



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 **BradKorb** REAL ESTATE GROUP

Focused on What Matters to You
Real Estate Since 1979

Office 818.953.5300

Email Brad@BradKorb.com
www.BradKorb.com

BRE #00698730

3813 W. Magnolia Blvd.
Burbank, CA 91505



We can take toy donations
Starting November 1st

MARINE CORPS RESERVE

TOYS FOR TOTS

3813 W. Magnolia Blvd. * Burbank, CA 91505

Monday through Saturday 9 am to 5 pm * Sunday 10 am to 4 pm

MISSION: The mission of the U. S. Marine Corps Reserve Toys for Tots Program is to collect new, unwrapped toys during October, November and December each year, and distribute those toys as Christmas gifts to less fortunate children in the community in which the campaign is conducted.

GOAL: The primary goal of Toys for Tots is to deliver, through a new toy at Christmas, a message of hope to less fortunate youngsters that will assist them in becoming responsible, productive, patriotic citizens.

OBJECTIVES: The objectives of Toys for Tots are to help less fortunate children throughout the United States experience the joy of Christmas; to play an active role in the development of one of our nation's most valuable resources – our children; to unite all members of local communities in a common cause for three months each year during the annual toy collection and distribution campaign; and to contribute to better communities in the future. ■

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!



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GLENDALE HILLS \$1,599,995
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U.S. POSTAGE
PAID
MMP DIRECT

INSIDE



BURBANK NEWS

Page 6



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

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. ■

Make philanthropy your legacy Lasting impact begins with a plan

Wealth doesn't manage itself—it requires professional services. In a family or business, wealth has its own set of asset and liability needs. For his long-term wealth management, Brad Korb relies on Richard V. Bertain and David Escobar of UBS Financial Services Inc., recommending them with confidence. Korb says these Certified Financial Planner™ practitioners consistently deliver premiere customer service and extensive

financial resource knowledge for planning and putting in motion long-term goals and objectives.

Developing a philanthropic plan can help accelerate your philanthropy, create more impact and ultimately make you feel more fulfilled in your giving. Adopting a planned approach can improve satisfaction with the effectiveness of your giving.

A philanthropic plan should be a living, breathing document. This allows for shifts in the family's passions as well as growing knowledge about the causes you support. It also lets you to leverage technological innovations and new thinking from leaders in those sectors.

Why are we giving?

Before focusing on the causes you will dedicate your time, talent and resources to, first ask yourself: "Why do I want to give back?" This is where you consider the "why" of giving, rather than the "what" and ask questions like: Do you give out of passion, responsibility or obligation, do you want to honor a loved one, do you donate to bring your family together or teach values, do you want to change the world in which we live, and do you want to fix an issue or protect something beautiful? In philanthropy, focusing on a specific goal can make it easier to measure your impact, however having too broad a focus can be frustrating when you don't see results. Apply a who/what/where model to help you define your philanthropic focus, and you can effect real, visible change.

Choosing charities

Philanthropy is much more than just granting funds to charities that align with your family's passions. A disciplined identification and selection process will help you make smart, systematic decisions about who to support and how. That will help you translate your vision and strategy into concrete actions. It can also be a good place to start when you're making decisions about grants.

If you'd like a copy of the full UBS report on strategic planning for philanthropy, contact Bertain Escobar Wealth Management team member Taylor Moore



at taylor.moore@ubs.com or call him at 626-405-4735.

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

Bertain 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.

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

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REGISTER NOW!
BURBANK YMCA
TURKEY TROT
Virtual Run

November 25, 2021 - 7:00a
www.burbankturkeytrot.com

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



On 9/17/21, the Burbank Police Department participated in an event that was hosted by LAPD and entailed surprising approximately 15 kids battling cancer with a junior badge ceremony at LAPD Elysian Park, then driving over to the Park Ranger Station, and finally to the Warner Brothers Tour building here in Burbank. Upon their arrival here in Burbank, the kids were greeted by Burbank Police Chief Michael Albanese, Captain Dennis Cremins, and several additional police personnel. The kids were local and the program did more of a "staycation" approach due to COVID. Overall, it was a great success and the kids were very happy to see our classic police vehicle and police motorcycles! ■

In The Community

Burbank News & Events

Thank you to the community for a fun and successful pumpkin giveaway!



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.com.



We look forward to hearing from you.

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

“Fall in Love”
will be the theme for this year's
**La Providencia Guild of Children's Hospital
Los Angeles 74th Annual Luncheon and Fashion Show.**

This year's event will take place at the
**Chevy Chase Country Club in Glendale
on Sunday, November 7, from 11 a.m. until 2 p.m.**
Attendees may look forward to meeting and enjoying friends, hors d'oeuvres, a plated luncheon, fashions by Diana's Boutique, and jewelry by Nathalie, as well as opportunity baskets.

For tickets (\$125) or to make a donation for the event, please contact Cynthia Faust, 24ktldy@charter.net. ■

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.com.



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Real Estate Since 1979*

We look forward to hearing from you.

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. ■

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

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	
12551 6th	3088	7207 Cravell	2468	2331 1/2 W. Avenue 31	5028
4213 W. Burbank	2918	2031 N. Frederic	2628	8718 Ranchito	6988
201 E. Angeleno #308	3068	15149 Gilmore	2768	10724 Lull	6998
12615 Judd	3138	13880 Berg	2288	1401 Lemon Tree	6968
837 N. Beachwood	3158	227 E. Burbank Unit F	2658	12560 Bromwich	5078
5253 Vantage #203	3168	3117 N. Frederic, Seller	2828	28567 Silverking	6978
14602 Polk	3128	3117 N. Frederic, Buyer	2828	16339 Gledhill	5008
734 E. Verdugo #3	3188	5239 San Feliciano	2708	13968 Lanning	5038
1428 N. Frederic	2748	2655 N. Frederic	2968	2311 W. Chandler	5018
1631 N. Brighton	3098	11238 Erwin	2568	230 Bethany #208	5058
12421 Woodville	3148	8710 Delgany #5	2738	1174 Ocean #4	5048
5253 Vantage #302	3268	7301 Balboa #5	2698	30407 Marseille	5098
24018 Royale	3218	4512 Huntington Dr N	2678	18123 Erik #357	5178
312 Thompson #106	3228	1220 N. Beachwood	2928	16420 Bryant	5108
2728 S. Mission	3278	14456 Foothill #53	3408	3481 Stancrest #238	5088
9213 Balfour	2128	1352 E. Garfield, Seller	2868	151 N. Maple #201	5068
		1352 E. Garfield, Buyer	2868	4805 Gentry	5138
		11163 Hershey	2838	12611 Norris	5148
		927 E. Cypress, Seller	2938	17334 Vintage	5118
		927 E. Cypress, Buyer	2938	5016 Marmol	5128
		5927 Tipton	3008	32404 Aqua Vista	5168
		234 S. Orchard	3028	5818 Buchanan	5188
		6646 Denny	3058	8808 1/2 Wyngate	5198
		201 E. Angeleno #308	3068	3647 Keystone #5	5158
		5253 Vantage #203	3168	15015 Sherman #314	5208
		1717 Scott #15	2998	17445 Lemac	5218
		12615 Judd	3138	478 S. Madison #6	5228
		9253 Gerald	2538	8500 Belmar	5248
		1428 N. Frederic	2748	6934 Day	5238
		12551 6th	3088		

USE THIS TRUCK FREE!



Call 1-800-473-0599
Enter Code 4408

Call the Brad Korb Team
(818) 953-5300

We Sell or List a Property Every 40 Hours!

Brad Did It Again!



Brad Did It Again with the sale of Wendy's house in Burbank!

Borrow the Free Moving Van



Call us at 818-953-5300 for more information
Our clients Marie & Anthony used our van after the purchase of their house in Burbank!

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. ■

“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



****Back to Business****

BCC Association Meeting
Monday, November 1, 2021
12:00 PM – 1:30 PM

438 E Harvard Rd, Burbank, CA 91501
Speaker: Mickey DePalo, Burbank Veteran's Committee
(Mark your calendars - 1st Monday of the Month until May)
Go to www.burbankcc.org/eventsgallery to RSVP

Not too late to attend our Annual Gala

www.burbankcc.org/event-details/2021-burbank-coordinating-annual-gala-2
Or call 818-517-3107 to reserve tickets
Event Sponsors



Please consider donating to the Holiday Basket Program

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! ■

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



BURBANK ADULT CENTERS

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



Contact the Joslyn Adult Center Monday-Friday between 8am-5pm to request the most up-to-date information regarding reopening. 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

Social Services at the Library

Libraries are locations where community members from all walks of life come to find information and get connected to services. While traditional Library staff are well-trained in research skills to provide that information, many libraries across the country have realized that the addition of a trained social services professional to the staff provides opportunities to enhance the essential work of connecting people to help.



Sona Ter-Yegishyan

Burbank Public Library's social worker joined the staff in July 2021. Sona Ter-Yegishyan is co-located at Burbank's three libraries and two senior centers, in a position jointly funded by the Library and the Parks, Recreation and Community Services Department of the City of Burbank. With a master's degree in social work, Sona brings an important level of expertise to these settings, allowing for improved services to those in need.

What does Sona do? Most of her time is spent in the libraries and senior centers, building rapport with those who use the facilities to make them more comfortable requesting services. She is available to meet one-on-one with individuals and families in order to understand their needs and connect them to services. To this end, she also works to expand the Library's partnerships with local and regional nonprofits and government agencies who provide services including shelter, food, mental and physical health care, financial and legal assistance, transportation and more. Services are available to people experiencing homelessness but also anyone who needs assistance.

To make an appointment with Sona, please call 818-238-5571.

Burbank Public Library's social services connections work hand-in-hand with other Library services aimed at helping people improve their education, skills and life prospects. Learn more about adult literacy; digital literacy and technology access; employment services; services for children and families; and the Spark! Digital Media Lab on 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

Land for Sale

By Marie Dennis

In 1886, Dr. David Burbank sold his 4,607 acres together with his Providencia ranch to the Providencia Land, Water and Development Company. After surveying and plotting the combined tract of more than 9,000 acres, the development company had a townsite to be named Burbank in honor of its original owner and the remaining acreage set aside for various sized farms.

So how did the firm and its sponsors attract potential buyers? Here are some of the points highlighted in their advertising prospectus:

- Providencia - 17,000 acres
 - 17,000 of the Finest Fruit and Alfalfa Lands in the San Fernando Valley
 - Only Six Miles from Los Angeles
 - An Abundance of Water
 - Three Railroads to Los Angeles - Main Line of Southern Pacific Railroad Passes through These Lands
 - Burbank - The Sightliest Location in Southern California
 - Eight Miles to Los Angeles
 - Twenty-eight Trains to and from Los Angeles Every Twenty-four Hours - \$5 for Thirty Round Trip Tickets
 - Plenty of Pure Mountain Water Now Piped to Each Lot
 - Lots Have Advanced 400 per cent in Six Months
 - Sales in Burbank in Six Months, \$250,000

For Maps, Prices, Terms, Etc., Apply to Providencia Land and Water and Development Co., No. 12 South Spring Street, Los Angeles, California.

I'm not sure how the distance between Los Angeles and Burbank changed from six and then to eight or



vice versa, but I find the \$5 price tag for thirty round trip tickets to be a great price for anyone who had need to go back and forth between LA and the new township.

Even healthy benefits were used as selling points for homes in Burbank. "Designed for one vast Sanitarium. Conditions favorable to longevity nowhere more numerous. Prolongs the lives of the feeble and enhances the enjoyment of the robust. One must know the name of the month in order to distinguish winter from summer. December as pleasant as May. The invalid is constantly induced to eat, exercise, digest, and recuperate."

Many were drawn into the valley by these advertising efforts and the outlook looked bright. Of course, there's more to share about this story. 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 Suzie Gevshyan (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

Burbank African Violet Society

The Burbank African Violet Society will be having its next club meeting on Thursday morning November 18, 2021, at 10:00 A.M. The location is The Little White Chapel Christian Church, 1711 North Avon Street in Burbank.

The program will be "Ikebana-The Japanese Art of Flowers Arranging," presented by guest speaker Jeff Rothenbach.

There is a raffle and silent auction tables. Refreshments are served and friendships are made. Guests are always welcome to attend our meetings. For more information please telephone (661) 940-3990 or reference our website www.burbankafricanviolets.weebly.com. ■



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.

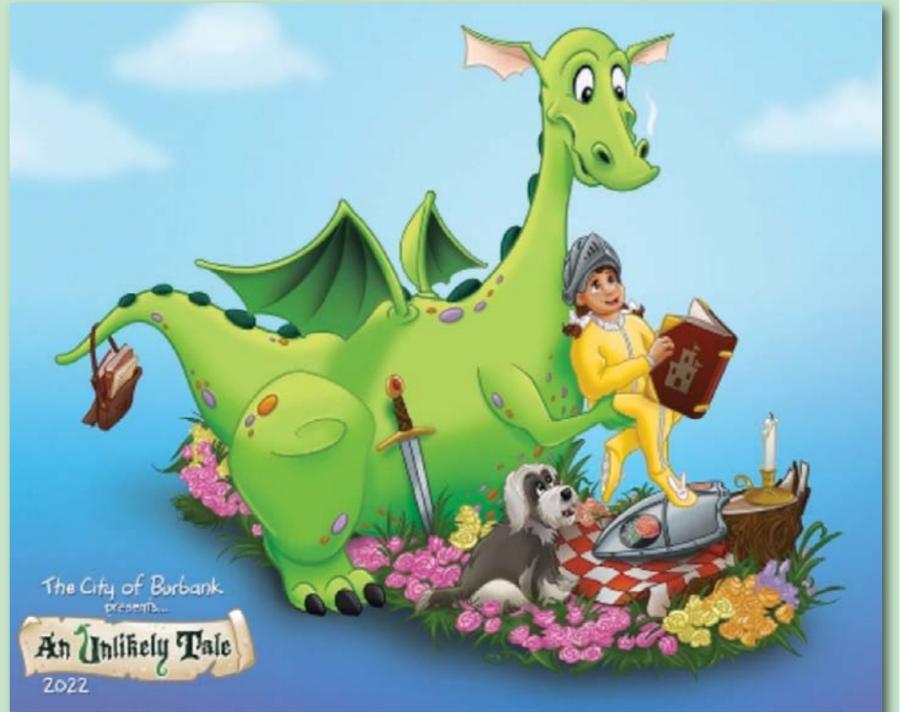
If I have Assets... How can I Qualify for Medi-Cal?

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 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 is time for my loosely annual update on the local progress of Huanglongbing (HLB) also known as citrus greening disease or yellow dragon disease. It has devastated millions of acres of citrus trees in more than 33 countries worldwide. In the United States, the disease was first detected in 1998 in Florida. It is now found in Georgia, Mississippi, South Carolina, Louisiana, Texas, Arizona, Hawaii, Puerto Rico, the U.S. Virgin Islands and California. There is no cure!

The citrus greening bacterium is spread from infected to healthy plants by the Asian citrus psyllid as it feeds on juices from the fruit, stems and leaves. Plants and material can spread the infection even if no psyllids are visible. Commercial citrus fruit, which is washed, brushed, cleaned and graded, is not known to spread the disease. Symptoms of HLB often appear on the leaves as yellow spotting and veins. The fruit can become misshapen and bitter. Infected trees usually die within a few years.

While there is no cure, state and county agricultural departments have tried to protect California's billion dollar citrus industry by slowing the spread of the disease. By trapping the psyllids and inspecting citrus trees for the disease, agricultural agencies have defined quarantine zones around areas where the disease has been found.

Burbank Tournament of Roses first became aware of HLB in 2016 while decorating our 2017 float: Home Tweet Home. We planned to include kumquats among the decoration materials for their bright orange color. Then president Ginny Barnett, had done a radio interview regarding float progress and our need for volunteers. She also issued a call for kumquat donations. We soon received several shopping bags full of the orange fruits and an unexpected visit from the county agricultural agent. All kumquats that we could not prove to be purchased were confiscated and we escaped without any fines. Since that time, we have adopted a "no citrus" policy for our float

decoration plans.

In 2016, only a short portion of the parade route passed through the quarantine zone. Even so, none of the floats were allowed to be decorated with fruits or materials from the citrus group. In the five years since, the quarantine zone has expanded to encompass the entire parade route. It now extends from slightly west of the Arroyo Seco eastward to Redlands and from the foothills of the San Gabriel mountains southward to include the communities of Monterey Park, Alhambra,

East L.A., Maywood and Commerce. The California Department of Food and Agriculture has an interactive map of quarantine areas at www.cdffa.ca.gov/citrus/pests_diseases/hlb/regulation.html. Their website also includes more than fifty citrus plants that are recognized as hosts or possible carriers of HLB.

Gardeners within quarantine areas should consume home-grown citrus fruits at home. Do not transport potentially infected fruit and plant material out of quarantine areas. Do not bring potentially infected citrus fruits to family members living outside the quarantine areas.

Looking forward to the 2023 Rose Parade, we are proud to announce that our Design Contest is now open! Visit our website at BurbankRoseFloat.com and download a contest entry form. Although the official parade theme will not be revealed until mid-January, the incoming president, Amy Wainscott, has released a tantalizing hint. Read her full statement which is included on the back of the contest entry form.

Our normal work-days at the site are Wednesdays, Thursdays and Saturdays from 10 AM until about 3 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! ■

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

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

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,

\$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.
- 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.
- Detailed accounting.
- No out of pocket fees.
- Professional References.
- Consignments and buy outs.
- Researching and valuing all items over \$50.00 through our network of appraisers, databases, auction houses and experts.

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

BURBANK-VALLEY GARDEN CLUB

The Burbank-Valley Garden Club will hold the next meeting on November 4, 2021 at the Little White Church located at 1711 N Avon St, Burbank, CA 91505. The meeting will begin at 10:00 a.m.

We are very excited to present Steven Gerischer: "A Year In The Rose Garden." Steven Gerischer has gardened in Southern California all his life. Currently vice-president of the Southern California Horticulture Society, he is past president of both SCHS and Pacific Horticulture



PHOTO CREDIT: NOELLA BALLENGER

amazing speaker but also to make a few new friends. We have a seat reserved for you!

Masks are required and in the event that indoor gatherings are prohibited, the meeting would take place on Zoom. . If you have any questions, contact Anne White at the following number (818) 434-3616, or via email at annewhite1@aol.com. ■



PHOTO CREDIT: NOELLA BALLENGER

Society. Steven has given presentations at local gardens including Descanso, Theodore Payne, the LA County Arboretum. He also has been designing, installing, and maintaining gardens as the owner of Larkspur Garden Designs. He will take us through an entire year of rose culture and care.

Please join us not only to hear this



PHOTO CREDIT: NOELLA BALLENGER



You're invited!

The Club's fourth Annual Ladies Shopping Night is Saturday, November 13, 2021.

This year, it will be held at our new Main Club House, located at 300 E. Angeleno Avenue in downtown Burbank.

All the fun starts at 10:00am and ends at 3:00pm.

Some featured vendors include: Susanna Adler with her designer handbags and scarves, and Tracey Ban with Lulu Roe designs. New this year is Michael Albanese with his one of a kind hand carved cutting boards and Jazmin Erving of "Because I Rock" who specialize in beautiful crystal gifts. There will also be hors d'oeuvres and treats.

All the proceeds will benefit The Boys & Girls Club of Burbank and Greater East Valley. The Club serves more than 4200 children at 23 sites in Burbank, Hollywood, North Hollywood, Sun Valley, Tujunga, and Van Nuys. No child is ever turned away for an inability to pay.

If you are a vendor and would like to participate, please contact:

susansebastian@bgcburbank.org

Please let me know if you are able to attend or you can RSVP at:

susansebastian@bgcburbank.org



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

PLANNING TO HAVE A GARAGE SALE?
Call Us Today to Borrow Garage Sale Signs
818-953-5300

In The Community

Burbank News & Events



Rehome Your Unwanted Items
Kids' Community Dental Clinic is accepting new and pre-owned DVD and Blu-ray movies, video games and consoles, music CDs, vinyl records, phones, cameras, musical instruments, jewelry, timepieces and small items of value for our online resale fundraiser

Please call
(818) 841-8010
to arrange a drop-off.
We pick up 100+ items.



Scan to visit our website and learn more or make a financial donation

VISIT US ONLINE:
WWW.KIDSCLINIC.ORG

(consider snapping a picture and sharing this ad with others who may be interested in donating)

Burbank Chorale

Burbank Chorale 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 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.

Call The Brad Korb Team

(818) 953-5300

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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”



Burbank Temporary Aid Center Updates

Save the Date(s)

- **Friday, March 11, 2022: BTAC's Gala and Auction:** Let's look forward to celebrating our ability to gather together, while we also celebrate members of the community who make a difference. The honorees will be announced soon. For information about sponsorship or tickets, please contact bhowell@theBTAC.org.

BTAC Continues to Serve Record Numbers

As the need in the community has increased, so has the generosity of this wonderful community. Thanks to our supporters, BTAC has been able to offer two grocery orders for 6 months! This helps our friends in need put money they might have spent on groceries toward other household bills, such as car insurance and payments, utilities, and rent.

BTAC has received additional rental assistance funds.

Are you or someone you know struggling to catch up on rent accrued during the pandemic? BTAC may be able to help. Call 818-848-2822 ext. 100 or email info@theBTAC.org for more information.

BTAC continues to observe safety precautions.

Although many of the restrictions on masking are changing over this summer, BTAC will continue to require our guests, volunteers, donors, and staff to wear masks and observe social distancing. We continue to monitor information and will adjust, as necessary.

How does someone sign up for services?

So many people are struggling to make ends meet and many have never had to ask for help. BTAC is here to help you. Burbank residents are welcome and encouraged to sign up for services. It is a simple process.

- Just gather the following for your household: ID's, proof of income (social security, unemployment, etc.) and a BWP or other bill that lets us know you live in Burbank.
- Take this information to BTAC on a Tuesday, Wednesday, or Thursday between 9 a.m. and 11 a.m. (we close at noon but need time to get everything into our system and your groceries gathered!)
- You will be signed up and on your way home with groceries before you know it!

Homeless Services

Mondays and Fridays are the days BTAC provides groceries, any case management support for those who are homeless. This is also when they can sign up for services.

Homeless clients can opt to receive either a very hearty daily (M-F) sack lunch OR monthly groceries for those who have access to cooking facilities.

BTAC Donation Policy During the Pandemic

As you can probably imagine, BTAC has had to make several adjustments during this pandemic. Several items BTAC could previously accept are now not allowed due to health guidelines.

BTAC cannot accept any of the following items:

- Any used items: clothing, blankets, towels, etc.
- Previously used grocery bags or any other pre-used bags
- Egg cartons
- Home grown fruits and vegetables.

Hours for donations have changed:

- Weekdays, Monday – Fridays: 8:00 a.m. – 3:00 p.m.
- Weekends: by appointment only

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

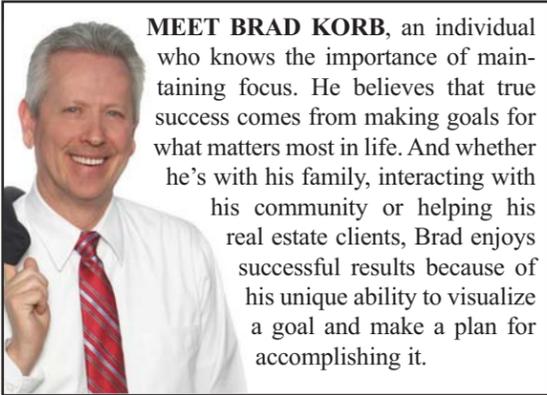
Monetary Donations are important, too: Many people are not aware that your monetary donations to BTAC help support BTAC's Bill Assistance program. Whether helping with rent, a BWP or Gas Co. bill or subsidizing transportation – just to name a few, these donations help some of our friends and neighbors to keep from becoming homeless. ■

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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24 Hour HOTLINE
Get detailed information on any of Brad's listings
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Simply call the number above
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BEST BUY!**

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Awesome Views

GLENDALE HILLS **\$1,599,995**
Call 1-800-473-0599, Enter Code 3338

South of the Blvd.

SHERMAN OAKS **\$1,499,994**
Call 1-800-473-0599, Enter Code 3288

South of the Blvd

ENCINO **\$1,485,584**
Call 1-800-473-0599, Enter Code 2688

Authentic Spanish

TOLUCA WOODS **\$1,199,991**
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Great Units

GARDENA **\$1,199,991**
Call 1-800-473-0599, Enter Code 2608

Shangri-La

BURBANK **\$1,199,991**
Call 1-800-473-0599, Enter Code 3158

Commercial

BURBANK **\$1,149,941**
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- #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!

Luxury Living

VALLEY VILLAGE **\$969,969**
Call 1-800-473-0599, Enter Code 3168

4 Beds 2 Baths

TUJUNGA **\$949,949**
Call 1-800-473-0599, Enter Code 3048

Mixed Use

LOS ANGELES **\$879,978**
Call 1-800-473-0599, Enter Code 3038

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

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

Pool Party

ARLETA **\$859,958**
Call 1-800-473-0599, Enter Code 2548

3 Beds 3 Baths

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

Duplex on 22+ Acres

PALMDALE **\$769,967**
Call 1-800-473-0599, Enter Code 3388

3 Beds 2 Baths

ARLETA **\$699,996**
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New House

BURBANK **\$699,996**
Call 1-800-473-0599, Enter Code 2198

Remodeled Kitchen

EL MONTE **\$689,986**
Call 1-800-473-0599, Enter Code 3148

Pool Time

ARLETA **\$649,946**
Call 1-800-473-0599, Enter Code 2268

2 Beds 2 Baths

BURBANK HILLS **\$649,946**
Call 1-800-473-0599, Enter Code 3318

Huge Lot

PICO RIVERA **\$649,946**
Call 1-800-473-0599, Enter Code 2128

2 Beds 3 Baths

GLENDALE **\$599,995**
Call 1-800-473-0599, Enter Code 3228

Huge Lot

FALLBROOK **\$599,995**
Call 1-800-473-0599, Enter Code 3278

Duplex

SYLMAR **\$599,995**
Call 1-800-473-0599, Enter Code 3128

Gazebo

MORENO VALLEY **\$509,905**
Call 1-800-473-0599, Enter Code 3218

2 Beds 3 Baths

CANOGA PARK **\$449,944**
Call 1-800-473-0599, Enter Code 3308

Top Floor

ENCINO **\$379,973**
Call 1-800-473-0599, Enter Code 2668

Pool & Spa

TARZANA **\$209,902**
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office: **818.953.5300** web site: **www.bradkorb.com** email: **brad@bradkorb.com**

Market Trends

Burbank

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	2	NA	0	1	0	0.0	\$369,000	\$380,000	103.0%	50
\$400,001 to \$500,000	1	1	100.0%	0	4	1	1.5	\$440,750	\$443,750	100.7%	13
\$500,001 to \$600,000	4	2	50.0%	4	27	5	1.9	\$558,292	\$560,878	100.5%	29
\$600,001 to \$700,000	9	9	100.0%	5	51	9	1.1	\$643,062	\$663,355	103.2%	16
\$700,001 to \$800,000	4	7	175.0%	7	38	6	0.6	\$721,427	\$749,408	103.9%	17
\$800,001 to \$900,000	12	13	108.3%	6	56	9	1.3	\$819,849	\$854,803	104.3%	16
\$900,001 to \$1,000,000	11	14	127.3%	11	56	9	1.2	\$916,162	\$954,833	104.2%	12
\$1,000,000+	28	0	NA	0	260	43	0.6	\$1,288,019	\$1,372,338	106.5%	15
Market Totals	69	48	69.6%	33	493	82	0.8	\$1,033,505	\$1,090,781	105.5%	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	1	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	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	1	2	200.0%	0	0	0	NA	NA	NA	NA	NA

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	\$799,999	\$740,000	92.5%	26
\$800,001 to \$900,000	1	2	200.0%	0	3	1	2.0	\$851,000	\$890,667	104.7%	11
\$900,001 to \$1,000,000	1	0	NA	0	2	0	3.0	\$1,024,000	\$969,555	94.7%	6
\$1,000,000+	3	0	NA	0	3	1	6.0	\$948,293	\$1,097,000	115.7%	10
Market Totals	5	2	40.0%	0	9	2	3.3	\$916,209	\$960,235	104.8%	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	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	1	0	NA	0	2	0	3.0	\$818,250	\$836,250	102.2%	33
\$900,001 to \$1,000,000	1	0	NA	0	1	0	6.0	\$950,000	\$940,000	98.9%	0
\$1,000,000+	6	0	NA	0	10	2	3.6	\$1,287,289	\$1,377,720	107.0%	8
Market Totals	8	1	12.5%	0	13	2	3.7	\$1,189,184	\$1,260,746	106.0%	11

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	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	0.0	\$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	0	0.0%	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	2	0	0.0	\$717,500	\$755,000	105.2%	5
\$800,001 to \$900,000	0	1	NA	0	1	0	0.0	\$899,000	\$879,500	97.8%	11
\$900,001 to \$1,000,000	0	1	NA	1	7	1	0.0	\$858,143	\$938,321	109.3%	20
\$1,000,000+	1	0	NA	0	12	2	0.5	\$1,126,242	\$1,216,583	108.0%	24
Market Totals	1	2	200.0%	2	22	4	0.3	\$993,450	\$1,070,761	107.8%	20