



Brad Korb

Burbank Bulletin

Successfully serving thousands of families since 1979

Se Habla Español Ենք խոսում ենք հայերեն American Sign Language Мы говорим по-русски

私たちは日本語を話します 우리는 한국어로 말한다 Nagsasalita kami ng Tagalog



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

CONTACT US

The Brad Korb REAL ESTATE GROUP

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

Office **818.953.5300**

Email Brad@BradKorb.com

www.BradKorb.com



DRE #00698730
DRE #01160663



3813 W. Magnolia Blvd.
Burbank, CA 91505



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3813 West Magnolia Boulevard, Burbank, CA, 91505

The Brad Korb REAL ESTATE GROUP
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Real Estate Since 1979*

The Brad Korb Real Estate Group | 818.953.5300

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



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



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INSIDE



BURBANK NEWS
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FEATURED HOMES
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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



What are you doing Saturday, May 6th? Get ready to travel back in time to the 1920's for the Boys & Girls Club of Burbank and Greater East Valley's annual gala! Dinner, entertainment, martini bar, cigar roller, live and silent auction, and so much more all held at the exclusive Lakeside Golf Club! I promise you will not want to miss out! Click this link to secure your spot at the most amazing event in town! <https://bgcburbank.org/event/gala/> ■

Tailored financial planning

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



Wealth doesn't manage itself; it requires professional services. In a family or business, wealth has its own set of asset and liability needs. For long-term wealth management, Brad Korb relies on Richard V. Bertain and David Escobar of UBS Financial Services Inc., recommending them with confidence. These dedicated Certified Financial Planner™ practitioners, Korb says, consistently provide high-level customer service and extensive financial resource knowledge for planning and implementing long-term goals.

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

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

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

accommodative and reflective of your life's latest changes.

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

Bertain and Escobar's comprehensive wealth management approach for high net worth families and businesses is straightforward and thorough: Identify goals, evaluate the situation, develop a financial plan, implement it, and monitor and rebalance as needed. They seek to perform effectively and efficiently, such that each client would be proud to recommend them to their friends and family.

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

Bertain Escobar Wealth Management

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Summer Day Camp! The Boys & Girls Club of Burbank and Greater East Valley is offer Summer Day Camp from May 30, 2023 – August 8, 2023 for youth 5-17 years old. The Club offers a variety of educational enrichment programs designed to capture the imagination, build strong character and develop a positive sense of self. Age appropriately programmed for young people, the weekly summer camp sessions, fun field trips and athletics programs provide a wide variety of experiences, all within a community of trained staff, caring volunteers and enthusiastic campers. Enroll today to provide them a great summer experience. For more detailed information, please call our Main Club House at 818-842-9333 x113 or email: membership@bgcburbank.org. Financial Aid is available to qualifying families. ■

In The Community

Burbank News & Events

Road King's Car Show Coming June 11th



Thank you Galpin Ford and Community Chevrolet for sponsoring the Road Kings 2023 car show. Come see close to 400 beautiful cars, 30 vendors, vintage Burbank Police Car, Galpin Ford paint truck (kids & adults) can paint the truck, and Hot Wheels track for Trophies. Not to mention all the food and ice cream vendors.

Free spectator parking, music celebrity

will be present. Come see over 30 Classic Mercurys worth well over \$150,000 each. The Mercs will be highlighted. This is a community and family event and everyone is welcome, so come and join in the fun. Proceeds go to local charities.

For more information on sponsorship or donations to our Auction call: 818-482-8127 or go to roadkings@gmail.com ■

You're Not Trapped in Your Home!!

There are a variety of fantastic and easy-qualify options for senior homeowners to consider for selling their current home and purchasing another. Most seniors (55+) are under the false assumption that they can't qualify for a new home loan to buy a new home. Not true!! It's all possible with a HECM for Purchase reverse mortgage (H4P). Designed exclusively for older homeowners, H4P loans allow seniors to buy a new home while securing a reverse mortgage. and better yet, you do not need to make monthly mortgage payments on the new home!

With home values on the rise, it's likely that most California homeowners have seen a significant appreciation in home values. As such, tapping into this additional equity with a H4P could result in greater loan proceeds than previously available. Since reverse mortgage proceeds come from home equity, the money can be used however you see best fit. Some California senior homeowners have chosen to relocate out of state, purchase a lower-priced home, and use the remaining proceeds to live out their retirement to the fullest. Others have chosen to relocate in-state closer to their family members and loved ones.

With inflation rates surging, many seniors are concerned whether their savings and diminished investment accounts will be sufficient for retirement. With a HECM for Purchase loan, not only can they relocate to their retirement haven – but also access an additional source of cash flow to fund everyday expenses by tapping into their home equity.

Whether you're looking to downsize or upsize, it's all possible with a H4P reverse mortgage loan. Brad Korb can sell your existing home and find you the right property to purchase inside California or virtu-



ally any state you'd like to explore. Give Brad a call to discuss your real estate options and how reverse mortgage financing can help you achieve your goals. Working alongside Brad as a proven partner is Bob Petersen, a Reverse Mortgage Professional with Longbridge Financial, LLC. A leading reverse mortgage lender, Bob and Longbridge provide HECM for Purchase loans to Brad and his team. Brad and Bob can offer a unique solution to assist in buying your next home and providing the expertise to close with a reverse purchase loan.

For the folks who wish to age in place, Longridge Financial, LLC offers the full suite of FHA HECM loans for refinancing to allow borrowers access to their home equity. Additionally, Longbridge offers their proprietary jumbo reverse mortgage, Longbridge Platinum for high-value homes. Call Bob Petersen if you'd like to discuss.

Brad Korb Real Estate Group, BRE #00698730 Brad@BradKorb.com 3813 W. Magnolia Blvd., Burbank, CA 91505 Bob Petersen, NMLS ID: 874762 rpetersen@longbridge-financial.com (714) 396-9512 Longbridge Financial, LLC Company NMLS ID: 957935

1 Real estate taxes, homeowners insurance, and property maintenance required. ■

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 events/programs at the Joslyn Adult Center.

<https://www.burbankca.gov/web/parks-recreation/adults-55>

Please call Joslyn Adult Center at 818-238-5353 to sign up! (\$2 without BSAC card)

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. ■

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Enjoy our local talent: musicians, dancers and more!
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-FOOD TRUCKS-
AND LOTS OF SURPRISES!
MAY 6 | BUENA VISTA & EMPIRE (NEAR EMPIRE CENTER) | 11AM-5PM

Scan here for the value of your home!



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	
35501 Brinville	2428	42206 59th Street W	3578	737 E. Fairmount	5978
2545 N. Myers	2448	5218 Auckland	2108	3711 Baldwin #301	6008
500 E. Valencia #103	2558	2355 Royal, Seller	2258	1200 Walnut Grove Unit B	6038
320 S. Ardmore #227	2508	2355 Royal, Buyer	2258	15216 Magnolia #1	5988
1824 S. Marengo #29	2588	4814 W. 141st	2048	29085 Marilyn	6018
5645 Auckland	2638	7730 Via Napoli #53	3898	12601 Van Nuys #126	6028
17025 Georgette	2478	17189 Chatsworth	3868	<p>Visit www.BradKorb.com For All Your Real Estate Needs!</p> <p>USE THIS TRUCK FREE!</p> 	
19451 Sherman #407	2488	2221 N. Valley	2138		
7137 Shoup #33	2668	2112 N. Kenwood	2088		
1211 W. 69th	2628	1410 N. Rose	2178		
6120 Rodgerton	2708	7102 Mammoth	2408		
8855 Winnetka	2728	1910 Paloma, Seller	2338		
<p>Call The Brad Korb Team (818) 953-5300 <i>We Sell or List a Property Every 40 Hours!</i></p> <p>To Contact Brad via his Social Media, please find him at:</p> <p>FACEBOOK: Brad Korb (personal page) The Brad Korb Team (fan site) LINKEDIN: Brad Korb TWITTER: @BradKorb</p> 		1910 Paloma, Buyer	2338		
		37918 Calcedony	2418		
		1054 E. Valencia	2398		
		147 S. Beachwood	2248		
		11150 Glenoaks #225	2318		
		13401 Eustace	2328		
		1417 N. Evergreen	2348		
		759 E. Avenue K7	2188		
		2545 N. Myers	2448		
		1510 N. Screenland	2358		
		8206 Hillrose	2078		
		8545 Forsythe	5998		

Call 1-800-473-0599
Enter Code 4408


SAVE WATER BURBANK

15% goal




BURBANK MUST SAVE 15% WATER TO GET THROUGH THE DROUGHT

We can achieve our goal if every Burbankian makes small changes to use less water.



Learn about watering restrictions and how you can help at bit.ly/savewaterburbank



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

In The Community

Burbank News & Events



The Next BCC Monthly Association Meeting is on Monday, April 3rd!



Meeting Time & Location: Monday, Apr 3 - 12 Noon to 1:30 pm Lunch Served @ Noon;

Meeting from 12:30 to 1:30 pm Emmanuel Church, 438 E Harvard Rd Burbank, CA 91501

Join us for Lunch (\$13 per person) and then stay for the meeting!

PLEASE RSVP at www.burbankcc.org (Meetings/Events) & make your lunch selection by Friday, March 31 at 10:00 am!!! (Please bring cash or check made payable to: BCC)

Guest Speaker: (TBD)



2023 BCC Campership Program



Pre-register NOW for BCC's -- Go to: <https://www.burbankcc.org/camperships> 2023 Campership Program !!!

BCC's Campership Program helps provide camping experiences for all Burbank children who are otherwise financially unable to go to camp. Qualified children will be offered a week of resident or day camp. It will be scheduled for Summer 2023. There are a variety of camp programs available.



Become a member of the Burbank Coordinating Council

How do I join?

Becoming a member is easy! Simply go to <https://www.burbankcc.org/plans-pricing> to go to our online signup. Memberships are \$20/year for individuals and \$30/year for organizations.

BCC Leadership Positions Available...

Do you enjoy helping others in our community? Consider one of the following open positions and join our Team!!!

- Public Relations Events
- Website
- Social Media
- Fundraising
- Nonprofit Organization Coordinator

Interested? Send an email to Mary Anne Been, BCC President, at bcc.info1933@gmail.com to find out more!

Burbank Coordinating Council

Burbank Coordinating Council | Post Office Box 10126, Burbank, CA 91510
bcc.info1933@gmail.com



JOIN OUR TEAM. MAKE A DIFFERENCE.

Do you have a passion for working with kids? Are you looking to make a difference? We are looking to expand our team with talented and dedicated individuals. See below for position specifications and qualifications and apply if you are interested!



The Boys & Girls Club of Burbank and Greater East Valley is Hiring Immediately

To apply please [Click here](#), scan the QR code or please call (818)842-9333 directly and indicate which position you are applying for.

<https://bgcburbank.org/employment/>

Unit Director: \$20/Hr

Youth Development Professional: \$18/Hr



90 Day Stay Bonus: \$200

Candidates must be screened and fingerprinted for background check

Boys and Girls Club of Burbank and Greater East Valley has immediate openings for Unit Directors and Youth Development Professionals! Part-time with competitive salary. 90 day Stay on bonus of \$200 and referral bonus of \$200! Start loving your job again while making a difference in the lives of our youth. Fun, fast paced and fulfilling! Scan the QR code, or click the link to apply! <https://bgcburbank.org/employment/>



BOYS & GIRLS CLUB
OF BURBANK AND GREATER
EAST VALLEY

SPRING BREAK 2023

March 20, 2023 - March 24, 2023

April 3, 2023 - April 17, 2023

LOCATION

Main Club House
(Kinder - 12th grade)

300 E. Angeleno Ave. Burbank, CA 91502

*All members required to wear closed shoes and bring a lunch

*Morning and Afternoon Snack provided

*No fees required for active BGC members

Hours

7:30 a.m.

-
6 p.m.

Fees

New Member
Registration:
\$75

Weekly fee:
\$180

Financial Aid

available for
qualifying
families

Activities

Creative Arts,
STEM
Activities,
Sports and
Recreational
and much
more!

Online Registration Opens January 23, 2023 through
parentportal.bgcburbank.org

For any questions, please call the Main Club
(818)842-9333 ext. 113 or visit www.Bgcburbank.org

In The Community

Burbank News & Events

TRUCKIN' – GOT MY CHIPS CASHED IN The Story of the Moreland Truck Company

By Susie Hodgson

Let's say you're parked at Trader Joe's on Alameda. Okay, okay, we get it. There's no way anyone can park at Trader Joe's. So let's fantasize, shall we?

It's the Roaring 20s – as in the 1920s. Kitty corner from you at Trader Joe's stands a truck factory (this IS a fantasy after all). It's not Ralph's or CVS. It's the Moreland Truck Company. Although the truck company itself was founded in 1911 in Los Angeles, it decided to cut costs and move by 1920. The owner, Watt (yes, Watt, not Walt!) Moreland chose to move his company to Alhambra. But Burbank bigwigs found out and quickly "stole" Moreland away from Alhambra.

The key was that Burbank offered its land for free. That'll do it. First Burbank offered Moreland some land at Verdugo and Flower. That didn't cut it. So next they coughed up San Fernando and Alameda – 25 acres free and clear. THAT did the trick! The city actually acquired that land from the Burbank-famous Luttge family and later paid them back.

The 1920s marked very lucrative years for Moreland. Their trucks, built almost entirely in Burbank, were reliable and nimble (for a truck!) Yes, for only \$1,595, you too could own a 6-cylinder "Road Runner" (truck) that featured such goodies as a Continental Red-Seal engine, a Brown-Lipe transmission, Timken Axles & Bearings, Alemite Lubrication and more. It could even speed up to 40 mph with a 2-ton payload! The truck would boast "Made in Burbank" as well as its slogan, "Built in the West – for Western Work." With the addition of Moreland Truck Company to the quiet town of Burbank, the city started its shift from a farmland to an industrial center.

Moreland had branches throughout the western United States and could be serviced, if necessary, all over. Even in Stockton – then called Stockland. In fact, one could find Moreland trucks all over the world. Watt proudly wrote:

"As I look back to the little old shack where the first Morelands were built, all the way it has been a story of cooperation and I want with all the strength and emphasis possible, [sic] express my appreciation and thanks to all those who, by their encouragement, their faithful work and interest, have helped to put this organization where it now stands."

Evidently, Watt never heard of an important piece of punctuation called a period!

Sadly, the Moreland Truck Company



saw its last good year in 1929, with more than 250 employees and a bustling business. But its profits plummeted in the Depression. Due to shortages from World War II then already raging in Europe, in 1940 Moreland had to close its doors. But not before Lockheed's famous Vega division used its building to build its exciting aircraft, including the NA-35 trainers and The Hudson. Working in partnership with Boeing and Douglas, the B-17 Flying Fortresses were also produced. By the end of 1943, Vega merged back completely into Lockheed having accomplished far more than its inventors and supporters (e.g., Robert Gross) ever dreamed.

After Moreland closed, other businesses moved in. First the Weston Biscuit Company (a UK baking company) followed by other baking businesses, and later Menasco Manufacturing Company, known for their aircraft landing gear. But all those original buildings were demolished in 1999. A plaque to Moreland remains. Today, of course, you'll find a Ralph's, CVS, a burger joint, etc.

WE HAVE Moreland vehicles in our museum and we urge you to come see them! They still run! Members of the Burbank Historical Society work hard to make sure they do!

AND SPEAKING OF THE BURBANK HISTORICAL SOCIETY, DON'T FORGET THAT WE ARE CELEBRATING OUR 50TH ANNIVERSARY THIS YEAR!! We will be hosting MANY events, all fun-filled and thrilling, to honor this special occasion! KEEP YOUR EYES OPEN FOR MORE INFORMATION ABOUT OUR PLANS. IT'S COMING SOON!

The Burbank Historical Society/Gordon R. Howard Museum
Next to the Creative Arts Center;
open from 1:00 to 4:00 pm, Sats & Suns
FREE ADMISSION
& **FREE PARKING** in lot located at
1100 W. Clark St / Ph: 818-841-6333
With thanks in creating this article to
Craig Bullock, Wes Clark and Mike McDaniel ■



Burbank Public Library
knowledge • discovery • community



The Summer Reading Program is a classic for Burbank Public Library, but this year, the Library is starting the fun early with a Spring Reading Challenge! Track your reading online or through a bingo card that you can download at www.burbanklibrary.org or pick up at any Burbank Public Library location.

Spring into Reading encourages readers of all ages to explore reading beyond their comfort zone by completing some or all of the activities on the bingo card. To participate in the Spring Reading Challenge, you can:

- Read or list to a book every day for 7 days straight
- Read or listen to a book set in the spring
- Read or listen to a book about a different culture
- Read or listen to a book with a cover that features your favorite color
- Read or listen to a book that you checked out from the library
- Read or listen to a book by an author you've never read before
- Read or listen to a biography, autobiography, or memoir
- Read or listen to a book from the new book section
- Read or listen to a book with a one-word title



Once you complete bingo, you've earned a prize that you can pick up at any Burbank library. Want a bigger challenge? Go for blackout bingo by completing every square, and earn a chance at one of our grand prizes. Grand prize packages are available for children, teens, and adults, and are filled with fun items from gardening toys and crafts to environmentally friendly household gear. Prizes have been supported by the Friends of the Burbank Public Library and Burbank Water and Power.

Not sure what to read? Visit the Library to ask for recommendations from friendly Library staff. You can tell us about your reading tastes via our Book Connection web form and get personalized recommendations returned by email. The Library online catalog also suggests titles to you when you look up a book you've enjoyed.

Happy reading!

Check out the event calendar on our website burbanklibrary.org/events to learn more ■

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 African Violet Society

The Burbank African Violet Society's next monthly club meeting is on Thursday morning April 20, 2023, 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 Leonard Re, President of the African Violet Council Of Southern California. Leonard will present "Growing African Violets In Southern California". Questions and answers will follow. There are mini African violets, semi-mini African violets, standard-size African violets, African violet trailers, and Chimera African violets. Plus, a variety of cousins to the African violet. There is always something new to learn about growing America's favorite houseplant the African violet.

There are 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. ■



Borrow the Free Moving Van



Call us at 818-953-5300 for Details
The Relay For Life organization borrowed the moving van for another successful event!

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 enjoyed being in the Burbank 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 attorney of LA Law Center, PC, located near my office in Burbank, California (www.la-lawcenter.com). Kathy works with Joe in the law firm as the Triage Director and Medi-CAL Expert.

If you have questions about your estate or final wishes, call them at (818)241-4238 and let them know Brad Korb referred you for a free phone consultation. They updated this article so you can understand "how to get your affairs in order" and to easily see what estate planning services they offer to our community.

LA LAW CENTER, PC

Protecting You, Your Family & Your Legacy Why is Protecting Your Assets and Legacy with a Trust Important?

Right now, if you were asked, "What would happen to your assets if you were gone tomorrow?" would you really have a clear 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. You should have your documents reviewed at least every 7 years to reflect changes in the laws and in your family situations. We have seen ex-spouses legally, but unintended, get assets due to poor follow-up to estate planning after a divorce!

Attorney Joseph McHugh has over 30 years of experience in asset protection, estate planning, special needs planning and probates. He is proud to offer these legal services to the Southern California community and throughout the state. The laws in California are constantly changing and he keeps up to date on the changes and how they affect his clients.

****An example of California's new real estate laws is PROP 19 (implemented in 2021).** This law potentially destroys your plans to give your children your real estate when you die. In the past (before Prop19) the state allowed children to keep the parent's current Prop 13 property taxes. Prop 19 only allows your children to keep your property tax rate if one of them lives in the house as their primary residence! All other properties will be reassessed. Your family needs to understand options.

"I AM NOT RICH... Why Do I Need Estate Planning?"

Estate Planning is not just about what happens to your assets after you die. Effective Estate Planning addresses many family issues, from initial planning to ensure you avoid Probate by setting up a trust; to taking steps to avoid possible Conservatorships if you become incapacitated; to preparing for the potential need for Medi-Cal to help pay for Long Term Care.

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. It accomplishes the following:

1. Eliminates the need for your heirs or surviving spouse to be subjected to the very expensive costs of the Probate Court process, which can take more than 12 months to close.
2. Allows for a trusted person or your choice to manage your trust assets if you become incapacitated (avoids Conservatorships).
3. Provides the vehicle to potentially eliminate or reduce estate or inheritance taxes for high value estates.
4. Provides a means for your appreciable assets (real estate or investments) to be transferred to your beneficiaries with a "stepped-up valuation", which means that potential capital gains tax would mitigated or be avoided.



5. ***Allows you to give (or not give) assets to who you want them to go to when you die!! Asset Protection Trusts for Californians!... DO YOU NEED ONE?

As for California Business Owners, those in risky professions (i.e. Attorneys, Doctors, Engineers, etc), Landlords and/or Investors (including Cryptocurrencies) or just crazy drivers, it is essential that you make specific plans to protect yourself and your assets from potential lawsuits and in some cases you can reduce high taxes! This is critical, especially if you have assets you do not want to lose and are a target for personal injury lawsuits. LA Law Center has several different Asset Protection Trusts that can provide many needed asset protection solutions, with proven track records of successful results.

You can also set up a Land Trust to protect your privacy so the public cannot easily find out where you live or what property you own (this is particularly important for celebrities, business owners, law enforcement and landlords). It is critical to understand your options.

Joseph (Joe) McHugh, Esq can help you assess if you may need to step up your level of asset protection.

If You Have Too Many Assets... How Do You Qualify For Medi-Cal LTC?

As we get older, many families are faced with difficult and important decisions regarding about the safe long-term care of loved one that is physically failing and need help, especially 24/7, around the clock. This can be very expensive, and many people do not look into qualifying for Medi-Cal to help pay for this care.

IT IS IMPORTANT To Only Seek Counsel From An Experienced Elder Law Attorney

"Do not believe everything you hear about Medi-CAL, Spend Downs or 5 Year Look Back from Social Workers, Financial Planners, CPAs, or try to file a Medi-CAL application on your own, until you have a consultation to an experienced Elder Law Attorney."

There are more care options that an experienced Elder Law Attorney can suggest for these pressing family issues when they have saved for retirement and have assets.

Joseph McHugh (highly experienced Elder Law Attorney) and his wife Kathy McHugh (Medi-Cal Expert), offer a free consultation and you will be amazed at what strategies are legally available for Medi-CAL Qualifications by gifting assets!

Joe and Kathy 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. The Medi-Cal laws are always changing, but the good news is that Joe and Kathy stay up to date on latest changes and can explain how they will affect their clients and Long-Term Care Options.

This is a quick overview of LA Law Center's legal services to help you protect your assets and legacy.

Joe and Kathy are happy to offer a free phone consultation to Brad Korb's referrals.

Just call 818.241.4238 to schedule a free 30-minute appointment.

The LA LAW Center web site has more information about many of these legal services...

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

All legal work is exclusively provided by LA Law Center, PC which is licensed to practice law in the State of California only.

This information is based on California law. This article has been created only to provide general information and advertising regarding LA Law Center's services.

This information shall not be considered formal legal advice or the formation of an attorney-client relationship. ■



Burbank Temporary Aid Center Updates

BTAC annual Gala is success!

Thanks to the many community businesses and individuals who participated and supported BTAC's first in-person Gala and Auction since the pandemic began. Guests raised funds for BTAC services, celebrated Volunteer Legacy Award recipient Stacy Schumacher and enjoyed reconnecting with each other.

BTAC Turns 50!

Burbank Temporary Aid Center is entering its 50th year. Watch for a variety of events and activities, culminating with our 2024 Gala on Friday, March 15, 2024! Be sure to mark your calendars to share in the celebration!

Letter Carriers need your help to Stamp Out Hunger

On May 13th, join our local letter carriers in Stamping Out Hunger. It is very easy to do. Simply leave a bag of nonperishable foods or hygiene items by your mailbox and your letter carrier will take it to BTAC.

Burbank is one of the 10 cities where this program was tested in 1991. It was so successful that it spread nationwide. Now, it 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!

How does someone sign up for services?

With rising food costs, many people are still struggling to make ends meet. BTAC's volunteers and staff know that it isn't easy to ask for help, but BTAC is here and would like 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 (birth certificates work for children), proof of income (social security, unemployment, etc.) and a BWP or lease 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'll be signed up and, on your way, home with groceries before you know it!

Homeless Services

Mondays and Fridays are the days when homeless individuals can sign up for BTAC services. Once someone is in the system, they can make appointments to take showers or do their laundry, pick up daily sack lunches or receive twice-monthly groceries, and learn more about other services, get referrals, if necessary.

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. ■

Brad Did It Again!



Brad Did It Again with the sale of the Henderson Family home in Pacoima!

In The Community

Burbank News & Events

Burbank Chorale



The Burbank Chorale Spring Concert is Saturday, April 29, 2023, at 7:30 PM. St. Matthew's Lutheran Church 1920 W Glenoaks Blvd, Glendale, CA 91201. More details to come.

Auditions are closed for this Semester, but if you would like to audition for our Fall 2023 Semester, please email membership@burbank-chorale.org or call 818-759-9177.

Estate Sales By Connor - Planning and Honoring The Process of a Liquidation

In times of uncertainty, it is now, more than ever, a time to assess, reflect and re-group. Observing the current economic landscape, Estate Sales by Connor, like most small businesses, has streamlined a business model to suit current market trends. With over 50 years of combined experience, spanning three generations, Estate Sales By Connor has an expansive knowledge about how to transition your life's belongings into profitable margins.



Estate Sales By Connor is a small boutique, independent, Estate Sale and Liquidation company with a focus on customer service. As they serve the greater LA community in its entirety, they encourage clients to look at the timelines for which to execute a game plan to liquidate, downsize, or resell their possessions. Conducting an estate sale can be overwhelming and hiring the right estate sale company can make all the difference.

Steve McCrory states "although each estate is uniquely diverse, the process of liquidating it is universally similar. 90% of our estate sales are currently in the form of referrals, trustee or

beneficiary holders. We take time to run a formula that works for each particular estate and this planning makes a difference of not only honoring the items collected by the loss of a loved one over the course of their life's journey, but also provides financial benefits which offsets some of the burdening costs."

Taking the time to call in experts to assess your situation is a step often missed by trustees and however much stress you may be going through, it's a step that can alleviate the overwhelming feeling of having to deal with the task at hand.

Estate Sales by Connor has an extensive mailing list, supported by advertising and marketing campaigns. All of which have been honed into a well-crafted science, and encompasses all of their services and the attributes you need when looking for in an Estate Sale company.

Instead of guessing what may be of value, give us a call and let us give you a free complimentary assessment.

For a Evaluation, Contact Stephen or Connor McCrory at 310-228-0943 or 818-848-3278 or email us at thebusinessmuse@gmail.com. ■

Estate Sales by Connor is a family run company that was featured on The Queen Latifah Show and ABC7 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 a quality service that ensures a smooth transaction. Not only are we estate sale professionals, who have been working within the industry for over 50 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

Some of the more recent or popular sales:

- Norton Simon Museum (Beverly Hills)
- Famous Hollywood Choreographer ~ Tony Charmoli (Hollywood Hills)
- Tom Jones (Singer) Late Wife Estate (Hollywood Hills)

Our Services:

- Free appraisals and estate consultations. ➢ Consignments and buy outs.
- Estate sale staging and organization.
- Researching and valuing through our network of appraisers, databases, auction houses & experts. ➢ Advertising and mailing with 2500+ emails list.
 - Less than 48 hour notice clean outs (move-in ready).
 - Secure and professional staff before and during the sale days.
 - Antique, art, and collectibles consignment process.
 - Accounting with daily totals. ➢ No out-of-pocket fees.
- Professional References. ➢ Licensed and insured. Members of ACNA.

We aim to be of assistance to YOU 818-848-3278 or 310-228-0943

Burbank Tournament of Roses Association

By Robert Hutt

Tournament officials from Pasadena contacted us last month to confirm that our first-choice float design concept had been accepted. We can now move confidently forward and transition the concept into a full-sized float. We can also recognize the other finalists whose designs were presented to Association members at the Pick-the-Float meeting.

There were a total of 59 entries submitted during our Design Contest which ran from about October 2022 until the end of January 2023. During that time our contest entry forms included a hint, which although not exact, was certainly in the ballpark. Nonetheless, nearly all entries were received after incoming Tournament president, Alex Aghajanian, in mid-January, released the official parade theme of "Celebrating a World of Music: The Universal Language."

At the end of the contest, Association officers and directors met to consider all submissions, with no knowledge of who submitted what, and to winnow the entries down to the seven finalists. The entries were evaluated for relevance to the theme, "buildability," award potential, originality and the more nebulous "WOW" factor. Congratulations to the finalists and thanks to everyone for their entries. We need your ideas to create prize-winning floats for Burbank.

Workdays at the site are Wednesdays and Saturdays from 10 AM until about 3 PM. Call the float site at 818-840-0060 and we will be happy to answer any questions. The site is located at 123 West Olive Avenue (adjacent to the MetroLink parking lot). Check our website at BurbankRoseFloat.com for details of coming events. ■

Caterpillar Melody



Richard Burrow's (Mission Viejo, CA) winning design concept, with a working title of "Caterpillar Melody," will represent Burbank in the 2024 Tournament of Roses® parade. The design depicts a giant caterpillar playing an enchanted harp. The Design Committee has met several times to collect and prioritize suggestions which we hope will increase animated effects, increase entertainment value and increase our chances of producing another prize-winning float for Burbank. This will be Richard's fourth float design to represent Burbank in the parade. His other designs were "Adventure Awaits" (2023 Queen Award), "Home Tweet Home" (2017) and "Deep Sea Adventure" (2013 Fantasy Award).



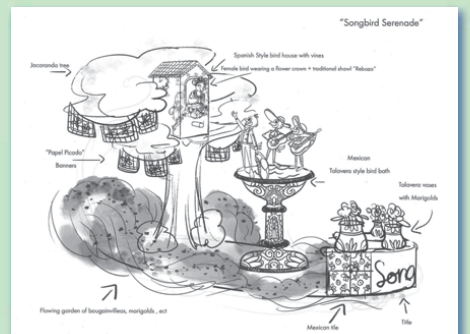
Wayne Porier's (Westlake Village, CA) entry was voted to be the second most-favorite design concept by our members. It features a horse-drawn steam calliope. This design would have been implemented on our regular float chassis with sculpted horses and CO2 steam rather than as a life-sized coach drawn by real horses.



Stephanie Brock (San Ramon, CA) submitted "The Music Box" which includes typical items from a young girl's bedroom but features a ballerina in a music box.



Richard Burrow's (Mission Viejo, CA) second entry also advanced to the finals. His concept titled "Coping Music" shows a busy flamingo housewife using her radio and headphones to help cope with the daily chores of housework and managing her flamingo kids.



Amy Rodriguez's (Pasadena, CA) design concept "Songbird Serenade" depicts Spanish-style tree top scene with mariachi bird musicians offering a serenade to a lovely female bird.



Sania Phillips (Pasadena, CA) submitted a concept of an urban street scene with break dancers and a DJ providing the beat. The entire scene was to be enacted atop a highly customized car body. Her design provided the possibility of including live dancers and musicians.



Kristin Kohn's (Livermore, CA) entry, "Rainforest Lullaby," features a mother sloth rocking her baby to sleep while hanging from a tree branch. A chorus of birds and frogs sing a soothing lullaby.

In The Community

Burbank News & Events

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. ■

Are You Struggling With Economy Fears...?

(You're Not Alone)



Of Course You're Concerned

- **Inflation** - at the highest level in decades
- **Rising Prices** - continue to worsen
- **Costley** - interest rate hikes
- **Struggling Economy** - No end in sight
- **Potential Recession** - overwhelming financial fear & security well-being



What to Do Next... We Have Proven Solutions/Results Over 12-years in 9-States (AZ, CA, FL, NV, NY, OH, TX, WA, WI)

1. **Fixed/or Reduced Income...**difficulty making ends meet
2. **Retirement Funds...**have to be used to make monthly ends meet
3. **Loss of Business...**due to COVID-19/other factors
4. **Need Mortgage Approval...**WHY - to purchase home/refinance (however, do not qualify)
5. **Need Equity/Cash from home...**WHY - need the income, but cannot get approved
6. **We Pay Customer Monthly Mortgage Payments...**so, they can remain in home and have additional income
7. **Eliminate Expensive Credit Card Debt...**interest rates are continuing to go up to 29.99%
8. **Eliminate Medical Debt...**unexpected medical needs - yet, costly
9. **Divorce/Mediation...**eliminate spouse separation agreement expenses
10. **Federal/State Tax Liens/Judgements...**ability to protect your assets
11. **Considered Bankruptcy...**we have a far greater solution, without damaging your credit

Should you, other family members or friends be experiencing similar financial burdens and are seeking a proven solution and peace of mind, please contact Brad at 818-953-5300, Brad@BradKorb.com, or JohnJ at 949-706-7509, JohnJ@PlatinumResources.US.



John Janis, Platinum Resources and Brad Korb

Walking to Raise Mental Health Awareness & Critical Mental Healthcare Resources for our Community's Youth & Teens!

By Laurie Bleick
Executive Director

Over the past 70 years, with your faithful support, Burbank Family Service Agency (FSA) has secured its place as a quality fiercely committed mental healthcare provider serving our community's youth, teens, adults, and families. We have accomplished so much; none of which would have been possible without you; your trust, your active compassion, and shared vision.

Together we have opened our home on Burbank Blvd., established 3 long-term transitional homes caring for families fleeing violence, unsheltered families, and transitional aged youth. FSA has been a therapeutic presence in our schools providing on-site care, individually and in groups, for 23 years developing a Districtwide program unmatched by any other. Currently FSA has therapists placed on all 18/19 BUSD campuses, offer 2 Student CARE Centers supporting over 150 students daily, a teen warmline, and serve over 130 SPED students each year. Together we have strengthened nearly every aspect of this rare community-focused non-profit. As part of this important work, throughout the pandemic FSA's staff remained, increasing unobstructed access for every member of our community to essential mental healthcare - fulfilling our promise. Your friendship has allowed FSA to continue to be a better version of itself, year after year after year. And there is no greater proof than the 1000's of lives touched by FSA's committed therapists each year - and never - has the need for more been so great!

As I reflect on FSA's call to service, today and into the near future, it is both humbling and inspiring - and urgent. It is imperative that FSA take yet another sub-



stantial step in our growth. Currently we are caring for an unprecedented ever-increasing number of youth, teens, adults, and families with increasingly complex needs. While navigating unknowns during unpredictable times is often daunting, I am also inspired. Inspired by the growing understanding of mental health and profoundly grateful that the shame is finally lifting for so many in desperate need of care. I am also inspired by - and confident in - the organization FSA has become. I am confident that FSA is uniquely prepared to advance and meet the growing need for quality care we witness each day. We have been generously supported in the development of a rare well-founded foundation on which to build; to expand and deepen essential community-focused mental healthcare services effectively, efficiently - always creatively. I'm grateful for this moment, 7 decades of direct community care has allowed us to develop an intimate understanding of those we come to serve - what they need and what to best offer in response. Our greatest obstacle is securing the resources required to do this important work.

Thank you, I hope we have inspired you to consider our sponsor request for this year's CAREWALK15. On behalf of FSA's Board of Directors, staff, and all of our clients past, present, and future, your consideration is appreciated. ■

Burbank-Valley Garden Club

The Burbank-Valley Garden Club will hold the next meeting on April 6, 2023 at the Little White Church located at 1711 N Avon St, Burbank, CA 91505. The meeting will begin at 10:00 a.m.

This month's speaker - Weird and Wonderful Oddities of the Plant World by Sandy Masuo.

Plants are conventionally perceived as passive organisms that serve humans by being decorative and/or productive. But nature is rife with weird plants that defy this concept. Some upend the natural order by eating animals. Others are parasites or produce treacherous narcotics. Most survive by manipulating animals (including humans) for their own purpose. These botanical rebels help to demonstrate that all plants are truly, wonderfully weird.

Sandy Masuo is the senior writer in the Communications and Marketing department of the Huntington Library, Art Museum and Botanical Gardens. Prior to this, she served as associate editor in the Publications Division of the Los Angeles Zoo for 18 years. Earlier in her career, she was a music critic and freelance journalist. She has been featured in many publications such as the Los Angeles Times, the Boston Phoenix, and the San Francisco Bay Guardian and Rolling Stone. She holds an undergraduate degree from Brown University and a masters from Harvard. Last year we enjoyed her talk on birds.

Join us in listening to this very informative speaker, we will save you a seat!

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



Photo credit: <https://shop.pasquesi.com/products/phalaenopsis-orchid-6-purple>



Photo credit: <https://shop.pasquesi.com/products/phalaenopsis-orchid-6-purple>

Featured Homes

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



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Cul-De-Sac



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Pool



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Call 1-800-473-0599, Enter Code 2498

Duplex / Land



NO HO ARTS DISTRICT **\$999,999**
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Pool



WINNETKA **\$899,998**
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5

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

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

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Featured Homes

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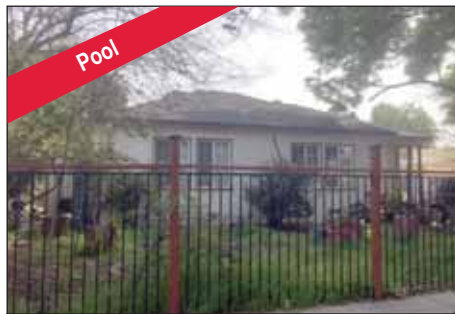
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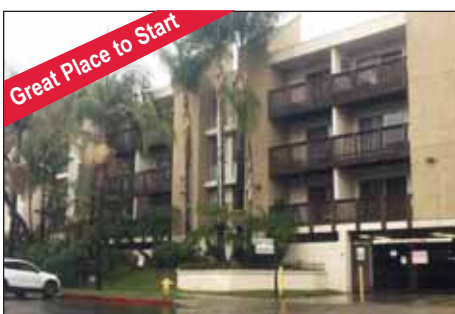
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Market Trends

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	Sales to List 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	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	1	2	200.0%	1	4	1	1.5	\$459,725	\$454,750	98.9%	51
\$500,001 to \$600,000	1	0	NA	5	11	2	0.5	\$568,163	\$557,763	98.2%	28
\$600,001 to \$700,000	6	5	83.3%	11	21	4	1.7	\$654,269	\$655,143	100.1%	32
\$700,001 to \$800,000	6	4	66.7%	10	31	5	1.2	\$777,731	\$763,161	98.1%	37
\$800,001 to \$900,000	3	7	233.3%	11	26	4	0.7	\$880,779	\$871,385	98.9%	34
\$900,001 to \$1,000,000	5	6	120.0%	16	38	6	0.8	\$945,400	\$953,073	100.8%	23
\$1,000,000+	25	0	NA	0	150	25	1.0	\$1,445,520	\$1,438,886	99.5%	28
Market Totals	47	25	53.2%	54	281	47	1.0	\$1,144,457	\$1,139,061	99.5%	29

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	Sales to List 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	\$475,000	\$475,000	100.0%	68
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	1	0	6.0	\$1,165,000	\$1,110,000	95.3%	96
Market Totals	1	0	0.0%	0	2	0	3.0	\$820,000	\$792,500	96.6%	82

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	Sales to List Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	1	0	0.0	\$350,000	\$380,500	108.7	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	2	3	1	0.0	\$974,996	\$978,330	100.3%	34
\$1,000,000+	1	0	NA	0	2	0	3.0	\$1,307,000	\$1,275,000	97.6%	16
Market Totals	1	1	100.0%	2	6	1	1.0	\$981,498	\$977,582	99.6%	22

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	Sales to List 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	\$875,000	\$770,000	88.0%	73
\$800,001 to \$900,000	0	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	6	1	1.0	\$1,479,667	\$1,537,167	103.9%	16
Market Totals	1	1	100.0%	0	7	1	0.9	\$1,393,286	\$1,427,572	102.5%	24

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	Sales to List 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	1	0	0.0	\$599,000	\$550,000	91.8%	111
\$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	\$749,900	\$735,000	98.0%	10
\$800,001 to \$900,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	2	0	0.0	\$1,032,000	\$955,000	92.5%	60
\$1,000,000+	0	0	NA	0	2	0	0.0	\$1,192,000	\$1,155,000	96.9%	92
Market Totals	0	0	NA	0	6	1	0.0	\$966,150	\$917,500	95.0%	71

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	Sales to List 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	3	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$799,000	\$750,000	93.9%	4
\$800,001 to \$900,000	0	0	NA	0	4	1	0.0	\$849,223	\$845,063	99.5%	47
\$900,001 to \$1,000,000	1	1	100.0%	2	1	0	6.0	\$1,000,000	\$980,000	98.0%	20
\$1,000,000+	2	0	NA	0	1	0	12.0	\$1,100,000	\$1,100,000	100.0%	49
Market Totals	3	1	33.3%	5	7	1	2.6	\$899,413	\$887,179	98.6%	37