



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 **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



Turkey Time for BTAC from Brad Korb

This year more than ever, Thanksgiving and giving back go hand-in-hand. There are so many things for Korb and his team to be thankful for. Fulfilling a family Thanksgiving tradition of many years, Brad Korb and Courtney Korb delivered about 1,200 pounds of turkeys on November 10 to the Burbank Temporary Aid Center, which Brad says is one of the community organizations that makes him so proud to be part of Burbank.

"I've been a real estate agent here for over forty-two years. All along, BTAC has been steadily helping the community and bringing families together," Brad said. "I am thankful that my family and team can continue to help this great organization and assist those in need. We look forward to donating turkeys for many years to come."

In this unprecedented time, there are even more families in need. We are glad to continue to help BTAC and encourage every-



one to help if you are able. Please call (818) 848-2822 or visit www.burbanktemporaryaidcenter.org to help BTAC with donations of food or funds.

For help with any of your real estate needs, call The Brad Korb Real Estate Group at 818-953-5300 or email Brad at Brad@BradKorb.com.

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



- **FACEBOOK:** Brad Korb
- **TWITTER:** @BradKorb



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INSIDE



BURBANK NEWS
Page 5



FEATURED HOMES
Page 10-11



AREA MARKET TRENDS
Page 12 **NEW**

www.BradKorbForeclosureHelp.com

Think foreclosure is the only option?
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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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In The Community

Burbank News & Events

Reverse Mortgage

Bob Petersen, a Mutual of Omaha Mortgage Reverse Mortgage Professional, has shown many of Brad Korb's clients how they can refinance their existing mortgage with a Home Equity Conversion Mortgage (HECM) loan or finance their new home with a HECM for Purchase loan.

A HECM loan, commonly known as a reverse mortgage, allows borrowers to access their home equity and turn it into cash. This allows them to remain in their home with no monthly mortgage payments and they do not have to repay their loan until they leave the home.

Like the proven performance of Brad and Bob over the years, using a reverse mortgage to purchase a new home has stood the test of time. The HECM for Purchase allows borrowers to combine some of their equity, 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 without using all of their cash, and additionally not have to pay monthly mortgage payments.



Call or email for details and restrictions:

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 ■

Thank you to our wonderful community for their continued generosity to Toys for Tots!

We are still accepting donations until December 10!

Happy Holidays!



Shout Out to Tyler Sanchez & Keith Lapinig and Eric Neufeld & Ann Thornberg for the gifts they brought in and being the first donors!



Borrow the Free Moving Van



Call us at 818-953-5300 for more information
Our client, Jonathan, used our moving van after the purchase of his house in North Hills!

In The Community

Burbank News & Events



****Back to Business****

BCC Association Meeting
Monday, December 6, 2021 / 12:00 PM – 1:30 PM
 Burbank, 438 E Harvard Rd, Burbank, CA 91501
 Speaker: Brandan Jennings, JBHS Choir Director
 (Mark your calendars - 1st Monday of the Month until May)
 To RSVP: <https://www.burbankcc.org/eventsgallery>

BCC GALA FUN NIGHT FOR ALL
Honorees Doris Palmer and Janet Diel
 (Entertainment Stacy Dymalski and Grey Griffin)



THANK YOU EVENT SPONSORS



Please consider donating to the Holiday Basket Program – SPONSOR A FAMILY

For over 88 years, the Burbank Coordinating Council Holiday Basket Program has provided assistance during the holiday season for economically disadvantaged families.

By embracing the spirit of giving, we will make this an amazing holiday season for many in our community. Thank you for making a difference. Your involvement in our program in any capacity is appreciated and valued!

If you are in need (on free or reduced price lunches), APPLY to receive a Holiday Basket.

If you are able to give or want to find out how you can VOLUNTEER and consider adopting a family. DONATE directly through our website.

Questions?

If you would like more information, please contact Hilde Garcia at (818) 679-2217.

Join Us – We're Fun!!

BCC still looking for the following volunteer positions
 Social Media Chair, Public Relations Chair, Events Chair, Fundraising Chair
 Nonprofit Organization Coordinator

Become a Member!!

Annual membership is only \$20 for an individual, or \$30 for an organization and can be paid online through PayPal. Members can make announcements at meetings, put announcements into the monthly newsletter.

Go to burbankcc.org for details! ■

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. ■

Pancake Breakfast with Santa
 Breakfast and 2 wrapped children's books \$12.00
 December 12th, 2021
 8 am to 12 pm VFW Gudgeon
 1006 W Magnolia Blvd., Burbank, CA 91506

Scan code to get tickets Or pay at the door

Our Sponsor's
 VFW and VFW Auxiliary
 Kiwanis Literacy Club Foundation
 Kiwanis Literacy Club
 Email: Douglas.Chadwick@the-literacyclub.org

BURBANK COMMUNITY YMCA TREE LOT
BUY A TREE
HELP A CHILD IN OUR COMMUNITY
 Burbank Community YMCA 321 E. Magnolia Blvd, Burbank CA 91502
 Parking lot off of San Jose Ave (747)305-3230 (after 11/27)
 Open November 27th through December 19th
 Monday - Thursday 12p-9p/ Friday - Sunday 10a-9p

Visit www.BradKorb.com
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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	
4213 W. Burbank	2918	3117 N. Frederic, Seller	2828	12611 Norris	5148
201 E. Angeleno #308	3068	3117 N. Frederic, Buyer	2828	17334 Vintage	5118
12615 Judd	3138	7301 Balboa #5	2698	5016 Marmol	5128
837 N. Beachwood	3158	4512 Huntington Dr N	2678	32404 Aqua Vista	5168
734 E. Verdugo #3	3188	1220 N. Beachwood	2928	5818 Buchanan	5188
1428 N. Frederic	2748	14456 Foothill #53	3408	8808 1/2 Wyngate	5198
1631 N. Brighton	3098	1352 E. Garfield, Seller	2868	3647 Keystone #5	5158
12421 Woodville	3148	1352 E. Garfield, Buyer	2868	15015 Sherman #314	5208
5253 Vantage #302	3268	11163 Hershey	2838	17445 Lemac	5218
24018 Royale	3218	5927 Tipton	3008	478 S. Madison #6	5228
312 Thompson #106	3228	234 S. Orchard	3028	8500 Belmar	5248
2728 S. Mission	3278	6646 Denny	3058	6934 Day	5238
16703 Estrella	2608	201 E. Angeleno #308	3068	1545 Border Unit B	5288
9213 Balfour	2128	5253 Vantage #203	3168	1118 N. Beachwood	5258
13811 Valley Vista	3288	1717 Scott #15	2998	6719 Melvin	5278
444 E. Verdugo #6	3318	12615 Judd	3138	19310 Superior	5298
3810 E. Avenue V	3388	9253 Gerald	2538	15801 Wyandotte #105	5308
5145 Willowcrest	3368	1428 N. Frederic	2748		
416 N. Fredreic	3348	12551 6th	3088		
13386 Rangoon	3378	14602 Polk	3128		
1125 Leighton	3418	8815 Sunland	2898		
		12421 Woodville, Seller	3148		
		12421 Woodville, Buyer	3148		
		13566 Montague	2548		
		734 E. Verdugo #3	3188		
		5253 Vantage #302	3268		
		9213 Balfour	2128		
		18123 Erik #357	5178		
		19137 Merryweather	5268		
		4805 Gentry	5138		

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We Sell or List a Property Every 40 Hours!

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BURBANK SINGING STAR

Holiday Showcase 2021

Sat, December 11, 2021
2PM to 4PM

For Tickets Visit:
bssholiday2021.eventbrite.com

A Charity Event
Benefiting Children in Burbank
Presented by

Kiwanis
Kiwanis Club of Burbank

Produced by
The MUSIC JUNCTION

Community Auditorium 11455 Burbank Blvd, North Hollywood, CA 91601

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.



We look forward to
hearing from you.

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

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. ■

In The Community

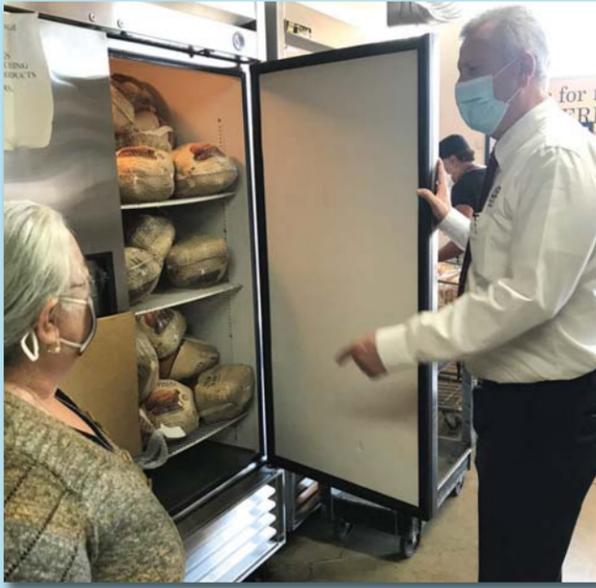
Burbank News & Events



Burbank Temporary Aid Center Updates

BTAC MONTH WAS A SUCCESS!

Thank you to everyone who supported the many food drives throughout the community. Our shelves are full and BTAC is now providing both regular groceries, as well as holiday specific food. This makes holiday celebrations even better. Thanks to the Brad Korb Team for helping provide turkeys! Many collections are continuing through December, so please support those organizations and individuals who are working to support BTAC.



BTAC's Annual Online Holiday Boutique and Auction is open.

Are you still looking for that perfect gift, or want to find a little something for yourself? Visit [biddingforgood.com](https://www.biddingforgood.com) and look for BTAC's auction. Lots of great items are still available. <https://www.biddingforgood.com/BTACBoutique>

The Holidays are upon us and BTAC needs your help!

To help families, enjoy holiday tradition at home, BTAC needs traditional holiday food items. BTAC will distribute approximately 1000 turkeys and/or hams before the end of the year and your help with it is vital!

Here's how you can help:

- As you are shopping for your holiday meals, purchase a few duplicates of those traditional holiday foods for BTAC.
- If you qualify for the free house-brand turkey, but really want the Butterball, please take the free turkey for BTAC!

Interested in Volunteering?

Join others who have found a place at BTAC. For more information about volunteering, call or email Libby at 818/848-2822 ext. 113 or volunteer@theBTAC.org

A BIG BTAC "Thank You"

All year long the wonderful residents of Burbank support BTAC's efforts. We couldn't keep up with the need without your help. Whether volunteering, collecting or donating food and funds, you are helping touch lives. Thank you very much! ■

BTAC Donation



On 11/10/21, the Burbank Police Department Command Staff and Burbank Police Officers' Association met with Barbara Howell, a representative of the Burbank Temporary Aid Center (BTAC). A donation of \$2,000.00 was made to BTAC to assist with the purchase of meals for the Thanksgiving Holiday. It has been a proud tradition for the Burbank Police Department and Burbank Police Officers' Association to work in partnership with BTAC in providing the organization with financial assistance during the holiday seasons.

(Above) Chief Michael Albanese, the Burbank Police Department Command Staff and Lieutenant JJ Puglisi (BPOA President) as they present Ms. Howell with the donation. ■

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 – Virtual Only

Mondays from 9:30-10:30am

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 – Virtual Only

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 Only

Fridays from 9-10am

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 –

Virtual and In-person

Thursdays from 10-11am

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 – Virtual and In-person

Thursdays from 1-2pm

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.

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!

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 \$2 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 programming at the Joslyn Adult Center resume. ■

In The Community

Burbank News & Events



Burbank Public Library

knowledge • discovery • community

FREE Resources at the Library

If you scroll down the RESEARCH page on our Library website, you'll find a number of hidden treasures that the Library provides free of charge. Below we have highlighted just a few of the many tools that are available, including encyclopedias, local history facts and photos, historical newspapers, and help with resume writing, test preparation, and language learning.



ABCMouse is designed to help young children (ages 2-8+) build a strong foundation for future academic success with more than 10,000 fun learning activities in reading, math, science, social studies, art, and music. More than 1,200 activities are offered in Spanish. Use your Burbank Public Library card and PIN to check out a home account for 30 days at a time.

Coursera is an education platform that partners with some of the best universities in the world to offer free and paid online courses, certifications, and degrees in a variety of subjects. Their courses span the breadth of the humanities and sciences, and they also offer courses geared towards professional advancement. Approximately 150 universities offer more than 4,000 courses for anyone to take.



GetSetUp is designed for older adults with the purpose of encouraging lifelong learning and socialization. Free classes are offered online in a wide variety of subjects, including social media, financial planning, aging in place, and many more. They even offer regular social hours and other social activities such as book clubs. Classes are designed for everyone, regardless of experience or education in the subject. Seats are limited so that learners can actively participate and ask questions.

HelpNow offers personalized homework help in core subjects (math, reading, writing, science, and social studies) and provides on demand eLearning for all ages and levels. Students communicate with live, online tutors who are available 7 days a week from 1:00 pm – 10:00 pm. HelpNow also offers skills building and test preparation where after taking a quiz, the user can then connect directly to a live tutor to review the topics and questions covered in the quiz.



Skillshare is an online learning community where millions come together—from California and across the world—to take the next step in their personal and professional journey. Skillshare offers thousands of classes on topics such as freelancing, entrepreneurship, graphic design, productivity, marketing, and more.

You'll need your Burbank Library card and PIN to get started with most resources. Residents and non-residents of Burbank are eligible for a free Burbank Public Library card. For immediate access to Library eBooks and online resources, sign up for an eCard through our website. ■

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

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!



Growth of the Poultry Industry in Burbank

Reprinted from a 1920 periodical:



Here's a little story on a big subject that every loyal resident of this section ought to familiarize himself with, so that the facts may be readily told and retold to the stranger with whom we come into contact. It concerns the poultry industry in the Burbank district, a business that was begun here only a comparatively few years ago under the most trying and discouraging circumstances. But the pioneers in the industry hereabouts had the courage of their convictions in the matter and have proven to the doubters that the business could be made as profitable in the Burbank district and is today one of the leading poultry centers of California. The men and women engaged in the business here are constantly expanding their operations and thus playing no small part in the prosperity of the community.

Back in 1904, when Southern California was importing nearly all their eggs from the east and north, the largest poultry ranch in this part of the country had more than 1,000 laying hens.

Capital approximating \$240,000 is invested in the industry in the Burbank

district -- surely a business that ought to be fostered and encouraged in every legitimate manner possible.

1998 Burbank Historical Society Editor's note:

How many of you remember the poultry plant on Magnolia and the railroad? A lot of the boys from Burbank High worked there after school and when you walked down Magnolia, the smell of wet feathers was awful.

To learn more about Burbank's beginnings, come visit the Gordon R. Howard Museum. We're open Saturdays and Sundays from 1:00pm to 4:00pm.

Make sure to keep checking out our articles in the Burbank Bulletin to learn more of our city's history.

THE BURBANK HISTORICAL SOCIETY

burbankhistoricalsoc.org
115 N. Lomita, Burbank, 91506
(818) 841-6333 ■

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 Michael Hevesy (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

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 Tournament of Roses Association



This Unlikely Tale of Friendship brings together a young knight and dragon rewriting their own story, by reading together in harmony. The 2022 parade theme is "Dream, Believe, Achieve" and celebrates the power of education.

By Robert Hutt

It has been two years since we've entered the month of December with Burbank's Rose Parade® float in its final construction stages. Everyone is looking forward to Pasadena's traditional parade to begin the new year right!

Tournament officials in Pasadena have been working with Pasadena's Department of Public Health to make sure that everyone can be safe while they watch the parade in person. Like nearly everywhere else, spectators who wish to enter the large grandstand seating area at Colorado and Orange Grove must show proof of full COVID-19 vaccination or a negative COVID-19 test result within 72 hours. The smaller seating along Colorado may not be as restrictive, however, check with Sharp Seating or the local police to be sure.

The Pasadena Police Department will be closing the parade route on Colorado Blvd (from Orange Grove to Sierra Madre) beginning at 10 PM on December 31.

At our float construction site in Burbank, we have been developing plans to safely manage the many volunteers that visit between Christmas and New Year's Eve to decorate Burbank's float. Our policy for the last several months has been to require proof of vaccination and wearing face masks to enter the float construction building. As of December 26, we will now require children, aged 7 to 11, to have received their first dose by December 11.

In previous years we have provided lunches and dinners for our volunteers, thanks to the generous donations of many Burbank restaurants. We plan to continue, however, all food and drinks will be served and eaten outdoors on our bleachers. We are trying to minimize the time

spent unmasked, in close spaces, while eating or drinking.

The items mentioned above are just a few elements of our entire plan which is posted on our website at BurbankRoseFloat.com. We apologize for the inconvenience, but with more than 750,000 deaths in the U.S. alone, we do not want to put anyone's health at risk.

Our 2023 Design Contest is in full swing! The contest is open to everyone: young or old, Burbank resident or not. Don't worry about your artistic skills. What we are looking for is a great concept. Visit our website and download a contest entry form. Download several ... you may enter as often as you like. It's FREE! Although the official parade theme will not be released until mid-January, on the back of the form is a great hint for the parade theme written by incoming Tournament president, Amy Wainscott. It has something to do with "Turning a Corner." Our Design Contest closes on Wednesday, January 26 at 8:00 PM. Don't wait until the last minute to start thinking about a design. Follow the submittal instructions on the contest entry form to make sure that your we consider your design concept.

Our normal work-days at the site are Wednesdays, Thursdays and Saturdays from 10 AM until about 4 PM. Everyone is required to be vaccinated, wear a face mask, maintain safe social distances, and use hand sanitizer frequently. Call the float site at 818-840-0060 and we will be happy to answer any questions. The site is located at 123 West Olive Avenue (adjacent to the MetroLink parking lot). Check our website at BurbankRoseFloat.com for our activity schedule.

Stay Safe! Stay Healthy! ■



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

In The Community

Burbank News & Events

Police Dispatch 818-238-3000	The Brad Korb Team <i>Your Realtors For Life</i> 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

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.



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 most estates know when there have Salvador Dali signed Lithograph or a Peter Max signed poster, art is another area that often goes untapped. Numerous times when Estate Sales by Connor has come to assess the contents of an estate, clients explain that they have art but nothing of value. Upon searching through the garage of an estate in Burbank, Stephen McCrory found a wooden create with a stained glass panel, upon closer examination, he determined that it was an actual piece of Tiffany Glass that came from a European church,

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!

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.
- Antiquity, art and collectibles consignment process.
- Clean up and packing services.
- Professional References.
- 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.

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

BURBANK-VALLEY GARDEN CLUB KEEPING A GARDEN JOURNAL

Kathy Itomura

It amazes me how much my garden journal tells me. I keep it fitfully in notebooks going back to the early 1990's. Each entry has the day, month, year plus the high and low temperatures that day plus rainfall, when and how much.

Do I write in it every day? NO, sometimes months go by, and that's my loss, because this journal tells me what worked, what went wrong and what my hopes were. It helps me plan for the next good thing. It's useful to remember how well

teachers when we keep and consult our garden journal.

Do make it pretty: press a flower into its pages, save a beautiful photo. You'll be



PHOTO CREDIT: NOELLA BALLENGER

glad you did this for your garden and yourself!

And, since Christmas is just around the corner, a lovely journal is a great gift idea for the gardener in your life.

Kathy Itomura is the current President of the Burbank-Valley Garden Club. If



PHOTO CREDIT: NOELLA BALLENGER

the clivias did two years ago; how cunning I was in protecting my figs from birds and squirrels; why I should not divide my native irises in summer again; and which bugs were a pest (or not) that year.

Try keeping a journal of your garden efforts. Track where you have planted tomatoes, so you can rotate them next year and foil the nematodes. When did you start those seeds, when were they set out, how soon was the harvest ready? How did you accommodate everyone at that big garden party 4 years ago? We are our own best



PHOTO CREDIT: NOELLA BALLENGER

you are interested in joining the fun, please contact Anne White, at 818 429-1339 for more information about our club. ■

Burbank Choral

Burbank Choral has started rehearsals for the Fall Semester

Rehearsals will be conducted via Zoom. At some time in the future, In-Person rehearsals may resume, depending on the public health situation. The Burbank Choral 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.





PLANNING TO HAVE A GARAGE SALE?

Call Us Today to Borrow Garage Sale Signs 818 953-5300

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

In The Community

Burbank News & Events



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 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

Are You Struggling to Make Ends Meet (You're Not Alone)

The Covid-19 Global Pandemic - has dramatically altered the financial well-being of many individuals and families.

Many are facing stressful times over their loss of financial independence and daily income security. You're not alone – we're here to help you through these "tough" times.

What We Do – For Our Clients:

- Improve monthly cashflow - month one
- Reduce/eliminate monthly cash spending to creditors
- Reduce/eliminate out-of-pocket medical/dental cost
- Eliminate 10's of thousands of creditor debt
- Prevent Bankruptcy (BK)
- Save home from "must sell" situations
- Qualify for Mortgage Loan
- Improve Credit status/score



John Janis, Platinum Resources and Brad Korb

OUR GUARANTEE:

**- There is NO Client Financial Downside Risk -
You will not spend 1-cent until we get the results**

- For additional information - Please contact Brad at **818-953-5304**, Brad@BradKorb.com, or John Janis toll free **800-706-1210**, JohnJ@PlatinumResources.US

CLIENT REVIEW'S – click on this link
<https://platinumresources.us/testimonials/>

#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"

Service Learning at the Kids' Community Dental Clinic



By **Sona Ayvazyan, Lidiia Bagdasarian, and Eleonora Toplaghalsyan**
Burbank High Students

Some people, when thinking about volunteering and community service, assume that it's just hours that students are required to complete. However, volunteering is more than just getting the hours. Through volunteering, you are interacting with your community, learning new things, and trying to uplift everyone around you including yourself. People or high school students develop their character by learning how to be responsible and creating a sense of giving back to the community.

Participating in a cleanup event is a great way to get involved and to make a difference in our environment. On a Saturday morning in October, students from BHS and JBHS gathered at Kid's Community Dental Clinic to help with cleaning up and encourage community service. KCDC is a nonprofit organization dedicated to improving oral health of children from low-income families. Its mission is to help families who do not have dental insurance or who have Medi-Cal coverage to have healthy futures and bright smiles. Students who came to serve at the

event, were encouraged to complete different tasks mostly in the backyard area of the clinic. This included cleaning up the leaves, helping to clean or wipe the fences, windows, rails, care for plants, and other activities. Some students brought supplies for the clean-up event and donated supplies to the organization.

In addition to these outdoor activities, students got the chance to communicate with each other and meet new people. Through communicating with one another we learned more about the clinic and dental hygiene. The director of the clinic, Dale Gorman, lectured students about the importance of oral health maintenance. Dental hygiene refers to the practice of keeping the mouth, teeth, and gums clean and healthy to prevent any diseases. For instance, some of the key practices that people need to do in order to ensure good oral health are eating nutritious meals, brushing their teeth (at least two times a day), and regularly flossing their teeth. Dental hygiene and oral health should be essential parts of our everyday lives.

We highly encourage everyone to volunteer at one of the many local non-profit organizations and to be active in the Burbank community. ■

Brad Did It Again!



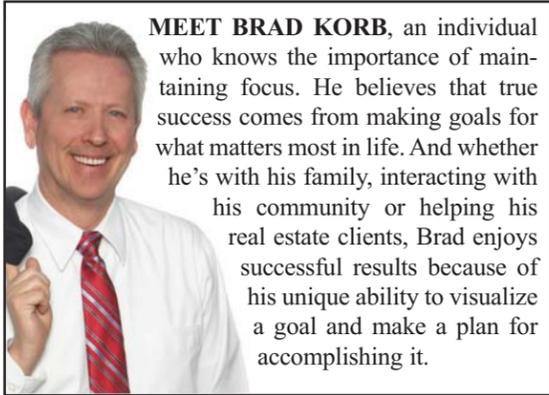
Brad Did It Again with the sale of Rob's house in La Crescenta!

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.



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Huge Home

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5

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- #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!

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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

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4 Beds 2 Baths

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Call 1-800-473-0599, Enter Code 3048

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Call 1-800-473-0599, Enter Code 3328

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NORTH HILLS \$849,948
Call 1-800-473-0599, Enter Code 3208

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ARLETA \$699,996
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Call 1-800-473-0599, Enter Code 2268

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Call 1-800-473-0599, Enter Code 3318

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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	2	0	0.0	\$384,475	\$378,750	98.5%	27
\$400,001 to \$500,000	1	0	NA	0	2	0	3.0	\$460,000	\$451,000	98.0%	22
\$500,001 to \$600,000	6	5	83.3%	4	24	4	1.5	\$555,908	\$558,208	100.4%	28
\$600,001 to \$700,000	6	8	133.3%	6	49	8	0.7	\$642,960	\$661,331	102.9%	18
\$700,001 to \$800,000	3	9	300.0%	6	36	6	0.5	\$720,722	\$750,920	104.2%	15
\$800,001 to \$900,000	7	15	214.3%	7	57	10	0.7	\$828,720	\$858,017	103.5%	18
\$900,001 to \$1,000,000	6	11	183.3%	11	59	10	0.6	\$916,741	\$954,725	104.1%	14
\$1,000,000+	27	0	NA	0	252	42	0.6	\$1,297,405	\$1,381,539	106.5%	14
Market Totals	56	49	87.5%	34	481	80	0.7	\$1,041,066	\$1,097,460	105.4%	16

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	\$469,000	\$475,000	101.3%	8
\$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	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	1	0	6.0	\$999,000	\$1,020,000	102.1%	48
Market Totals	1	0	0.0%	0	2	0	3.0	\$734,000	\$747,500	101.8%	28

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	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	1	NA	0	2	0	0.0	\$862,000	\$887,500	103.0%	13
\$900,001 to \$1,000,000	0	0	NA	0	3	1	0.0	\$965,667	\$978,037	101.3%	10
\$1,000,000+	5	0	NA	0	3	1	10.0	\$899,627	\$1,052,000	116.9%	10
Market Totals	5	1	20.0%	0	8	1	3.8	\$914,985	\$983,139	107.4%	11

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	1	NA	0	1	0	0.0	\$805,000	\$785,000	97.5%	45
\$800,001 to \$900,000	0	0	NA	0	1	0	0.0	\$799,000	\$890,000	111.4%	13
\$900,001 to \$1,000,000	0	2	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	3	0	NA	0	11	2	1.6	\$1,276,091	\$1,342,291	105.2%	13
Market Totals	3	3	100.0%	0	13	2	1.4	\$1,203,154	\$1,264,631	105.1%	15

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	1	NA	0	3	1	0.0	\$766,332	\$760,000	99.2%	40
\$800,001 to \$900,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	1	0	NA	0	1	0	6.0	\$999,000	\$980,000	98.1%	21
\$1,000,000+	1	0	NA	0	7	1	0.9	\$1,723,857	\$1,688,571	98.0%	76
Market Totals	2	1	50.0%	0	11	2	1.1	\$1,396,818	\$1,370,909	98.1%	61

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	1	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	2	0	0.0	\$874,500	\$872,250	99.7%	34
\$900,001 to \$1,000,000	0	1	NA	1	6	1	0.0	\$847,000	\$931,667	110.0%	22
\$1,000,000+	1	0	NA	0	11	2	0.5	\$1,133,264	\$1,222,636	107.9%	25
Market Totals	1	1	100.0%	2	19	3	0.3	\$1,015,627	\$1,093,868	107.7%	25