

**UP TO \$10,000 IN STATE TAX CREDITS\*\***

# HOMES OF THE MONTH

## TERAMACHI HOMES

Teramachi is Downtown L.A.'s popular new-home community for active residents 55 and over. Visit Teramachi today and find brand-new homes priced well within reach!

- Active 55+ Community • Immediate Move-Ins • 70% Sold
- Brand-New, Energy-Efficient Construction • Convenient Little Tokyo Location
- Fitness Room • Pool • Sauna • 24-Hour Security • Community Social Events

### HOME #502

1 Bedroom  
1 Bath  
Complete Appliance Package Including: Refrigerator, Stovetop, Microwave, Dishwasher, Washer, and Dryer  
Upgraded Lighting  
Flat Screen TV  
Air Purification System  
Oversized Balcony  
Reduced HOA for 3 Years\*  
770 Sq. Ft.

Original Price: \$407,500

Current Price: \$302,650

**This Month Only: \$290,000**

### HOME #306

1 Bedroom and 1 Den  
1 Bath  
Complete Appliance Package Including: Refrigerator, Stovetop, Microwave, Dishwasher, Washer, and Dryer  
Upgraded Lighting  
Flat Screen TV  
Air Purification System  
Oversized Balcony  
Reduced HOA for 3 Years\*  
1,057 Sq. Ft.

Original Price: \$487,900

Current Price: \$396,541

**This Month Only: \$379,900**



Juliana Park  
Sales Representative

**TeramachiHomes.com**  
(213) 471-2969

Juliana@TeramachiHomes.com

Sales Office Open:  
Thursday-Monday from 10 a.m.-5 p.m.

267 S. San Pedro Street  
Los Angeles, CA 90012

Free parking, enter on San Pedro



Alan Ching  
Standard Pacific  
Mortgage

\*Credit for HOA cost given at close of escrow. \*\*Federal tax credit information available at federalhousingtaxcredit.com. 4% broker cooperation fee. See a sales representative for details. The purchase of a Teramachi home is open to everyone, however the primary resident must be 55 and better. †\$5,000 credit available through Standard Pacific Mortgage. Prices, terms, and conditions subject to change without notice. California DRE license #01326347. ©2010 Teramachi Seniors Housing, LLC.

