



Brad Korb

Burbank Bulletin™

Successfully serving tens of thousands of families since 1979

Se Habla Español, Մենք 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



The Brad Korb Real Estate Group is celebrating a

Record Breaking
2021!

We are so grateful to have been able to help 223 families with their real estate transactions

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



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



THE BRAD KORB TEAM FEATURED PROPERTY!



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

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

BURBANK \$1,099,990
Call 1-800-473-0599, Enter Code 3468

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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

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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. ■

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, 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

ubs.com/team/bertainescobarwm

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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. ■

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!**



Borrow the Free Moving Van



Call us at 818-953-5300 for Details

Our client, David, used the moving van after the purchase of his house in Van Nuys!

In The Community

Burbank News & Events



****Back to Business****

BCC Association Meeting
Monday, February 7, 2022 • 12:00 PM – 1:30 PM
 Burbank, 438 E Harvard Rd, Burbank, CA 91501

Marisa Garcia, Burbank Parks & Recreation, Speaker

(Mark your calendars - 1st Monday of the Month until May)
 To RSVP go to: <https://www.burbankcc.org/events/gallery>



BCC Campership Program is Up and Running

Last year, BCC sent 60 children to local camps, including:

- Burbank Boys & Girls Club • Brave Trails
- Golden State Gymnastics • Summer Daze Daycamps

You can help make this happen

For more information: <https://www.burbankcc.org/camperships>

SATURDAY, February 19th from 10AM- 3PM

Where: 3318 Burton Ave. Burbank CA 91504

Sale is in parking lot behind the building

Calling all teams, athletes, parents who need a good deal!
 DO you need practice gear and uniform pieces?

- Baseball pants- short or long / Basketball shorts
- Cheer uniforms / Short sleeve jerseys for softball
- Jerseys for Sunday softball teams, we have Adult & kid sizes

All proceeds benefit
 Burbank Coordinating Council
 and are tax deductible
 Tax ID 95-6116051
 THANK YOU FOR YOUR
 DONATION

WE. HAVE. IT. ALL!
 Assorted sizes! Assorted colors! Massive quantities!



Volunteering earns you free items.
 Spots are limited and assigned on a
 first come, first serve basis.

Please email
BCC.info1933@gmail.com

THINGS TO KNOW:

- All items are \$1.
- All items are brand new.
- No silk screening/embroidery on items.

Don't miss this chance!

CASH ONLY

Buy as much as you want.
 You can outfit your whole team!

We have a HUGE inventory! Bring your own bag. Be patient.
 All sales are final, no refunds or exchanges.

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! ■



It was December 1989 when my siblings and I came home to find a holiday basket left on our doorstep. We had just buried our father, just four years after the loss of our mother. At that time we were 22, 20 and 15 years old. We were grieving, exhausted and hungry. We spent much time at the hospital prior to our loss, followed by the business of burial, so we didn't have much time to pick up groceries let alone pay for them do to my brother and I missing work. To arrive home and see what was delivered left a lifetime impact for each of us. We not only had food to nourish us, but also the acknowledgement from our community that we were being supported during a rough time. - Karen

KIDS' COMMUNITY DENTAL CLINIC

Clean Up, Clean Out!

KCDC is now collecting leather jackets and other leather items
 (Along with the usual DVDs, etc.)

Drop in collection box at KCDC, 400 W. Elmwood Ave., Burbank, CA
 Mondays 8:30AM - 5PM or call (818) 841-8010

Brad Did It Again!



Brad Did It Again with the sale of Tony & Sandy's house in North Hollywood!

• SAVE THE DATE •

SIP, SIP, SOIRÉE!

GALA 2022

MAY 14, 2022
 LAKESIDE GOLF CLUB

HONORING LOS ANGELES COUNTY SUPERVISOR
KATHRYN BARGER



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	
3810 E. Avenue V	3388	1631 N. Brighton	3098	14200 Foothill #29	5338
5145 Willowcrest	3368	14602 Polk	3128	15014 Bassett	5328
416 N. Fredreic	3348	8815 Sunland	2898	23061 Cerca	5318
13386 Rangoon	3378	12421 Woodville, Seller	3148	111 W. Mountain #9	5348
1125 Leighton	3418	12421 Woodville, Buyer	3148	1713 Sunrise	5378
13108 Reservoir	3438	13566 Montague	2548	1517 E. Garfield #58	5408
20921 Community #8	3308	734 E. Verdugo #3	3188	18139 Erik #256	5368
7554 Bellaire	3478	5253 Vantage #302	3268		
1062 E. Orange Grove	3358	9213 Balfour	2128		
1916 N. Valley	3328	837 N. Beachwood	3158		
4181 W. Sarah #12	3428	5429 Newcastle #316	2668		
512 E. Grinnell	3498	18530 Hatteras #214	2158		
1811 Bonita	3488	4213 W. Burbank, Seller	2918		
8522 Fenwick	3518	4213 W. Burbank, Buyer	2918		
645 Ivy	3528	9446 Trebert	3048		
		16703 Estrella	2608		
		2728 S. Mission	3278		
		5145 Willowcrest	3368		
		24018 Royale	3218		
		416 N. Frederic	3348		
		312 Thompson #106	3228		
		13811 Valley Vista	3288		
		1062 E. Orange Grove	3358		
		19137 Merryweather	5268		
		17602 Collins	5358		
		1545 Border Unit B	5288		
		1118 N. Beachwood	5258		
		6719 Melvin	5278		
		19310 Superior	5298		
		15801 Wyandotte #105	5308		

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!

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 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. ■

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

City of Burbank's BEST Program / WorkForce Connection

Are you a student looking for
employment?

Come to the Youth Employment office
to pick up an application



Are you interested in EXPANDING your support
of Burbank's youth?

Participate in the City of Burbank's
BEST Program

(Burbank Employment & Student Training)

by hiring a qualified and pre-screened student today!

Are you an Adult looking for
employment?

Come to City of Burbank's
WorkForce Connection

(A FREE self-serve job resource center)



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



In The Community

Burbank News & Events

BURBANK ADULT CENTERS

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



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

JOSLYN ADULT CENTER

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

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

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

Virtual and In-person Activities

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

FITNESS

Kundalini Chair Yoga – Virtual Only Mondays from 9:00-10:00am

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

Chair Strength Training – In-person (Subject to Change) and Virtual 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 and In-Person Tuesdays 12:30-1:30pm

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 Tuesdays 2:00-3:00pm; Thursdays 10:00-11:00am

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

Shao Chi & Yoga – Virtual and In-person Thursdays from 12:30-1:30pm

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

DANCING

Line Dancing Saturdays 10:30-11:30am

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

OTHER

Brain Booster Live – Virtual Only Mondays 4:30-5:30pm

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

NEW Karaoke – In-Person Tuesdays 12:00-2:00pm

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

Bingo – In-person

Thursdays from 1:00-3:00pm

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

SUPPORT GROUPS

Challenges and Choices – Virtual Only Mondays from 11:00am-12:30pm

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

Men's Support Group – In-person Thursdays 1:00-2:30pm

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

Senior Support Group – Virtual Only Tuesdays 2:00-3:30pm

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

Soulful Senior Support Group – In-person Fridays 2:00-4:30pm

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

TECHNOLOGY

Zoom Coaching Appointments

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

Ongoing Programming

Home Delivered Meals ✓

Currently Open for Enrollment

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

Project Hope ✓

Currently Open for Enrollment

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

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

Phone Pals ✓

Currently Open for Enrollment

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

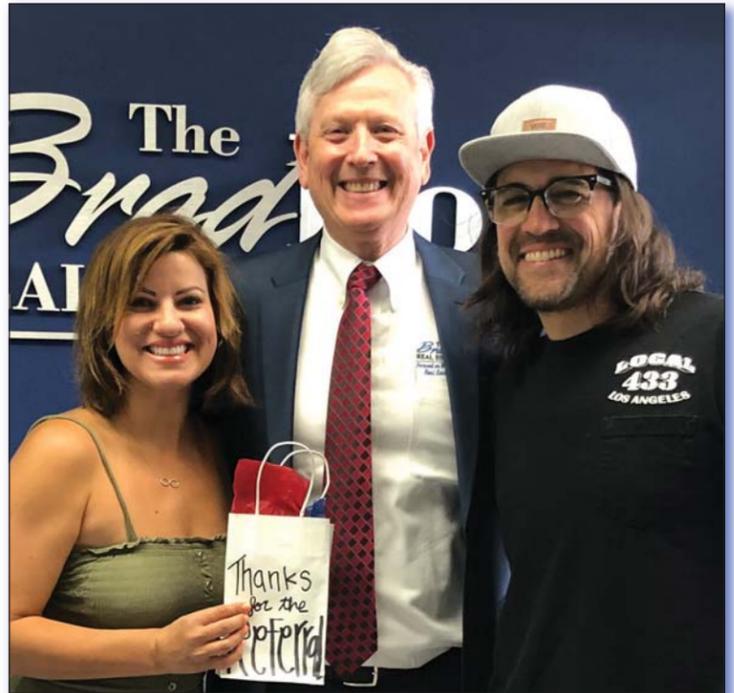
Day Trips

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

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 Tyson & Nicole Mathias (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 Temporary Aid Center Updates

Save the Date for BTAC's Annual Gala!

Friday, March 11, 2022, BTAC will hold its Annual Gala. This will be our first event since the pandemic began, and we plan to honor some of the essential workers in our Burbank community who have tirelessly worked to help us stay healthy and fed over the past few years. For more information or to be added to the invitation list, contact BTAC for more information: 818-848-2822 ext. 110 or bhowell@theBTAC.org.

BTAC Donation Policy Changes Continue

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
- Home grown fruits and vegetables.

Hours for donations have changed:

- Weekdays, Monday – Fridays: 8:00 a.m. – 3:00 p.m.
- All deliveries are accepted at the rear of the building.
- 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 aren't aware that your monetary donations to BTAC support BTAC's Bill Assistance program. Whether helping with rent, a BWP or Gas Co. bill or subsidizing transportation – just to name a few, these donations help some of our friends and neighbors to keep from becoming homeless.

BTAC Needs Volunteers!

Did you know that BTAC couldn't be open if it weren't for wonderful volunteers? If you are looking for meaningful involvement, 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

And students (16 and older), don't forget that volunteering at BTAC can help fulfill service requirements for graduation! ■

In The Community

Burbank News & Events

A ROSE (or a town?!) BY ANY OTHER NAME...

By Susie Hodgson

Ever wonder where some of our local towns got their names? Here are a few!

North Hollywood: Was originally called "Lankershim," in honor of real estate developer Isaac Lankershim. Re-named when Hollywood grew in fame, since North Hollywood was just north of the movie capitol.

Glendale: "Glendale" is Gaelic meaning the valley of fertile land. In early days, the southwest section of what is now Glendale was called "Tropico."

Pasadena: The name comes from the Chippewa word for "Crown of the Valley."

Toluca Lake: "Toluca" is a Native American word meaning fertile.

Sun Valley: This town used to be called "Roscoe," who most people say was the name of a real estate developer. But there is also a much more colorful urban legend claiming that "Roscoe" was slang for guns, and the area was so named because of two armed train robberies that happened there.

Studio City: So named because Mack Sennett, famed Hollywood actor, director and producer of such slapstick comedies as the "Keystone Kops" built his studios on what is now roughly Colfax Avenue, Radford and Ventura Boulevard. Today, CBS has studios there. (But we hear they're for sale.)

Universal City: In 1915, Hollywood entrepreneur Carl Laemmle created an actual city to house his growing Universal Studios. It had its own post office, mayor, soda fountain and even a zoo. When talkies came around in the late '20s, they canceled the tours, only to re-start them again with quite a bang



in 1964.

Van Nuys: Named for real estate developer Isaac Van Nuys. ("Isaac" must have been a very popular name back then!)

Warner Center: Harry Warner, the eldest of the well-known studio siblings Warner Brothers, owned a ranch way out there in the west valley. The now-thriving business community is named for him.

Tarzana: Edgar Rice Burroughs, author of the popular Tarzan series of books, had a large estate in the hills of this part of the San Fernando Valley. As a tribute to Burroughs, the town called itself Tarzana.

And those are just a few. Want to learn more about our community? Come visit us!

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



Burbank Public Library
knowledge • discovery • community

Technology Help at Your Library

Each month the Library offers an **Introduction to Computers** class focusing on the basics of computer use. Previous classes have included lessons in Microsoft Word and Excel. Classes are limited to 8 people and registration is required. February's class on the 17th will focus on using email, and in March we will review the basics of using a smart device, such as a tablet or smart phone. Sign up through the event calendar on our website: burbanklibrary.org/events.



One-on-One Technology Help is now available one day each month at the Burbank Central Library and one day at the Buena Vista Branch. You can stop by our Technology Help table for a free one-on-one question & answer session. Tech Help is first-come, first-served, and limited to 15 minutes per session. February dates are Tuesday, February 8 from 10:30 to 11:30 am at the Buena Vista Branch and Friday, February 11 from 4-5 pm at Burbank Central Library.

Our knowledgeable volunteers can help you with common tech problems and questions such as:

- How do I check my email?
- How do I get eBooks on my phone?
- How do I install an app?
- How can I apply for a job online?
- And many other computer questions

The **Spark! Digital Media Lab** located inside Burbank Central Library is a technology learning space that brings together the computers, software and other technology used in the media industry to create music, movies, animation, video games and more.

The Lab provides access to specialized equipment, along with opportunities to learn from experts, practice skills and build portfolios. It is open for in-person services and the equipment is available for use on a first-come, first-served basis.

Current hours are: Monday: 1 to 5pm, Tuesday: 11am to 3pm, Wednesday: Closed, Thursday: 11am to 3pm, Friday: 1 to 5pm, Saturday: 1 to 5pm. Find details about the available equipment, subject guides, and tutorials at burbanklibrary.org/spark. ■



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

I Know You Know Someone!

Dear Friend,

Here's a quick note to let you know how I can help you or anyone you might introduce to me.

As you know, for the past few months there has been a shift in the real estate market. Experience shows that more and more people are caught off-guard with the current economic difficulties. I imagine you may know people who are in a dilemma like never before, and they don't know what to do. As you look at the following three categories, ask yourself, "Who do I know that's in one of these three situations?"

(1) People who bought their homes within the past five years, refinanced, or took out an equity line, and are having a difficult time with their payment; (2) Homeowners facing financial difficulties: job loss, loss of a spouse, divorce, or possibly heading into foreclosure; (3) Home sellers who wish they had sold a year or two ago, but for whatever reason, didn't. Now, they feel trapped and don't know what to do.

These people need help, and they need it NOW! The next time you're in a conversation with someone who is in any of these three categories, stop, pick up your phone, look up my number (818-953-5300), and call me immediately. They can count on me to be empathetic, to be there for them, to explore all options, and to treat them with the utmost dignity and care. More than ever before, we need each other. And together, we can make a difference!

The Brad Korb
Real Estate Group
Focused on What Matters to You
818-953-5300



Burbank African Violet Society

The Burbank African Violet Society will be having its next club meeting on Thursday morning February 17, 2022, at 10:00 A.M. The location is The Little White Chapel Christian Church, 1711 North Avon Street in Burbank.

The guest speaker will be Lily Singer, a well-known Horticulturist, and the program presentation will be on "California Native Plants and Succulents". Questions and answers will follow the presentation.

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

By Robert Hutt

Let me offer a final "congratulations" to all the volunteers from the community who worked on Burbank's award-winning float: An Unlikely Tale. We captured the Mayor's Award, for the fourth time, bringing our recent record to 11 prizes in the last 12 parades! Many of those same volunteers put in another fantastic effort on Deconstruction Day as they washed dozens of buckets,

in Pasadena to present our design concepts to Tournament officials during Theme Draft. If all goes well, our first choice will be accepted, otherwise we will submit our other designs in order of preference.

While we wait for the formal acceptance letter from Tournament officials, we will be working on several clean-up and maintenance projects around the float site. There is the normal replacement of damaged electrical cords and power tools, sharpening saw



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.

thousands of flower vials and, of course, took the float apart!

As one of only six self-built entries in the parade, we are also interested in how our self-built brothers did and this year they did pretty well! Five of the self-built entries (including us) were winners: Cal Poly won the Animation Award, La Canada-Flintridge won the Crown City Innovation Award, Sierra Madre won the Judge's Award and South Pasadena won the Founder's Award. Only Downey came home empty-handed, and IMHO "they wuz robbed."

The Design Contest for Burbank's 2023 float closed on January 26. On February 3rd our General Membership will vote for their favorite float concepts at the Pick-The-Float meeting. The meeting will be held in Trevor Hall at the First United Methodist Church, 700 N Glenoaks Blvd, in Burbank. Non-members are welcome to watch the proceedings, they just can't vote. After several rounds of voting, the designs will be ranked from most-preferred to least-preferred. The week after we've picked our float concept, we will be

blades and inspecting hydraulic components. We will also take a hard look at some of the large mechanisms that were used on previous floats but have just been taking up space in our construction building. If they cannot be used on our next float, perhaps they should be sent to the steel recycling bin.

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

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

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It's easy to learn what foreclosures or bank-owned properties (REO) are available in the area with our Foreclosure Finder Service. From the privacy of your home you receive information about foreclosures available in the area of your choice.

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

BURBANK-VALLEY GARDEN CLUB

The Burbank-Valley Garden Club will hold the next meeting on February 3, 2022, 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 Mike Wronkowski "How To Create A Backyard Fruit Tree Orchard". Mike Wronkowski has been a certified nursery professional in



CHERRYHILL ORCHARDS

Mike will discuss the best varieties to grow in our area and the conditions needed to grow them successfully, including their sun, water, and nutrition requirements, management of pests, and how and when to prune them for best results. Don't miss this amazing speaker that is bound to give us some unique tips to get our orchards started!

Please join us not only to hear this 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. ■



BREAM ORCHARDS

Southern California for many years. He is the Manager at the Santa Clarita Green Thumb Garden Center; chairman of the California Certified Nursery Professionals Committee; and chairman of the California Plant Alliance Education Committee. We are very fortunate to have him back with us to talk about backyard orchards.

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

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



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

\$30,000.00!

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 Aimee McCrory at 310-228-0943 or 818-848-3278 or email photos to americasyoungestpicker@gmail.com. ■

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,

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.
- Antique, art and collectibles consignment process.
- Clean up and packing services.
- Consignments and buy outs.
- Researching and valuing all items over \$50.00 through our network of appraisers, databases, auction houses and experts.
- Less than 48 hour notice clean outs (move-in ready).
- Security and a professional staff during the sale.
- Detailed accounting.
- No out of pocket fees.
- Professional References.

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

Burbank Chorale

Burbank Chorale rehearsals for the Spring Semester begin January 11, 2022.

Rehearsals are conducted as a hybrid between in-person and via Zoom. The choice is up to the singers on how they would like to participate.

The Burbank Chorale is adhering to the LA County Guidance for Music, Television, and Film Production. If you are interested in auditioning, please email membership@burbankchorale.org or call 818-759-9177



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

PLANNING TO HAVE A GARAGE SALE?

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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"

Kiwanis Club of Burbank Celebrates 100 Years of Service at Annual Gala



The Kiwanis Club of Burbank invites you to celebrate with them 100 years of continuous service to Burbank at the beautiful Castaway Restaurant on March 11, 2022, from 6pm to 10pm. For tickets and information visit www.BurbankKiwanis.org or email info@BurbankKiwanis.org. For more information on the 100th Year Anniversary Gala contact our Gala Chairperson, Lisa Malm, at 323-899-4760

The Kiwanis Club of Burbank has an esteemed history in Burbank. We are the oldest and first service club in this great city of Burbank. We support schools and many organizations through our funding and service projects.



Burbank High School Paving Project Before



After Paving

When we formed in 1922, our first Service Project in Burbank was paving the dirt road in front of Burbank High School located at 3rd and Fairmount. Our newest and innovative service project and fundraiser is the Kiwanis Family Fun Day Golf Ball Drop (this year on May 21st, 2022) and will be held at John Muir middle school. Last year we had hundreds of Burbankians and their children at the event. We had free books, scavenger hunt, interactive kids booths, car show, face painting, mini golf, cornhole all free! We awarded a teacher \$5000 for winning our Golf Ball Drop. Adding to the excitement was the Burbank Fire Department dropped over 2800 golf balls from an aerial ladder.



The Burbank Kiwanis Club's commitment to the children in Burbank has been the guiding principle with the projects our members create and support. In 1926 the club sponsored one of the first Key Clubs right here at Burbank High School. Our Key Club is still thriving to this day with over 350 members!



The Club has also sponsored a Scouts BSA Troop since the 1920's. In 1933 we founded the Burbank Coordinating Council, and it established the commitment to sending underprivileged children to summer camp every summer.



Through world wars, natural disasters, the Great Depression, and now a global pandemic, the Kiwanis Club of Burbank has never stopped serving the Children of Burbank. The Club has had a President every year and been in continuous service to Burbank since its founding in 1922.

Today, the club is proud of our ongoing projects including the YMCA Youth in Government, Relay for Life, Burbank Singing Star, BUSD Music and Arts Programs, K-



Kiwanis Club of Burbank first meeting place Sunset Country Club & current meeting YMCA in Burbank

KIDS at the Boys and Girls Club.

The Kiwanis Club of Burbank's Mission: Kiwanis Club of Burbank has a Positive impact on kids lives right here in Burbank. We are dedicated to helping kids find their voice, increase self-confidence, and develop leadership skills. We are creating the leaders of today ... and tomorrow.

We welcome you to join us as at our 100th anniversary gala this year. With your help we will all benefit having the Kiwanis Club of Burbank for the next 100 years.

We send out a special thanks to all our supporters over the last century and those going into the next century. We hope we see YOU at our 100th anniversary Gala!

Thank you, Douglas Chadwick, President of the Kiwanis Club of Burbank 2021-2022 Doug@theliteracyclub.org, 818-381-3274

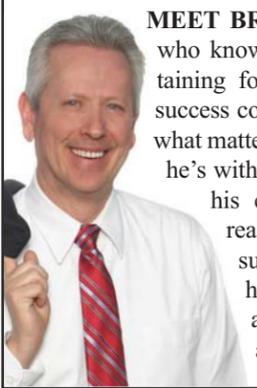
Visit www.BurbankKiwanis.org FB: <https://www.facebook.com/burbank.kiwanis> IG: @Burbank_Kiwanis

Featured Homes

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

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

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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	1	2	200.0%	0	3	1	2.0	\$381,283	\$379,167	99.4%	18
\$400,001 to \$500,000	0	0	NA	0	2	0	0.0	\$439,500	\$448,500	102.0%	11
\$500,001 to \$600,000	3	7	233.3%	3	20	3	0.9	\$559,740	\$560,548	100.1%	22
\$600,001 to \$700,000	2	4	200.0%	8	41	7	0.3	\$642,733	\$656,192	102.1%	25
\$700,001 to \$800,000	2	10	500.0%	4	27	5	0.4	\$740,729	\$758,468	102.4%	20
\$800,001 to \$900,000	4	10	250.0%	4	54	9	0.4	\$832,803	\$857,462	103.0%	18
\$900,001 to \$1,000,000	5	8	160.0%	9	58	10	0.5	\$930,359	\$953,212	102.5%	18
\$1,000,000+	15	0	NA	0	232	39	0.4	\$1,335,966	\$1,409,168	105.5%	16
Market Totals	32	41	128.1%	28	437	73	0.4	\$1,071,958	\$1,119,323	104.4%	18

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	1	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	2	0	3.0	\$1,074,000	\$1,147,500	106.8%	28
Market Totals	1	0	0.0%	1	3	1	2.0	\$872,333	\$923,333	105.8%	21

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	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	0	2	0	0.0	\$827,000	\$887,500	106.1%	5
\$900,001 to \$1,000,000	1	0	NA	0	3	1	2.0	\$965,667	\$978,037	101.3%	10
\$1,000,000+	1	0	NA	0	4	1	1.5	\$1,118,220	\$1,166,500	104.3%	77
Market Totals	2	1	50.0%	0	9	2	1.3	\$1,002,653	\$1,039,457	103.7%	39

Shadow Hills Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$805,000	\$785,000	97.5%	45
\$800,001 to \$900,000	0	1	NA	0	2	0	0.0	\$799,000	\$890,000	106.4%	38
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	0	0	NA	0	14	2	0.0	\$1,303,918	\$1,294,071	99.2%	31
Market Totals	0	1	NA	0	17	3	0.0	\$1,215,168	\$1,211,882	99.7%	33

Sun Valley Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	3	1	0.0	\$766,332	\$760,000	99.2%	40
\$800,001 to \$900,000	0	0	NA	0	1	0	0.0	\$729,999	\$830,000	113.7%	7
\$900,001 to \$1,000,000	0	0	NA	0	2	0	0.0	\$999,500	\$977,500	97.8%	29
\$1,000,000+	0	0	NA	0	6	1	0.0	\$1,453,667	\$1,440,833	99.1%	75
Market Totals	0	0	NA	0	12	2	0.0	\$1,145,833	\$1,142,500	99.7%	53

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	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	1	NA	0	1	0	0.0	\$850,000	\$865,000	101.8%	56
\$900,001 to \$1,000,000	0	1	NA	1	1	0	0.0	\$865,000	\$920,000	106.4%	14
\$1,000,000+	1	0	NA	0	6	1	1.0	\$1,114,667	\$1,232,000	110.5%	24
Market Totals	1	3	300.0%	2	8	1	0.8	\$1,050,375	\$1,147,125	109.2%	27