



Brad Korb

# Burbank Bulletin™

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Areas include Burbank, Glendale, Sun Valley Hills, Sun Valley Horse Property, Shadow Hills Horse Property, Sylmar Horse Property, Lakeview Terrace Horse Property

## CONTACT US

The **BradKorb** REAL ESTATE GROUP

Focused on What Matters to You  
Real Estate Since 1979

Office 818.953.5300

Email Brad@BradKorb.com

www.BradKorb.com

BRE #00698730

3813 W. Magnolia Blvd.  
Burbank, CA 91505



## Winning Angie's List Super Service Award: Fifth Time Now!

For more than 20 years, the consumer forum Angie's List has been a trusted resource for individuals searching for professional services in a variety of fields. The best of the best businesses get the rare "Super Service Award" from Angie's List based on confirmed customer reviews of the previous year – no anonymous reviews are allowed. And for the fifth consecutive year, the Brad Korb Real Estate Group earned this distinguished award.

According to Angie's List founder Angie Hicks, Super Service Award winners "absolutely deserve recognition for the trustworthy and exemplary customer service" exhibited during the year. Many consumers have written that the Brad Korb Real Estate Group exceeded expectations on multiple levels; they praise the consistent unity of Korb and his team, their compassionate patience, organized diligence, smart pricing, brilliant marketing, and thorough follow-through.

"Angie's List provides unique tools and support designed to improve the local service experience for service professionals as well as consumers," Korb said. "We Realtors® owe our clients the best we can provide



– they must trust us with one of the most important financial transactions of a lifetime. I appreciate that Angie's List is there for businesses and consumers alike. I'm deeply honored and humbled to have won the Super Service award again." ■

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We provide you with information about how to avoid a foreclosure, explain the effect it can have on you and your family, and offer other options that may be available to you. This includes a short sale, and we can help you determine if you qualify.

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### INSIDE



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# In The Community

## Burbank News & Events

### Kids' Community Dental Clinic Offering Free Children's Dental Exams and Treatment February and March Part of National "Give Kids A Smile Day"

Volunteer dentists, hygienists and educators will provide free professional dental exams, cleanings and more during available appointment times in February and March at the Kids Community Dental Clinic (KCDC), at 400 West Elmwood Avenue in Burbank. The clinic is located next door to McKinley Elementary School, in a storybook yellow bungalow.



Along with dental exams and cleanings, children will leave the clinic with free toothbrushes, special prizes, attend an oral education and healthy eating class and, of course, see how the tooth fairy brings smiles!

"Many kids are unable to eat, sleep or pay attention in school because they've got a mouthful of toothaches," says Dr. Peter Shimizu, DDS, and Dental Director of the Clinic. "Give Kids A Smile Day" gives some children immediate access to help, while also creating awareness that such care is available year-round at the Kids Community Dental Clinic."

Give Kids A Smile Day was launched by the American Dental Association in 2003 as part of National Children's Oral Health Month, to help these underserved kids. Nationwide, the day benefits about 400,000 children through some 1,500 events, facilitated by over 40,000.

Dental care is the most prevalent unmet health need of children in the United States. The National Institutes of Health says that 80 percent of tooth decay is found in just 25 percent of children, primarily from low-income families.

Every year about 17 million children in the United States go without dental care and 51 million school hours are lost due to illnesses related to dental problems.

KCDC is one of very few clinics in Los Angeles County solely devoted to filling a crucial gap in oral health care services for children of low-income working families. Year-round, the clinic offers local children all types of dental services for a nominal fee to uninsured low-income children. Corporate sponsors include Colgate-Palmolive, Henry Schein Dental, and DEXIS Digital X-ray. ■



### The Importance of Wealth Management in a Dynamic World

How is wealth like real estate? For one thing, wealth doesn't manage itself. It requires professional services. In a family or business, wealth has its own set of asset and liability needs. For his long-term management, Brad Korb relies on Richard V. Bertain and David Escobar of UBS Financial Services, recommending them with confidence. Korb says these dedicated Certified Financial Planner™ practitioners consistently use premiere customer service and extensive financial resource knowledge for planning and putting in motion long-term goals and objectives.



Bertain, Senior Vice President with UBS Financial Services, has been providing sound financial advice to clients since 1983, earning designation as Certified Investment Management Analyst from the Wharton School. He and Escobar, First Vice President with UBS, are involved in Burbank community organizations ranging from the Burbank Civitan Club and Boy Scouts of America, to the Burbank YMCA and Leadership Burbank.

Bertain and Escobar's Comprehensive Wealth Management approach for high net worth families and businesses is straightforward and thorough: Identify goals, evaluate the

situation, develop a financial plan, implement it, and monitor and rebalance as needed. They seek "to perform effectively and efficiently, such that each of our clients would be proud to recommend us to their family and friends."

*Richard V. Bertain, CFP, CIMA, ChFC*  
Senior Vice President  
UBS Financial Services  
200 South Los Robles, Suite 600,  
Pasadena, CA 91101-2479, Tel. (800) 451-3954, Tel. (626)405-4710 Direct, Fax (855) 203-6443, Richard.Bertain@UBS.com  
*David E. Escobar, CFP®*  
First Vice President – Wealth Management  
UBS Financial Services,  
200 South Los Robles, Suite 600,  
Pasadena, CA 91101, Tel. (800) 451-3954, Tel. (626) 405-4711 Direct, Fax (855) 203-6443, David.Escobar@ubs.com ■



### BURBANK-VALLEY GARDEN CLUB

The Burbank-Valley Garden Club meets, Thursday, February 6, 2020 at 10:00 a.m., at the Little White Chapel, 1711 N. Avon St., Burbank

"From Bee Hive to Table" is the topic for our February 6th Garden Club meeting. Robin Ghermezi, a bee keeper, will be our speaker on Thursday, February 6, 2020. He has an amazing story of how he had been working in a high tech industry for 30 years and then made a life-changing transition to become a bee keeper. With his daughter, he started LSG Honey Company in Chatsworth, California.



Photo credit: NOELLA BALLENGER



Photo credit: NOELLA BALLENGER

Robin will talk about the bees and honey production as well as the significance of honey bees to the agricultural industry. In addition to setting up and working the hives, collecting and processing the honey, Robin and his daughter bring delicious and nutritious honey to our tables via the many Farmer's Markets in our area.

Everyone is welcome to our regular monthly meetings. For more information, call 818 848-0313. ■

Save the Date!

**Ladies**

SHOPPING NIGHT '20

FEBRUARY 7, 2020 4:00PM - 9:00PM

**BOYS & GIRLS CLUB**  
OF BURBANK AND GREATER EAST VALLEY

For more information contact: [susansebastian@bgcburbank.org](mailto:susansebastian@bgcburbank.org)

**Burbank Chorale**  
**Spring Concert**

**Saturday April 25, 2020 7:30 pm**

American Lutheran Church  
755 N. Whitnall Highway  
Burbank, CA 91505

For Tickets email: [tickets@burbankchorale.org](mailto:tickets@burbankchorale.org)  
or call: (818) 759-9177



# In The Community

## Burbank News & Events

### 2019 and Beyond... Critical Planning for Long Term Care in California!

Joseph McHugh is the founder and managing attorney at LA Law Center specialized in elder law, asset protection and estate planning (wills, Trusts and Probate). Kathy McHugh (his wife) is the Triage Director & Certified Senior Advisor that helps clients with Medi-CAL qualifications and recovery issues. Together with their staff, they can help you understand your options in doing long term care planning and basically "Getting Your Affairs in Order"! Their biggest passion at this time is educating people about their legal rights to transfer and protect their assets in case they need Medi-Cal in the future.



the rules and exemptions made for families to qualify for Medi-Cal. Under the rules in California, applicants are permitted to transfer assets out of their name during the look-back period without incurring a penalty (time where applicant will not get Medi-CAL benefits). Less fortunately, these rules are often confusing and difficult to implement without the expertise of an experienced Elder Law Attorney. Most traditional Estate Planning Attorneys do not understand this area of law.

Most professionals assume you cannot gift assets & must spend money on medical needs. This is not true, and has resulted in impoverishing a well spouse, and spending down needed assets that were not necessary!

Soon California will fall in line with the Federal Medicaid laws, so California will get more money from federal government to pay Medi-CAL disbursements...this means the rules will change and they will be much stricter! But if you do gifting now, it will be grandfathered in! The current laws are specific, and you really need an elder law firm to guide you through this process to ensure you create the least amount of penalties for Medi-CAL qualifications.

For example, in 2019, we can protect a house from Medi-CAL estate recovery... when the new Federal Laws come into California there will be a limit to how much equity can be in the house to be moved... it is expected to be no more than \$750,000 of equity. This is problem in California as starter houses are around \$600,000. It is critical you understand your options if you may be facing care needs in next 5 years!!

Joe and Kathy offer free phone or office consultations and can tell you your options before it is too late! Call 818.241.4238. ■



No one ever wants to be in a nursing home, but unless you can pay \$25 an hour for in-home care (\$18,000 a month for 24/7 care) you should do pre-planning JUST IN CASE!! Today many people want to stay in their home (typically paid off), but do not have enough money or income to do that if they need assistance with their activities of daily living or medical care. The Medi-Cal laws are changing soon. SO...we are standing on the rooftop screaming to anyone that will listen...

**"IF YOU MAY NEED MEDI-CAL LONG TERM CARE BENEFITS IN THE NEXT 5 YEARS...CALL LA LAW CENTER TODAY!"**

**Today, until the Medi-CAL (Medicaid) laws change** we can save almost 100% of all assets by moving them into a Medi-CAL Asset Protection Irrevocable Trust, but we are expecting to be limited to being able to save 50% or less when new law come in (expected to be adopted in California within next 18 months). If you think someone in your family is at risk of needing long term care in the next 5 years, it is critical that you totally understand how an ill person's estate can be moved and be able to qualify for Medi-CAL if it becomes the only way this person can afford to be cared for 24/7.

Currently there are multiple ways to meet

### How to Minimize Capital Gains Taxes: Korb Talks 'Owner-Will-Carry'

A bit like the experienced boat skipper who navigates deep water to find the best fishing for his passengers, a good realtor plots a course for the best financing arrangement to minimize capital gains taxes for his sellers.

"We call it 'owner-will-carry,' or 'seller financing,'" Brad Korb explained. "I recently was talking to a client who wanted to sell his property but didn't want to pay such high capital gains. He wasn't aware of the tax deferral he could get if he carried the loan on the property once he sold it."

According to Korb, an example would be of a buyer who put 25% down on the property, with the structure being that the seller take back the loan and carry a note secured by the property, just as a bank would do. **The capital gains taxes would be calculated on the money received rather than full purchase price.**

"The seller also gets a much better return interest rate than he would from putting his money in a bank," Korb added. "I can help the seller when minimizing capital gains is an issue. It's the job of a good agent to help clients through territory that is new to them,

but familiar ground to us."

Korb invites anyone who wants to know more about owner-will-carry structuring to call him at (818) 953-5300.

*When you sell a piece of property with owner financing, it is considered an installment sale instead of a regular sale of real estate for tax purposes. For example, when you sell a house or a piece of land normally, the seller gives you a lump sum of money for the purchase on the closing date. With an installment sale, the buyer gives you a down payment on the closing date and then gives you regular payments over the life of the contract.*

*Spread Out the Gain*

*When you sell with owner financing and report it as an installment sale, it allows you to realize the gain over several years. Instead of paying taxes on the capital gains all in that first year, you pay a much smaller amount as you receive the income. This allows you to spread out the tax hit over many years. When you sell a property that has appreciated significantly in value, it could require you to pay a large amount of capital gains taxes. ■*

## The Brad Korb Team is Growing!

**D**ue to growth, The Brad Korb Real Estate Group in Burbank has a unique opportunity for talented Buyer's Agents. In addition to being endorsed by Barbara Corcoran, we are the only company in our area that offers an iron-clad guarantee – we either sell the home or we buy it. The ideal person should be decisive, self-motivated & have a consultative style. Should be aggressive, competitive & a high performer. Must be a persuasive, outgoing, people-person. We have more qualified leads than we can handle & therefore we need you! Income is commission with no ceiling. Please send your resume to [courtney@bradkorb.com](mailto:courtney@bradkorb.com).

**The Brad Korb**  
REAL ESTATE GROUP

*Focused on What Matters to You  
Real Estate Since 1979*

**We look forward to hearing from you.**

**Gary LeVox of Rascal Flatts says,**

**Call the agent who makes DREAMS COME TRUE!**

**"Hello my friends in Los Angeles  
it's your boy Gary LeVox of Rascal Flatts.**

**when you're buying or selling a home, you need a  
real estate agent you can trust to make your move easy  
and stress free. That's why you need to call Brad Korb."**

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**YOUR HOME** **SOLD**  
AT A PRICE ACCEPTABLE TO YOU  
**GUARANTEED**  
OR I'LL BUY IT!



# In The Community

## Burbank News & Events

### LISTINGS AND SALES ... JUST IN TIME FOR WINTER

24-hour Recorded Info at 1-800-473-0599

#### BRAD KORB'S RECENT LISTINGS

901 S. Glendale	2818
8260 1/2 Oswego	2828
416 Dartmouth	2708
14850 Parthenia #32	2728
1110 N. Frederic	2648
2707 W. Verdugo	2848
7758 Via Napoli	2808
1812 Karen	2838
7038 De Celis #28	2888
13812 Gavina	2388
7550 Zombar #17	2908
1214 E. Tujunga	2878
1030 N. Kenwood Unit B	3018

#### BRAD KORB'S RECENT SALES

2681 Roseview	3468
11610 Strathern	3158
4630 Willis #309	2578
4630 Willis #105	2518
11437 Riverside	2658
8031 Via Latina	2688
4252 Fair #17	2038
8260 1/2 Oswego	2828
2820 W. Chandler	2628
7735 Via Capri, Seller	2298
7735 Via Capri, Buyer	2298
9650 Sunland	3178
7209 N. Chestnut	2698
1110 N. Frederic	2648
416 Dartmouth	2708
1812 Karen	2838
5108 N. Ledge, Seller	5028
5108 N. Ledge, Buyer	5028
11401 Berendo #5	5908
19913 Christopher	5898
5631 Klump	5948
15702 Larkspur	5008
22140 Jennifer	5958
12449 Kling #201	5938
550 Santa Anita #207	5918
1025 N. Avon	5998

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Every 40 Hours!*

#### BRAD KORB'S RECENT SALES...Continued

18930 Sherman Way #19	5968
10212 Jordan	5978
734 E. Verdugo #3	5928
7130 Jellico	5988
11600 Lull	5018

**Call  
The Brad Korb  
Team  
(818) 953-5300  
We Sell or List a Property  
Every 40 Hours!**

### City of Burbank's BEST Program / WorkForce Connection

**Are you a student looking for employment?**  
Come to the Youth Employment office to pick up an application



**Are you interested in EXPANDING your support of Burbank's youth?**  
Participate in the City of Burbank's BEST Program (Burbank Employment & Student Training) by hiring a qualified and pre-screened student today!



**Are you an Adult looking for employment?**  
Come to City of Burbank's WorkForce Connection (A FREE self-serve job resource center)

City of Burbank  
Youth Employment/WorkForce Connection  
301 E. Olive Avenue Ste. 101, Burbank, CA 91502  
(818) 238-5021



### City of Glendale Parks, Recreation and Community Services Department

Check out all of the Glendale upcoming events and the Leisure Guide for classes, leagues, senior programs, etc. at:  
[www.parks.ci.glendale.ca](http://www.parks.ci.glendale.ca)

### Los Angeles Equestrian Center

**E V E N T S**

DATE	EVENT	CONTACT
Feb. 8-9	USC Horse Show	Kathryn Griffiths (818) 970-1105
Feb. 9	Saddle Seat Western School League	Elizabeth Currer (626) 616-2746
Feb. 14-16	Gold Coast Series Feb. Hunter/Jumper Show	Langer Equestrian Group (805) 638-3078
Feb. 21-23	Camelot Winter Festival I	Camelot Events (818) 259-4364
Feb. 28-Mar. 1	Camelot Winter Festival II	Camelot Events (818) 259-4364
Mar. 19 & 22	Festival of the Horse CDI	Cornerstone Event Management (818) 841-3554
Mar. 26 & 29	Rancho California Arabian Horse Show	Margaret Rich (951) 302-6045

**For more information, call us at 818-840-9063 | or visit us online at: [www.la-equestriancenter.com](http://www.la-equestriancenter.com)**



# In The Community

## Burbank News & Events



### Meet Brad Korb...

*an individual who knows the importance of maintaining focus...*

It is focusing on what matters most in life that Brad Korb believes results in true success. Brad's successes are the direct result of his unique ability to visualize a goal and make a plan to accomplish it. This focus is applied to spending time with his family, interacting with his community and helping his real estate clients to realize their dreams.

Brad and his team have accomplished an incredible amount of success for clients by providing services that go well beyond the average real estate agent. Relationships with clients are based on absolute honesty, loyalty, accountability, dedication and an understanding of client needs. The Brad Korb team is always focused on what matters to you.

As a part of this focus and determination to helping clients become neighbors, Brad Korb has developed this creative website filled with essential information about California's Burbank, Glendale, North Hollywood, Sun Valley and the wonderful and diverse surrounding areas. Our area is rich in history, recreational and business opportunities and unequalled natural beauty, and we welcome you to explore it within our site.

Whether you are in the media industry looking to buy residential property closer to where you work, or looking to sell, **BradKorb.com** is the perfect place for more information. Use **BradKorb.com** as your premier resource for all of your real estate needs in Burbank, Glendale, North Hollywood, Sun Valley and surrounding areas. If you're a homebuyer in search of that perfect place to call home, please visit our property search page to find just what you've been looking for. If you are interested in commercial or investment properties you will find valuable information here. Brad Korb also provides information on relocation resources and free estimates on your home's value. With an incredible knowledge of the real estate market and a strong track record of success, Brad Korb remains dedicated to each client. Contact Brad Korb today and find out more information!

### Thinking of Buying or Selling?

(818) 953-5300 • [www.BradKorb.com](http://www.BradKorb.com) email: [Brad@BradKorb.com](mailto:Brad@BradKorb.com)

## Thanks for Being Our Eyes, Voice & Ears!

At the Brad Korb Team, we treat our clients in a world-class way because it's what we believe in. So it means a lot to our Team when clients like Suzie Gevshanyan (below) show how much they believe in us by telling their friends, neighbors, and family about our great service. It means a lot when clients show how much they believe in us by letting us know if they hear of a neighbor who's thinking of selling their home.

## To all of you, we extend a sincere THANK YOU!



818.953.5300 or [www.BradKorb.com](http://www.BradKorb.com)

Free Published List Of Foreclosures—Homes That Are 60%, 70% and 80% of the Market

[www.LACountyPropertyInfo.com](http://www.LACountyPropertyInfo.com)

Shark Tank's Barbara Corcoran says,

Partner with the agent **I TRUST!**

“In Los Angeles  
I would hire Brad Korb.

He knows how to attract the right kind of buyers  
and he creates so much demand that if your home  
doesn't sell at a price and deadline you agree to...

Brad will BUY IT!”



The  
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Real Estate Since 1979

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YOUR HOME  
AT A PRICE ACCEPTABLE TO YOU  
**GUARANTEED**  
OR I'LL BUY IT!

**SOLD**



# In The Community

## Burbank News & Events

### BUT WHAT DOES THE "F" STAND FOR?

By Susie Hodgson

Who remembers the classic sitcom "F Troop"? I think everyone remembers it – even if you weren't alive in the 1960s when it first aired. That's because of one word: syndication. On Nick at Nite and later on the Me Channel, ratings soared – even more than they had in the beginning. In fact, the first time F Troop was on the air, it was only on for two seasons, from 1965 to 1967. That's it!

It was a sitcom about a fort in Kansas where all the "loser" soldiers were sent – including their clumsy Captain. It was kind of an Island for Misfit Military Men and when they got together, hijinks ensued. But not-so-shockingly enough, not one scene was ever filmed in Kansas. That's because the entire show was filmed in the sound stages and back lot of Warner Brothers studio right here in Burbank.

Let's see – you have the uncoordinated, always-falling Captain Wilton Parmenter, played by a young Ken Berry. Berry was a trained song-and-dance man, which made it easy for him to perform all the pratfalls he took. Berry got his start in the Industry thanks to a certain future pointy-eared star. In the Korean War, the real soldier Ken Berry reported to Leonard Nimoy! After F Troop, Berry would go on to star in the Andy Griffith Show spin-off "Mayberry RFD." He moved on to the Carol Burnett Show spin-off "Mama's Family." Guess he had a thing for spin-offs. He also spun off (danced, that is) in a series of Kinney Shoes commercials. But back to Captain Parmenter...

His main right hand man was Sergeant O'Rourke, who was something of a con man running many a get-rich-quick scheme. O'Rourke was played by long-time character actor Forrest Tucker. Tucker would never quite reach the level of success he had with F Troop, dying at age 67 from lung cancer allegedly aggravated by heavy drinking. O'Rourke's "little buddy" was, no, not Gilligan, but Corporal Agarn, played by Larry Storch who, in his 90s, is still alive as of this writing. He has done mimicry and voiceover work across the years. Bet you didn't know it was he who coined the phrase "Judy, Judy, Judy!" while imitating Cary Grant. (Grant never actually said it.)

Captain Parmenter had a girlfriend named Wrangler Jane who was the one competent individual in the show. Her gimmick involved being the "aggres-

sor" with Parmenter, who would blush at her advances and beg off her kisses with the running gag of "Please Jane, not in front of the men!" Wrangler Jane was played by Melody Patterson who had forged her birth certificate and actually auditioned at the age of 15! She didn't hit 18 until after the show was off the air. Melody Patterson later was married to (and subsequently divorced from) actor James MacArthur, son of Helen Hayes and Charles MacArthur. (He played "Danno" in the original Hawaii 5-0.) He also played Clay Boy in the Henry Fonda movie "Spencer's Mountain," which The Waltons was based on.) Patterson died young at 66, having suffered poor health including a broken back for at least three years.

And there was the requisite Indian tribe. Yes, they said Indian then and not one of the actors who portrayed them was one. And yes, they made plenty of politically incorrect jokes about them – things you'd never hear today. The biggest joke of all was an old Borscht Belt bit. The name of the tribe was the Heckawi tribe, as in - and here's the joke – "Tribe wanders. Falls off cliff. 'We lost. Where the heck are we?'" (In case you didn't get it, say Heckawi fast and it sounds like 'heck are we.' Hey, I didn't write the joke!) Initially, the show's writers tried using "Fugawi" as the name of the tribe, but the network censors caught it. (I'm not going to explain that one to you!)

F Troop was memorable. It had slapstick, it had references to current events and it featured many stars in small and cameo roles such as Don Rickles, Milton Berle, Vincent Price and more. Its episodes were not always original -they say the shows were a lot like McHale's Navy which itself copied The Phil Silvers Show. I don't know about you, but I can still sing the theme song. (The same composer wrote the theme songs for Cheyenne and Gunsmoke.)

But I still don't know what "F" stands for in F Troop!

Want to learn more about Burbank? Come visit us!



### Library News & Events!



### Help Us Help Others

If you know anyone who might need help with enrolling,



**The Department of Public Social Services (DPSS)** will be at the Burbank Central Library, 110 N. Glenoaks Blvd. from 12:30 – 4:30 pm on Thursday, February 6. They will assist with CalFresh and Medi-Cal enrollment. For more information, contact the DPSS Customer Service Center at (866) 613-3777. This event will be repeated in May, August, and November.

It's helpful to have the following information with you when you apply:

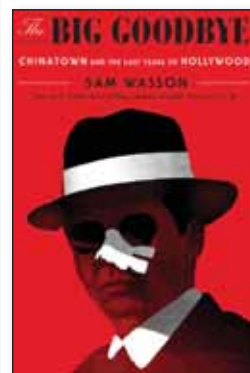
- Personal identification (CA driver's license, CA ID, etc.)
- Social Security number
- Verification of income/assets/expenses
- Verification of citizenship or legal residency/sponsorship for residency.



**Drop-In & Create** is a chance for kids and families to stop by the second floor auditorium at Burbank Central Library for a valentine craft program. On February 13 you can design your own valentine card from 3:30 – 5:30 pm. All materials are provided and no registration is required.

**Sidewalk Astronomers** set up telescopes outside two libraries each month for **Moon Watch**. From 6:30 to 8:00 pm, they will be outside the Burbank Central Library on February 3 and the Buena Vista Branch on February 4. Stop by for a look at the moon and any visible planets.

Join us for a remarkable evening with author **Sam Wasson** in conversation with Chinatown's first assistant director, **Howard "Hawk" Koch, Jr.** (former President of the Academy of Motion Picture Arts and Sciences) at the Buena Vista Branch Library at 7:00 pm, on Wednesday, February 12. Wasson, the New York Times bestselling author has written six critically acclaimed books on show business.



In "The Big Goodbye: Chinatown and the Last Years of Hollywood," the author turns his gaze on the making of Chinatown. Notorious for its twist ending and haunting closing line of dialogue, Chinatown is one of the great films of American cinema. Wasson will tell you why it endures as a work of art and a

state of mind.

Books will be available for purchase and signing.

To get you ready for the author visit, we will also be screening the movie Chinatown on Tuesday, February 11, 6:30 pm at the Buena Vista Branch.

**Check out the event calendar on our website [burbanklibrary.org/events](http://burbanklibrary.org/events) to learn more about library programs, Lego Club, Storytime, Opera Talks, movies, and more!**

Burbank Central Library  
110 N. Glenoaks Blvd.

Buena Vista Branch Library  
300 N. Buena Vista St.

Northwest Branch Library  
3323 W. Victory Blvd.

[burbanklibrary.org](http://burbanklibrary.org)



**The Burbank Historical Society/Gordon R. Howard Museum**  
**OPEN SATURDAYS & SUNDAYS, 1 TO 4 pm - FREE Admission!**

Located in George Izay Park, right next to the Creative Arts Center  
Phone: (818) 841-6333/ Web site: [www.burbankhistoricalsoc.org](http://www.burbankhistoricalsoc.org)  
Email: [gowardmuseum@sbcglobal.net](mailto:gowardmuseum@sbcglobal.net) ■

To Contact Brad via his Social Media, please find him at:

**FACEBOOK:** Brad Korb (personal page)

The Brad Korb Team (fan site)

**LINKEDIN:** Brad Korb

**TWITTER:** @BradKorb



## Rave Reviews

After receiving your advertising letter, I picked up the phone and had a short conversation with you. I thought you could sell my property and I am completely satisfied with the wonderful job you did. I am really happy with the way your team works!

—Cao Tran  
Home Seller, Burbank, CA

Thanks, Brad! You are a real professional and made the sale of my house a positive experience.

—Ruth Artman  
Home Seller, North Hollywood, CA

You and your team did an excellent job selling our home so I decided to use you when it was time to buy another home. It was great to always have someone there to help me along the way and answer my questions. I have already been referring your services to my family and friends and will continue to do so!

—Erika Huber  
Home Buyer and Seller, Burbank, CA



# In The Community

## Burbank News & Events

### Brad Did It Again!



*Brad Did It Again with the sale of Nicholas De Sio's commercial property in Burbank!*

Visit [www.BradKorb.com](http://www.BradKorb.com)  
For All Your Real Estate Needs!

### Burbank Tournament of Roses Association

By Robert Hutt

Let me offer a final "congratulations" to all the volunteers from the community who worked on Burbank's prize-winning float, Rise Up! This is the first time that Burbank has captured the Leishman Public Spirit Award and brings our current record to 10 awards in the last 11 years! Many of those same volunteers put in another fantastic effort on Deconstruction Day as they washed dozens of buckets, thousands of flower vials and, of course, took the float apart!

We would also like to acknowledge those affected by California's wildfires who contacted us via emails and social media to thank us for recognizing their losses and challenges with the theme of our float.

As one of only six self-built entries in the parade, we are interested in how our self-built brothers did and this year they did great! The other self-built entries were all winners: Cal Poly won the Director's Award, Downey won the Founder's Award, La Canada-Flintridge won the Bob Hope Humor Award, Sierra Madre won the President's Award and South Pasadena won the Mayor's Award.

The Design Contest for Burbank's 2021 float closed on January 29. On February 6th our General Membership will vote for their favorite float concepts. After several rounds of voting, the designs will be ranked from



most-preferred to least-preferred. During the second week of February, we will submit our most-favored design concept to Tournament officials in Pasadena during Theme Draft. If all goes well, our first choice will be accepted, otherwise we will submit additional designs in order of preference.

While we wait for the formal acceptance letter from

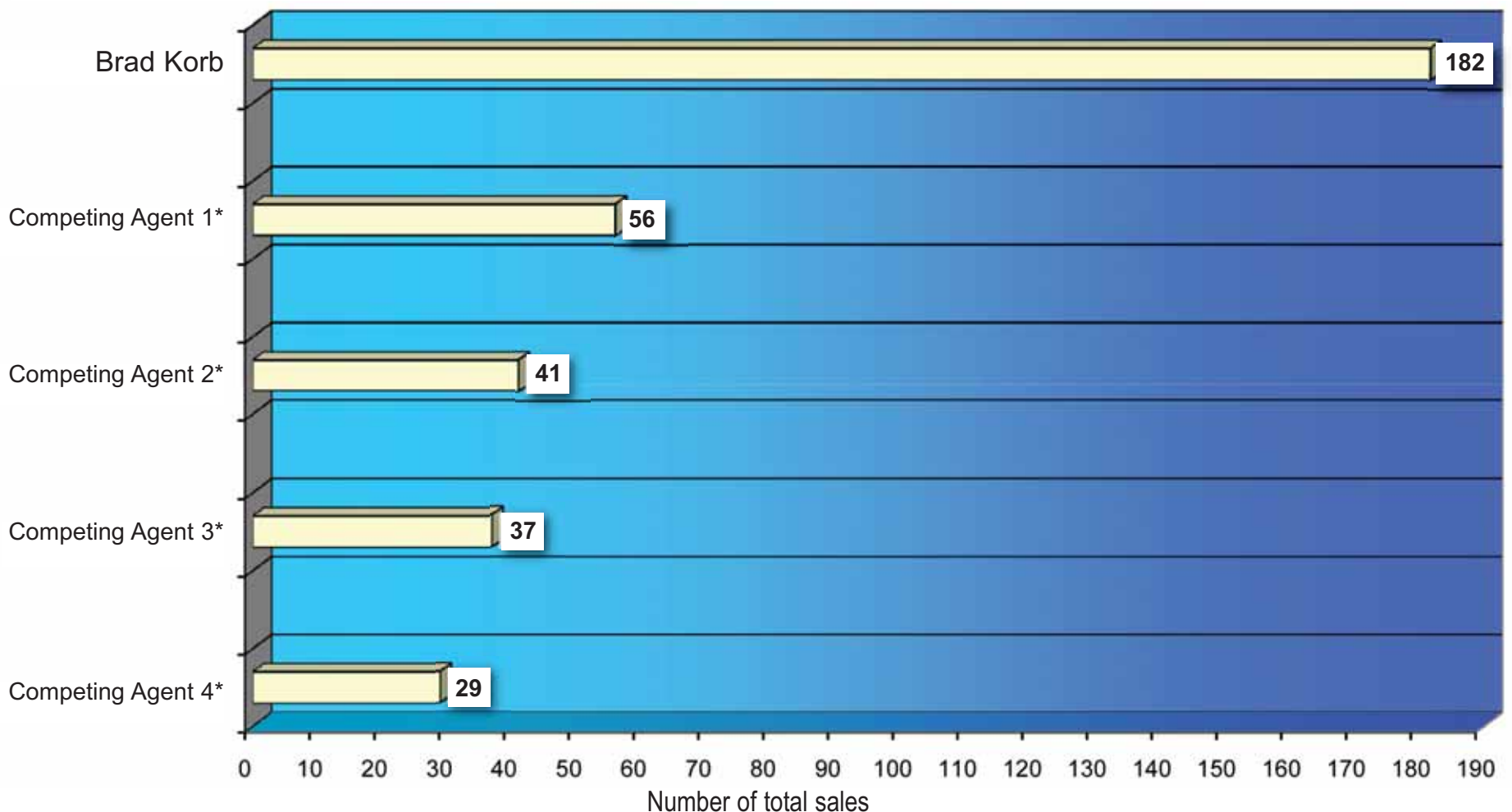
Tournament officials, we will be working on several maintenance projects around the float site. There is the normal replacement of damaged electrical cords and power tools, sharpening saw blades and inspecting hydraulic components. We may get creative and build an automatic vial washer!

We will also be conducting a series of MIG welding classes (limited to members) to ensure a supply of qualified construction helpers. Graduates of the class will be able to build the steel gridwork which will eventually be covered and decorated. Like any other new skill, practice makes perfect. We hope to see much more of our new welders at the float construction site!

Interested in helping? Want to become a member? The current work schedule is Wednesdays and Saturdays between 10:00 AM and 4:00 PM. The construction site is located at 123 W. Olive Ave. Please park in the Metro Link lot. Questions? Call the Barn at 818-840-0060 or visit our website at: [www.BurbankRoseFloat.com](http://www.BurbankRoseFloat.com) ■

### Burbank Agents Number of Sales

January 1, 2019 through December 31, 2019



Based on data supplied by Southern California Multiple Listings Service and its member Associations of REALTORS, who are not responsible for its accuracy, and statistics from The Brad Korb Team. Analysis dates are January 1, 2019 through December 31, 2019. May not reflect all activity in the marketplace.

\* Agent names available upon request. Current CRMLS members.



# In The Community

## Burbank News & Events

### Helping Seniors Over 55 Preserve Assets & Improve Quality of Life



John Janis's compassion for helping seniors and families in a tough spot with financial challenges led him to founding Platinum Resources.

#### The Company Provides Financial Relief to Clients:

- Who are retired and faced with reduced or fixed-income
- Overwhelmed with out-of-pocket medical expenses
- Overwhelmed with high balance credit/card usage
- Unfortunately, lost a loved one (widow/widower)
- Experiencing an emotional, financial divorce/separation
- Served a law suit and concerned about outcome
- Buying a home but cannot qualify due to credit
- Afraid to lose their home due to affordability
- Preventing Seniors from Bankruptcy

**Added Client Value** - John's unique Business Guarantee doesn't charge upfront fees/costs or monthly costs of any kind until they get desired results. This Guarantee eliminates any downside financial risk concerns for the client.

Should you, other family members or friends be experiencing similar "tough spot" situations and are seeking a proven solution we can help. Please contact Brad at 818-953-5304, Brad@BradKorb.com, or John at toll free 800-706-1210, JohnJ@PlatinumResources.US.



John Janis, Platinum Resources and Brad Korb

#### CLIENT - REVIEWS

**#1** - "John, I want to thank you and Platinum Resources for providing me excellent service throughout our relationship. Not only did you save me a tremendous amount of money, you helped me save my home and business. Your proactive approach in taking care of my debt issues, as well as providing excellent counsel on so many other financial issues gave me a huge sense of relief. Thank you John and I will always be eternally grateful for your support and wish you and your Company the best, Geri"

**#2** - "Hi John, I feel so lucky and fortunate to have been introduced to your debt elimination program while I was seriously considering bankruptcy. Your program is far superior. Just as important to saving me thousands of dollars and the peace of mind you provided during some real bleak periods will always be remembered and appreciated. Your personal attention to my medical situation was so helpful during my rehabilitation. Thank you again John, Best regards, Marley"

**#3** - "John, thank you for all that you have done for me throughout my financial dilemma. Admittedly, when I was first introduced to you, I felt hopeless, overwhelmed and skeptical that you could improve my situation. Your personal involvement and financial business savvy helped me save the equity in my home, over \$100,000 in credit card debt and provided me the necessary monthly income to help me meet my obligations. You changed my life which was rapidly spiraling downhill. I appreciate the amount of energy, patience and dedication put forward on my behalf. Thank you for never giving up on me and tolerating my stubbornness, Bob"



### Burbank Temporary Aid Center Updates

#### Save the Date for BTAC's Annual Gala!

March 13, 2020 BTAC will hold its Annual Gala. Honorees include the Hollywood Burbank Airport and local philanthropist and volunteer, Alyson Westfall. To be added to the invitation list, learn about sponsorships or reserve your seats, contact BTAC for more information: 818-848-2822 ext. 110 or bhowell@theBTAC.org.

#### Do you know about BTAC's Case Management Program?

BTAC's case managers are ready to work with people who are struggling and help them work toward having less of a struggle. Through case management, BTAC can help with resumes and finding jobs, developing budgets, living with their means, and even help with some household bills. It takes some work, but it is worth it.

#### Monetary Donations are important, too.

Many people aren't aware that your monetary donations to BTAC support BTAC's Bill Assistance program. Whether helping with rent, a BWP or Gas Co. bill or subsidizing transportation - just to name a few, these donations help some of our friends and neighbors to keep from becoming homeless.

#### Most Needed Items

When deciding what food items to donate, keep in mind the kind of things your family needs and enjoys. Also, our families especially appreciate full-size hygiene items, such as toothpaste, body wash, deodorant, etc.

#### BTAC Donation Policy

BTAC can accept only monetary and food donations. If you have questions, please call BTAC at 818/848-2822. All non-cash donations are accepted at the rear of the building.

#### Help BTAC be a good neighbor.

Please do not leave donations when BTAC is closed - especially on weekends or evenings.

#### BTAC Hours

BTAC is open for services M-F 9:00 a.m. - noon and 1:30 p.m. - 5:00 p.m. Homeless services are available on Mondays and Fridays, with Tuesday, Wednesday and Thursday reserved for those with housing. If dropping off a donation during the noon hour, please ring the bell at the rear door and someone will be able to assist you.

#### BTAC Needs Volunteers!

Join others who have found a place at BTAC. BTAC needs volunteers to help sort food donations, prepare grocery orders, conduct interviews with clients, and help our driver with morning pick ups. For more information about volunteering, call 818/848-2822, ext. 114. Or email volunteer@theBTAC.org.

For more information on how to donate to The BTAC, please visit our website ([www.burbanktemporaryaidcenter.org](http://www.burbanktemporaryaidcenter.org)). ■

Police Dispatch 818-238-3000	<b>The Brad Korb Team</b> Your Realtors For Life 818-953-5300 <a href="http://www.BradKorb.com">www.BradKorb.com</a>		Fire Info 818-238-3473
Police Detectives 818-238-3210			Parks & Recreation 818-238-5300
Animal Shelter 818-238-3340	Graffiti Hotline 818-238-3806	Streets/ Sanitation 818-238-3800	Water/ Power 818-238-3700



Brad's client Carl Shaad borrowing signs for his garage sale.

### PLANNING TO HAVE A GARAGE SALE?

Call Us Today to Borrow Garage Sale Signs

818 953-5300



# In The Community

## Burbank News & Events

### BURBANK ADULT CENTERS

Events and activities for those age 55 and over (unless indicated otherwise).



#### JOSLYN ADULT CENTER

1301 W. Olive Ave., Burbank, (818) 238-5353

Check out these events/programs at the Joslyn Adult Center.

Where there is a ✓ please call Joslyn Adult Center at 818-238-5353 to sign up! (\$2 without BSAC card)

Ongoing weekly activities include a wide variety of fitness classes, card games including bridge, Mah Jongg, bingo, computer classes, lunch and so much more.

**Bet Tzedek Legal Services: Informative Presentation on Elder Abuse ✓**  
**Tuesday, February 4th @ 1:00PM**

This presentation will provide you with information and resources for understanding Elder Abuse and learning how to protect yourself from Elder Abuse.

**Guided Autobiography Workshop ✓**  
**Wednesday, February 5th @ 9:00AM**  
**(Meets for 5 consecutive weeks)**

Are you looking for a way to make a record of your life story? Guided Autobiography (GAB) is a process that helps you recall and record the significant moments of your life. Through this interactive class experience you will learn the tools for writing your own life story. (Participants must attend the first class to be eligible to attend the remaining classes)

**California Telephone Access Program ✓**  
**Friday, February 7th @ 9:00AM**

Special California Phones are free to eligible Californians! Come speak with the California Telephone Access Program representative in the Joslyn Adult Center Lobby to get information on how to obtain a free phone.

**HealthCare Partners ✓**

**Wednesday, February 19th @ 1:00PM**  
A doctor affiliated with HealthCare partners will come to the Joslyn Center to give an informative presentation. The topic of discussion will be announced closer to the date.

**Specialty Opera ✓**

**Tuesday, February 25th @ 1:30PM**  
Join us for an entertaining multi-media presentation detailing the origins and different stage-interpretations of a classic Opera. The Opera will be announced closer to the presentation date.

**Regal/Lakeside ✓**

**Thursday, February 27th @ 2:30PM**  
A doctor affiliated with Regal/Lakeside will come to the Joslyn Center to give an informative presentation. The topic of discussion will be announced closer to the date.

**Off-Site Trips**

You must register for off-site trips at the Joslyn Adult Center front desk or Joslyn Adult Center travel office both located at 1301 West Olive Avenue Burbank, California 91506. All Trips will leave from, and return to, the Joslyn Adult Center.

**Natural History Museum ✓**

**Tuesday, February 11th from 9:30AM - 4:00PM**

**Price: \$40.00 (\$38.00 with BSAC card)**  
Start the New Year off right by discovering something new. The Natural History Museum is a fun, interactive way of gaining knowledge. Discover dinosaurs, gems and minerals, gardens, Latin American treasures, and beloved dioramas to name a few. Enjoy a nice lunch break at the NHM Grill which offers made-to-order gourmet grilled sandwiches and burgers, fresh salads and wraps, made-from-scratch soups, pizza, or vegetarian options. Ticket includes admission and 3D film. 3D films and titles will be released closer to the trip date. (Moderate amount of walking required)

**Warner Brothers Studio Tour ✓**

**Monday, February 24th from 1:00PM - 5:45PM**

**Price: \$88.00 (\$86.00 with BSAC card)**  
Get ready for award season by hopping on a tour on the lot of Warner Brothers. This 3-hour guided tour will focus on classic award-winning shows dating back to the early days of the studio. Highlighted on the tour is a stop at The Prop House home to the treasures and antiques from some of the very first Warner Bros. Productions. (Light amount of walking required)



### Brad's Clients Use the Truck for Free

#### Added Service Where the Rubber Meets the Road

Brad's Team provides service based on client needs. When Brad asked his past clients what more he could do, nearly all of them agreed that a truck would be great. Brad decided to provide a moving truck complete with appliance dolly and moving pads. Use of the truck is free of charge to Brad's clients (Buyers and Sellers).

#### Helping the Southern California Community

Brad's truck is available to community organizations, churches and charitable groups subject to availability, but always free of charge. Check the calendar at [www.BradKorb.com](http://www.BradKorb.com) to see what dates our moving truck is available, and fill out the contact form to reserve a date for your move.

**There are a few restrictions such as age of driver, licensing and basic use and care. For more information, just ask!**

**818.953.5300 or [www.BradKorb.com](http://www.BradKorb.com)**

### McCrory's Estate Sales by Connor 'Liberates' Clients from Stressful Process

Inheriting a home from a loved one usually means inheriting the furniture, artwork, clothing, jewelry, tools, and other valuables inside, too. Brad Korb has decades of experience helping clients sell inherited real estate at its best value, but first the home must be made move-in ready by removing its contents. To help his clients accomplish that to their best financial advantage, Korb recommends Stephen and Aime McCrory, owners of Estate Sales by Connor.



"Stephen and Aime's family-run company has built a large, loyal following in Southern California among appraisal specialists, collectors, and reputable antique dealers," Korb says. "The McCrorys are ethical and extremely professional. They handle every aspect of an estate sale from start to finish, with the goal of getting as much value as possible for clients."

Stephen McCrory enjoys working with Korb "because when Brad is involved, it's always a smooth transaction," he says. "What we like best about what we do is seeing people liberated from the stress and worry of trying to evaluate, sort, and sell all those items at an emotional time. Many of the items have sentimental value, and some things have value that clients might not realize without our expertise. Our service helps make the whole process much easier."

For more information, visit [www.EstateSalesByConnor.com](http://www.EstateSalesByConnor.com) or call Stephen McCrory at 818-848-3278. ■



#### Burbank based, Estate Sales by Connor

is a family run company that was recently featured on The Queen Latifah Show and ABC 7 Los Angeles. We offer the perfect combination of an experienced hardworking staff and a loyal following of buyers in the Greater Los Angeles and surrounding areas.

We are dedicated to meet your requirements on closing dates and turn-around times, while providing quality service that ensures a smooth transaction. Not only are we estate sale professionals, who have been working within the industry for over 20 years, we have access to some of the top appraisers, auction houses and dealers in the industry. We offer exceptional service and oversee your sale (and belongings) as if they were our own. Our goal is to help you sell and liquidate your estate in a professional and profitable manner.

*We are a Licensed, Bonded and Insured California Estate Sale Company*

#### Our Services:

- Free appraisals and estate consultations.
- Estate staging and organization
- Advertising and mailing to our 2000+ mailing list.
- Antiquity, art and collectibles consignment process.
- Clean up and packing services.
- Consignments and buy outs.
- Researching and valuing all items over \$50.00 through our network of appraisers, databases, auction houses and experts.
- Less than 48 hour notice clean outs (move-in ready).
- Security and a professional staff during the sale.
- Detailed accounting.
- No out of pocket fees.
- Professional References.

*We aim to be of assistance to YOU / 818-848-3278 or 818-422-0558*

### [www.BurbankPropertyInfo.com](http://www.BurbankPropertyInfo.com)

A FREE service to help area home buyers find their dream home. Your first e-mail will list all homes currently for sale that meet your search criteria.

Then each morning you will be e-mailed a list of all of the new homes for sale and price changes since your previous search.

**No more having to reply on manual searches.**

**BECAUSE YOU HAVE BETTER THINGS TO DO!**





# Featured Homes

For 24-hour recorded info & addresses, simply dial **1.800.473.0599** and enter the 4-digit code.

To Contact Brad via his Social Media, please find him at:

**FACEBOOK:** Brad Korb (personal page) / The Brad Korb Team (fan site) / **LINKEDIN:** Brad Korb / **TWITTER:** @BradKorb



**MEET BRAD KORB**, an individual who knows the importance of maintaining focus. He believes that true success comes from making goals for what matters most in life. And whether he's with his family, interacting with his community or helping his real estate clients, Brad enjoys successful results because of his unique ability to visualize a goal and make a plan for accomplishing it.



Simply call the number above and dial the code #.

**Your Home Sold Guaranteed — or I'll Buy It!**

## BRAD'S BEST BUY!

**GLENDALE**  
Call 1-800-473-0599

**\$549,945**  
Enter Code 3038



Luxury Division

*English Tudor*



**BURBANK**      **\$1,299,992**  
Call 1-800-473-0599, Enter Code 2718

*Huge House + Lot*



**LA TUNA CANYON ESTATES** **\$1,299,992**  
Call 1-800-473-0599, Enter Code 2618

*View*



**BURBANK HILLS**      **\$1,249,942**  
Call 1-800-473-0599, Enter Code 2878

*Mega House*




**BURBANK**      **\$869,968**  
Call 1-800-473-0599, Enter Code 2648

*4 Beds 2 Baths*



**BURBANK**      **\$769,967**  
Call 1-800-473-0599, Enter Code 2848

*Guest House*



**HIGHLAND PARK**      **\$779,977**  
Call 1-800-473-0599, Enter Code 2498

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www.BradKorb.com  
email: Brad@BradKorb.com

*Pool & Spa*



**BURBANK MEDIA DISTRICT** **\$759,957**  
Call 1-800-473-0599, Enter Code 2598

*Only 14 Years Old*



**SANTA CLARITA**      **\$669,966**  
Call 1-800-473-0599, Enter Code 2048

## 5 Reasons Why I'm Glad I Called Brad!

- #1 The quick response, constant communication and follow-up from agents.
- #2 The most-comprehensive marketing plan in town!
- #3 A team business model to help you with all of your real estate needs!
- #4 Seven-day-a-week access to 39 years of real estate experience!
- #5 A professional, friendly, expert team of real estate consultants!

### Join Our Top-Rated Team Now!

The Brad Korb Team has a few great opportunities for energetic, highly motivated team members. We provide free training and plenty of leads! Please visit [www.BradKorb.com](http://www.BradKorb.com) and click on *Thinking About a Career in Real Estate?* and complete the online form or call our office at (818) 953-5300.

**“True success** is found when you stay focused on **what's really important**— family, friends and community.” — *Brad Korb*

**office: 818.953.5300    web site: [www.bradkorb.com](http://www.bradkorb.com)    email: [brad@bradkorb.com](mailto:brad@bradkorb.com)**



# Featured Homes

For 24-hour recorded info & addresses, simply dial **1.800.473.0599** and enter the 4-digit code.



**VISIT THE BRAD KORB TEAM WEBSITE  
AND VIEW ALL OF OUR LISTING ON YOUR  
SMART PHONE!**



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Who said you can't get anything FREE today? All you do is buy or sell your home with us and you can reserve your date to use the truck the day of your closing. If you have a charitable or community project that needs a truck, call us, we'll let them use it FREE!

**Mini Gated Estate**

**VALLEY GLEN**      **\$649,946**  
Call 1-800-473-0599, Enter Code 2958

**Awesome View**

**BURBANK**      **\$539,935**  
Call 1-800-473-0599, Enter Code 2508

**Mini Gated Estate**

**MISSION HILLS**      **\$599,995**  
Call 1-800-473-0599, Enter Code 2448

**Great Place to Start**

**VAN NUYS**      **\$549,945**  
Call 1-800-473-0599, Enter Code 2978

**Awesome View**

**TOLUCA LAKE**      **\$539,935**  
Call 1-800-473-0599, Enter Code 2508

**Awesome Townhouse**

**GLENDALE**      **\$509,905**  
Call 1-800-473-0599, Enter Code 3048

**Attached Garage**

**ENCINO**      **\$492,294**  
Call 1-800-473-0599, Enter Code 2358

**Newly Remodeled**

**CABRINI VILLAS**      **\$489,984**  
Call 1-800-473-0599, Enter Code 2808

**Top Floor**

**TOLUCA LAKE**      **\$449,944**  
Call 1-800-473-0599, Enter Code 2318

**3 Beds 3 Baths**

**NORTHRIDGE**      **\$419,914**  
Call 1-800-473-0599, Enter Code 2988

**Attached Garage**

**PANORAMA CITY**      **\$389,983**  
Call 1-800-473-0599, Enter Code 2728

**New Kitchen**

**VAN NUYS**      **\$379,973**  
Call 1-800-473-0599, Enter Code 2908

**Corner End Unit**

**TARZANA**      **\$349,943**  
Call 1-800-473-0599, Enter Code 2948

**Remodeled Kitchen**

**ENCINO**      **\$299,992**  
Call 1-800-473-0599, Enter Code 2438

**Pool & Spa**

**TORRANCE**      **\$299,992**  
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**office: 818.953.5300 web site: www.bradkorb.com email: brad@bradkorb.com**



# Market Trends

## Burbank

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	1	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	3	NA	0	3	1	0.0	\$418,000	\$390,000	93.3%	48
\$400,001 to \$500,000	1	5	500.0%	5	21	4	0.3	\$463,678	\$463,786	100.0%	41
\$500,001 to \$600,000	5	9	180.0%	11	41	7	0.7	\$551,994	\$546,471	99.0%	29
\$600,001 to \$700,000	4	5	125.0%	5	42	7	0.6	\$657,857	\$655,356	99.6%	41
\$700,001 to \$800,000	6	11	183.3%	14	60	10	0.6	\$760,858	\$7556,046	99.4%	30
\$800,001 to \$900,000	7	10	142.9%	17	66	11	0.6	\$842,941	\$853,369	101.2%	33
\$900,001 to \$1,000,000	7	5	71.4%	8	42	7	1.0	\$921,240	\$945,479	102.6%	20
\$1,000,000+	14	0	NA	0	84	14	1.0	\$1,256,824	\$1,261,850	100.4%	36
Market Totals	45	6148	106.7%	60	359	60	0.8	\$854,607	\$858,581	100.5%	33

## Lake View Terrace Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	2	0	0.0	\$772,474	\$766,000	99.2%	60
\$800,001 to \$900,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$1,100,000	\$980,000	89.1%	54
\$1,000,000+	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	0	0	NA	0	3	1	0.0	\$881,649	\$837,333	95.0%	58

## Sylmar Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	1	1	0	0.0	\$599,000	\$575,000	96.0%	115
\$600,001 to \$700,000	0	0	NA	1	1	0	0.0	\$679,900	\$685,000	100.8%	7
\$700,001 to \$800,000	1	0	NA	0	5	1	1.2	\$707,330	\$737,600	104.3%	34
\$800,001 to \$900,000	4	1	25.0%	0	3	1	8.0	\$856,650	\$852,333	99.5%	36
\$900,001 to \$1,000,000	1	0	NA	0	2	0	3.0	\$894,950	\$923,500	103.2%	12
\$1,000,000+	1	0	NA	0	1	0	6.0	\$2,100,000	\$1,600,000	76.2%	16
Market Totals	7	1	14.3%	2	13	2	3.2	\$867,338	\$842,461	97.1%	34

## Shadow Hills Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	2	0	0.0	\$699,483	\$675,000	96.5%	37
\$700,001 to \$800,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	1	2	0	0.0	\$893,900	\$862,500	96.5%	126
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$939,000	\$934,000	99.5%	28
\$1,000,000+	5	0	NA	0	7	1	4.3	\$1,493,714	\$1,464,143	98.0%	78
Market Totals	5	0	0.0%	1	12	2	2.5	\$1,215,147	\$1,188,167	97.8%	75

## Sun Valley Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	1	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	1	NA	0	1	0	0.0	\$699,000	\$699,000	100.0%	0
\$700,001 to \$800,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	0	2	0	0.0	\$854,500	\$892,500	104.4%	15
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$929,000	\$965,000	103.9%	4
\$1,000,000+	1	0	NA	0	2	0	3.0	\$1,104,000	\$1,125,000	101.9%	48
Market Totals	1	2	200.0%	0	6	1	1.0	\$924,167	\$949,833	102.8%	22

## Sun Valley Hills

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	1	NA	0	1	0	0.0	\$599,000	\$585,000	97.7%	99
\$600,001 to \$700,000	1	1	100.0%	1	2	0	3.0	\$651,500	\$642,000	98.5%	11
\$700,001 to \$800,000	1	1	100.0%	1	2	0	3.0	\$722,425	\$736,000	101.9%	62
\$800,001 to \$900,000	0	2	NA	2	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	2	0	0.0	\$882,500	\$955,000	108.2%	10
\$1,000,000+	0	0	NA	0	3	1	0.0	\$1,008,000	\$1,036,667	102.8%	16
Market Totals	2	5	250.0%	4	10	2	1.2	\$813,585	\$836,100	102.8%	31