



Brad Korb

Burbank Bulletin™

Successfully serving tens of thousands of families since 1979

Se Habla Español, Խոսք Խոսում ենք Հայերեն, Мы говорим по-русски, On parle français, and American Sign Language



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 Brad Korb 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

Brad Korb Honoring Service in Our Community!



I had the honor and pleasure to provide lunch to Police Chief Michael Albanese and the Burbank Police Department recently! I would like to thank them again for their continued service in our community!

Follow The Brad Korb Team on Twitter & Facebook to receive information on upcoming open houses.



- FACEBOOK: Brad Korb
- TWITTER: @BradKorb



THE BRAD KORB TEAM FEATURED PROPERTY!



Your Property Could Be Featured Here and Online to Reach Millions of Potential Buyers Around the World!

Call today to find out how our marketing strategy will move you!
 (818) 953-5300

BURBANK HILLS \$1,349,943
 Call 1-800-473-0599, Enter Code 3918

PRSRT STD
 U.S. POSTAGE
PAID
 MMP DIRECT

INSIDE



BURBANK NEWS
 Page 8



FEATURED HOMES
 Page 10-11



AREA MARKET TRENDS
 Page 12 **NEW**

www.BradKorbForeclosureHelp.com

Think foreclosure is the only option?
 Think again!

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.

Get a Backstage Pass to the MLS—Search for any property and any Area—FREE

www.LACountyPropertyInfo.com

In The Community

Burbank News & Events

The New 2022 Reverse Mortgage

Higher FHA Lending Limits Help California Senior Homeowners

FHA has increased lending limits in California to \$970,800, which can now help seniors secure a home purchase in this very expensive market. Seniors can now qualify, with a single down payment, for a \$1,000,000 California home purchase with no future house payments. A H4P loan, commonly known as HECM (Home Equity Conversion Mortgage) for Purchase, can be an easy-qualify solution for senior borrowers.

The H4P loan allows borrowers to combine some of their home's equity with the proceeds, possibly from the sale of their previous home (funds can also come from savings and investments) with the proceeds from their new reverse mortgage loan to complete the new home purchase. With this kind of financing, buyers can often buy the house they want (downsizing or upsizing) without using all their cash. Again, they have no monthly mortgage payments to make. They are still responsible, however, for maintaining the home, paying property taxes, homeowner's insurance, and complying with all loan terms.

Additionally, senior homeowners looking to stay in place can refinance with a reverse mortgage and have access to much higher dollar amounts. This can help augment income with the high inflation environment we find ourselves in. A refinance allows borrowers to access their home equity and turn it into cash without ever making a monthly mortgage payment. The funds are distributed through one of six taxfree payout plans of the borrower's choice. Additionally, the loan is not repaid until the last borrower leaves the home.



Bob Petersen is a Mutual of Omaha Reverse Mortgage professional and has shown many of Brad's clients how they can refinance their existing mortgage with a reverse refinance or purchase. Brad and his team understand how these loans can offer a unique solution for many seniors who have lost hope in buying another home. Both Brad and Bob would be pleased to tell you more. So if you're 62 years of age, don't hesitate to call.

Brad Korb Real Estate Group, BRE #00698730

Brad@BradKorb.com 3813 W. Magnolia Blvd., Burbank, CA 91505

Bob Petersen, NMLS ID: 874762
Mutual of Omaha Reverse Mortgage
BPetersen@mutualmortgage.com
(714) 396-9512

Mutual of Omaha Mortgage, Inc. dba Mutual of Omaha Reverse Mortgage, NMLS ID 1025894. 3131 Camino Del Rio N 1100, San Diego, CA 92108. Licensed by the Department of Financial Protection & Innovation under the California Residential Mortgage Lending Act, License 4131356. These materials are not from HUD or FHA and the document was not approved by HUD, FHA or any Government Agency. Subject to credit approval. For licensing information, go to: www.nmlsconsumeraccess.org. ■

Equal Housing Lender

Tailored financial planning

A lifetime of guidance built around **your needs**



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 long-term wealth management, Brad Korb relies on Richard V. Bertain and David Escobar of UBS Financial Services Inc., recommending them with confidence. These dedicated Certified Financial Planner™ practitioners, Korb says, consistently provide high-level customer service and extensive financial resource knowledge for planning and implementing long-term goals.

A good financial plan for your wealth isn't written in a day. In fact, a financial plan is never truly complete, because your life is not static. Even though there's no true end to the planning journey, it's clear to us where it should begin: with a deep conversation about what matters to you and your family. While each individual has their own unique objectives, the following five questions can help you start the conversation: What do you want to accomplish in your life? Who are the people that matter most to you? What do you want your legacy to be? What are your main concerns? How do you plan to achieve your life's vision?

These aren't easy questions, but the answers are key to uncovering the objectives and priorities that will form the basis of your financial plan. The next step is to use these principles and goals as a road map to build and maintain your financial plan through the UBS Wealth Way approach. The UBS Wealth Way manages wealth across three key strategies: a Liquidity strategy which helps provide cash flow for the next two to five years; a Longevity strategy that satisfies lifetime goals, such as retiring comfortably and on time or even early; and a Legacy strategy where you can earmark and invest capital for the goals that go beyond your own.

As life progresses, and your values and priorities evolve, it's important to make sure your financial plan can evolve with you. We suggest incorporating frequent financial health checkups into your routine to ensure your financial plan is both accommodative and reflective of your

life's latest changes.

Bertain, Senior Vice President-Wealth Management, has been providing sound financial advice to clients since 1983, earning the Certified Investment Management Analyst® designation from the Wharton School. He and Escobar, Senior Vice President-Wealth Management, 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 client would be proud to recommend them to their friends and family.

If you'd like a copy of our full Seasons of Planning report, with the checklist to keep you on the path to financial success, contact team member Taylor Moore at taylor.moore@ubs.com or 626-405-4735.

Bertain Escobar Wealth Management

UBS Financial Services Inc.
251 South Lake Avenue, 10th Floor
Pasadena, CA 91101
626-405-4710
800-451-3954 toll free
855-203-6443 fax
ubs.com/team/bertainescobarwm
Richard V. Bertain, CFP®, CIMA®, ChFC®
Senior Vice President-Wealth Management
626-405-4710
richard.bertain@ubs.com
David Escobar, CFP®
Senior Vice President-Wealth Management
626-405-4711
david.escobar@ubs.com
Taylor Jeffrey Moore
Financial Advisor
626-405-4735
taylor.moore@ubs.com ■

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 buyer 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. ■

Visit www.BradKorb.com
For All Your Real Estate Needs!

Burbank Chorale



Burbank Chorale will start rehearsals for the Fall Semester on September 13. Rehearsals are conducted as a hybrid between in-person and via Zoom. The choice is up to the singers on how they would like to participate. The Burbank Chorale is adhering to the LA County Guidance for Music, Television, and Film Production. If you are interested in auditioning, please email membership@burbankchorale.org or call 818-759-9177.

In The Community

Burbank News & Events

BURBANK ADULT CENTERS

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



Contact the Joslyn Adult Center Monday-Friday between 8am-6pm to request the most up-to-date information regarding facility hours and programs. Updated information on classes and activities will be available on our website.

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)

Virtual and In-person Activities

Advance sign-up is required for all virtual activities. To reserve your spot, contact the Joslyn Adult Center at 818-238-5353. For more information regarding all activities, both in-person and virtual, please feel free to look on our website or visit the Joslyn Center.

FITNESS

Kundalini Chair Yoga – (Live Streamed/ In Person)**

Mondays from 9:00-10:00am

Kundalini Yoga is the yoga of self-awareness. Each class is focused on exercises that boost the immune system and enhance the function of the Central Nervous System. The class often ends with a 5-minute meditation.

Chair Strength Training – (Live Streamed/ In Person)**

Tuesdays from 10:30-11:30am

This chair strength class will focus on exercises that build muscle mass, increase bone density, promote good posture, and improve balance.

Fall Prevention with Harry – (Virtual)

Tuesdays 12:30-1:30pm; Fridays 9:00-10:00

Learn how to prevent stumbles, recognize fall risks, and to safeguard your environment. This class will help build lower body strength and emphasize core training, balance, and stability movements.

Strength and Balance with Harry (Live Streamed/ In Person)**

Thursdays 10:00-11:00am

Build strength, decrease body fat, and improve balance and flexibility. This class will incorporate progressive resistance training, stretching, tai chi, yoga, Pilates, and circuit training. This class is both in-person as well as livestreamed for Zoom.

Shao Chi & Yoga (Live Streamed/ In Person)**

Thursdays from 12:30-1:30pm

This modern approach to Tai Chi (Shao-Chinese word for young, fresh, new) will get you more in touch with your body. The slow movements will focus on balance, core strength, flexibility, gait, posture, and anticipatory postural control. This class also combines yoga tailored for a wide range of physical abilities. This class is both in-person as well as livestreamed for Zoom.

** Instructor In-person status subject to change

DANCING

Ballroom Dancing

Thursdays 7:00-10:00pm

Cost of activity WITH activity card will be \$10.00

Cost of activity WITHOUT activity card will be \$12.00

Line Dancing

Saturdays 10:30-11:30am

Cost of class WITH activity card will be \$5.00
Cost of class WITHOUT activity card will be \$7.00

OTHER

Brain Booster Live – Virtual Only

Mondays 4:30-5:30pm

Virtual Brain Booster is an extension of the Brain Booster class held at the Joslyn Center during normal operations. In this group participants learn and practice proactive measures for maintaining a healthy mind with simple methods that can be incorporated into everyday life!

Karaoke – In-Person

Mondays 12:00-2:00pm

Join us this new year for our new karaoke group every Tuesday.

Bingo – In-person

Thursdays from 1:00-3:00pm

Live Bingo that allows anyone the chance to win prizes and Joslyn bucks. With activity card, there is a \$1 fee for the game.

SUPPORT GROUPS

Challenges and Choices – Virtual Only

Mondays from 11:00am-12:30pm

This support group addresses life challenges introduced by COVID-19.

Men's Support Group – In-person

Thursdays 1:00-2:30pm

This group provides space for men to discuss inner thoughts, life challenges, and fears.

Senior Support Group – Virtual Only

Tuesdays 2:00-3:30pm

This group allows seniors to meet virtually and discuss life challenges and events.

Soulful Senior Support Group – In-person

Fridays 2:00-4:30pm

This group allows seniors to meet at the facility and allow them to watch different enlightening videos and reflect on life.

TECHNOLOGY

Zoom Coaching Appointments

Need help using Zoom to attend meetings and groups? Meet one-on-one over the phone with Joslyn staff to learn the ins and outs of Zoom! By appointment only.

Ongoing Programming

Home Delivered Meals ✓

Currently Open for Enrollment

During the Covid-19 pandemic, the City of Burbank Home Delivered Meals (HDM) program is providing up to seven free lunch meals to Burbank Residents ages 60+! To apply, for Home Delivered Meals, please contact Burbank Nutrition Services at 818-238-5366.

Project Hope ✓

Currently Open for Enrollment

Project Hope is a free program that pairs volunteers with Burbank Residents ages 60+ to assist with: grocery shopping, picking up prescriptions, dropping off items at the post office, and fulfilling other essential errands individuals may need completed on their behalf.

If you are in need of assistance with any of these services, or are interested in volunteering for Project Hope, please contact the Burbank Volunteer Program (BVP) at 818.238.5370, or email BVP@burbankca.gov.

Phone Pals ✓

Currently Open for Enrollment

Phone Pals is a free program that pairs Burbank Residents ages 55+ with a volunteer that regularly calls to check in and visit over the phone. If you are interested in being paired with a Phone Pals volunteer, or becoming a volunteer, please contact the Joslyn Adult Center at 818.238.5353.

Day Trips

At this time the Travel/Recreation Office has suspended all day trip activities. Further information regarding future day trips will be available when regular operations and programing at the Joslyn Adult Center resume. ■

SUMMER DAY CAMP



The Boys & Girls Club of Burbank and Greater East Valley is offering Summer Day Camp from May 31 through August 9, 2022 for youth age 5- 17 years old.

The Club offers a variety of educational enrichment programs designed to capture the imagination, build strong character and develop a positive sense of self.

Age appropriately programmed for young people, the weekly summer camp sessions, fun field trip options and athletics programs provide a wide variety of experiences, all within a community of trained staff, caring volunteers and enthusiastic campers. Enroll your kids in our summer camp and give them a great summer experience.

For more detailed information please call our Main Club House at 818-842-9333 X113 or email: membership@bgcburbank.org

Financial Aid is available to qualifying families. ■

JOHN BURROUGHS HIGH SCHOOL

**JOHN BURROUGHS HIGH SCHOOL
Class of 1962 // 60th Reunion Celebration**

Saturday, June 25, 2022

5pm to 10pm

Burbank Elks Lodge

2232 N Hollywood Way, Burbank

**Calling all graduates from
John Burroughs High School
class of 1962 for our
60th Year Class Reunion Celebration**

Come and renew old friendships, share memories and catch up on what's new. The Reunion Committee has planned a wonderful evening of fine dining, music you enjoyed back in the day in addition to video and photo opportunities to capture the moments of this grand event. We want you to attend and if you know of classmates who haven't heard, please let them know as we strive to contact as many grads as we know and have contact info on.

JBHS Class of 1962 Only

Special Request: Have a fav song from our era? Submit the song title and song artist(s) as we are compiling a Reunion Celebration Playlist. Send your selection to cchavor@gmail.com and thank you in advance for that.

This is going to be so much fun so don't miss out!!

For more information, please contact:

Chuck Chavor: cchavor@gmail.com

In The Community

Burbank News & Events

BRAD KORB TEAM RECENT LISTINGS AND SALES

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

LISTINGS		SALES		SALES...Continued	
3215 E. 8th	3638	12648 Miranda, Seller	5488	9518 Urbana	5508
1348 N. Niagara	3458	12648 Miranda, Buyer	5488	18342 Donmetz	5528
557 E. Tujunga Unit D	3508	1811 Bonita	3488	5325 Lindley #205	5548
10744 Aqua Vista	3548	8522 Fenwick	3518	10225 Valley Spring	5558
10748 Aqua Vista	3558	645 Ivy, Seller	3528	42244 52nd St W	5578
509 Hampton	3658	645 Ivy, Buyer	3528	24426 Firenze	5538
5721 Case	3678	7554 Bellaire, Seller	3478	767 Southview	5568
8224 Chimineas	3728	7554 Bellaire, Buyer	3478	5814 Kiblurn High,	5588
332 S. Virginia	3798	1033 N. Niagara	3468	12958 Sycamore Village	5598
10581 Mahoney	3708	557 E. Tujunga Unit D	3508	Forest Blvd	5608
14322 Dickens #2	3828	1824 Verdugo Knolls	3338	6522 Firmament	5618
147 N. Sparks	3398	444 E. Verdugo #6, Seller	3318		
6036 Hazelhurst Unit H	3628	444 E. Verdugo #6, Buyer	3318		
10024 McBroom	3758	1348 N. Niagara	3458		
17189 Chatsworth	3868	10744 Aqua Vista, Seller	3548		
1027 N. Buena Vista	3888	10744 Aqua Vista, Buyer	3548		
9536 Via Venezia	3748	10748 Aqua Vista	3558		
1641 S. Orange	3718	509 Hampton, Seller	3658		
319 W. Windsor	3608	509 Hampton, Buyer	3658		
		1413 Saint Simon Unit A	5468		
		12567 Bradley #12	5428		
		7050 Vassar #2	5448		
		20921 Community #21	5438		
		25777 Miguel	5458		
		5215 Balboa #108	5498		
		19719 Skyview	5478		
		27424 Dolton	5518		

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

USE THIS TRUCK FREE!



Call 1-800-473-0599
Enter Code 4408

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

WHILE WE ALL SHELTER IN PLACE

KCDC NEEDS YOUR DONATIONS!

We are collecting new and used video games & software, CDs, DVDs, VHS & Blu-ray movies and music for resale

ALSO: UNWANTED WATCHES, MOBILE PHONES, CAMERAS, AND MUSICAL INSTRUMENTS!

DROP INTO THE COLLECTION BOX OUTSIDE THE CLINIC ON MONDAYS BETWEEN 8:30-3PM (OPEN FOR EMERGENCIES)

If you have 100+ items, a local pick up can be arranged!

KIDS' COMMUNITY DENTAL CLINIC
400 W. ELMWOOD AVE., BURBANK CA 91506
(818) 841-8010
WWW.KIDSCLINIC.ORG

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 Armen Agazaryan (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

In The Community

Burbank News & Events

Burbank Tournament of Roses Association

By Robert Hutt

Our float now has its official title: "Adventure Awaits." Association members met last month, via zoom, to vote for their favorite from among 30+ submissions. In keeping with the overall Rose Parade theme of "Turning the Corner," Burbank's float recognizes the new adventures that await seniors as they turn the corner into retirement. "The 2023 theme celebrates turning a corner. Whether that corner is actual or figurative, like the unlimited potential that each new year brings, we all enjoy the opportunity of a fresh start," explained Pasadena Tournament of Roses president Amy Wainscott.

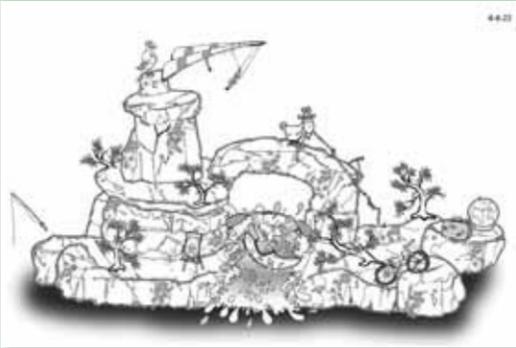
The current design for Burbank's 2023 Rose Parade float is quite similar to the contest-winning drawing submitted by the team of Robin Hanna and Richard Burrow. Only some of the outdoor activities have changed. A mountain goat has been added to make the rock climber's task more challenging as he chews on the safety rope.

The overall concept features a southwestern theme with mountain peak at the rear and a "natural" stone arch in the middle. The various outdoor activities depicted on the float include cycling, camping, kayaking, painting, rock climbing and hang gliding. The hang glider itself will be fashioned from steel pencil rods and screening then secured to the top of the mountain. We currently have leads for procuring a used kayak and bicycle. Both will need to be modified somewhat to fit securely on the float. By parade day, both will be covered with a layer of glue and floral materials.

As it travels down Colorado Blvd on New Year's Day, our float will be about 45 ft long, 18 ft wide and nearly 25 ft tall. However, to get through the front door at our construction site, it must be able to shrink to about 15 ft tall. Fortunately, we have a spare forklift mast that will make it possible. The mountain peak, including the hang glider character and the large bird, will be built on a platform that is

connected to where the forklift forks used to be. When the mountain needs to shrink, the upper part will sink down inside of the lower part of the mountain. The conical shape of the peak will fit over the stationary part of the mast when in its "down" position.

The conical shape of the peak also fits over the diagonal braces that stabilize the mast and secure it to the float chassis. The moving platform will be further stabilized by four vertical risers fastened to



This line drawing of Burbank's next Rose Parade float is just a snapshot during the development process. The cartoonish human characters have been removed to avoid biasing the soon-to-be-formed Rider Committee. The Decoration Committee will add colors as they select floral materials. Colors, characters and titles will all be included in the final version presented to Burbank City Council in July or August.

the chassis. Guide channels welded to the platform will slide along the risers to keep the platform from twisting.

With any luck the annual maintenance of the float chassis will be completed by June or early July. We can then schedule the mechanical inspection (MI) milestone by Tournament's mechanics. Only then can we begin building Burbank's Rose Parade float.

Workdays at the site are Wednesdays and Saturdays from 10 AM until about 4 PM. Call the float site at 818-840-0060 and we will be happy to answer any questions. We are still observing COVID protocols at the site (vax & mask). The site is located at 123 W. Olive Avenue, adjacent to the MetroLink parking lot. Check our website at BurbankRoseFloat.com for any upcoming events. ■

Road Kings Family Car Show

FUN FUN FUN FUN / June 12th 2022

Starting at 9am on June 12, 2022, the Burbank Road Kings Charity Car Show will take place. You'll want to be there for the start to see the Boy Scouts present the colors,



along with singer Rat Pack Rickey singing the National Anthem (and more of his famous tunes throughout the day). Besides the beautiful cars, our usual raffle, silent auction, 50/50 and up to 30 vendors, including several food vendors will be available. Specialty cars such as the Ghostbuster, 1923 Moreland Bus built right here in Burbank at the Moreland factory, Top Fuel Boats, Blown Fiat, along with (Major Sponsor) Galpin Fords Truck that kids can paint, a 1/64 hot wheels race track and of course 200+ Hot Rods, Motorcycles and Muscle cars.

Remember, this is a FREE event for spectators, so bring the whole family and support the Road King's charities. This is the Road Kings 70th year in Burbank and Thank You Brad Korb for having a platform for events sponsored by nonprofits.

Any questions, please email burbankroadkings@gmail.com or call 818-842-5464(king). ■



Road Kings Car/Motorcycle Show

Pre-Registration: \$30

Day of Show: \$35



Presented by - GALPIN Ford

At Johnny Carson Park

June 12, 2022

*Vendors * Raffle*
* Silent Auction *
* Food *

Trophies
Awarded



www.roadkings.net



Borrow the Free Moving Van



Call us at 818-953-5300 for Details
Our client, Steven Pulsford, borrowed the van
after his home purchase in Arleta!

Burbank African Violet Society

The Burbank African Violet Society will be having its next club meeting on Thursday morning June 16, 2022, at 10:00 A.M. The location is The Little White Chapel Christian Church, 1711 North Avon Street in Burbank.

The program will be annual judging of the 2022 project plant "Fisherman's Paradise". The members grow their project plants for the year with members giving updates from time to time. The new project plant "Strawberry Fields" will be distributed at the club meeting. Growing African violets is America's favorite houseplant.

The meetings include a learning lab, raffle, and silent auction tables. Refreshments are served and friendships are made. Guests are always welcome to attend the meetings. For more information please telephone (661) 940-3990 or reference the website: www.burbankafricanviolets.weebly.com. ■



In The Community

Burbank News & Events

THE BEAUTIFUL MAGNOLIA THEATER



The beautiful Magnolia Theater, located not surprisingly on Magnolia Boulevard (at Valley) was an elegant edifice that dazzled the eye. It was built in 1940 and could seat more than 700 people. The architect was Clifford Balch, who specialized in theaters, and designed dozens of them. The owner was Al Minor.

Minor died in 1947. After that, his wife and son took over. But in 1950 they announced they had to sell due to a lack of profits. In either 1947 or 1950, depending who you believe, the theater was sold to the Sterling Pacific Group, who played only B-movies and cheap foreign (not chic foreign) films.

But by 1952, the theater became a week-end-only business, and it closed in 1953.

But in 1954, the Magnolia was sold again to Jack Grossman-Harry Rosenberg Enterprises, who classed the place up. Soon such classics as "On the Waterfront," "Dial M for Murder" and many more were being shown. Later, the Academy-award winning movie "Gigi" would have its premiere at the Magnolia.

Approximately ten years later, Grossman renovated the Magnolia, now featuring all-new air conditioning, an updated marquee, and a new box office

with Italian marble.

The Magnolia has itself been the star of the silver screen. It has a cameo appearance in Arthur Penn's "Night Movies," as well as a "role" on a 1973 episode of "Columbo." It also played a part in 2016's smash hit "La La Land."

As time went by -- and television grew even more popular -- the life of theaters slowed considerably. The Magnolia closed in 1979. Its later incarnations included as a studio for Barbara Streisand (she even called it Evergreen Studios). Some say it was also used as a studio for Will Smith where

locals would see big-time actors and singers go in and out of the building. It sold yet again in 2012. Today we are told it's a sound gallery or recording studio.

But it will always be a fond memory for Burbankers!

The Burbank Historical Society/Gordon R. Howard Museum
OPEN SATURDAYS & SUNDAYS,
1 TO 4 pm - FREE Admission!
Located in George Izay (Olive Rec) Park, right next to the Creative Arts Center
Free parking on Clark Street
Ph: (818) 841-6333 / Web site: www.burbankhistoricalsoc.org ■



Burbank Public Library
 knowledge • discovery • community

Job Help & Summer Reading with the Library

The Verdugo Jobs Center (VJC) is a one-stop career center located in Glendale. A case manager will now be available at Burbank Central Library every Tuesday from 1:00 pm – 5:00 pm. Walk-ins are encouraged!

Learn more about the services Verdugo Jobs Center has to offer at a one-on-one meeting:

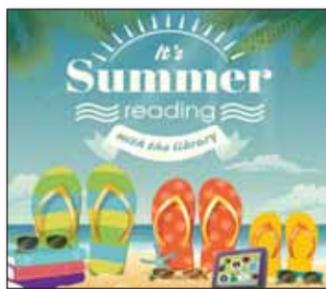


- Career exploration
 - Listings for job fairs and hiring events
 - Help with resumes and job interview skills
 - Information about paid job training programs
 - Other training opportunities
- Come for a job - leave with a career!

Burbank Employment Connection (BEC) is a satellite office of the Verdugo Jobs Center. The services offered through BEC are available at each Burbank Public Library, and include:

- Learning how to use Library print and online resources including LinkedIn Learning
- Connecting with other hands-on Library training opportunities for workforce and digital skills
- Registering for CalJOBS, California's online job listing clearinghouse, which also gives you access to training programs and other services
- Printing or copying your resume, cover letter or job listings
- Taking a certified typing test to qualify for employment

Schedule an appointment through our website event calendar and let us help you connect with a job! For one-on-one assistance, in-person appointments are on Thursdays and online appointments available on Fridays.



Summer Reading encourages everyone to develop a habit of reading daily and helps students practice their reading skills over the summer months.

Read a book or magazine, listen to an audiobook, read aloud to a child or as a family - all types of reading count. Keep track of the days you read and earn prizes June 1 – July 31. There are two ways to track your reading this summer; online or on paper. Sign up today!

Summer Reading is open to ALL ages - babies, kids, teens, adults, and seniors.

Everyone is welcome to join in on the fun.

We hope to see you at the Library this summer! ■

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

The Brad Korb Team is Growing!

Due to our 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. Please email us for details on this new and exciting career for you. Mention that you saw the ad in the Burbank Bulletin!
courtney@bradkorb



Focused on What Matters to You
 Real Estate Since 1979

We look forward to hearing from you.

Burbank University Women

Members of BUW meet on the 2nd Thursday of each month at Joslyn Adult Center. The group invites all women who have completed 60 units or more of college work and are at least 55 years of age to apply for membership. The goal of Burbank University Women is to promote education and intellectual growth.

Activities include monthly meetings with interesting speakers, book club, dining group, day trips, fundraising activities and furnishing college scholarships to graduates of Burbank high schools.

For membership information, please call Jeri Primm (818)843-2610 or Marcia Baroda at (818) 848-2825. ■

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!



In The Community

Burbank News & Events

Meet Joe and Kathy McHugh...



I have been friends with Joe and Kathy McHugh since our children were six years old and we were in the YMCA Guides program together in the early 90s. I wanted to introduce them to you in case you need a review your current estate plan or asset protection. Joe is a highly experienced attorney who has earned an excellent reputation for representing clients in the areas of California Asset Protection, Estate Planning, (Wills & Trusts), Elder Law (Medi-Cal Planning), Special Needs Planning.

He is the founder and principal of LA Law Center, PC, located near my office in Burbank, California (www.la-lawcenter.com). Kathy is a Certified Senior Advisor and works in the law firm as the Triage Director. Call them at (818)241-4238 and let them know Brad Korb referred you for a free consultation. They created the article below so you can easily see what they offer to our community.

Getting Your Affairs in Order and Protecting Them in California

Attorney Joseph McHugh, founder of LA Law Center, PC is proud to offer legal services in Asset Protection, Estate Planning and Elder Law. These are important to understand if you own real estate in California.

If you were asked, "What would happen to your assets if you were gone tomorrow?" would you really have an answer? This should be an easy question to answer, however due to various laws, you might be surprised to learn what you are thinking to be your current estate plan may not distribute your assets or handle your remaining obligations as you think.

Why Do I Need Estate Planning?

Estate Planning is not just about what happens to your assets after you pass away; effective estate planning looks at all the issues, from initial planning avoiding Probate; taking steps to avoid possible conservatorships if you become incapacitated; the potential need for Medi-Cal to pay for nursing home care; asset protection in case of crazy lawsuits. A good estate plan allows people to control the allocation of accumulated assets both before and after death through careful planning for the distribution of property to family members.

We have found that, to most people, **Estate Planning (Living Trusts)** can be simply defined as follows:

1. "I want to control my assets while I am alive & well."
2. "I want to provide for myself & my loved ones if I become disabled."
3. "When I die, I want to give what I have to whom I want, when I want, in the way that I want to do it."
4. "I'd like to do all of this now and want to know what it's going to cost me today and have peace of mind that my affairs are in order."

There are several reasons why a **Revocable Living Trust** is important. A Living Trust eliminates the need for your heirs or surviving spouse to be subjected to the agony and unnecessary costs of the probate process; a Living Trust allows for the management of your trust assets if you become incapacitated; a Living Trust pro-

vides the vehicle to potentially eliminate estate or inheritance taxes or at least minimize these onerous and confiscatory taxes; a Living Trust provides a means for your appreciable assets to be transferred to your beneficiaries with a "stepped-up valuation", which means that potential capital gains tax would be avoided.

How Can I Protect My Assets from Lawsuit Crazy Californians?

Asset Protection in California can be very important to those that have risky businesses (landlords, professionals, business owners, etc.) or for everyone are just driving a car in LA these days! This type of legal planning involves techniques, which have the effect of placing assets beyond the reach of unknown future creditors to the extent legally and ethically possible. Legitimate asset protection planning does not involve hiding assets, using secret agreements or making fraudulent transfers. Neither does it involve tax evasion or, necessarily, tax avoidance, although some asset protection plans can be combined with estate and tax planning to produce favorable tax results. Asset protection planning combines sophisticated and legitimate Business Planning and/or Estate Planning techniques by setting up **Asset Protection Trusts** that apply to your situation. You can also set up a trust to protect your privacy so the public cannot easily find out where you live (this is particularly important in LA for celebrities, business owners, law enforcement and landlords). It is critical to understand your options and set up protection BEFORE a cause of action happens. Joseph (Joe) McHugh, Esq can help you assess if you may need to step up your level of asset protection.

If I have Assets... How can I Qualify for Medi-Cal?

Elder Law is a distinct legal field which concentrates on the legal, financial protection, social, and health care needs of one specific sector of society: the elderly or disabled that need caregiving. It is a law practice that is built on compassion, care, and concern for disabled persons that need government programs (**specifically, Medi-CAL for long term care needs**). As we get older, many of us are faced with difficult and important decisions regarding our healthcare and our financial well-being. Joe and his wife Kathy (Certified Senior Advisor) can help you plan for both the present and the future through the establishment of **Medi-CAL Irrevocable Trusts, Elder Law Power of Attorneys and Health Care Directives**. These elder law documents and legal transfer of assets help clients qualify for Medi-Cal that will help pay for nursing home care, while causing the least amount of financial burden to the estate. They can also help you protect your home from Medi-CAL Estate Recovery before the death of the Medi-CAL beneficiary.

This is a quick overview of the major parts of LA Law Center's business. Joe and Kathy are happy to offer a free phone consultation to Brad Korb's referrals. **Just call 818.241.4238.**

Go to www.la-lawcenter.com for more detailed information. ■



Burbank Temporary Aid Center Updates

Stamp Out Hunger Food drive was a success!

Thanks to the letter carriers and volunteers who assisted in picking up all the grocery bags from the homes all around Burbank. In result, we had many donations that consisted of tuna, mac & cheese, canned veggies and many more goodies. It was the largest food drive of our year, and will help carry BTAC through the summer, without having to turn anyone away.



How can you help?

There are thousands of families in need of assistance right here in Burbank and there are many ways one can help our community today!

Here are some ways you can help:

1. Volunteer
2. Fundraisers
3. Donate

BTAC Needs Volunteers!

BTAC has numerous opportunities for volunteers for everything from assisting with client intake, to pantry stocking, to data entry, bookkeeping, and more. Contact awestfall@thebtac.org for more information.



FUNDRAISERS Will Change SOMEONES LIVES

A great way to help is by gathering your friends, family, colleagues to conduct a food drive or organize a fundraising activity. A fundraiser can assist in helping



a client pay for their bills or help them stay out the streets by having someone they can lean on while they get back on their feet. Be the change for someone's life today!

DONATIONS ARE ALWAYS NEEDED

There are many forms of donations we accept. Food, hygiene supplies as well as monetary contributions that can be made by clicking the "PayPal Donate" button on our website. If you have questions, please call BTAC at 818/848-2822. All non-cash donations are accepted at the rear of the building. A reminder that even the smallest contribution makes a difference in people's lives.

BTAC Announces NEW Schedule

On Monday and Friday BTAC will strictly be focusing on Homeless services and Tuesday, Wednesday and Thursday BTAC will focus on families. BTAC's hours for services will continue to be M-F 9:00 a.m. – noon and 1:30 p.m. - 5:00 p.m.

Do you know about BTAC's Homeless Services?

In addition to a daily sack lunch, BTAC has other needed services for the homeless. BTAC has both shower and laundry facilities. Homeless individuals and families can make appointments to shower and do their laundry. ■

In The Community

Burbank News & Events

Police Dispatch 818-238-3000	The Brad Korb Team Your Realtors For Life 818-953-5300 www.BradKorb.com		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



Congratulations to the new 2022/2023 BCC Board! Yesterday, Bob Frutos, Burbank Mayor swore in the incoming board and wished them the best in the coming year of service to our wonderful community.

BCC was honored to have Mayor Jess Talamantes join the meeting along with Council Woman, Sharon Springer. Thank you both for making the time.

- President, Mary Anne Been
- Vice President, Theresa Ayers
- Treasurer, Muskan Lalwani
- Corresponding Secretary, Geraldine Walters
- Recording Secretary, Louise Paziak
- Parliamentarian, Eddie Arnold
- Historian, Luis Centeno
- Auditor, Teresa Marasek

Estate Sales by Connor Shares How Your Trash May Be Worth More Than Your Stocks!

Often times, family members and trustees inherit an estate and are overwhelmed with how to sell the contents. They aren't sure where to begin and "Just want to get rid of the mess" so they can sell or rent the home. When Estate Sales by Connor is called out to an estate to offer a complimentary assessment of what an estate sales may bring, it is quite common to learn that the family has donated bags of "junk" or rented a dumpster to clean out all the "junk". However, it is more often than not, the "junk" may have more value than items like furniture, fine china and crystal.



and not only Tiffany Glass (Yes, as in Tiffany and Co and Breakfast At Tiffany's) but it was also signed by founder and artisan Louis Comfort Tiffany in 1889. Estate Sales by Connor was able to sell this item for over \$30,000.00!

When people are moving, downsizing and sorting through the estate of a loved one, the first items that they usually throw-away or donate are clothing which could fetch hundreds, if not thousands of dollars. A few years ago, co-founder of Estate Sales by Connor, Stephen McCrory found a black Alexander McQueen jacket in an estate that looked as if has just survived a Florida hurricane. "Amid some old blazers was this Jacket by Alexander McQueen", States McCrory. "I only knew it has value because he passed away and since then his clothing had skyrocketed". Upon examining it more McCrory was able to sell the jacket for nearly \$2000.00 bringing a well needed profit to his client.

While it is obvious to most that things like a coin collection and gold jewelry have significant value, it's all in the name. A mint gold liberty coin has more value than most gold rings and a set of Wallace sterling silver "Grand baroque" flatware can sell for nearly double the value of scrap silver. For most people these nuisances go unnoticed, but these are things a commission only based estate sale company, like Estate Sales by Connor will look out for, helping you to maximize your profits.

It's not just clothing and art that could have significant value, which is often overlooked, but less assuming items, like those compiled in the list below.

- Estate Sales By Connor's Top Ten Items to Never Throw Away Until Assessed by an Estate Sale Company or Appraiser:
1. Records
 2. Old Cameras and Camera Equipment
 3. Old Perfume Bottles
 4. Old Clothing
 5. Costume or "junk" Jewelry
 6. Anything to do with old Hollywood or Los Angeles
 7. Old Car parts
 8. Old tools
 9. Old Glass
 10. Old Linens

Instead of guessing what may be of value, give us a call and let us give your potential estate sale a complimentary assessment...after all you can always throw things out, but you can't take them back!

For a Evaluation, Contact Stephen or Aime McCrory at 310-228-0943 or 818-848-3278 or email photos to americasyoungestpicker@gmail.com. ■

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 hard-working 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 turnaround 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.
- > Less than 48 hour notice clean outs (move-in ready).
- > Security and a professional staff during the sale.
- > Antique, art and collectibles consignment process.
- > Clean up and packing services.
- > Professional References.

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



2021/2022 Fundraising Year Complete

THANK YOU BURBANK for supporting our Gala, restaurant fundraisers, Athletic Gear Sale, Pancake Breakfast and Mother's Day Boutique 400 Baskets Delivered to Needy Families!! 60+ children sent to Camp!!



<https://www.burbankcc.org/>
 Follow us on Facebook and Instagram @Burbankbcc ■

In The Community

Burbank News & Events

Helping Older Adults Preserve Their Assets Minimizing Any Financial Worries



The Company, PlatinumResources.US was formed 11 years ago due to their owner John Janis's compassion to HELP OLDER ADULTS – resolve & fix their immediate Debt Financial Challenges.

OUR COMPANY'S AREA OF EXPERTISE

“We Eliminate Expensive Debt, Providing Our Customers Additional Income & Improved Credit”

PROFILE OF OUR CUSTOMERS

- Faced with reduced or fixed income
- Overwhelmed with out-of-pocket medical expenses
- Maintaining expensive high balance credit/card usage
- Unfortunately, lost a loved one (widow/widower)
- Experiencing an emotional, financial divorce/separation
- Served a law suit or Tax liens and concerned about outcome
- Need a Mortgage/Reverse Mortgage - but cannot qualify
- Preventing Older Adults from Bankruptcy

COMPANY'S UNIQUE GUARANTEE

PlatinumResources.US 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 customer.

Should you, other family members or friends be experiencing similar “tough spot” situations and are seeking a proven solution we can help. Please contact John at 949-706-7509, JohnJ@PlatinumResources.US or Brad at 818-953-5304, Brad@BradKorb.com

Added Customer Value – Over the Company's 11-year history, we have saved our customers 10's of thousands providing them peace of mind.



John Janis, Platinum Resources and Brad Korb

CUSTOMER 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 – “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”



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

“BJHS” Bellarmine-Jefferson High School “Open Invitation” Class Reunion

The Class of 1972 is having an “open invitation” reunion for multiple classes on Saturday August 13, 2022 from 5:00 p.m. to 10:00 p.m.

LOCATION: Lakeside Golf Club, 4500 Lakeside Drive, Burbank, CA 91505 (down the street from the famous Smoke House Restaurant)

DINNER: Buffet-style menu included, along with music and dancing **COST:** \$95.00 per person Checks due by June 13, 2022

HOW TO ATTEND: mail a check, payable to JOHN CASTILLO, along with the names of those attending (include year of graduation, and maiden name for lady graduates)

WHERE TO MAIL CHECK: Address envelope to: “Bell-Jeff Reunion”, 601 S. Glenwood Place, Burbank, CA 91506
DRESS CODE: Semi-Formal

Please “spread the word” about the reunion. There are a limited number of seats available. All Bell-Jeff graduates, spouses, significant others, and friends are welcome to attend. Send in your check ASAP to reserve your spot.

If you know someone that may want to come, and you want them to receive this info, either send them a copy, OR text John Castillo (818-219-6010) with their name (and maiden name if necessary), address and phone # and they will be mailed this letter. John Castillo is available to chat with you should you have any questions or comments. ■

Burbank-Valley Garden Club

Did you know that flowers have meanings associated with them? And, that there are flowers befitting specific occasions?

Flowers are a part of the most important occasions in our lives. They are conspicuously present on birthdays, funerals, graduation, weddings, etc. forming an integral part of our lives. Some flowers have religious significance too.

It is impossible for any person to be completely unaware of flower meanings. Everyone knows that a red rose stands for romantic love and that one does not send yellow roses to anyone in mourning. However, meanings are associated not only with roses but also with other flowers.

Most people do not consider flower meanings before gifting flowers. Similarly, people who receive flowers may not know their meaning and hence miss the underlying message. Know which flower stands as the national flower of what country? Read on to know more about flower meanings and to see what your favorite flower means.

meanings before gifting flowers. Similarly, people who receive flowers may not know their meaning and hence miss the underlying message. Know which flower stands as the national flower of what country? Read on to know more about flower meanings and to see what your favorite flower means.

If you have any questions, contact Anne White at the following number 818) 434-3616, or via email at annewhite1@aol.com.

The Burbank-Valley Garden Club is not having meetings in the months of June, July & August. ■



Amaryllis This flower is symbolic of splendid beauty. It is also used to indicate worth beyond beauty.



Alstroemeria flower is symbolic of wealth, prosperity and fortune. It is also the flower of friendship.

Brad Did It Again!



Brad Did It Again with the sale of the Malcolm's house in Glendale!

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.

Call **Brad Korb's**
24 Hour HOTLINE
Get detailed information on any of Brad's listings
1•800•473•0599
Simply call the number above
and dial the code #.

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

**BRAD'S
BEST BUY!**

CABRINI VILLAS **\$699,996**
Call 1-800-473-0599 Enter Code 3898



Luxury Division

Hollywood Sign View

ELYSIAN HEIGHTS **\$1,999,999**
Call 1-800-473-0599, Enter Code 3448

Guest House

STUDIO CITY **\$1,999,999**
Call 1-800-473-0599, Enter Code 3858

Estate Home

BURBANK **\$1,899,998**
Call 1-800-473-0599, Enter Code 3398

Awesome Duplex

LOS ANGELES MID CITY **\$1,799,997**
Call 1-800-473-0599, Enter Code 3718

6849 SqFt Lot

GRANADA HILLS **\$1,499,994**
Call 1-800-473-0599, Enter Code 3868

Dream Come True

BURBANK **\$1,499,994**
Call 1-800-473-0599, Enter Code 3778

Zoned for Units

NO HO ARTS DISTRICT **\$1,499,994**
Call 1-800-473-0599, Enter Code 3678

Pool Fun

GLENDALE **\$1,499,994**
Call 1-800-473-0599, Enter Code 3618

A Must See

SHADOW HILLS **\$1,399,993**
Call 1-800-473-0599, Enter Code 3758

3 Beds 2 Baths

BURBANK HILLS **\$1,349,943**
Call 1-800-473-0599, Enter Code 3918

Dream Home

BURBANK **\$1,299,992**
Call 1-800-473-0599, Enter Code 3798

Horse Property

SHADOW HILLS **\$1,099,990**
Call 1-800-473-0599, Enter Code 3708

Join Our Top-Rated Team Now!

The Brad Korb Team has a few great opportunities to join our team. We provide free training! Please visit 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 email: 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!



Don't Make a Move Without Us!

Buy or Sell Your Next Home with The Brad Korb Team and Use Our Moving Truck FREE... Call 1-800-473-0599, code 4408

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!



2 Beds 2 Baths

BURBANK \$1,099,990
Call 1-800-473-0599, Enter Code 3648



Duplex

GLENDALE \$1,049,940
Call 1-800-473-0599, Enter Code 3608



3 Beds 2 Baths

TUJUNGA \$999,999
Call 1-800-473-0599, Enter Code 3878



Great Home

NORTHRIDGE \$929,929
Call 1-800-473-0599, Enter Code 3768



Pool Time

RESEDA \$899,998
Call 1-800-473-0599, Enter Code 3728



4 Bedrooms

NORTH HILLS \$899,998
Call 1-800-473-0599, Enter Code 3588



Roof Top Deck

SHERMAN OAKS \$889,988
Call 1-800-473-0599, Enter Code 3828



2 Beds 2 Baths

SHERMAN OAKS \$869,968
Call 1-800-473-0599, Enter Code 3848



3 Beds 2 Baths

NORTHRIDGE \$865,568
Call 1-800-473-0599, Enter Code 3928



2 Beds 2 Baths

SHERMAN OAKS \$799,997
Call 1-800-473-0599, Enter Code 3838



Fix & Save

LOS ANGELES \$699,996
Call 1-800-473-0599, Enter Code 3818



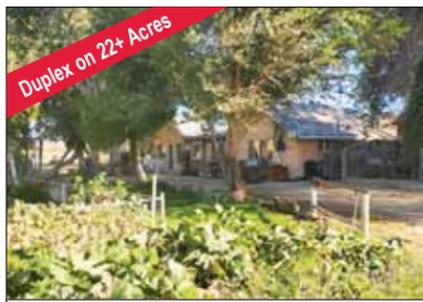
View

CABRINI VILLAS \$688,886
Call 1-800-473-0599, Enter Code 3748



On the Hill

BURBANK \$679,976
Call 1-800-473-0599, Enter Code 3738



Duplex on 22+ Acres

PALMDALE \$669,966
Call 1-800-473-0599, Enter Code 3388



Duplex

LOS ANGELES \$629,926
Call 1-800-473-0599, Enter Code 3638



2 Beds 2 Baths

NORTH HOLLYWOOD \$557,755
Call 1-800-473-0599, Enter Code 3628



Great Unit

BURBANK HILLS \$529,925
Call 1-800-473-0599, Enter Code 3788



Pool

GLENDALE \$449,944
Call 1-800-473-0599, Enter Code 3908



Corner Lot

QUARTZ HILL \$399,993
Call 1-800-473-0599, Enter Code 3578

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!

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	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	1	NA	0	1	0	0.0	\$374,900	\$380,000	101.4%	0
\$400,001 to \$500,000	0	0	NA	0	3	1	0.0	\$427,333	\$435,000	101.8%	35
\$500,001 to \$600,000	1	1	100.0%	1	19	3	0.3	\$570,777	\$566,713	99.3%	46
\$600,001 to \$700,000	3	1	33.3%	7	28	5	0.6	\$632,809	\$656,438	103.7%	28
\$700,001 to \$800,000	6	3	50.0%	0	26	4	1.4	\$742,516	\$765,567	103.1%	17
\$800,001 to \$900,000	2	6	300.0%	4	40	7	0.3	\$812,732	\$851,032	104.7%	18
\$900,001 to \$1,000,000	4	9	225.0%	3	45	8	0.5	\$916,088	\$953,244	104.1%	22
\$1,000,000+	38	0	NA	0	234	39	1.0	\$1,340,896	\$1,438,625	107.3%	16
Market Totals	54	21	38.9%	15	396	66	0.8	\$1,103,608	\$1,172,508	106.2%	19

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	1	0	0.0	\$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	0	NA	NA	NA	NA	NA	NA
\$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	1	1	0	0.0	\$945,000	\$945,000	100.0%	10
\$1,000,000+	0	0	NA	0	4	1	0.0	\$1,174,000	\$1,270,000	108.2%	30
Market Totals	0	0	NA	1	5	1	0.0	\$1,128,200	\$1,205,000	106.8%	26

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	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	1	0	0.0	\$729,900	\$770,000	105.5%	9
\$800,001 to \$900,000	0	1	NA	0	1	0	0.0	\$829,000	\$880,000	106.2%	10
\$900,001 to \$1,000,000	0	0	NA	1	2	0	0.0	\$1,337,000	\$980,000	73.3%	43
\$1,000,000+	3	0	NA	0	6	1	3.0	\$1,403,833	\$1,271,667	90.6%	99
Market Totals	3	1	33.3%	1	10	2	1.8	\$1,265,590	\$1,124,000	88.8%	70

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	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$805,000	\$785,000	97.5%	45
\$800,001 to \$900,000	0	1	NA	0	4	1	0.0	\$805,750	\$856,250	106.3%	28
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	2	0	NA	0	13	2	0.9	\$1,371,758	\$1,386,462	101.1%	33
Market Totals	2	1	50.0%	0	18	3	0.7	\$1,214,492	\$1,235,223	101.7%	33

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	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	1	0	0.0	\$675,000	\$735,000	108.9%	56
\$800,001 to \$900,000	0	1	NA	0	1	0	0.0	\$729,999	\$830,000	113.7%	7
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$1,000,000	\$975,000	97.5%	36
\$1,000,000+	0	0	NA	0	1	0	0.0	\$1,700,000	\$1,475,000	86.8%	9
Market Totals	0	1	NA	0	4	1	0.0	\$1,026,250	\$1,003,750	97.8%	27

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	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	2	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	1	NA	1	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	0	1	0	0.0	\$898,000	\$887,500	98.8%	20
\$900,001 to \$1,000,000	0	3	NA	2	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	3	0	NA	0	4	1	4.5	\$1,006,000	\$1,230,250	123.3%	9
Market Totals	3	4	133.3%	5	5	1	3.6	\$984,400	\$1,169,700	118.8%	11