, ample closet space, a sizable nook that can be used as a den/office space, as well as a sleek kitchen cloaked with lacquer cabinets and quartz countertops. Concerto's low HOA dues are a bargain considering what is included; security, controlled access, pool, hot tub, fire pits, fitness center, dog park, and access to a plethora of communal areas in the sister buildings including a beautiful rooftop lounge. To round off this attractive offering is one deeded parking space and shared visitor parking. Ideally situated, Concerto is surrounded by some of the best shopping, dining, and entertainment DTLA has to offer.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	Concerto
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Barbecue, Assoc Pet Rules, Assoc Maintains Landscape, Controlled Access, Exercise Room, Gated Parking, Pool, Spa, Guest Parking, Rec Multipurpose Rm, Sun Deck, Meeting Room, Onsite Property Management, Fitness Center, Conference, Outdoor Cooking Area, Billiard Room, Fire Pit
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	2009/Vendor Enhanced
Stories	0
Building Type	Condominium, Attached
Prop Subtype	
Units in Complex	77
Unit Floor #	6
Unit Location	
PUD	No
Balcony	
Security	Carbon Monoxide Detector(s), Smoke Detector, Card/Code Access, Community, Fire Sprinklers
View	Tree Top, City
Style	Contemporary
Entry Floor #	
Exposure	
Direction Faces	Faces East
Maid's	
Prop Condition	
Sewer	
Water Type	

Contract Info		DOM 0
List Date	03-07-2022	
List Price	\$520,000	
Orig List Price	\$520,000	
Status Date	03-07-2022	
Change Date/Type	03-28-2022/New Listing	
Sale Type	Standard	
Avail for Lease	No	
Lease Option	No	

Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	1.502
Special Zone	None
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Equip/Appl	Built-Ins, Dishwasher, Microwave, Garbage Disposal, Range/Oven, Refrigerator, Hood Fan, Gas Or Electric Dryer Hookup, Stackable W/D Hookup
Flooring	Tile, Engineered Hardwood
Rooms	Entry, Dining Area, Utility, Den/Office, Living
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	In Unit, Room
Eating Areas	
220-Volt Location	
TV Services	

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

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

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

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901 S FLOWER ST #602
LOS ANGELES, CA 90015

0
Beds

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

738/DV
Sqft

Condo/Co-op
LP \$520,000

Active



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

312 W 5th ST #1125
LOS ANGELES, CA 90013

1
Beds

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

750
Sqft

Condo/Co-op

LP \$519,000



Expected on Market	
Area	42 Downtown L.A.
Subdivision	
List Price Per Sqft	\$692.00
Lot Size	27,285
HOA Fee 1 & 2	\$257.00(Monthly)
MLS#	SR22020778CN
APN	5149-002-191

Directions: on 5th between Hill and Broadway.

Remarks: Conveniently located in the SB Grand Lofts, between Broadway and Hill Street, this 1-bedroom loft style condo is exterior facing with a great view facing north. Perched high above the hustle and bustle of 5th St., this loft offers tiled flooring and an open ceiling area to create the ambience of Downtown living, and the unit is very quiet as it shares a wall with only 1 other unit. The unit features large windows offering lots of natural light and a kitchen with stainless steel appliances. The unit has private stackable washer/dryer hookups. The location is unparalleled, situated just minutes walk from The Bloc, Grand Central market, Ralphs, Whole Foods and the best dining, shopping and nightlife Downtown LA has to offer. The building has some of the lowest HOA dues in Downtown LA and you get incredible value for what you pay; 24-hr security front desk concierge, fitness room, rooftop pool, hot tub and rooftop lounge area with panoramic views of the Downtown Los Angeles skyline. Valet or self parking available onsite. No pet restrictions and Airbnb/short term rentals permitted! Great investment for anyone looking for upside potential in the next few years as property values increase downtown. Building is currently undergoing cosmetic facelift with no special assessment or increase in HOA dues required.

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	SB Grand HOA
Pets Allowed/Rules	Call
Highrise Amenities	Rooftop Swimming Pool
Assoc Amenities	pool
Assoc Fees Include	
Community Features	Urban
Pending HO Asmt	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Earthquake Ins.	

Structure Info	
Year Built/Source	1923/Assessor
Stories	
Building Type	Attached
Prop Subtype	Condominium
Units in Complex	280
Unit Floor #	
Unit Location	
PUD	
Balcony	
Security	
View	City Lights
Style	
Entry Floor #	
Exposure	
Direction Faces	
Maid's	
Prop Condition	
Sewer	Public Sewer
Water Type	Public

Contract Info		DOM 54
List Date	02-02-2022	
List Price	\$519,000	
Orig List Price	\$519,000	
Status Date	02-02-2022	
Change Date/Type	03-08-2022/Active	
Sale Type	Standard	
Avail for Lease	No	

Land/Lot Info	
Zoning	LAC5
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	1.000
Special Zone	
Addl Parcel	
Lot Dimen/Source	
Lot Descr.	
Lot Location	

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

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

Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	Electric
Heating	
Equip/Appl	
Flooring	
Rooms	
Levels	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
Laundry	Laundry Closet Stacked, Stackable W/D Hookup
Eating Areas	
220-Volt Location	
TV Services	

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

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

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

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