



# In The Community

## Burbank News & Events

### 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 virtually 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, Longbridge 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

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

### 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 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®**

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**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. ■*

Visit [www.BradKorb.com](http://www.BradKorb.com)  
For All Your Real Estate Needs!

## Burbank Chorale



**Burbank Chorale** will start rehearsals for the Spring Semester on January 17, 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.**

# In The Community

## Burbank News & Events

### BURBANK ADULT CENTERS

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



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

#### JOSLYN ADULT CENTER

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

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

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

#### Virtual and In-person Activities

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

#### FITNESS

##### Kundalini Chair Yoga – (Live Streamed/ In Person)\*\*

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

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

##### Chair Strength Training – (Live Streamed/ In Person)\*\*

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

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

##### Fall Prevention with Harry – (Virtual)

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

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

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

**Thursdays 10:00-11:00am**

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

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

**Thursdays from 12:15- 1:00pm**

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

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

#### DANCING

##### Ballroom Dancing

**Thursdays 7:00-10:00pm**

Cost of activity WITH activity card will be \$10.00

Cost of activity WITHOUT activity card will be \$12.00

##### Line Dancing

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

Cost of class WITH activity card will be \$5.00

Cost of class WITHOUT activity card will be \$7.00

#### OTHER

##### Brain Booster Live – Virtual Only

**Mondays 4:30-5:30pm**

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

#### Karaoke – In-Person

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

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

#### Bingo – In-person

**Thursdays from 1:00-3:00pm**

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

#### SUPPORT GROUPS

##### Challenges and Choices – Virtual Only

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

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

##### Men's Support Group – In-person

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

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

##### Senior Support Group – Virtual Only

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

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

##### Soulful Senior Support Group – In-person

**Fridays 2:00-4:30pm**

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

#### TECHNOLOGY

##### Zoom Coaching Appointments

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

#### Ongoing Programming

##### Home Delivered Meals ✓

##### Currently Open for Enrollment

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

##### Project Hope ✓

##### Currently Open for Enrollment

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

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

##### Phone Pals ✓

##### Currently Open for Enrollment

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

#### Day Trips

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

### ANNA LUKE CFPTM / COMPREHENSIVE FINANCIAL SERVICES DONATES TOYS TO BENEFIT THE BOYS & GIRLS CLUB OF BURBANK AND GREATER EAST VALLEY



Comprehensive Financial Services hosted its annual holiday party for their clients and asked that they bring an unwrapped toy for members of the Boys & Girls Club of Burbank and Greater East Valley. The event was once again held at the Oakmont Country Club in Glendale. This event is in its 23rd year.

Upon seeing all the toys collected, CEO Shanna Warren remarked, "Every year CFS and their clients do an amazing job. I am so grateful for the love and support they have shown our Club. The Boys & Girls Club of Burbank just can't thank Anna and Victor Luke, Candy Hanks Marinace, and the whole CFS team enough for choosing our Club as the beneficiary. It's just incredible how everybody goes out of their way to make sure our Club members will have a special holiday. We're so grateful."

All the toys collected were distributed to Boys & Girls Club of Burbank members during its Main Club holiday party on Friday December 16, 2022. Once again, CFS, which single-handedly provided more than 75% of the toys also helped us bring joy to all of club members. Thank you, CFS. Santa's workshop at the Club was filled to the brim with wonderful holiday surprises.

Comprehensive Financial Services is a diversified financial consulting firm specializing in retirement, investment, estate, and tax planning services. For more information please contact Anna Luke CFPTM at (818) 846-8092 or by email at Anna@cfsburbank.com.

Comprehensive Financial Services, 3811 W. Burbank Blvd., Burbank, CA 91505  
www.cfsburbank.com

#### About the Boys & Girls Club of Burbank and Greater East Valley

Serving our community for 28 years, the Boys & Girls Club of Burbank and Greater East Valley supports and nurtures potential in 4200 young people ages 5-18 every day. Through professional, dedicated and trained staff, the boys and girls at our Main Club and at 22, local school sites, are encouraged to fully participate in a variety of enrichment programs all designed to help kids experience a positive sense of self and build strong character. No child is ever turned away for an inability to pay. The Boys & Girls Club of Burbank and Greater East Valley is a 501(c)3 organization. For more information visit us at www.BGCBurbank.org or call 818 842-9333. ■

## Brad Did It Again!



Brad Did It Again with the purchase of Ariel's family home in Sylmar!

# 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	
1410 N. Rose	2178	1206 W. Victory	3998	10715 Camarillo #310	5918
2355 Royal	2258	140 S. Parish	2038	37030 Bayliss	5888
1751 N. Maple	2308	4915 Coldwater Canyon #6	3838	6562 Sausalito	5958
6638 Clybourn #43	2168	6636 Riverton	2028	20717 Lemarsh Unit C	5968
1910 Paloma	2338	10012 Gothic	2098	305 N. Coolidge	5938
816 N. Naomi	3778	2030 Richard	3918		
1209 N. Cherokee	2378	11064 Scoville	2148		
1510 N. Screenland	2358	13574 Mindora	2118		
7973 Clearfield	2368	6638 Clybourn #43	2168		
1417 N. Evergreen	2348	816 N. Naomi	3778		
759 E. Avenue K7	2188	1751 N. Maple	2308		
13401 Eustace	2328	22957 Vista Delgado	5848		
7102 Mammoth	2408	9941 Provo	5868		
37918 Calcedony	2418	10319 Haines Canyon	5908		
147 S. Beachwood	2248	4260 Via Arbolada #201	5898		
1504 E. Valencia	2398	5460 White Oak Unit E308	5858		
		12292 Blackmer	5878		
		23851 Erin	5948		
		1123 E. 80th	5928		

**USE THIS TRUCK FREE!**



Call 1-800-473-0599  
Enter Code 4408

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

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

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



**Help Us with Our Fundraiser**

**Got Too Much Stuff?**

**PLEASE Donate'em to Us THANK YOU**

New Items Used Items

DVDs / CDs / Jewelry / Watches  
Video Games and Consoles  
Phones / Cameras / Books / Purses  
\*\*\* Other Stuff Too \*\*\*

Please Call **(818) 841-8010** to arrange drop-off

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

**Kids Community Dental Clinic**  
400 W Elmwood Ave, Burbank, CA 91506 WWW.kidsclinic.org

**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 Mary Ann Deal (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



Next BCC Monthly Association Meeting is January 9th !!

**Meeting Time & Location:**

Monday, Jan 9 - 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 and make your selection by Friday, November 4 at 10:00 am!!!**

(Please bring cash or check)

**Guest Speakers:**

Each month BCC invites a special guest speaker to present to the membership, has announcements from local government offices, and updates members on news about BCC and member announcements..

**RSVP at <https://www.burbankcc.org/eventsgallery/>**

**Become a member of the Burbank Coordinating Council**

How do I join? Becoming a member is easy!

Simply go to our online signup.

Memberships are \$20/year for individuals and \$30/year for organizations.

**Go to: [www.BurbankCC.org](http://www.BurbankCC.org) for more details**

**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
- Website
- Social Media
- Fundraising
- Nonprofit Organization Coordinator



Interested? Send an email to Mary Anne Been, (mabeen@mac.com) BCC President to find out more!



**2022 BCC Holiday Basket Program**

For 76 years BCC has worked with our community partners and donors to collect toys, new clothing items, blankets, and personal items along with bags of nonperishable foods.

We also supply grocery gift cards for fresh food items so each family can get the items that we can't supply.

It truly takes a village to make this program run smoothly.

**Go to: [www.BurbankCC.org](http://www.BurbankCC.org) / Holiday Baskets for more details**

\$1,564,643



**2022 BCC Campership Program**

Pre-register NOW for BCC's 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.

**Go to: [www.BurbankCC.org](http://www.BurbankCC.org) / Campership Program for more details**

Visit Burbank Coordinating Council at [www.burbankcc.org](http://www.burbankcc.org) ■



# In The Community

## Burbank News & Events

### NIFTY FIFTY – A “GOLDEN” TIME!

By Susie Hodgson

The year is 1973. Fifty years ago. What's happening in the world? Here are just a few tidbits:

- LBJ dies.
- President Nixon goes to China.
- The Watergate scandal is exposed.
- The Godfather wins Best Picture.
- The first cellular phone call is placed.
- The World Trade Center opens.
- Federal Express goes into business.
- Secretariat wins the Triple Crown.
- Led Zeppelin brings in a bigger audience than the Beatles.
- Bobby Riggs loses to Billie Jean King.
- Jim Croce dies.
- Willie Mays retires.
- Spiro Agnew resigns. Gerald Ford becomes VP.
- The Oakland A's win the World Series.
- The Alaska Pipeline is built.
- The Exorcist is released.

**BUT WHAT ABOUT BURBANK?**

From the rather thin newspaper, The Burbank Ledger, in its January edition from 1973. Note that the paper featured far more ads than articles:

In the Rose Parade, Burbank's entry, "Neptune's Daughter" is the theme of our float. It features an underseas garden and live mermaids along with King Neptune. (LIVE mermaids??)

Editorial:

"People who become justifiably excited about the environment should try to figure out what kind of person throws a lighted cigarette onto a carpeted or asphalt-tiled floor. There is just no hope for that kind of guy – he probably does the same thing at home."

The Alpha Beta supermarket on W. Alameda at Main offers T Bone steak for \$1.78 a pound, Nyquil for 88 cents, bread for 33 cents and Tide Detergent for 79 cents.

Interest rates on 3-month T-Bills average 8.67%. (You read that right.)

Children under the age of 9 need 2 to 3 servings (8 oz.) of milk per day. (Whole milk?)

The average income is \$11,470/year. 2 New Homes for Sale – Only \$26,950 each! Brand new, 3 bed, 2 baths, near Lockheed. You can move in tomorrow! (You can barely get a car for that today!)

'65 Mustang Convertible, Stick, V8, radio, heater - \$399

Do It Yourself Divorce! (Well, you might need a second party to get a divorce FROM!)

Shop at the Golden Mall!



Jobs for Women: (Yes, they separated Jobs for Men from Jobs for Women. Guess which paid more!)

Girl to do paste-up, light bindery work, filing, etc. Ask for Rod.

File Clerk – Local - \$475!  
AND WHAT ELSE?

In 1973, Mary Jane Strickland, who worked for the city, specifically the library, for many years, sees a need to preserve Burbank's vital history and starts the Burbank Historical Society. With help from her many friends and family (most importantly from her dear husband Harry, a detective with the Burbank Police Department) Mary Jane takes on the arduous task of archiving, organizing and filing Burbank's historical documents and photographs. Over time, the Historical Society restores the 1887 Mentzer House (the blue Victorian home seen from Olive Avenue) and constructs its approximately 20,000 square foot museum behind the house. The museum is filled with exhibits, displays and information all about Burbank and its fascinating history.

The Burbank Historical Society will be recognizing the 50th Anniversary of our founding with a series of events over the course of the year including our traditional Mother's Day Tea and Summer Membership BBQ. In October, the Society will host an Anniversary Party to recognize the milestone. Additional details will be forthcoming.

Want to learn more? Come visit us! And while you're at it, why not support your city and become a member or docent (or both!) for our wonderful Historical Society! We're a fun bunch and would love to have you join us! You'll see why everyone calls it Burbank's hidden gem.

**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

**Start the New Year at  
Your Burbank Public Library**

**Our Winter Story Time Session** will begin the week of January 9. *Story Time plays an important role in promoting early literacy and the love of books, learning, and exploring the world with simple songs, finger plays, rhymes, and crafts.*

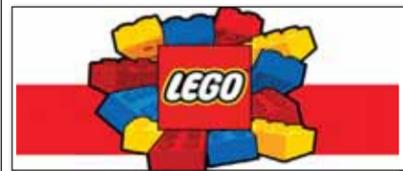


Children ages 0-5 and their grownups are welcome join in the fun outdoors at the Northwest Branch Library on Wednesdays (Jan 11 – Mar 1) at 10 am, or inside the Buena Vista Branch Library on Fridays (Jan 13 – Mar 3) at 10 am.

**Sidewalk Astronomers** are coming back to the Library for **Moon Watch** outside the Burbank Central Library on January 5 from 6:30 – 7:30 pm. Drop by for a look through a telescope! Members of the Sidewalk Astronomers will be set up outside the library for a close-up look at the moon and any visible planets.

**Teens** can check the January event calendar to register for a two-day class on **DSLR Photography or Learn to Crochet.**

Register at [burbanklibrary.org/events](http://burbanklibrary.org/events)



**LEGO® Club – Drop in and Build**

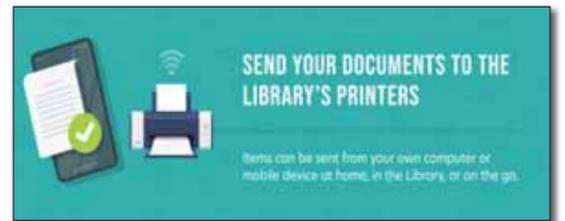
Families and kids are invited to come build and create. Become an engineer, design a city, build a boat, a dream house, or a space ship!

Drop in and design your own masterpiece using the Library's LEGO® bricks. Get creative and have fun.

**A New Convenient Service Offered by the Library**

**Mobile Printing** – *Print from any device, anywhere, anytime!*

From the convenience of your home or office, while you're on the go, or at the library, you can send your print jobs directly from your laptop or mobile device to our printers. Then you can stop by the library branch you selected, pay for your printouts and pick them up during our open hours.



There are 3 easy ways to use mobile printing – through our website, by email, or by downloading and using the PrinterOn app. Complete instructions are available on the Wifi page on our website.

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)

### Borrow the Free Moving Van



**Call us at 818-953-5300 for Details**

*Our clients Ted & Wanwilai borrowed the moving van after their condo purchase in Glendale!*

### [www.BurbankPropertyInfo.com](http://www.BurbankPropertyInfo.com)

A FREE service to help area home buyers find their dream home. Your first e-mail will list all homes currently for sale that meet your search criteria.

Then each morning you will be e-mailed a list of all of the new homes for sale and price changes since your previous search.

**No more having to reply on manual searches.**

**BECAUSE YOU HAVE  
BETTER THINGS TO DO!**



# In The Community

## Burbank News & Events

### Meet Joe and Kathy McHugh...

I have been friends with Joe and Kathy McHugh since our children were six years old and we 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 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](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 Temporary Aid Center Updates

#### BTAC Continues to Serve Record Numbers

We have been overwhelmed at the number of community members needing assistance. We are happy to be able to assist them but couldn't have done it without you. Normally, each household can receive groceries once each month. Because of your generosity, BTAC is still able to provide each household two orders of groceries every month. Getting the extra groceries helps reduce monthly food costs, leaving funds to help with car payments, rent, etc.

#### Happy New Year and Thank You!

As the new year begins, BTAC would like to thank the wonderful Burbank community for the generous outpouring of support during the holidays. Whether by conducting a food drive, hosting an event or donating funds and gift cards, you helped make sure our neighbors and friends in need had what they needed for their family holiday traditions!

#### Save the Date for BTAC's Annual Gala!

Friday, March 24, 2022, BTAC will hold its Annual Gala. We are very excited to have our first in-person Gala since 2020! We want to celebrate those who helped BTAC step up and serve the increased numbers who needed help during the pandemic. We hope you will be able to join us. Watch for more information in the coming weeks. For more information or to be added to the invitation list, contact BTAC for 2020 information: 818-848-2822 ext. 110 or [bhowell@theBTAC.org](mailto:bhowell@theBTAC.org).

#### BTAC Needs Volunteers!

Did you know that BTAC couldn't be open if it weren't for wonderful volunteers? If you are looking for meaningful involvement, join others who have found a place at BTAC. For more information about volunteering, call or email Libby at 818/848-2822 ext. 113 or [volunteer@theBTAC.org](mailto:volunteer@theBTAC.org)

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



#### Brad's Clients Use the Truck for Free Added Service Where the Rubber Meets the Road

Brad's Team provides service based on client needs. When Brad asked his past clients what more he could do, nearly all of them agreed that a truck would be great. Brad decided to provide a moving truck complete with appliance dolly and moving pads. Use of the truck is free of charge to Brad's clients (Buyers and Sellers).

#### Helping the Southern California Community

Brad's truck is available to community organizations, churches and charitable groups subject to availability, but always free of charge.

Check the calendar at [www.BradKorb.com](http://www.BradKorb.com) to see what dates our moving truck is available, and fill out the contact form to reserve a date for your move.

**There are a few restrictions such as age of driver, licensing, distance, and basic use and care. For more information, just ask!**

**818.953.5300 or [www.BradKorb.com](http://www.BradKorb.com)**

### Have You Waited Long Enough?

Dear Friend,

Here's a quick note to let you know how I can help you or anyone you feel comfortable introducing me to.

This is a great time to buy a house. Borrowing costs are at historic lows and housing prices have reached their most affordable levels in a generation. There are many people who may have been on the fence, waiting for the right time to make a move or an investment.

This is the right time. Email me and I'll share the research I have on the loans and the government programs that are available now. Combine these rates with the number of properties available right now, and what you have is a rare opportunity that won't last forever.

Over the past few months I've helped a few young couples purchase their first homes and several growing families move into properties where they could spread out. I have also helped a few clients buy investment property with affordable loans that fit into their financial picture.

Today's market is the time people have been waiting for.

**Brad Korb, Your Real Estate Consultant for Life  
The Brad Korb Real Estate Group, 818-953-5300, [Brad@BradKorb.com](mailto:Brad@BradKorb.com)**

*P.S. Who's the next person you know who is wondering if this is the best time to purchase their first home, a move-up home or an investment property?*

# In The Community

## Burbank News & Events

<b>Police Dispatch</b> 818-238-3000	<b>The Brad Korb Team</b> <b>Your Realtors</b> <b>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

### 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 Tournament of Roses Association

By Robert Hutt

As I write this column, the Rose Parade® is still a month away. I have no idea whether Burbank's float "Adventure Awaits" will win an award. Regardless, as a previous president of the Burbank Tournament of Roses Association and on behalf of our current president, Linda Cozakos, I want to thank the many volunteers



who helped design, build and decorate the float during the past ten months. It's a great feeling to see our community

cepts from the community. The Design Contest for Burbank's 2023 Rose Parade® entry is going on right now but ends January 25 at 8:00 PM. You can enter our Design Contest even if you don't live, work, or attend school in Burbank. You don't need to be an artist. There are no age limits. Enter as often as you like! If your concept is selected, you will receive

two VIP tickets to the 2023 Rose Parade! Download a Design Contest entry form by visiting our website at



Enter our float Design Contest! You don't need to be an artist to submit an entry. These images show the progression from the original design submission to color rendering, to parade picture of our prize-winning float. "Rise Up" won the Leishman Public Spirit Award for the most outstanding floral presentation by a non-commercial entry.

come together on this project.

I would also like to thank the many restaurants in Burbank that donated lunches and dinners to help feed our volunteers! Also, thanks to Burbank Water and Power for again allowing us to use their garage space to prepare thousands of fresh flowers.

If you can't make it out to Pasadena to see the parade or to Victory Park after the parade, the float will return to Burbank and be displayed from January 4-8 at Olive and Glenoaks (across from the main library). Shows with animations and music are presented on the odd hours beginning at 11 AM.

Deconstruction Day will be Saturday, January 14. All those months of work will come apart in one weekend! Starting at 10 AM at the float site, all characters will be removed, flowers and steel will be recycled, and the foam will be broken down to fit in the dumpsters. The flower cage area must be cleaned up so it can again be used by BWP crews. All flower vials and buckets must be washed and stored for next year. Wear some old clothes (no open-toe shoes). We even serve lunch!

As one of only six self-built entries in the parade we depend on design con-

www.BurbankRoseFloat.com. The official parade theme will not be announced until mid-January, but we believe it will be something very close to "Music Speaks."

Finally, you can help select the winning design concept at the special Pick-The-Float meeting which will be held on February 2 at 6:30 PM at the Burbank Fire Department Training Center (1845 N Ontario St). Only paid-up members can vote for their favorite designs, so become a member before January 30! Click over to the membership form on our website or visit the construction Barn and become a member! New memberships will not be accepted at the meeting!

Workdays at the site are now only Wednesdays and Saturdays from 10 AM until about 4 PM. We will be doing lots of clean-up and steel salvage work. Call the float site at 818-840-0060 and we will be happy to answer any questions. While we are not checking vax status, we strongly recommend wearing a mask while volunteering at the site. Our address is 123 W. Olive Avenue, next to the MetroLink parking lot. Check our website at [BurbankRoseFloat.com](http://BurbankRoseFloat.com) for any upcoming events. ■

# In The Community

## Burbank News & Events

### Burbank University Women

**M**embers 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 That Have Worked for 12-years ...Customer Situations – we have helped in 9-States**

1. **Fixed/or No income...**having difficulty making ends meet
2. **Loss of Business...**due to COVID-19/Other factors
3. **Need Mortgage Approval...**to purchase home/refinance (however do not qualify)
4. **Need Equity/Cash from home...**but cannot get approved
5. **Pay Customer Monthly Mortgage Payments...**so, they can remain in home
6. **Eliminate Expensive Credit Card Debt...**interest rates are continuing to go up
7. **Eliminate Medical/Dental Debt...**successful with multiple CARE institutions
8. **Divorce/Mediation...**eliminate separation agreement expenses
9. **Federal/State Tax Liens/Judgements...**ability to prevent wage garnishments
10. **Considered Bankruptcy...**we have a far greater solution, without credit damage

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

### Burbank-Valley Garden Club

The Burbank-Valley Garden Club will hold the next meeting on January 5, 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 is one of our own, Noella Ballenger and she will be discussing "All Things Eagle . . ." Alaska is one of the most beautiful places on earth and it is a primary home to America's national bird, the Bald Eagle. This program shares insights into the life of the Bald Eagle, from Alaska to a winter home at the Great Salt Lake, Utah. This is an "overlap" area between the Bald Eagle and the Golden Eagle, the only other eagle living in North America. We also meet wildlife rehabilitator, Martin Tyner, as he rescues and heals injured eagles.

Noella Ballenger is a professional nature and wildlife photographer and writer. Noella has traveled extensively searching for pockets of beauty throughout the United States, Canada, New Zealand, Africa, Europe, and the South Pacific. She has taught photography workshops in the United States and in New Zealand and was a feature writer for an online photography magazine for over 20 years.

Come join us and listen to this amazing speaker and make some new friends, we will save a seat for you!

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). ■



[www.britannica.com/animal/bald-eagle](http://www.britannica.com/animal/bald-eagle)



[www.britannica.com/animal/bald-eagle](http://www.britannica.com/animal/bald-eagle)



#### Meet Brad Korb...

*an individual who knows the importance of maintaining focus...*

It is focusing on what matters most in life that Brad Korb believes results in true success. Brad's successes are the direct result of his unique ability to visualize a goal and make a plan to accomplish it. This focus is applied to spending time with his family, interacting with his community and helping his real estate clients to realize their dreams.

Brad and his team have accomplished an incredible amount of success for clients by providing services that go well beyond the average real estate agent. Relationships with clients are based on absolute honesty, loyalty, accountability, dedication and an understanding of client needs. The Brad Korb team is always focused on what matters to you.

As a part of this focus and determination to helping clients become neighbors, Brad Korb has developed this creative website filled with essential information about California's Burbank, Glendale, North Hollywood, Sun Valley and the wonderful and diverse surrounding areas. Our area is rich in history, recreational and business opportunities and unequalled natural beauty, and we welcome you to explore it within our site.

Whether you are in the media industry looking to buy residential property closer to where you work, or looking to sell, **BradKorb.com** is the perfect place for more information. Use **BradKorb.com** as your premier resource for all of your real estate needs in Burbank, Glendale, North Hollywood, Sun Valley and surrounding areas. If you're a homebuyer in search of that perfect place to call home, please visit our property search page to find just what you've been looking for. If you are interested in commercial or investment properties you will find valuable information here. Brad Korb also provides information on relocation resources and free estimates on your home's value. With an incredible knowledge of the real estate market and a strong track record of success, Brad Korb remains dedicated to each client. Contact Brad Korb today and find out more information!

#### Thinking of Buying or Selling?

(818) 953-5300 • [www.BradKorb.com](http://www.BradKorb.com) email: [Brad@BradKorb.com](mailto:Brad@BradKorb.com)

**Call The Brad Korb Team  
(818) 953-5300**

**We Sell or List a Property Every 40 Hours!**

# 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!

**NORTH HOLLYWOOD**  
Call 1-800-473-0599

**\$559,955**  
Enter Code 2388



Luxury Division



**HOLLYWOOD** **\$3,399,992**  
Call 1-800-473-0599, Enter Codes 2218, 2378



**LOS ANGELES** **\$1,699,996**  
Call 1-800-473-0599, Enter Code 2218



**LOS ANGELES** **\$1,699,996**  
Call 1-800-473-0599, Enter Code 2378



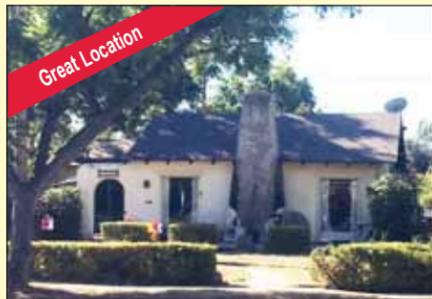
**BURBANK HILLS** **\$1,339,933**  
Call 1-800-473-0599, Enter Code 2398



**GRANADA HILLS** **\$1,399,993**  
Call 1-800-473-0599, Enter Code 3868



**ALTADENA** **\$1,199,991**  
Call 1-800-473-0599, Enter Code 2238



**PASADENA** **\$1,199,991**  
Call 1-800-473-0599, Enter Code 2338



**BURBANK** **\$1,099,990**  
Call 1-800-473-0599, Enter Code 2248



**BURBANK** **\$999,999**  
Call 1-800-473-0599, Enter Code 2348



**BURBANK** **\$984,489**  
Call 1-800-473-0599, Enter Code 2138



**TOLUCA TERRACE** **\$975,579**  
Call 1-800-473-0599, Enter Code 2108

**(818) 953-5300**

Thinking of  
Buying or Selling?  
Call:

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

**(818) 953-5300**  
www.BradKorb.com  
email: Brad@BradKorb.com

## 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!



**BURBANK** **\$949,949**  
Call 1-800-473-0599, Enter Code 2358



**BURBANK** **\$879,978**  
Call 1-800-473-0599, Enter Code 2178



**BURBANK** **\$849,948**  
Call 1-800-473-0599, Enter Code 2448



**BURBANK** **\$799,997**  
Call 1-800-473-0599, Enter Code 2088



**HAWTHORNE** **\$799,997**  
Call 1-800-473-0599, Enter Code 2048



**BURBANK** **\$789,987**  
Call 1-800-473-0599, Enter Code 2438



**SYLMAR** **\$749,947**  
Call 1-800-473-0599, Enter Code 2458



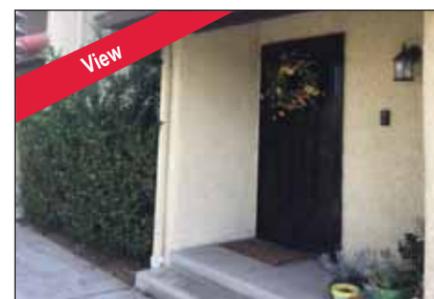
**PANORAMA CITY** **\$699,996**  
Call 1-800-473-0599, Enter Code 2368



**SUNLAND** **\$649,946**  
Call 1-800-473-0599, Enter Code 2078



**PACOIMA** **\$599,995**  
Call 1-800-473-0599, Enter Code 2328



**CABRINI VILLAS** **\$599,995**  
Call 1-800-473-0599, Enter Code 3898



**LANCASTER** **\$595,000**  
Call 1-800-473-0599, Enter Code 2188



**SIMI VALLEY** **\$539,935**  
Call 1-800-473-0599, Enter Code 2258



**PACOIMA** **\$469,964**  
Call 1-800-473-0599, Enter Code 2318



**PALMDALE** **\$425,524**  
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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	0	NA	0	3	1	2.0	\$429,633	\$429,667	100.0%	11
\$500,001 to \$600,000	6	0	NA	4	9	2	4.0	\$570,857	\$559,599	98.0%	21
\$600,001 to \$700,000	9	3	33.3%	7	28	5	1.9	\$650,633	\$656,059	100.8%	20
\$700,001 to \$800,000	9	8	88.9%	13	37	6	1.5	\$748,205	\$752,892	100.6%	22
\$800,001 to \$900,000	6	8	133.3%	11	35	6	1.0	\$859,531	\$862,286	100.3%	25
\$900,001 to \$1,000,000	10	12	120.0%	16	30	5	2.0	\$945,232	\$957,933	101.3%	21
\$1,000,000+	48	0	NA	0	207	35	1.4	\$1,382,714	\$1,414,166	102.3%	19
Market Totals	89	32	36.0%	51	349	58	1.5	\$1,137,508	\$1,158,173	101.8%	20

## Lake View Terrace Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	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	1	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	0	NA	NA	NA	NA	NA	NA
Market Totals	1	0	0.0%	1	1	0	6.0	\$475,000	\$475,000	100.0%	68

## 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	1	0	NA	\$350,000	\$380,500	108.7%	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	\$790,000	\$787,000	99.6%	19
\$800,001 to \$900,000	0	0	NA	0	1	0	0.0	\$850,000	\$847,065	99.7%	16
\$900,001 to \$1,000,000	0	2	NA	2	1	0	0.0	\$974,999	\$985,000	101.0%	8
\$1,000,000+	2	0	NA	0	5	1	2.4	\$1,208,180	\$1,185,600	98.1%	26
Market Totals	2	2	100.0%	2	9	2	1.3	\$1,000,655	\$991,952	99.7%	19

## 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	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	1	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	7	1	0.9	\$1,526,714	\$1,564,643	102.5%	24
Market Totals	2	0	0.0%	0	7	1	1.7	\$1,526,714	\$1,564,643	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	1	0	0.0	\$979,000	\$910,000	93.0%	7
\$1,000,000+	1	0	NA	0	2	0	3.0	\$1,249,500	\$1,242,500	99.4%	44
Market Totals	1	0	0.0%	0	5	1	1.2	\$965,380	\$936,000	97.0%	43

## 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	1	NA	3	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	1	1	100.0%	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	1	1	0	0.0	\$799,900	\$860,000	107.5%	12
\$900,001 to \$1,000,000	1	1	100.0%	3	2	0	3.0	\$1,000,000	\$987,500	98.8%	14
\$1,000,000+	1	0	NA	0	4	1	3.0	\$1,193,750	\$1,240,000	103.9%	32
Market Totals	4	3	75.0%	7	7	1	3.4	\$1,082,129	\$1,113,571	102.9%	24