



Brad Korb

Burbank Bulletin™

Successfully serving tens of thousands of families since 1979

Se Habla Español, Խնդրեալ էր Գրայերեն, Мы говорим по-русски, On parle français, and American Sign Language



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

CONTACT US

The Brad Korb REAL ESTATE GROUP
 Focused on What Matters to You
 Real Estate Since 1979

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Angi 2021 Super Service Award
Angie's list SUPER SERVICE AWARD 2020
Angie's list 2019 SUPER SERVICE AWARD
2018 Angie's list SUPER SERVICE AWARD
2017 Angie's list SUPER SERVICE AWARD
2016 Angie's list SUPER SERVICE AWARD

Burbank's BEST 2019 READERS' CHOICE
Burbank's BEST 2018 READERS' CHOICE
Burbank's BEST 2017 READERS' CHOICE
Burbank's BEST 2016 READERS' CHOICE
Burbank's BEST 2015 READERS' CHOICE

HomeLight TOP BUYER'S AGENT 2018
HomeLight TOP SELLER'S AGENT 2018
HomeLight TOP PRODUCER 2018

Zillow.com Premier Agent
INSTITUTE for LUXURY HOME MARKETING MEMBER
"PEOPLE LOVE US ON YELP" GOLD BANNER ACHIEVEMENT
CLHMS

* Burbank Happenings *

Downtown Burbank Arts Festival



May 14 & 15, 2022
 11 am-7 pm

San Fernando Blvd., Burbank CA 91502
 (Between Magnolia and Olive)

MAGNOLIA PARK NIGHT OUT
 FOOD TRUCKS
 LIVE MUSIC
 SHOPPING

LAST FRIDAYS JAN-OCT 6-9 PM

MAGNOLIA PARK
 Magnolia Park Night Out stretches along Magnolia Blvd from Hollywood Way to Catalina Street. Food trucks line the boulevard while stores stay open for late night shopping. It's fun for the whole family!

MAY 27, 2022 • 6-9 P.M.
 FOR MORE INFORMATION: WWW.VISITMAGNOLIAPARK.COM

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



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



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INSIDE



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

The New 2022 Reverse Mortgage

Higher FHA Lending Limits Help California Senior Homeowners

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

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

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



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

Brad Korb Real Estate Group, BRE #00698730

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Bob Petersen, NMLS ID: 874762
Mutual of Omaha Reverse Mortgage
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(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. ■

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

Burbank Chorale



Burbank Chorale will start rehearsals for the Fall Semester on September 13. Rehearsals are conducted as a hybrid between in-person and via Zoom.

The choice is up to the singers on how they would like to participate. The Burbank Chorale is adhering to the LA County Guidance for Music, Television, and Film Production.

If you are interested in auditioning, please email membership@burbankchorale.org or call 818-759-9177

In The Community

Burbank News & Events

BURBANK ADULT CENTERS

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



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

JOSLYN ADULT CENTER

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

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

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

Virtual and In-person Activities

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

FITNESS

Kundalini Chair Yoga – (Live Streamed/ In Person)

Mondays from 9:00-10:00am

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

Chair Strength Training – (Live Streamed/ In Person)

Tuesdays from 10:30-11:30am

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

Fall Prevention with Harry – (Virtual)

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

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

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

Thursdays 10:00-11:00am

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

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

Thursdays from 12:30-1:30pm

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

** Instructor In-person status subject to change

DANCING

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

Mondays 12:00-2:00pm

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

Bingo – In-person

Thursdays from 1:00-3:00pm

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

SUPPORT GROUPS

Challenges and Choices – Virtual Only

Mondays from 11:00am-12:30pm

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

Men's Support Group – In-person

Thursdays 1:00-2:30pm

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

Senior Support Group – Virtual Only

Tuesdays 2:00-3:30pm

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

Soulful Senior Support Group – In-person

Fridays 2:00-4:30pm

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

TECHNOLOGY

Zoom Coaching Appointments

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

Ongoing Programming

Home Delivered Meals ✓

Currently Open for Enrollment

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

Project Hope ✓

Currently Open for Enrollment

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

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

Phone Pals ✓

Currently Open for Enrollment

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

Day Trips

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



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

JOIN US
for a
delicious
breakfast
supporting
a great
cause.

JOIN US FOR A FUN FUNDRAISER SUPPORTING A GREAT CAUSE: The Burbank Y's youth & preschool programs.

YUMMY PANCAKE BREAKFAST including sausage, fruit, milk, juice, tea and coffee.

ALSO OFFERING: Ultimate raffle and silent auction deals.

SATURDAY, MAY 7 • 7:30-11:30am
Burbank Community YMCA

TICKETS

\$5 suggested donation.

Children 5 & under free.

Available in advance at the Y or day - of at the door.

HOSTED BY the Burbank Y Service Club, celebrating over 70 years of fundraising efforts for the Burbank Y.



BURBANK COMMUNITY YMCA

321 E. Magnolia, Burbank • 818.845.8551 • www.burbankymca.org

JOHN BURROUGHS HIGH SCHOOL

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

Saturday, June 25, 2022

5pm to 10pm

Burbank Elks Lodge

2232 N Hollywood Way, Burbank

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

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

JBHS Class of 1962 Only

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

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

For more information, please contact:

Chuck Chavor: cchavor@gmail.com

In The Community

Burbank News & Events

BRAD KORB TEAM RECENT LISTINGS AND SALES

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

LISTINGS		SALES		SALES...Continued	
42206 59th Street W	3578	12648 Miranda, Seller	5488	9518 Urbana	5508
3215 E. 8th	3638	12648 Miranda, Buyer	5488	18342 Donmetz	5528
1348 N. Niagara	3458	1125 Leighton	3418	5325 Lindley #205	5548
557 E. Tujunga Unit D	3508	20921 Community #8	3308	10225 Valley Spring	5558
10744 Aqua Vista	3548	1916 N. Valley	3328	24426 Firenze	5538
10748 Aqua Vista	3558	4181 W. Sarah #12	3428		
509 Hampton	3658	512 E. Grinnell	3498		
5721 Case	3678	1811 Bonita	3488		
8224 Chimineas	3728	8522 Fenwick	3518		
1060 Oneonta	3688	645 Ivy, Seller	3528		
332 S. Virginia	3798	645 Ivy, Buyer	3528		
10581 Mahoney	3708	7554 Bellaire, Seller	3478		
1014 Bartlett	3818	7554 Bellaire, Buyer	3478		
14322 Dickens #2	3828	1033 N. Niagara	3468		
147 N. Sparks	3398	1824 Verdugo Knolls	3338		
6036 Hazelhurst Unit H	3628	444 E. Verdugo #6, Seller	3318		
		444 E. Verdugo #6, Buyer	3318		
		1348 N. Niagara	3458		
		1413 Saint Simon Unit A	5468		
		12567 Bradley #12	5428		
		18930 Sherman #13	5418		
		7050 Vassar #2	5448		
		20921 Community #21	5438		
		25777 Miguel	5458		
		5215 Balboa #108	5498		
		19719 Skyview	5478		
		27424 Dolton	5518		

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

FACEBOOK: Brad Korb
(personal page)

The Brad Korb Team (fan site)

LINKEDIN: Brad Korb

TWITTER: @BradKorb

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Enter Code 4408

Call
**The
Brad Korb Team**
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We Sell or List a Property Every 40 Hours!

City of Glendale Parks, Recreation and Community Services Department

Check out all of the Glendale upcoming events and the Leisure Guide for classes, leagues, senior programs, etc. at:

www.parks.ci.glendale.ca

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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

Thanks for Being Our Eyes, Voice & Ears!

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

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



818.953.5300 or www.BradKorb.com

In The Community

Burbank News & Events

Burbank Tournament of Roses Association

By Robert Hutt

It looks like we are finally getting back to a normal float-year schedule. While these first few months of the year may be slow as far as construction and decoration activities, there is plenty of behind-the-scenes action.

The last month or so has been spent repairing and repainting parts of the float chassis and various items around our construction site. Anyone who wasn't painting was rounded up to reorganize the steel on the storage racks. The float chassis, which is, in fact, a Burbank City vehicle, is out for its annual maintenance by BWP mechanics. Finally, we've held a series of welding classes to introduce interested members to the realities of creating a float ... before the flowers are applied during the last week of the year.

One committee that gets busy early in the year is the Design Committee. Chairman James Coomes and his group have met several times to identify any details that could be changed in order to enhance the float design concept submitted by the team of Robin Hanna and Richard Burrow. In keeping with the overall parade theme of "Turning A Corner," their "New Adventures" concept depicts some of the new activities that seniors might explore when they turn the corner into retirement. The adventures already illustrated on the float include cycling, rock climbing, hang gliding, painting, fishing, kayaking, and travelling the world. The Design Committee is hoping to increase the entertainment value presented by Burbank's float by including real human float riders as well as humans walking alongside the float and performing some of these activities. The final product of the Design Committee's efforts will be a line drawing that will be forwarded to the Decorations Committee and the Construction Committee. The deco folks will assign the final colors and begin to select the floral materials needed to achieve those colors while the construction team will begin to design the internal structure for the float.



The decision to include real people as float riders means that we will soon be organizing a Float Riders Committee. The purpose of the committee is to select the riders, decide on their costumes (entertainment value here) and make sure that they will physically be able to perform their activities. One of the activities that all riders and crew members must perform is the "fire drill" to get off of and out of the float within 45 seconds. This emergency evacuation must be demonstrated to Tournament inspectors during our second Test Drive in mid-December.

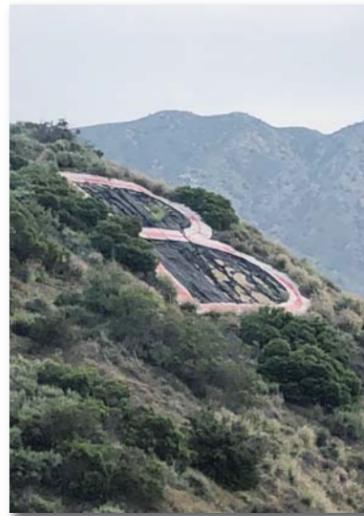
The entertainment value of Burbank's Rose Parade® float will not depend only on a spectacular floral display and human float riders. We are planning to include music written just for our float and are happy to note that Ben Knorr, once again, has agreed to help us on that score. Ben has written and produced the musical accompaniment for our previous three floats, each of which has been a prize-winner!

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

ROAD KINGS CELEBRATE 70 YEARS IN BURBANK

Road Kings taking on the "B" on the Hill. About 12 years ago, Leadership Burbank refurbished the "B" on the hill for their class project. However, after all these years and past updates, the city of Burbank's letter is in disrepair and in need of a major overhaul. It needs to be cleaned up, painted white again, and surrounding shrubs and ground area trimmed up. First step was to take a trip to the "B" and see what is needed to be done.

We called the city and Daniel Rynn from Public Works was our guide. Daniel met three Road Kings up on the hill to see what's up. Remembering what we were able to accomplish when we were a lot younger, we proceeded up the hill. Our president, Bruce Borst, member Eddie Salvatore and myself started the trip. After 45 minutes climbing up a rather steep and narrow trail, we found ourselves only halfway up to the letter, with the trail even more narrow then when we started. Of course we decided not to take any further risks and let Daniel and his son go up to the letter to take photographs and document what would be needed to make repairs. What I learned was my mind said yes but our body said no. After all, the



ages of the three of us were 80, 74, and a youngster of 65 climbing the hill. You guessed it, the three Road Kings threw in the towel letting the younger and more in shape Daniel and his son finish our task. This was going to be a community project with assistance provided by Burbank Road Kings. If anyone would like to assist, please contact me, and I will forward your information to the next group taking on this project.

Remember our car show is on Sunday, June 12th Johnny Carson Park Don Baldaseroni, Community Affairs Rep. 818-523-1227 ■

Borrow the Free Moving Van

Client Courtesy and Community Service Van

The Brad Korb REAL ESTATE GROUP

Focused on What Matters to Real Estate Since 1979

818.953.5300
www.BradKorb.com

Call us at 818-953-5300 for Details
Our client, Matthew Breault, borrowed the van
after his home purchase in Valencia!

Road Kings Car/Motorcycle Show

Pre-Registration: \$30

Day of Show: \$35



Presented by - GALPIN Ford

At: **Johnny Carson Park**

June 12, 2022

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

Trophies Awarded



www.roadkings.net



In The Community

Burbank News & Events

OH MICKEY, YOU'RE SO FINE... HEY MICKEY!

By Susie Hodgson

Burbank is listed as one of America's safest cities. People flock to our fair city to enjoy our scenic trees and hills, but also because of our outstanding police department, fire department, excellent schools and more.

But it wasn't always this way.

In the late 1940s, Coronet Magazine dubbed Burbank a "cesspool of crime." The label hung over Burbank for a while. Why? Frankly, the story is reminiscent of many a film noir.

Picture yourself as a cop – a good cop. You've been ordered by your boss, the Chief of Police, to go check out a "hinky" tale of a horse stable (Dincara Farm). You're told it's supposed to be housing a Jewish Charity in what we now call the Rancho district. You show up expecting a casual chat. Oh, but you'd be wrong. Dangerously wrong. This was no Jewish Charity. In fact, it was a gambling ring run by none other than Mickey Cohen, infamous gangster and colleague of Bugsy Siegel. You cops got ambushed and you're lucky to be alive.

This really happened. The cops were Harry Strickland and his partner Sandy McDonald. They'd been set up. Clearly there was a leak from the police to the hoodlums. It didn't take long to see who the rat was. It turned out to be the police chief himself, Elmer Adams. Adams was taking bribes and helping the "Syndicate" set up all kinds of nefarious enterprises. Mickey Cohen thrived in this world of blood, guts, guns, women of "loose morals," gambling, and of course murder – and he made an eager Chief Elmer Adams a part of it. Just how else do you think Adams could afford a fancy yacht and expensive car on a police chief's salary?

Strickland spent his life furious at Elmer Adams. Strickland and McDonald could have been and were supposed to have been killed. Chief Adams was fired, but never served time. Still, funny thing. When he died, Adams was "working" as a golf pro in Newport Beach. And they say crime doesn't pay!

Meanwhile, Strickland lived to be 100, served as a highly decorated detective for 30 years and even worked on the famous Mabel Monahan murder, which became an Oscar-winning film called "I Want to Live." Some years later, he and his wife, Mary Jane, built and created The Burbank Historical Society!

But what about Mickey Cohen? Just



how bad a guy was he? Very bad. He helped Bugsy Siegel build The Flamingo Hotel in Las Vegas, but the big boys leading the Mafia decided that Cohen's close pal, the pretty boy Bugsy Siegel, was doing a lousy job of running the Flamingo. They also thought he was skimming money. So Bugsy was offed.

Cohen was furious when his good friend Bugsy was killed, and in a rage, shot up the interior of the Hotel Roosevelt. Mickey himself got shot point blank on the Sunset Strip in front of cops and reporters -- and no one did anything. Amazingly, Mickey lived.

Under new leadership in the 1950s, the corruption in the Burbank Police Department was cleaned up and the gambling operations at the Dincara Horse Stables was dismantled. Today, that entire area features million and multi-million dollar houses. So you get a house and a story!

As for Mickey Cohen, many attempts were made on his life and police tried to arrest him for various murders, but it never stuck. They did get him on tax evasion, though... just like Al Capone. But Mickey got out after four years, living in a ranch house in the valley, which he had built up like a fortress. He'd already had a house he had lived in before bombed, after all. Cohen lived to the age of 62 and died of stomach cancer.

But, we promise, Burbank today really is one of the safest cities in America!

Want to learn more? WE'RE OPEN AGAIN!! Come see us! We have on display many of Detective Strickland's medals, guns, logs and much more. He was a great cop.

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

Help for Students & Summer Reading

As the School Year Ends the Burbank Public Library offers a number of resources that can help students prepare for the close of the school year and beyond. Find help at burbanklibrary.org/onlineresearch.

Help with Reports: **Britannica School** is the go-to site for learning more about any subject—for all grades and all reading abilities—offering thousands of up-to-date, curated, and curriculum-relevant articles, images, videos, audio clips, primary sources, maps, research tools, recommended Web sites, and three separate databases—Elementary, Middle, or High.

Free Online Tutoring: Live Tutors available to help every day from 1:00pm - 10:00pm!

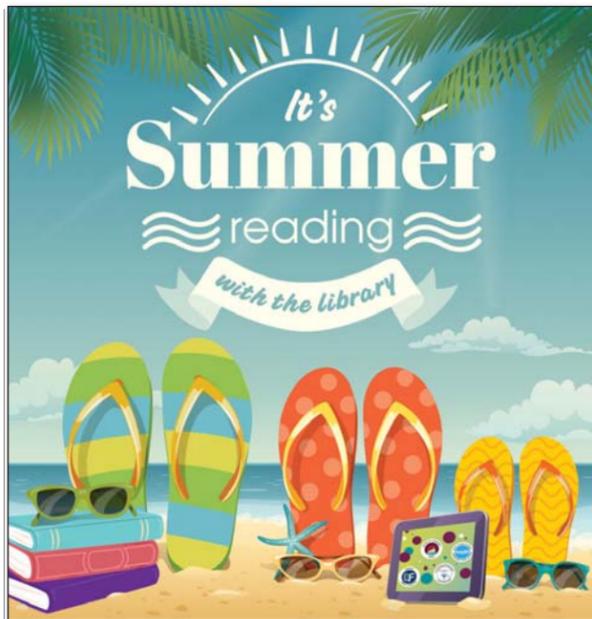
HelpNow provides learning solutions for students of diverse needs and backgrounds. Students communicate with live, online tutors using an interactive, virtual whiteboard to chat, write, draw, copy/paste text or images and graph homework problems.

Test Preparation: Peterson's Test and Career Prep

- **Test prep**—Full-length, timed, and free practice exams that simulate the actual testing experience for AP, ACT, SAT, PSAT, GED, HiSET, and TASC exams. Diagnostic pretests help students determine where they stand and how much test prep they need before taking an assessment

- **College planning**—Intuitive searches and quick results deliver prospective students information on more than 4,000 accredited schools, including college location, tuition, academics, admission or enrollment requirements, college campus life, and much more

- **Financial aid tools**—Students and parents can benefit from applying the undergraduate scholarship search, financial aid award analyzer, college savings calculator, tuition cost finder, and more



Get Ready for Summer Reading with the Library

Our program encourages everyone to develop a habit of daily reading.

Read a book or magazine, listen to an audiobook, read aloud to a child or as a family - all types of reading count!

Summer Reading runs June 1 – July 31, 2022. There are two ways to track your reading this summer; online or on paper. Signups will open soon through our website. Keep track of the days you read and earn prizes.

Summer Reading is open to ALL ages - babies, kids,

teens, adults, and seniors.

Everyone is welcome to join in on the fun. ■

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

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. ■

Burbank African Violet Society

The Burbank African Violet Society will be having its next club meeting on Thursday morning May 19, 2022, at 10:00 A.M. The location is The Little White Chapel Christian Church, 1711 North Avon Street in Burbank.



Our Club President Chris Hedberg will be presenting the program on "Informal Judging and Having a Practice Show." The members and guests are being asked to bring the African violets that they would like to be judged to the club meeting. We will learn the scale of points needed in order to win a blue, red, or white ribbon given in a show. What violets are needed to make up receiving "Best in a Class" or "Best in Show." There is always something new to learn when growing African violets.

There are raffles 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.burbankafrienviolets.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 Temporary Aid Center Updates

Letter Carriers Resume Annual Food Drive

After a two-year break due to the pandemic, the Letter Carriers will resume their Stamp Out Hunger Food Drive. It's easy! On March 14, leave a bag of nonperishable foods or hygiene items by your mailbox and your letter carrier will take it to BTAC.



This is BTAC's single largest food drive of the year, and the largest single day food drive in the country. Let's make it one for the record books!

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.

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

BTAC can always use nonperishable foods (canned and packaged, as well as hygiene items).

Due to Health Dept. requirements, as well as storage capacity, for non-food items, it is highly recommended that you check with BTAC prior to bringing your donation . . . just in case.

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.
- Socks and out-of-season clothing

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.

How to contact BTAC:

Email: into@theBTAC.org

Phone: 818-818-2822

• General information: ext. 1000

• Food Donation information: ext. 1007

• Fundraising: ext. 1010 ■

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.



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

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

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

\$30,000.00!

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

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

Estate Sales By Connor's Top Ten Items to Never Throw Away Until Assessed by an Estate Sale Company or Appraiser:

1. Records
2. Old Cameras and Camera Equipment
3. Old Perfume Bottles
4. Old Clothing
5. Costume or "junk" Jewelry
6. Anything to do with old Hollywood or Los Angeles
7. Old Car parts
8. Old tools
9. Old Glass
10. Old Linens

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

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

Burbank based, **Estate Sales by Connor** is a family run company that was recently featured on The Queen Latifah Show and ABC 7 Los Angeles. We offer the perfect combination of an experienced hard-working staff and a loyal following of buyers in the Greater Los Angeles and surrounding areas. We are dedicated to meet your requirements on closing dates and turnaround times, while providing quality service that ensures a smooth transaction. Not only are we estate sale professionals, who have been working within the industry for over 20 years, we have access to some of the top appraisers, auction houses and dealers in the industry. We offer exceptional service and oversee your sale (and belongings) as if they were our own. Our goal is to help you sell and liquidate your estate in a professional and profitable manner.

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

Our Services:

- Free appraisals and estate consultations.
- Estate staging and organization
- Researching and valuing all items over \$50.00 through our network of appraisers, databases, auction houses and experts.
- 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.
- Detailed accounting.
- Clean up and packing services.
- No out of pocket fees.
- Professional References.

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

It's Time to Sip, Sip, Soiree!

Join us for our Sip, Sip, Soiree Gala 2022 at Lakeside Golf Club on May 14, 2022! A night in Tuscany! You will have the chance to stock YOUR cellar with more than 25 bottles of fine wine if you have the winning ticket. Only 100 tickets available! Fine food, music, entertainment and both a live AND silent auction! Amazing items, trips, and one of a kind experiences available for you to bid on. For more information contact susansebastian@bgcburbank.org. ■

• **SAVE THE DATE** •

SIP, SIP, SOIRÉE! GALA 2022

MAY 14, 2022
LAKESIDE GOLF CLUB

HONORING LOS ANGELES COUNTY SUPERVISOR
KATHRYN BARGER

FEATURING MASTER OF CEREMONIES
JOHNNY HOLIDAY

For information or to purchase tickets/sponsorships
click here or visit <https://bgcbgala2022.givesmart.com/>

CURTAIN UP!



So wonderful to cut the ribbon and open our brand new, state of the art, 93 seat Performing Arts Center at the Main Club. We are extending our heartfelt thanks on behalf of the Board, staff and our members to Warner Bros., specifically, Barry Ziehl, SVP, Public Affairs and Strategic Initiatives, Michael Walbrecht, VP, Public Affairs, and Sally Chan, VP, Community Engagement whose efforts made today possible. For more than 25 years, Warner Bros. and the Club have partnered together on a variety of projects all in an effort to help our members reach their full potential. Thank you so much for all you do. Can't wait to showcase it! ■

In The Community

Burbank News & Events

Helping Older Adults Preserve Their Assets Minimizing Any Financial Worries



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

OUR COMPANY'S AREA OF EXPERTISE

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

PROFILE OF OUR CUSTOMERS

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

COMPANY'S UNIQUE GUARANTEE

PlatinumResources.US doesn't charge upfront fees/costs or monthly costs of any kind until they get desired results. This Guarantee eliminates any downside financial risk concerns for the customer.

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



John Janis, Platinum Resources and Brad Korb

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

CUSTOMER REVIEWS

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

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



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

**PLANNING TO
HAVE A
GARAGE SALE?**

**Call Us Today to Borrow
Garage Sale Signs**

818-953-5300

BURBANK-VALLEY GARDEN CLUB “FIELD TRIP”



PHOTO CREDIT: Kathy Itomura

Thursday, May 5th, Burbank-Valley Garden Club's annual bus field trip will be to the Ballona Discovery Park in Playa Vista, followed by a visit to California's premiere native plant nursery, the Theodore Payne Foundation in Sun Valley. Please arrive at 8:45 am as the bus will depart promptly at 9:00 am from Little White Chapel, 1711 N. Avon St., Burbank, and will return by 4:00 pm. There is parking available on the street and in the Church parking lot; try to carpool.

At Ballona Discovery Park we will be given a guided tour of this regenerative native plant garden, rich in bird and insect life. After, we will re-board our bus and go to the Theodore Payne Foundation where we will eat our lunch outdoors and visit the native plant nursery and garden. Theodore Payne Foundation is regionally famous for its work in educating the public about California's native plants.

The cost of the bus tour and site visits is \$20 per person. Please wear a hat, com-

fortable walking shoes, sunscreen, and sunglasses. Bring your own lunch; water will be provided. To ensure your place on the bus, send your check made out to



PHOTO CREDIT: Kathy Itomura

Burbank-Valley Garden Club c/o Treasurer, Ingrid Nonnast, 907 N. Clybourn St., Burbank, CA 91506 before April 30. Questions, call Susan Law, at (818) 400-2970. ■

Brad Did It Again!



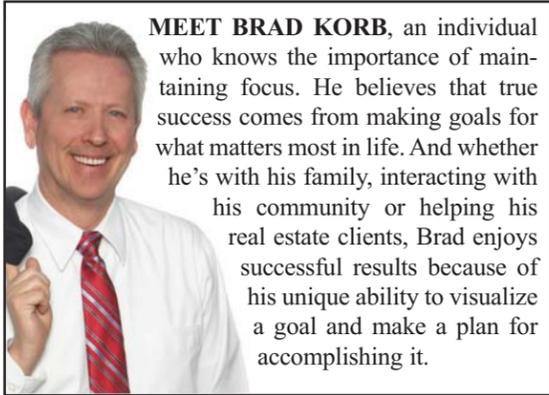
Brad Did It Again with the sale of James' house in Burbank!

Featured Homes

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

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

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



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

Call **Brad Korb's**
24 Hour HOTLINE
Get detailed information on any of Brad's listings
1•800•473•0599

Simply call the number above
and dial the code #.

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

BRAD'S BEST BUY!

BURBANK HILLS
Call 1-800-473-0599

\$679,976
Enter Code 3738



Luxury Division

Estate Home

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

Awesome Duplex

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

Mt Washington Adjacent

LOS ANGELES **\$1,749,947**
Call 1-800-473-0599, Enter Code 3688

Hollywood Sign View

ELYSIAN HEIGHTS **\$1,699,996**
Call 1-800-473-0599, Enter Code 3448

Dream Come True

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

A Must See

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

3 Units

NO HO ARTS DISTRICT **\$1,299,992**
Call 1-800-473-0599, Enter Code 3678

Orange Tree

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

Horse Property

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

2 Beds 2 Baths

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

Duplex

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

Great Home

NORTHRIDGE **\$969,969**
Call 1-800-473-0599, Enter Code 3768

Join Our Top-Rated Team Now!

The Brad Korb Team has a few great opportunities to join our team. We provide free training! Please visit www.BradKorb.com and click on *Thinking About a Career in Real Estate?* and complete the online form or call our office at (818) 953-5300.

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

office: **818.953.5300** web site: www.bradkorb.com email: brad@bradkorb.com

Featured Homes

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



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



Don't Make a Move Without Us!

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

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

4 Bedrooms



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

Air BNB



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

Roof Top Deck



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

2 Beds 2 Baths



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

View



CABRINI VILLAS **\$729,927**
Call 1-800-473-0599, Enter Code 3748

Mixed Use



LOS ANGELES **\$699,996**
Call 1-800-473-0599, Enter Code 3038

3 Beds 2 Baths



ARLETA **\$699,996**
Call 1-800-473-0599, Enter Code 3378

Fix & Save



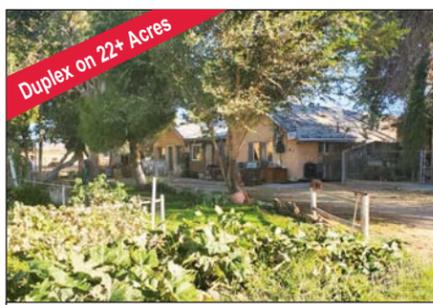
LOS ANGELES **\$699,996**
Call 1-800-473-0599, Enter Code 3818

On the Hill



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

Duplex on 22+ Acres



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

Duplex



LOS ANGELES **\$649,946**
Call 1-800-473-0599, Enter Code 3638

2 Beds 2 Baths



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

Great Unit



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

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Market Trends

Burbank

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	1	NA	0	1	0	0.0	\$374,900	\$380,000	101.4%	0
\$400,001 to \$500,000	0	0	NA	0	4	1	0.0	\$431,750	\$439,250	101.7%	29
\$500,001 to \$600,000	0	3	NA	2	21	4	0.0	\$567,174	\$564,764	99.6%	39
\$600,001 to \$700,000	1	7	700.0%	7	30	5	0.2	\$638,715	\$656,976	102.9%	28
\$700,001 to \$800,000	2	5	250.0%	0	22	4	0.5	\$750,667	\$765,784	102.0%	18
\$800,001 to \$900,000	4	5	125.0%	4	48	8	0.5	\$823,573	\$853,652	103.7%	17
\$900,001 to \$1,000,000	3	11	366.7%	3	48	8	0.4	\$921,789	\$951,174	103.2%	24
\$1,000,000+	21	0	NA	0	228	38	0.6	\$1,344,199	\$1,438,071	107.0%	17
Market Totals	31	32	103.2%	16	402	67	0.5	\$1,094,387	\$1,156,879	105.7%	20

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	1	0	0.0	\$945,000	\$945,000	100.0%	10
\$1,000,000+	1	0	NA	0	4	1	1.5	\$1,174,000	\$1,270,000	108.2%	30
Market Totals	1	0	0.0%	1	6	1	1.0	\$1,018,333	\$1,083,333	106.4%	23

Sylmar Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$729,900	\$770,000	105.5%	9
\$800,001 to \$900,000	0	1	NA	0	1	0	0.0	\$829,000	\$880,000	106.2%	10
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$975,000	\$960,000	98.5%	25
\$1,000,000+	3	0	NA	0	5	1	3.6	\$1,184,600	\$1,189,000	100.4%	74
Market Totals	3	1	33.3%	0	8	1	2.3	\$1,057,113	\$1,069,375	101.2%	52

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	0	NA	0	4	1	0.0	\$805,750	\$856,250	106.3%	28
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	4	0	NA	0	16	3	1.5	\$1,358,178	\$1,362,313	100.3%	32
Market Totals	4	0	0.0%	0	21	4	1.1	\$1,226,612	\$1,238,429	101.0%	32

Sun Valley Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$675,000	\$735,000	108.9%	56
\$800,001 to \$900,000	0	0	NA	0	1	0	0.0	\$729,999	\$830,000	113.7%	7
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$1,000,000	\$975,000	97.5%	36
\$1,000,000+	0	0	NA	0	1	0	0.0	\$1,700,000	\$1,475,000	86.8%	9
Market Totals	0	0	NA	0	4	1	0.0	\$1,026,250	\$1,003,750	97.8%	27

Sun Valley Hills

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	1	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	1	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	1	NA	0	1	0	0.0	\$898,000	\$887,500	98.8%	20
\$900,001 to \$1,000,000	2	0	NA	2	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	2	0	NA	0	2	0	6.0	\$989,500	\$1,265,500	127.9%	6
Market Totals	4	1	25.0%	4	3	1	8.0	\$959,000	\$1,139,500	118.8%	11