

THE MALTZ CO.

REALTORS

PROPERTY MANAGEMENT

6030 WILSHIRE BLVD., SUITE 301, LOS ANGELES, CALIFORNIA 90036

(213) 931-1045

January 8, 1973

Mr. Eugene Chakin
P. O. Box 192
Redwood Valley, Ca. 95470

Dear Mr. Chakin:

On October 3rd of this past year you suggested that the church might be interested in the apartment building adjacent to the church property at 435 Alvarado Terrace. Believe it or not, from that day to this one, we have spent over 100 hours with the owner of that old apartment building trying to get him to accept a realistic appraisal. He started out asking \$175,000 for a 30-unit building. We are now of the belief that \$135,000 will be a figure that he just might accept. However, to protect you from wasting your time, we have pursued this from another course as well and we have found a property that he likes as much as the one he presently has now. That property can be acquired for \$124,000. Perhaps making a trade this most unsophisticated seller can finally be satisfied and at a price that might just make sense to the church as potential buyers. I am not suggesting that this is any bargain price but I am suggesting that it would be consistent with fair market value for that age and location.

Please wish Rev. Jimmy and all of the people that have worked so hard with him a happy, healthy and productive New Year, with best personal regards,

William I. Maltz

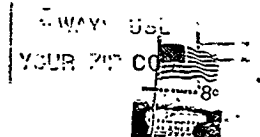
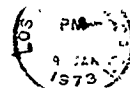
William I. Maltz

WIM:cjh

PROPERTY MANAGEMENT IS OUR BUSINESS. OUR ONLY BUSINESS!

BB-10-N-1

THE MALTZ CO.
6030 WILSHIRE BLVD., SUITE 301
LOS ANGELES, CALIFORNIA 90036



Mr. Eugene Chakin
P. O. Box 192
Redwood Valley, Ca. 95470

BB-10-N-2

Prepared By	Initials	Date
Approved By		

1/21 Talked to Celie Stanford -
Agreed w/ my for 75/80. monthly 135.00 - 8.00.

Celie to:

① - doc. return for info re sell in deal

② - LATEX by the biller L.

BB-10-N-3

TO DO:

① GET OWNER INFO
ON: LOTS 36435

BLOCK B
ALVARADO TERRACE TRACT

② GET TRING NAIL APPROVAL OUT
OF TRACT

③ CONTACT OWNER:
OFFER LEASE/OPTION

OWNER

LESTER M. ANDERSON
720 SO. BEACON ST.
L.A., CAL

Celia Stanford

~~724 1502~~

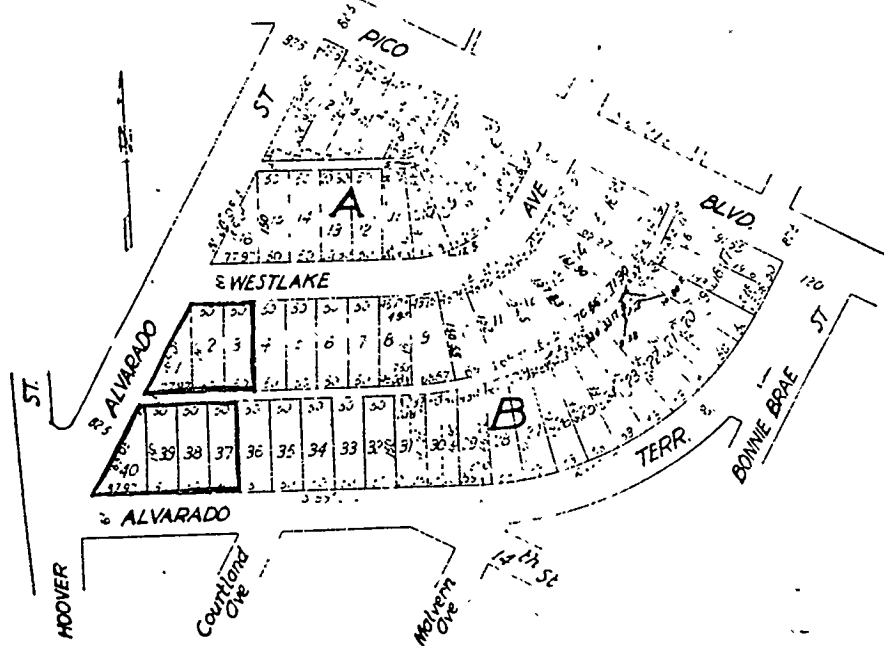
296-3514 H
735-1681 D

BB-10-10-4

ALVARADO TERRACE TRACT

Book 1 page 30 of Maps

Blocks A and B



THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY FROM DATA SHOWN BY OFFICIAL RECORDS.

BB-10-A-5

ADJACENT PROPERTY

LESTER ANDERSEN

720 So. Beacon

L.A. CAL

481-8381 (aka 50
HILTHILL
BLVD.)

Boys
all
white
reasonable
understanding
toward
legality
Lester Andersen
720 So. Beacon
Los Angeles Cal
481-8381
mgr. of his other building

Owns building
next door -
race horse gambler -
owned for 2 years -
will sell
might get involved in
Temple. Impulsive

BB-10-11-6