



**Brad Korb**

# Burbank Bulletin

Successfully serving thousands of families since 1979

Se Habla Español    Ենթ 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



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



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



PRSRT STD  
U.S. POSTAGE  
**PAID**  
MMP DIRECT

### INSIDE



**BURBANK NEWS**

Page 2



**FEATURED HOMES**

Page 10-11



**AREA MARKET TRENDS**

Page 12 **NEW**

## Mark Your Calendar Backpack Giveaway

August 10-11, 2023  
8:30 a.m. to 5:30 p.m.  
3813 W. Magnolia Blvd.

First 50 backpacks will be full of supplies!

\*Students should be present  
While Supplies Last



Sponsored by Toroja Charities  
and Brad Korb Real Estate Group



## THE BRAD KORB TEAM FEATURED PROPERTY!



Scan here for the value of your home!

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

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

[www.BradKorbForeclosureHelp.com](http://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](http://www.LACountyPropertyInfo.com)

# The Ultimate Guide to the 818 Upcoming Events

Introducing a new feature to the Burbank Bulletin  
Clip and Save this Ultimate Guide to 818 / Food and Fun!

## This Month:

**August 1:** Moonlight Hikes Stough Canyon Nature Center  
**August 1:** National Night Out Burbank PD Johnny Carson Park  
**August 2-13:** Ventura County Fair  
**August 5:** CatCon Pasadena Convention Center  
**August 5:** Bruno & The Hooligans and Prince Again Starlight Bowl  
**August 5:** Dragonfest Expo Glendale Civic Auditorium  
**August 5:** NoHo Summer Nights Concert: Scot Bruce's Tribute to Young Elvis North Hollywood Park  
**August 5-6:** Animation Demo & Master Class Los Angeles Marriott  
**August 10-11:** Backpack Giveaway Brad Korb Real Estate Group  
**August 12:** Queen Nation and K-Tel All-Stars Starlight Bowl  
**August 12:** NoHo Summer Nights Movie: Encanto North Hollywood Park  
**August 13:** Rose Bowl Flea Market Rose Bowl  
**August 19:** NoHo Summer Nights Movie: The Sandlot North Hollywood Park  
**August 25-27:** Monster Jam Crypto.com Arena  
**August 26:** End of Summer Festival One Colorado Pasadena  
**August 26:** NoHo Summer Nights Concert: Queen Legion (Tribute to Queen) North Hollywood Park  
**August 26-27:** Euro Nights USA Starlight Bowl  
**August 31:** Moonlight Hikes Stough Canyon Nature Center

## Looking Ahead:

**September 1:** Kidz Bop Never Stop Tour YouTube Theatre  
**September 2:** NoHo Summer Nights Movie: Grease North Hollywood Park  
**September 9-10:** LegendsCon Los Angeles Marriott  
**September 21-24:** Burbank International Film Festival AMC 16 Theatres Burbank  
**September 23:** Casino Paradise Kids Community Dental Fundraiser DeBell Golf Club  
**September 28:** Moonlight Hikes Stough Canyon Nature Center  
**October 14-15:** Garage Sale Second Chance Weekend Burbank  
**October 21:** Annual Fall Festival Pacific Community Center & Park Glendale  
**October Pumpkin Giveaway:** The Brad Korb Real Estate Group  
**November 3-4:** Breeder's Cup 2023 Work Championship Santa Anita Park  
**November 16-19:** CTN Animation Expo Los Angeles Marriott Burbank  
**November 17:** Holiday In The Park Magnolia Park Burbank  
**November 23:** Turkey Trot Burbank YMCA  
**November Burbank Winter Wine Walk:** Downtown Burbank  
**December Jackelope:** An Indie Artisan Fair Downtown Burbank

\*If you have an upcoming event you would like included in a future edition, please submit to [events@bradkorb.com](mailto:events@bradkorb.com)



## School Year Registration is now open!

The Boys & Girls Club of Burbank and Greater East Valley is accepting registration for Fall through our Parent Portal.

We offer academic/homework assistance, sports & recreation, Teen Programs, STEM Enrichment, creative and performing arts for elementary, middle, teen and Deaf and Hard of Hearing.

Monday through Friday from school release until 6pm.

Our programs are on every elementary and middle school campus in Burbank.

For more detailed information, please call our Main Clubhouse at 818-842-9333 x113

Email: <https://bgcburbank.org/membership/>

Register: <https://parentportal.bgcburbank.org/>

Financial aid is available for qualifying families.

## Borrow the Free Moving Van



Call us at 818-953-5300 for Details  
Our client, Alexander, borrowed the moving van after the purchase of his house in Palmdale!

KIDS' COMMUNITY DENTAL CLINIC

## Clean Up, Clean Out!

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

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

Kids' Community Dental Clinic  
[kidsclinic.org](http://kidsclinic.org)

# In The Community

## Burbank News & Events

### Burbank-Valley Garden Club

The Burbank-Valley Garden Club will not have a meeting in August. Instead, please enjoy this article.

#### Container Gardening

##### Plant Form

- Vary the form of material you use.
- Tall to add height, mounded to add mass and low cascading to fill in, add depth and soften edges of container.
- Use coarse, medium and fine textured in same container for interest.
- Three to five species should be adequate.

##### Balance

Symmetrical – formal and geometric, of almost identical materials on each side of a central axis, with highest point over the center of the container.

Asymmetrical – informal, relaxing and somewhat abstract. The two sides are not mirror images but have the same visual weight. Asymmetrical designs are often L-shaped or at right angles.

##### Focus

The point or area where eye is first drawn. Use one large leafed or coarse textured or vibrant colored plant. Place below the tallest point in the container garden to achieve balance. In symmetrical balance, focus is in the center of the design. In asymmetrical balance, the focus is off center but still underneath the highest point, which is visually balanced by placing a cascading species to form a vertical line out from the focus.

Focus is also developed by making it appear as though all the plant material is radiating out from the center of the container garden like the fronds on a fern.

##### Proportion

Keep the size and quantity of plants in proportion to the pot.

Rule of thumb – The height of the tallest plant shouldn't exceed one to two times the height of a tall container or the width of a low bowl. When the container has a pedestal, it's usually not necessary to include it in the overall container measurement.

##### Rhythm

Rhythm is what gives a work of art flow and harmony. Repetition and gradation of plant form, texture, and color develop rhythm. Repeating color of plant cultivar at regular intervals around the outside of a round container or along the length of a long rectangular container gives rhythm to symmetrically balanced container gardens. Graceful lines of linear plant leaves and cascading foliage also add rhythm to container gardens.

##### Color

Color theory involves creating color harmonies using the color wheel.

Monochromatic – only one color is used with a variety of darkness or strength. These harmonies are quiet and soothing.

Analogous – closely related colors next to each other on the color wheel. These combinations create more drama.

Complementary – colors opposite each other on the color wheel. These designs command attention.

Neutral colors – black, gray and white-aren't on the color wheel but can have visual impact in a container garden. Gray and dark-leafed plants add depth. Gray foliage makes all other colors of foliage or flowers look brighter and deeper. And you can use a neutral color to separate colors that clash or are too strong.

This information was shared with Grower Talks magazine by container gardening wizard Kathy Pufahl of Bed and Borders, Laurel, New York.

I can't explain design elements any better than the masters. For those of us with little professional training there are a few things to keep in mind:

1. Read the tags!! They will tell you if you are considering a full sun or shade loving plant. Plants in containers have to tolerate more stress than their counterparts planted in the ground. Full sun plants will usually do fine in full sun if given adequate amounts of water on hot or windy days. When considering a plant that says Full sun to part sun, it is usually wise to position this container or basket where it will receive some afternoon shade.

2. During very hot spells such as the July of 1999, full sun containers should probably be moved to a cooler area until the weather moderates.

3. Take down your hanging baskets on very windy days. There is not enough soil in the basket to hold enough moisture to support the plant. The wind will also break trailing plants.

4. Fertilize containers about twice a month with a balanced fertilizer such as Miracle Gro. A granular slow release will also keep containers looking good and will reduce the number of times you have to fertilize while watering.

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

Photo and article: <https://www.grothsgreenhouses.com/container-gardening-101/>



<https://www.grothsgreenhouses.com/container-gardening-101/>



<https://www.grothsgreenhouses.com/container-gardening-101/>



<https://www.grothsgreenhouses.com/container-gardening-101/>

### Your estate, your legacy

Work with professionals to help ensure your wishes are met



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.

End-of-life planning is often a difficult topic to discuss, especially with family. However, without proper estate planning in place, families can be left in the dark during a challenging time. These decisions impact more than investments and assets; they also matter when it comes to unforeseen health issues.

Taking the time to plan now will help give you confidence that everything is in order and ensure the details around the management of your estate will be carried out efficiently and in the manner you want. With the assistance of an estate planning attorney, you can take advantage of these 10 ways to make it easier for your loved ones:

1. Collect relevant documents
2. Secure your assets and documents
3. Execute a will
4. Create a revocable living trust
5. Name a power of attorney
6. Create a living will
7. Check your beneficiaries
8. Plan your final arrangements
9. Review frequently
10. Communicate with loved ones

When it comes to estate planning, it's always a good idea to have a team of advisors to help. You can consult with an estate planning attorney, your wealth advisor and your accountant to make sure all of your questions are answered and your documents prepared.

Estate planning can be stressful. But having a plan in place ahead of time can help ensure your family is taken care of and your wishes are met exactly as you intended.

#### Plan your legacy today

If you'd like a copy of the full UBS estate

planning checklist, with details about these 10 ways to make it easier for your loved ones to ensure your intentions are respected, please contact Bertain Escobar Wealth Management team member Taylor Moore at [taylor.moore@ubs.com](mailto:taylor.moore@ubs.com) or call him at 626-405-4735.

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

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

#### Bertain Escobar Wealth Management

**UBS Financial Services Inc.**  
251 South Lake Avenue, 10th Floor  
Pasadena, CA 91101  
800-451-3954 toll free  
855-203-6443 fax  
[ubs.com/team/bertainescobarwm](http://ubs.com/team/bertainescobarwm)  
**Richard V. Bertain, CFP®, CIMA®, ChFC®**

Senior Vice President—Wealth Management  
626-405-4710  
[richard.bertain@ubs.com](mailto:richard.bertain@ubs.com)  
**David Escobar, CFP®**  
Senior Vice President—Wealth Management  
626-405-4711  
[david.escobar@ubs.com](mailto:david.escobar@ubs.com)  
**Taylor Jeffrey Moore**  
Financial Advisor  
626-405-4735  
[taylor.moore@ubs.com](mailto:taylor.moore@ubs.com) ■

### 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. ■

# 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	
1921 Jackson	2808	1824 S. Marengo #29	2588	12411 Osborne #28	6158
12806 League	2738	7137 Shoup #33	2668	5123 Arlington	6148
39943 Dyott	2848	919 N. Buena Vista	2438	5460 White Oak Unit C103	6138
833 N. Mariposa	2818	15370 Kadota	2458	18447 W. Montage	6168
14703 W. Rose	2828	6636 Clybourn #47	2388	530 N. Brighton	6178
13131 Aztec	2838	6120 Rodgerton	2708	8335 Grenoble #30	6188
38015 30th St E Sp 7	2898	537 E. Maple #2, Seller	2748	14271 Dickens #102	6198
1615 Silia	2858	537 E. Maple #2, Buyer	2748	19252 Ludlow	6208
44041 Chaparral	2918	1921 Jackson	2808		
18646 Superior	2968	39943 Dyott	2848		
43441 Buena Vista	2878	13131 Aztec	2838		
526 N. Fairview	2958	3111 La Corona	2238		
2275 E. Oris	2888	833 N. Mariposa	2818		
10350 Glory	3008	18728 Runnymede	2648		
1502 Crenshaw	2998	8855 Winnetka	2728		
7758 Via Catalina	2978	740 W. Huntington Unit A	6078		
4021 Kona	3048	2529 Abbot Kinney	6088		
1503 Rock Glen Unit B	3078	285 W. 6th #221	6118		
19754 Turtle Springs	3058	38603 Malby	6108		
44015 36th St W	2928	13126 Hart	6098		
		13727 Sierra	6128		

Call  
**The Brad Korb Team**  
**(818) 953-5300**  
*We Sell or List a Property Every 40 Hours!*

**USE THIS TRUCK FREE!**



Call 1-800-473-0599  
 Enter Code 4408

## Brad Did It Again!



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

## 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 Stella Gevorgian (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

### Kids' Community Dental Clinic

By Zoya Fruitwala  
USC Student

I have been a pre-dental student volunteer at the Kids' Community Dental Clinic for about two months and it has truly been a wonderful and rewarding experience. I came in with no prior experience working in a dental office and with the guidance of the amazing people who work here I have quickly learned many of the ins and outs of running a clinic. I have had the opportunity to learn both front and back-end roles. I learned how to work the front desk by calling and scheduling appointments, learning how to update patient information, and how to clean and set up between patients which allowed me to become familiar with the different tools and procedures.

Furthermore, I have had the opportunity to learn from and speak with dentists, many of whom graduated from dental schools I hope to apply to in the future. They have been very gracious and always willing to answer questions about the DAT and life in



Paola Guzman (starting hygiene school in 2024), Zoya Fruitwala (PreDental student) and Ana Gomez (Dental Clinic Manager).

dental school. Being at KCDC has been incredible and I have learned so much about what it's like working with patients and serving the community. I look forward to continuing volunteering at KCDC and learning more about working in dentistry. ■

**SAVE THE DATE!**  
KIDS' COMMUNITY DENTAL CLINIC  
Annual Fundraiser

# Casino Paradise

**SATURDAY, SEPTEMBER 23RD**  
6 - 10 P.M.  
DeBell Golf Club, Burbank  
Details to come!

## STARLIGHT BOWL

**SUMMER CONCERT SEASON 2023 • JUL 4 - AUG 12**

- JUL 4 THE RISING**  
HOLLYWOOD U2
- JUL 15 YACHTLEY CREW**  
WAYWARD SONS
- JUL 22 THE FAB FOUR**  
MONKEE MEN
- JUL 29 THE LONG RUN**  
RONSTADT REVIVAL
- AUG 5 BRUNO & THE HOOLIGANS**  
PRINCE AGAIN
- AUG 12 QUEEN NATION**  
K-TEL ALL-STARS

See our website for **SPECIAL ENGAGEMENT CONCERTS!**

**CITY OF BURBANK**  
Tickets also available at:  
Betsy Lueke Creative Arts Center  
1100 W. Clark Avenue  
Burbank, CA 91506

**TICKETS & VENUE INFO:**  
[STARLIGHTBOWL.COM](http://STARLIGHTBOWL.COM)

For More Information:  
818.238.5397 | [starlightbowlboxoffice@burbankca.gov](mailto:starlightbowlboxoffice@burbankca.gov)

**STARLIGHT PLATINUM**  
City of Burbank, Water and Power, Gain, Warner Bros. Discovery

**STARLIGHT GOLD**  
BD Financial TeamBrett, NODD

**STARLIGHT SILVER**  
CBS, Starlight Media, The Park Korb Real Estate Group

### Taking Action to Reduce Waste and Keep Burbank Beautiful

#### How Individual Efforts Make a Big Difference in Building a Sustainable Community

In today's world, it's more important than ever for each of us to take responsibility for our actions and make conscious choices to reduce waste generation. As residents of Burbank, we have the power to make a significant impact on our environment and create a more sustainable future. Let's talk about how we can work together to keep our city gorgeous, while also abiding by the current state laws and regulations.

California law recognizes the urgent need to address packaging waste, which constitutes a staggering 25% of what ends up in landfills. A law passed on June 30, 2022, sets ambitious targets to ensure that, by 2032, 100% of packaging in the state is recyclable or compostable, resulting in a 25% reduction in plastic packaging and a goal of recycling 65% of all single-use plastic packaging.

To achieve these goals, it starts with each individual taking action. When dining out, we can play our part by consciously reducing our consumption of unnecessary items. Remember to take only the sauces, napkins, utensils, and other essentials you truly need. By requesting just the required number of ketchup packets or sauces, we can avoid discarding the excess and

prevent unnecessary waste.

For our local delivery restaurants, it is crucial for them to understand our preferences regarding packaging. As responsible consumers, we can communicate with these establishments, clearly stating whether we require additional items like utensils and napkins or not. By doing so, we minimize the unnecessary packaging that often ends up in landfills.

While recycling is a commonly discussed solution, there is ongoing debate about its effectiveness. It's important for us to explore other avenues to reduce waste and make sustainable choices. By embracing practices such as composting, reusing containers, and purchasing products with minimal packaging, we can significantly decrease our environmental footprint.

Building a sustainable community is a collaborative effort. We can join hands with local organizations, like the Burbank Recycling Center, to learn more about proper recycling practices, disposal of hazardous materials, and ways to minimize waste in our daily lives. Together, we can make a substantial impact on

*Continued on page 8*

### Burbank Tournament of Roses Association

By Robert Hutt

The theme for the 2024 Rose Parade® is "Celebrating a World of Music: The Universal Language." Tournament of Roses President, Alex Aghajanian, explains the rationale behind his theme selection as follows: "The 2024 theme brings us together through music. In a world of different cultures, beliefs, hopes, and dreams, one language unites us all: music. The sound, texture, rhythm, form, harmony, and expression meld together to move, soothe, excite and delight the world. From bossa nova to blues, classical to country, metal to mariachi and rock to rap, thousands of genres invite us to become one in celebrating a world of music."

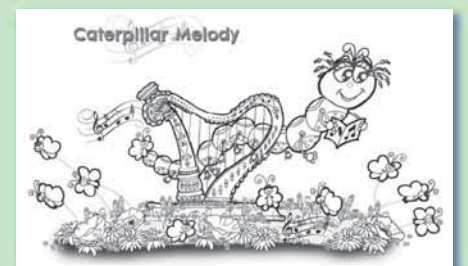
Burbank's float design puts a fantasy spin on the theme with "Caterpillar Melody." Design Contest winner Richard Burrow's vision of a giant caterpillar playing an equally gigantic harp, all surrounded by huge butterflies provides a great starting point for our creative Construction and Deco Teams.

Construction Team leader, Jon Reeves, envisions the caterpillar as having animated legs (hands?) that appear to be plucking the harp strings. The front three segments, including the head will be animated to move both from side to side and up/down. The three tail segments will be animated to sway left/right as they wrap around the harp. The current plan is to have six of the fourteen butterflies with moving wings. More than two dozen large, constructed daisies and poppies will fill out the base of the float. Overall, the float is expected to be about 45 ft long, 18 ft wide and rising to 22 ft tall.

Construction's biggest remaining problem is how to support the caterpillar, yet still give the illusion of it floating next to the harp. A simple approach would be to "grow" a support structure straight up from the chassis then try to cover it with flowers, (ie. make it Deco's problem). Another approach would be to build a very beefy structure inside the harp which could support the caterpillar from the side rather than the bottom. This might work for the heavy front half of the caterpillar, but the back end also needs support. Fortunately, the back end is much lighter and we might be able to create a smaller vertical support and give Deco a smaller problem.

Decoration Team leader, Terri Coomes, is looking to produce a very colorful caterpillar floating above a peaceful meadow. Several

types of grasses together with gerbera daisies will be used to depict the meadow. The rest of the float pod area will include at least a dozen different types of roses. The harp will be more "woody" with palm bark and crushed walnut shell. Kai chi will add some contrast to the wood tones. The butterflies are all planned to be decorated to represent various



Burbank's entry in the 2024 Rose Parade® is titled "Caterpillar Melody." The theme for the annual New Year's Day parade is "Celebrating a World of Music: The Universal Language."

California-native species. The fact that several species are listed as "endangered" adds a note of harsh reality to an otherwise fantasy-oriented float. As always, there will be lavish arrangements of more exotic flowers to add a floral "wow" factor.

Ben Knorr, our float music composer is working hard to provide another great acoustic counter-point to our floral masterpiece. Although he doesn't have much to work with, given that the only instrument on the float is the harp, we are confident that he will find some additional inspiration!

This fall, we will be hosting our annual Open House and Craft Faire at the float construction site. Save the date: Saturday October 7 between 11 AM and 4 PM. We expect to have more than 30 crafty vendors, a soon to be named food truck and Burbank's future Rose Parade Float! Visit the Faire to get a head start on your holiday shopping or to find something nice for yourself!

If you would like to help build Burbank's float, visit the float Barn on any Wednesday or Saturday 10 AM to 4 PM. The Barn is located at 123 W. Olive Ave. (under the Olive Ave overpass). The Barn phone number is 818-840-0060. Visit our website: [www.BurbankRoseFloat.com](http://www.BurbankRoseFloat.com) and follow us on Facebook! ■

# In The Community

## Burbank News & Events

### GIVING THE BURBANK HILLS THE OLD COLLEGE TRY!

By Susie Hodgson



Have you ever noticed that the streets in the hills of Burbank all seem to have school names? Just take a drive up to The Castaway. You took Harvard, didn't you? Look around. You'll find Cornell, Eton, Stanford, Amherst, Andover, Cambridge, Grinnell, Groton and more - including the street "Uclan." Some people don't even know where the name "Uclan" came from. Hint: Drop the "n"!

The University of California was established in 1873 in Berkeley. Its mascot and team were called the Bears, after California's state animal. In 1881, the state decided to build a second, southern branch of the University of California. This became known as the California State Normal school, which is a school for teachers, and was located where today's Los Angeles Central Library is. In 1914, the Normal School moved to its new location on Vermont where Los Angeles Community College sits today.

But this southern branch of the University of California soon outgrew the Vermont Street location and, in 1919, it was declared that the southern branch of the University of California shall become a full-fledged university as it expanded its fields of study. By the 1920s, the southern branch of the University of California began actively searching for a bigger, better location.

Enter Ben Marks, a real estate developer who happened to own a big patch of hillside land in Burbank (the former Stough property). Old maps tell us this hillside area was called Woodland Heights. Later, the development was named for Ben Marks and called BenMar Hills.

Ben Marks was a man with big ideas. He envisioned a grand development in the hills, featuring the University of California, designed to look practically palatial, like something out of Downtown Abby. But there was much more to the area than just a school. There would also be a new country club, hotels (plural!), a master auditorium, an open air theater, a civic center, and more.

But while Ben Marks had imagination in droves, his lack of marketing skills and business savvy outweighed that vast imagination.

There were other businessmen vying for the second branch of the University of California. One such pair of astute businessmen went by the names of Edwin and Harold Janss. The Janss Brothers owned a large plot of West Los Angeles. The brothers sold part of their lush location for a fraction of its valued price to the cities of Santa Monica, Beverly Hills and Los Angeles. In turn, in 1927, the three cities donated their new land, now called Westwood, which

became the new University of California, Los Angeles. Shrewdly, the Janss brothers held onto what became commercial and residential Westwood, assuring that they would own all the businesses and homes that would undoubtedly pop up all around UCLA. Very shrewd indeed.

Ben Marks never thought of that. And then the depression hit.

The Janss Brothers were prepared for it. They already had developed subdivisions in Boyle Heights, Yorba Linda, Van Nuys and Owensmouth (later renamed Canoga Park). They ventured out of California to develop Sun Valley, Idaho, and came back to create Thousand Oaks. Let's just say the Janss brothers did very well for themselves.

Ben Marks, on the other hand, was found guilty of fraud due to defaulted bonds and confused property title claims, and went broke.

True, homes were built in BenMar Hills. Some of the largest were built during the 1920s. You can still see some. After the dream of UCLA crumbled, Marks tried to build another school in the hills; it would be a division of USC! That idea went bust, too.

After World War II, many more homes were built in the hills, as suburbs were sprouting everywhere during the baby boom. But most people who live in the hills don't know that their homes were supposed to be a part of an elaborate European-looking site of UCLA. The street Ben Marks named Exeter became Walnut. A proposed park that Marks pictured at the top of Exeter is now DeBell Golf Club. BenMar Boulevard was replaced by Tufts, University and Uclan. Where Marks wanted to put the city's Civic Center is now McCambridge Park.

Yes, Ben Marks had a terrific imagination. What if his dreams had come true? If he had his way, it would be the Burbank Bruins feuding with the USC Trojans! Just picture the rivalry! Kind of like the Bulldogs versus the Bears. (That's still tough to type!) Just imagine...

**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 ■



**Burbank Public Library**

knowledge • discovery • community

**Students Succeed at the Library**

Do you have a student returning to class soon? The Burbank Public Library provides free access to online tutors, test prep sites, encyclopedias, and research aids to help support students throughout the school year. For a complete list visit [burbanklibrary.org/online-research](http://burbanklibrary.org/online-research).

#### FREE RESOURCES FOR STUDENTS OF ALL AGES



**HelpNow** offers personalized homework help in core subjects (math, reading, writing, science, and social studies) and live tutors are available to help 7 days a week from 1-10:00 pm.

In the Adult Learning Center you can access GED prep, U.S citizenship test prep, resume assistance, and Career Resources.

**Britannica School** is an encyclopedia that offers thousands of up-to-date curriculum-relevant articles, images, videos, audio clips, maps, and research tools in three separate levels created for Elementary, Middle, and High School students.

**Explora Student Research** is designed for students in grades 6 through 12 and provides research tools to easily obtain the information that they need for reports, searching popular magazines, reference books, photos, and more.

**eLibrary®** (powered by ProQuest) helps simplify the research process for students in grades 6+. It provides the help needed to easily and efficiently choose their research topic and find authoritative information to support their research claim.

**LearningExpress** suite of highly-acclaimed eLearning solutions is designed to help students and professionals achieve their educational goals. It provides interactive tutorials, practice tests, eBooks, flashcards and articles for academic skill-building, standardized test preparation, and career development.

**LinkedIn Learning** is an award-winning online learning site taught by recognized industry experts, offering more than 16,000 courses and 150,000 videos on business, technical and creative skills taught by real-world professionals.

#### ALL BUSD STUDENTS HAVE LIBRARY ACCESS

BConnectED is a joint initiative between the Burbank Public Library and the Burbank Unified School District that allows **Middle and High School students** to use their school identification cards to check out materials at any Burbank Public Library.

**All Elementary students** have been issued BConnectED Library cards to use. Kindergarten and new students are also issued cards at the beginning of the school year.

\* In addition to checking out books, students have the ability to download eBooks, audio books, music and movies, and take advantage of the online resources listed above.



Check out the event calendar on our website [burbanklibrary.org/events](http://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](http://burbanklibrary.org)



**The Burbank Singers** will begin their new semester on September 12, 2023. This musical troupe meets Tuesday mornings from 9:00 to 11:30 a.m. at Burbank Adult School and is always looking for additional voices. Perhaps that voice is YOURS. So, join this lively group of women to have fun, meet new friends and perform at various community events during the holiday and spring seasons. You will learn music in a variety of styles and from several eras. Auditions are NOT required. Reading music is not necessary, but is always a plus! Registration for Women's Chorus will begin on August 7 through Burbank Adult School or you can call (818) 625-5221 for more information. ■

<b>Police Dispatch</b> 818-238-3000	<b>The Brad Korb Team</b> <b>Your Realtors For Life</b> 818-953-5300 <a href="http://www.BradKorb.com">www.BradKorb.com</a>		<b>Fire Info</b> 818-238-3473
<b>Police Detectives</b> 818-238-3210			<b>Parks &amp; Recreation</b> 818-238-5300
<b>Animal Shelter</b> 818-238-3340	<b>Graffiti Hotline</b> 818-238-3806	<b>Streets/ Sanitation</b> 818-238-3800	<b>Water/ Power</b> 818-238-3700

# 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](http://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 ensuring 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](http://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 ADULT CENTERS

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



Contact the Joslyn Adult Center Monday-Thursday between 8am-8pm; and Friday between 8am-6pm, to request the most up-to-date information regarding facility hours and programs. Updated information on classes and activities are available at [www.burbankca.gov/adults55](http://www.burbankca.gov/adults55)

#### 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. 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 [www.burbankca.gov/adults55](http://www.burbankca.gov/adults55) 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. This class is both in-person as well as livestreamed for Zoom.

##### Fleet Feet Outdoor Walking Group – (In Person) \*\*

**Mondays from 10:00-11:00am**

Walking 1-3 miles, starting/ending point being Joslyn Adult Center. Bring friends/meet new friends as you walk and talk through beautiful Burbank. Distance depends on weather and ability.

##### Basic Fitness – (In Person) \*\*

**Tuesdays from 9:00-10:00am**

Designed for all fitness levels. It focuses on every joint, working your body from head to toe. No equipment is needed, and chair is provided. Instructor leads class with instructional CD.

##### Tai Chi (All Levels) – (In Person) \*\*

**Tuesdays from 10:00-11:00am & Wednesdays from 8:30-9:30am**

Tai Chi is a low-impact exercise system developed in ancient China. It enhances balance, agility, joint and muscle strength, and may reduce chronic symptoms. Tai Chi's slow-motion form enhances memory and concentration.

##### Full Body Conditioning – (Live Streamed/ In Person) \*\*

**Tuesdays from 10:45-11:30am**

This chair strength class will focus on exercises that build muscle mass, increase bone density, promote good posture, and improve balance. This class is both in-person as well as livestreamed for Zoom.

##### T'ai Chi Chih – (In Person) \*\*

**Tuesdays from 10:00-11:00am**

T'ai Chi Chih is a tool for self-healing. The 19 movements and one pose are designed to stimulate, circulate, and balance the energy within us. T'ai Chi Chih is often thought of as moving meditation because of the calming effects on the mind and emotions, and the release of tension throughout the body.

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

**Thursdays from 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 with Harry (Live Streamed/ In Person) \*\*

**Thursdays from 11:30-12:15pm**

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.

##### Indoor Chair Volleyball with Harry (In Person) \*\*

**Thursdays from 12:45-1:45pm**

It's just like volleyball, but in a chair using a beach ball. This is a great way to enjoy some exercise and socialize! There are many benefits to chair volleyball, such as reducing stress, improving cardiovascular fitness, increasing flexibility, and toning muscles. Join in on the fun!

##### Ballet Workout (In Person) \*\*

**Fridays from 9:00-10:30am**

This fitness class incorporates the fundamentals of Ballet, with barre and center work exercises, in a safe and gentle format geared towards older adults.

\*\* Instructor In-person status subject to change

#### DANCING

##### Hula Dancing

**Thursdays from 9:45-11:30am**

Come Hula in an atmosphere of friendship, fun, and Aloha spirit! Beginners meet at 9:45am to learn some basic step patterns. From 10:00am-10:30am they work on one of their easier dances. From 10:30am-11:30am, the intermediate/advanced class learns and practices more beautiful intricate dances. You will learn form and style, the meaning of the dances, and Hawaiian culture and tradition.

##### Ballroom Dancing – (Live Music)

**Thursdays from 7:00-9:30pm**

Cost of activity WITH activity card will be \$10.00

Coast of activity WITHOUT activity card will be \$12.00

##### Line Dancing

**Saturdays from 10:30-11:30am**

Cost of class WITH activity card will be \$5.00

Cost of class WITHOUT activity card will be \$7.00

##### Line Dance Workshop – (Beginners)

**1st & 2nd Saturday of every month from 10:00-10:30am**

##### Line Dance Workshop – (Advanced)

**3rd & 4th Saturday of every month from 10:00-10:30am**

#### OTHER

##### Brain Booster Live – Virtual Only

**2nd & 4th Monday of every month from 4:30-5:30pm**

In this group participants learn and practice proactive measures for maintaining a healthy mind with simple methods that can be incorporated into everyday life!

##### Karaoke – In-Person

**Mondays from 12:00-2:00pm**

Come and enjoy great musical performances by Stan, who leads this fun group of

Continued on page 9

# In The Community

## Burbank News & Events

### Burbank Chorale



**Burbank Chorale will start rehearsals for the Fall Semester on September 12, 2023, at St. Matthew's Lutheran Church 1920 W Glenoaks Blvd, Glendale, CA 91201. 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. If you are interested in auditioning, please email [membership@burbankchorale.org](mailto:membership@burbankchorale.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](mailto: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 Temporary Aid Center Updates

#### Thanks to Volunteers from CW and Disney!

BTAC's annual inventory is a big project. Every item in our food pantry has to be counted and recounted. This year, Disney VoluntEARS and employees from CW came to BTAC's aid. The inventory was completed with flying colors! Thanks for your help!

#### BTAC's Bingo, Bubbly and Brunch was the BEST!

On Saturday, 60 friends of BTAC gathered at Charlie & Friends for the inaugural Bingo, Bubbly and Brunch event! Thanks to everyone who sponsored and attended the event. We look forward to making this an annual event!

#### Donations Often Slow in the Summertime

With school out and focusses changing toward summer vacations, summer jobs and summer camps, we often forget that people still need help with groceries. BTAC welcomes your support year-round, including the summer months. Groceries (canned and packaged goods) as well as full-size hygiene items are always needed.

#### BTAC Turns 50!

Burbank Temporary Aid Center is entering its 50th year. Watch a variety of events and activities in 2024 to celebrate the milestone.

- BTAC's **Golden Anniversary Gala** will be held on Friday, March 15, 2024! Be sure to mark your calendars to share in the celebration!

- **Share your story:** Have you been involved with BTAC as a volunteer or recipient of assistance? Would you be willing to share your story? We are gathering stories and photos to commemorate BTAC's history and reconnect with some of our friends who were involved over the past 50 years. Send your story to [bhowell@theBTAC.org](mailto:bhowell@theBTAC.org).

#### 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:**

- 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. Most recently we have had many requests for cooking oil and coffee. 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.

**BTAC is located at 1304 W. Burbank Blvd., Burbank, CA 91506. For general information, email [info@theBTAC.org](mailto:info@theBTAC.org) or call 818-848-2822.**

**Thanks for your support! ■**

#### Reduce Waste

*Continued from page 5*

reducing our environmental footprint.

By actively supporting businesses that prioritize eco-friendly packaging and recycling practices, we create a market that drives positive change and fosters a circular economy. This encourages producers to explore innovative packaging alternatives and ensures that we, as consumers, have access to sustainable options.

Let's remember that our individual actions matter. By making mindful choices and advocating for environmentally con-

scious practices, we can contribute to the health and beauty of our beloved city. The transformation begins with the actions of each individual, and when combined, they create a powerful force for change.

So, let's take the initiative, Burbank! Let's be mindful of our individual trash generation, reduce packaging waste, and explore sustainable alternatives. Together, we can make a significant difference in keeping Burbank beautiful for generations to come.

This is a public service message brought to you by Dreams to Reality Foundation® ■



# 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. ■

**50 million Adults are faced with Overwhelming Money Worries and UNCERTAIN - WHAT to DO ...in order to Avoid Financial Insecurity Are You Struggling With Economy Fears...? (You're Not Alone)**



### Of Course You're Concerned

- **Inflation** - highest in decades
- **Costley** - interest rate hikes
- **Debt Ceiling** - confusing compromises
- **Global Uncertainty** - Ukraine, Russia, China
- **Recession** - possibilities



**What to Do Next... Contact Us**  
We have 12 successful years fixing client's needs throughout the U.S. - in these AREAS:  
(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
12. **Our Guarantee...**you will not pay 1 cent until we get the desired result

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

### HAVE YOU STOPPED PLAYING AROUND?

Please donate your games, consoles, accessories or other unwanted items to Dreams to Reality Foundation®.

100% of the proceeds from the sale of your donated items benefits people in need, providing jobs, food and essentials for very low income and unhoused individuals. Call or text Helen to arrange pickup or drop off (818) 964-1028, or email info@dreamstorealityfoundation.com



### JOSLYN ADULT CENTER

Continued from page 7

singers! Become a star, or just be a part of the audience! If you can carry a tune, or not, ALL are welcome to sing their heart out!

#### **Bridge – In-Person** **Wednesdays from 10:30-2:00pm**

You can come alone or bring a group! You MUST already know how to play Bridge. If you would like more information, please call Elena (President of Wednesday Bridge) at 323-656-7945.

#### **Genetics, Psychology & Forensics**

##### **Discussion Group – In-Person**

##### **Wednesdays from 3:00-5:00pm**

This group is facilitated by James L. Atwell, MA, author of How to Improve Your Life: Dreams, Self-Therapy & Genetics. Come by and share your questions and thoughts related to genetics, psychology, and forensics.

#### **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.

#### **Soulful Seniors – In-person**

##### **Fridays from 2:00-4:00pm**

This group explores well-known world religions, including Native American spiritual practices and other spiritual communities and their philosophies. Individuals of the group volunteer to explore and present weekly topics. No one is expected to be an expert in what they present, but rather to share what has piqued their interest and curiosity.

#### SUPPORT GROUPS

#### **Safe Space Discussion Group – Virtual Only**

##### **Mondays from 11:00am-12:30pm**

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

#### **Men's Discussion Group – In-person**

##### **Thursdays from 1:00-2:30pm**

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

#### **Let's Talk Discussion Group – Virtual Only**

##### **Tuesdays from 2:00-3:30pm**

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

#### SERVICES

#### **Gadget/Computer Tutoring**

##### **Weekly - various times (1-hour sessions)**

Need help with your cell phone, tablet, or learning how to use a computer/laptop? One on one help throughout the week to help with your gadget/computer needs. Call for appointment 818-238-5353

#### **Hearing Screening**

##### **1st Wednesday of every month from 9:00-11:00am**

Provided by Hear USA. Appointments are

strongly recommended. Walk-ins if time permits.

Call for appointment 818-238-5353

#### **Notary**

##### **3rd Wednesday of every month @ 9:30am**

By appointment only. Kenneth Barnes is offering a FREE notary service for those 55+ with a BSAC card, \$5 for those without. One document per appointment.

Call for appointment 818-238-5353

#### **Medicare (HICAP) Counseling**

##### **Monthly 11:30am & 12:30pm**

By appointment only. For assistance with all things Medicare or health insurance related. Call for appointment 818-238-5353

#### **Free Fall Risk Assessments**

##### **3rd Thursday of every month from 11:00-12:00pm**

Provided by Happier Home care. Takes place in the lobby of the Joslyn Adult Center.

#### 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 need assistance with any of these services that Project Hope provides, or if you 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. ■

# 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!**

**2 Units**

**NO HO ARTS DISTRICT**  
Call 1-800-473-0599

**\$999,999**  
Enter Code 3088

Luxury Division

**2 New Duplexes**

**LOS ANGELES**      **\$3,699,996**  
Call 1-800-473-0599, Enter Code 2998

**Mini Gated Estate**

**SHERMAN OAKS**      **\$1,599,995**  
Call 1-800-473-0599, Enter Code 2768

**3 Beds 2 Baths**

**BURBANK**      **\$1,299,992**  
Call 1-800-473-0599, Enter Code 2718

**4 Bedrooms**

**BURBANK HILLS**      **\$1,199,991**  
Call 1-800-473-0599, Enter Code 3028

**5 Bedrooms**

**NORTHRIDGE**      **\$1,199,991**  
Call 1-800-473-0599, Enter Code 2968

**2 Units**

**BURBANK**      **\$1,099,990**  
Call 1-800-473-0599, Enter Code 2958

**Pool**

**HAWTHORNE**      **\$999,999**  
Call 1-800-473-0599, Enter Code 2498

**Duplex / Land**

**NO HO ARTS DISTRICT**      **\$999,999**  
Call 1-800-473-0599, Enter Code 2638

**Pool**

**NORTH HOLLYWOOD**      **\$999,999**  
Call 1-800-473-0599, Enter Code 2738

**4 Bedrooms**

**GLENDALE**      **\$989,989**  
Call 1-800-473-0599, Enter Code 2758

**3 Bedrooms**

**BURBANK**      **\$979,979**  
Call 1-800-473-0599, Enter Code 2988

**Private Gated Estate**

**ACTON**      **\$969,969**  
Call 1-800-473-0599, Enter Code 3098

## 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](http://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](http://www.bradkorb.com)** **email: [brad@bradkorb.com](mailto: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!



**2 Beds 2 Baths**  
**LOS ANGELES**      **\$925,529**  
Call 1-800-473-0599, Enter Code 2908



**Cute & Cozy**  
**HIGHLAND PARK**      **\$849,948**  
Call 1-800-473-0599, Enter Code 2798



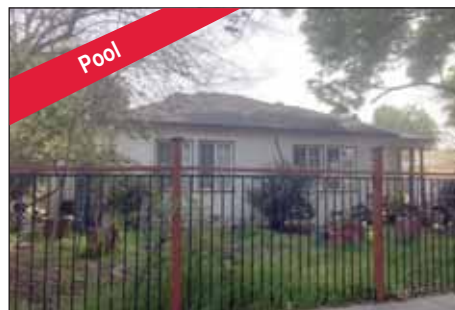
**Duplex**  
**LOS ANGELES**      **\$849,948**  
Call 1-800-473-0599, Enter Code 3108



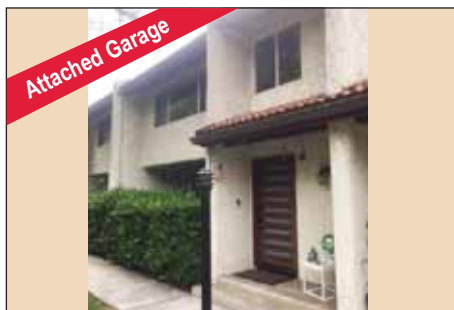
**Media District**  
**BURBANK**      **\$839,938**  
Call 1-800-473-0599, Enter Code 2598



**Built in 2018**  
**VAN NUYS**      **\$789,987**  
Call 1-800-473-0599, Enter Code 2828



**Pool**  
**NORTH HOLLYWOOD**      **\$799,997**  
Call 1-800-473-0599, Enter Code 2698



**Attached Garage**  
**CABRINI VILLAS**      **\$799,997**  
Call 1-800-473-0599, Enter Code 2978



**Pool Fun**  
**LONG BEACH**      **\$799,997**  
Call 1-800-473-0599, Enter Code 3128



**3 Beds 2 Baths**  
**VAN NUYS**      **\$799,997**  
Call 1-800-473-0599, Enter Code 2688



**3 Bedrooms**  
**GLENDALE**      **\$779,977**  
Call 1-800-473-0599, Enter Code 3118



**2 Beds 3 Baths**  
**GLENDALE**      **\$649,946**  
Call 1-800-473-0599, Enter Code 3018



**3 Beds 2 Baths**  
**LOS ANGELES**      **\$599,995**  
Call 1-800-473-0599, Enter Code 2628



**Pool**  
**LANCASTER**      **\$589,985**  
Call 1-800-473-0599, Enter Code 2878



**2 Beds 3 Baths**  
**VAN NUYS**      **\$549,945**  
Call 1-800-473-0599, Enter Code 2948



**4 Bedrooms**  
**LANCASTER**      **\$489,984**  
Call 1-800-473-0599, Enter Code 2858



**Office**  
**TEMPLE CITY**      **\$499,994**  
Call 1-800-473-0599, Enter Code 2578



**Attached Garage**  
**PACOIMA**      **\$449,944**  
Call 1-800-473-0599, Enter Code 2678



**Cute & Cozy**  
**COMPTON**      **\$420,024**  
Call 1-800-473-0599, Enter Code 2888



**Laundry in Unit**  
**MONTCLAIR**      **\$409,904**  
Call 1-800-473-0599, Enter Code 3068



**Great Place to Start**  
**LOS ANGELES**      **\$299,992**  
Call 1-800-473-0599, Enter Code 2508

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

# Market Trends

## Burbank

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	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	1	1	100.0%	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	1	1	100.0%	1	6	1	1.0	\$459,833	\$467,167	101.6%	62
\$500,001 to \$600,000	1	0	NA	1	8	1	0.8	\$535,869	\$554,250	103.4%	47
\$600,001 to \$700,000	3	5	166.7%	2	20	3	0.9	\$664,375	\$657,535	99.0%	55
\$700,001 to \$800,000	3	2	66.7%	5	27	5	0.7	\$761,270	\$761,746	100.1%	37
\$800,001 to \$900,000	0	8	NA	2	28	5	0.0	\$856,009	\$862,696	100.8%	28
\$900,001 to \$1,000,000	5	7	140.0%	7	28	5	1.1	\$939,725	\$956,483	101.8%	26
\$1,000,000+	33	0	NA	0	173	29	1.1	\$1,374,495	\$1,397,172	101.6%	25
Market Totals	47	24	51.1%	18	290	48	1.0	\$1,134,331	\$1,150,354	101.4%	30

## 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	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	0	0	NA	0	1	0	0.0	\$1,165,000	\$1,110,000	95.3%	96
Market Totals	0	0	NA	0	1	0	0.0	\$1,165,000	\$1,110,500	95.3%	96

## 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	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$899,000	\$980,000	109.0%	10
\$1,000,000+	2	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	2	0	0.0%	0	1	0	12.0	\$899,000	\$980,000	109.0%	10

## 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	0	NA	0	1	0	0.0	\$900,000	\$850,000	94.4%	40
\$900,001 to \$1,000,000	1	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	2	0	NA	0	6	1	2.0	\$1,562,000	\$1,559,333	99.8%	15
Market Totals	3	0	0.0%	0	8	1	2.3	\$1,393,375	\$1,372,000	98.5%	25

## 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	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	1	0	0.0	\$1,085,000	\$1,000,000	92.2%	113
\$1,000,000+	1	0	NA	0	1	0	6.0	\$1,099,777	\$1,163,000	105.7%	3
Market Totals	1	0	0.0%	0	2	0	3.0	\$1,092,389	\$1,081,500	99.0%	58

## 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	2	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	1	NA	0	2	0	0.0	\$794,500	\$745,000	93.8%	13
\$800,001 to \$900,000	0	0	NA	0	2	0	0.0	\$799,000	\$840,000	105.1%	9
\$900,001 to \$1,000,000	0	1	NA	2	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	6	1	1.0	\$1,307,150	\$1,305,500	99.9%	20
Market Totals	1	2	200.0%	4	10	2	0.6	\$1,102,990	\$1,100,300	99.8%	16