

Brad Korb

Burbank Bulletin

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Մենք 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



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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



Ferris Wheel at Holiday in the Park

Brad Korb Real Estate Group proudly sponsored the Ferris Wheel at Holiday in the Park 2023, enhancing the festive spirit of our community. It was a pleasure to witness and support the strong community engagement at this remarkable event. We extend our appreciation to everyone who participated. Looking forward to another successful year, we anticipate reconnecting with you in the coming events. Stay tuned for more exciting community gatherings and real estate updates. Until then, the Brad Korb Real Estate

Group team looks forward to assisting you with all your real estate needs! ■



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



- FACEBOOK: Brad Korb
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INSIDE



BURBANK NEWS
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FEATURED HOMES
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AREA MARKET TRENDS
Page 12 **NEW**

www.BradKorbForeclosureHelp.com

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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:

- January 1: Rose Parade Pasadena
- January 1: Rose Bowl Game Pasadena
- January 4: Burbank Valley Garden Club Meeting Little White Chapel
- January 6: Certified Farmer's Market Downtown Burbank
- January 12: Bob's Big Boy Classic Car Show Burbank
- January 12-14: California Balboa Classic Burbank Marriott
- January 13: Certified Farmer's Market Downtown Burbank
- January 13: Deconstruction Day! Burbank Tournament of Roses
- January 14: Rose Bowl Flea Market Pasadena
- January 16: Burbank Chorale rehearsal's begin St. Matthew's Lutheran Church
- January 20: John Burroughs High School Vocal Music Association Pop Show Unplugged
- January 20: Certified Farmer's Market Downtown Burbank
- January 20-21: The FixExpo 2024 LA Convention Center
- January 27: Certified Farmer's Market Downtown Burbank
- January 27-28: San Diego Food & Water Bowl Cat Show Del Mar
- January 27-28: World Class Championship Cheerleading LA Convention Center
- January 31: Family Story Time Burbank Central Library
- January 31: Tween Scene Fuse Beads Buena Vista Branch Library



Looking Ahead:

- February 1-3: Burbank High School One-Act Festival
- February 3-4: LA Travel Show LA Convention Center
- February 11: Rose Bowl Flea Market
- February 14-18: LA Art Show 2024 LA Convention Center
- February 16-17: PBR: Los Angeles Crypto.com Arena
- February 18: Lunar New Year Festival Alhambra
- February 23-25: John Burroughs High School Vocal Music Association Pop Show
- February 25: The Original Harlem Globetrotters Crypto.com Arena
- March 1-3: Festival of Whales Dana Point
- March 10: Rose Bowl Flea Market Pasadena
- March 15: BTAC's Golden Anniversary Gala
- March 15: Friday Night Lights Verdugo Skate Park
- March 17: John Burroughs High School Vocal Music Association Spring Concert
- March 17: Wisteria Festival Sierra Madre
- March 17-20: Musexpo United Nations of Music Burbank
- March 28-30: NCAA West Regional March Madness Crypto.com Arena
- March 29-31: Los Angeles Traditional Bachata Festival Marriott Burbank Convention Center
- April 6-7: Chumash Day Powwow Malibu
- April 12-20: Grease Burbank High School
- April 14: Rose Bowl Flea Market Pasadena
- April 16: Golden Dragon Parade Los Angeles
- April 19-21: Grand Prix of Long Beach
- April 21: Avocado Festival Fallbrook
- April 26: Parent's Night Out Sparr Heights Community Center Glendale
- April 27: Burbank Chorale Spring Concert St. Matthew's Lutheran Church
- May 24-26: Pokemon Regional Championships LA Convention Center
- July 20: Cruise Night 2024 Glendale

*If you have an upcoming event you would like included in a future edition, please submit to events@bradkorb.com

A Big Thank You!

Boys & Girls Club of Burbank and Greater East Valley would like to say THANK YOU to the businesses, donors, and community for supporting our club during the holiday. The Burbank Fire Department with Spark of Love, and Bank of America distributed toys, Bike Angels delivered bicycles, the community and local businesses adopted 90 families and corporations had holiday parties for our members at our clubs.



We provided our teens and middle school students 250 personal care bags, and the members visited Santa's workshop to pick out toys and gifts for themselves and loved ones.

The outpouring of love during the holiday season never ceases to amaze us. We are so grateful for a successful 2023 and look forward to what 2024 will bring. ■

Brad Did It Again!



Brad Did It Again with the sale of Mairead's townhouse in West Hills.

www.BurbankPropertyInfo.com

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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.

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In The Community

Burbank News & Events



Brad's Clients Use the Truck for Free

Added Service Where the Rubber Meets the Road

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

Use of the truck is free of charge to Brad's clients (Buyers and Sellers).

Helping the Southern California Community

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

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

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

818.953.5300 or www.BradKorb.com

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 Bertain Escobar Wealth Management, 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 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@be-wm.com or call him at 747-567-3405.

Richard Bertain, Managing Partner of Bertain Escobar Wealth Management, 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, Managing Partner of Bertain Escobar Wealth Management, 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

100 N First Street Suite 105
Burbank, CA 91502
Email: Taylor@BE-WM.com
Phone: (747)567-3407

Richard V. Bertain, CFP®, CIMA®, ChFC®

David Escobar, CFP®
Taylor Jeffrey Moore ■

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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.kidsclicnic.org

BUW Burbank University Women

Members of BUW meet on the 2nd Thursday of each month at 4:00pm at the Joslyn Adult Center

The goal of BUW is to promote education and intellectual growth through furnishing college scholarships to graduates of Burbank high schools.

The group invites all women over 55 who have completed 60 units or more of college work to apply for membership.

Activities currently include monthly meetings with refreshments and interesting speakers, book club, dining group, day trips, and fundraising activities.

For membership information, please call
Jeri Primm at (818) 843-2610 or Jan Irvin at (626) 287-8443

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	
2423 18th	3228	9529 Las Tunas, Seller	2578	9635 Sunland	6298
14112 Haynes	2688	9529 Las Tunas, Buyer	2578	540 N. Keystone	6308
3248 Charlemagne	3128	1211 W. 69th	2628		
13691 Gavina #621	3268	44015 36th St W	2928		
1210 S. Lake	3258	3481 Stancrest #301	3118		
1827 16th #102	3288	2748 N. Lincoln	3028		
1622 Silvia	3248	405 Pioneer Unit 9A	3018		
1731 N. Maple	3278	5044 Willowcrest	3138		
14557 Lyle	3308	43644 Grandpark	2938		
9435 Noble #104	3328	2101 N. Kenwood	3178		
11475 Sunburst	3338	4021 Kona	3048		
7543 Vineland + Land	3348	5715 Cedarglen	3188		
11836 Tiara	3368	121 N. Whitnall	3208		
3804 W. Chandler	3378	5064 Raphael	2798		
1912 Rosita	3388	12806 League	2738		
3357 Prospect	3408	221 N. Lincoln	2988		
		2423 18th	3228		
		3065 Pacific	6258		
		14300 Terra Bella #16	6238		
		6203 Wilkinson	6248		
		3562 Ellison	6268		
		21829 Gresham	6278		
		720 N. Catalina	6288		

To Contact Brad via his Social Media, please find him at:
FACEBOOK: Brad Korb (personal page)
 The Brad Korb Team (fan site)
LINKEDIN: Brad Korb
TWITTER: @BradKorb

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Burbank-Valley Garden Club

The Burbank-Valley Garden Club will be having a meeting on January 4, 2024 and it begins at 10:00 am and will be held at Little White Chapel located at 1711 North Avon St., Burbank, CA 91505-1504. Please join us.

Speaker - Florence Nishida "Asian Vegetables, Their Use and Preparation"

It is always a joy to learn about new foods to plant in the garden and new ways to prepare and use them.

Florence Nishida is a Master Gardener who has created many garden projects for the South Los Angeles neighborhood of her childhood. She has helped many create front yard edible gardens, and currently she provides weekly informal garden classes and monthly workshops for the LA Green Grounds organization.



Source: <https://www.gardeningknowhow.com/edible/vegetables/agen/growing-asian-style-vegetables.htm>

Florence also designed and directed the building of the first teaching (edible) garden at the Natural History Museum. She uses these projects to promote healthy eating with vegetables and fruits of diverse cultures and ethnicities. Florence's program centers on the extensive variety of Asian fruits and vegetables that can be found in specialty markets and she will share some wonderful ways to incorporate these lovely tastes into our daily diets.

Looking forward to you joining us to hear this amazing speaker and ways to use and grow these beautiful vegetables. We will save you a seat!

Membership questions can be directed to Susan Law at the following email: susan-law44@gmail.com

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 Dimple & Janakiram (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

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

In The Community

Burbank News & Events

50 million Adults are faced with Overwhelming Financial Concerns and **UNCERTAIN - WHAT to DO**



Of Course You're Concerned

- **Costly Interest** - rate hikes
- **Inflation** - highest in decades
- **US unrest** - political distrust, crime, boarder security
- **Global Uncertainty** - Ukraine, Russia, China, N Korea
- **Recession** - possibilities



Need Help Cleaning up Your Financial Outlook, need not Look No Further! **We Do It All:**

We have 12 successful years fixing the following client needs

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. No Financial Downside Risk

We Can Help You

WE DO it ALL

Please Contact Us

Brad at 818-953-5300,

Brad@BradKorb.com

JohnJ at 949-706-7509,

JohnJ@PlatinumResources.US



John Janis, Platinum Resources and Brad Korb

Burbank Chorale

Burbank Chorale will start rehearsals for the Spring Semester on January 16, 2024, at St. Matthew's Lutheran Church 1920 West Glenoaks Blvd, Glendale, CA 91201

If you would like to audition for our Spring Semester, please email membership@burbankchorale.org or call 818-759-9177.

Mark your calendar for our Spring Concert on Saturday, April 27, 2024, at St. Matthew's Lutheran Church. More details to come.

Burbank Tournament of Roses Association

By Robert Hutt

Due to publishing deadlines and holiday schedules, I am writing this column more than a month before parade day. In real calendar time Burbank's "Caterpillar Melody" Rose Parade® float is not yet decorated, not yet painted, not even foamed! There are still some major construction tasks to complete. A minor epidemic of Covid cases is affecting several of our regular volunteers who have been building the float for the past seven months.

Speaking for Association president, Linda Cozakos, I am sure that come New Year's Day, Burbank can be proud of the efforts put forth by the many hundreds of volunteers who give up part of their holidays to help decorate Burbank's float. As a community, Burbank can also be proud of the restaurants who said "YES" when we asked them to donate lunches or dinners for 100+ volunteers.

Saturday, January 13 is Deconstruction Day! Starting at around 10 AM we will dismantle "Caterpillar Melody" as far as we can get. Work clothes are the day's fashion. There will be loads of buckets that need to be washed before they can be stored. Thousands of vials and caps all need washing and sorting. An even higher priority for the day is to clean up the flower cage area so we can return it to Burbank Water and Power. Once again, many thanks to this agency for making the area available for floral logistics.

Although January marks the end of its life cycle for "Caterpillar Melody," the cycle begins again with the Design Contest for Burbank's 2025 float. The Design Contest is open and is accepting concept designs RIGHT NOW! Click over to our website at BurbankRoseFloat.com and download a copy of our Design Contest entry form and the parade theme hint. The back of the form includes some remarks from Ed



Morales, incoming Pasadena Tournament of Roses president, regarding his thoughts for his parade's theme. We have distilled his thoughts and come up with our best parade theme guess: "Celebrate Life's Special Moments."

The actual parade theme will not be released until Mr. Morales takes office.

However, the exact theme is not that important at this stage. If your design concept generally fits with our parade theme guess, you're good! When our Board of Directors meets to evaluate the 70-80 design entries that are usually received, we apply a very broad filter to theme relevance criteria. Even the winning design may have minor text changes made to conform with the exact parade theme and any signage rules that Pasadena may invoke.

The Design Contest is open to anyone! No need to live or work in Burbank. You don't need to be an artist; stick figure drawings are OK. There are no entry fees. Enter as often as you like (just put each entry in a separate envelope with a separate entry form). Check the contest entry form for complete rules.

Even if you don't submit a design for our next float, you can vote for your favorite design at the special Pick-The-Float meeting on February 8, 2024! However, to vote, you must be a member of the Burbank Tournament of Roses Association. Annual dues are just \$15/individual or \$30/family. You can download a membership form from our website! You can become a member anytime but to vote for a float design, you must be a paid-up member as of January 30, 2024.

To get involved, visit the float Barn on any Wednesday or Saturday from 10 AM to 4 PM, call us or send an email. 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. Follow us on Facebook! ■

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

HAPPY NEW YEAR!!!

By Susie Hodgson

If there was ever the right time of year to really take stock of things, appreciate what you've got and vow to make things even better, it's at the beginning of a new year.

We who live in Burbank have a LOT to contemplate and smile about.

We live in a community that is truly that — a community. Burbankers take special pride in our town. Not every L.A. suburbanite can say that. The rivalry between Burbank High and Burroughs lasts forever. People here still talk about Don's Place with affection. And many folks live their entire lives in Burbank — often in the same house — and can't imagine living anywhere else.

In many ways, the history of Burbank is like the history of America. We have our police stories complete with good guys and bad guys. We have our rags-to-riches stories such as Jim Jeffries. We have our homegrown celebrities including Debbie Reynolds and Ron Howard. (Yes, and Tim Burton and Blake Lively!). And where would we be without our own local political hijinks?! No comment about any recent spankings!

Burbank is about Lockheed, which in large part is the story of World War II. Burbank is about studios, which is the history of movies and television. Burbank is America.

We live in a beautiful, caring, tree-lined city that exudes love. Corny as that sounds, it's true.

The Burbank Historical Society/Gordon R. Howard museum was founded by a feisty little Burbanker



named Mary Jane Strickland who noticed that people and even agencies were starting to throw out relics of Burbank's past. Well, that didn't sit well with long-time Burbanker Mary Jane. In fact, Mary Jane's own father was the first police chief of Burbank, so let's just say she had some skin in the game! So she collected photos, she gathered clothing, she put together people who scrounged for things just as much as she did, and here we are now.

Why not resolve to come by one weekend? We'd love to meet you and we'll relish your stories as much as you'll enjoy our museum! You can volunteer here too and make friends for life...

...And be happy you live in Burbank!

The Burbank Historical Society/Gordon R. Howard Museum
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

Website: historyofburbank.com

Email: info@historyofburbank.com

And remember,
HAPPY NEW YEAR!!! ■



Burbank Public Library

knowledge • discovery • community

Our eLibrary is always open!

Did you know you can get free instant access to Burbank Public Library's eLibrary anytime, anywhere? With your eLibrary card, download ebooks, eAudiobooks, and eMagazines, plus stream TV, movies, and music. Explore free online resources like the Los Angeles Times, learn a new language, access DMV practice tests, receive homework help, or take a free online course.

Check out the latest arrivals on these eLibrary resources!



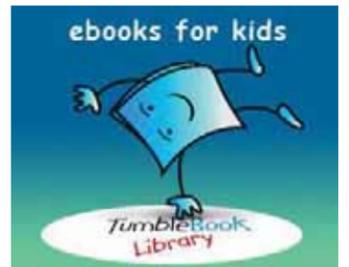
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Kanopy is a video streaming service with quality, thoughtful entertainment. Find movies, documentaries, foreign films, classic cinema, independent films and educational videos that inspire, enrich and entertain. An ad-free experience that can be enjoyed on your TV, mobile phones, tablets and online.



Libby is the app from OverDrive to use for downloading free eBooks, eMagazines, and eAudiobooks. You can download the app and get started. To access the Library's collection in a web browser, visit burbank.overdrive.com to browse and borrow titles, and start reading.

The TumbleBook Library is a collection of animated, talking picture books suited for elementary school children. TumbleBooks are created from existing picture books, with sound, animation, music and narration added to create an electronic picture book. The website is easy for children to navigate and allows children to hear stories fluently read aloud. Each story comes with puzzles and games geared to ensure reading comprehension.



eLibrary cards are open to all California residents. To sign up, check out burbanklibrary.org/elibrary. Visit our eLibrary today – it's always open!

To see our full list of services, check out www.burbanklibrary.org 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

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. ■

Borrow the Free Moving Van



Call us at 818-953-5300 for Details
Our client, Bryce, borrowed the moving van after the purchase of his condo in North Hollywood!

In The Community

Burbank News & Events

Senior Homeowners – Options for Improving Your Income and/or Moving to a New Home



Bob Petersen and Brad Korb

Retire in Place - If you are 55 years or older and your current income is falling short these days, or you'd like to access some additional cash without a monthly mortgage payment, there are some potential remedies. Most of us find it difficult to lower living expenses, especially with the current inflation. And for many Seniors, it's equally challenging to raise one's monthly income unless you go back to work... and who wants to work in retirement anyway???

For most "Boomers," the home is their biggest asset with significant equity. Whether you'd like to stay in your home and leverage some equity to improve your cash flow, access funds for home improvement, new car, other goals, or just set up a line of credit for future needs, it's available to 55+ homeowners that have sufficient equity through a Reverse Mortgage. It doesn't make sense for Seniors to be house rich and cash poor because there are sound retirement strategies available to improve your cash flow and possibly keep more of your investments and savings intact... or help them to last longer. Home equity withdrawal is also tax free... which is a huge benefit!!

Reverse for Purchase Transactions - Another option many California Seniors are choosing is to move to areas in the country which offers lower living expenses or taxes. **Imagine making a single down payment with no further house payments for as long as you live in the new home!** You simply need to pay your property taxes, hazard insurance, homeowners association dues (if applicable) and maintain the home. **That's it! The home still goes to your heirs, you can sell at any time, and you can make payments if you'd like to in order to lessen or reverse the growth of the loan.** This is a great strategy improve your cash flow, shore up reserves while guaranteeing a roof over your head for as long as you live in the new home. "Reverse for Purchase" loans options are either Federally insured by the FHA (minimum age 62) or are proprietary to a specific lender (minimum age 55)...

and they're designed specifically for Seniors.

Talk to Us!

Let's face it, inflation seems to be hurting Seniors on a fixed income more than ever lately and our investments, savings and income simply aren't going far enough each month. Bob Petersen is a dedicated Reverse Mortgage Professional at Longbridge Financial, and he can provide an illustration to show how you can age better "in-place" with your existing home or perhaps what type of home you could purchase with a Reverse for Purchase, and possibly how much cash you'd have left over. You should hear some of the stories!

To get your free analysis, simply provide Bob the loan balance on your existing home (if any), approximate home value, the age(s) of borrower(s), and how much cash and/or a monthly payment you would like to receive. For a purchase proposal, this requires a more in-depth discussion.

Brad Korb is a consummate Real Estate Professional who can privately discuss your Real Estate goals, dreams, issues, then realistically estimate how much you may net from your current home, if you consider selling, then show you other homes in different markets for your review.

Talk to us about your "What If" dreams!! It costs nothing and you might be excited and glad you did!

Brad Korb Real Estate Group, BRE #00698730 Brad@BradKorb.com 3813 W. Magnolia Blvd., Burbank, CA 91505 Office (818) 953-5304 brad@bradkorb.com

Bob Petersen, NMLS #874762 336-340 S. Citrus, Covina, CA 91723 (Branch NMLS #2369412)

rpetersen@longbridge-financial.com Cell: (714) 396-9512 Office: (949) 409-4471

Legal Disclosure:

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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

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 at our website www.burbankca.gov/adults55, or visit the Joslyn Center.

FITNESS

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

Mondays from 9:00-10:00 am

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 live-streamed for Zoom.

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

Mondays from 10:00-11:00 am

Walking 1-3 miles, the 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.

Clam Mind – (In Person) **

2nd & 4th Monday from 10:15-11:00 am

This meditation class will introduce simple techniques to support your journey to a healthier & happier life. No experience is necessary.

The 12-Minute Workout – (Live Streamed/In Person) **

Monday from 10:30-11:30 am

Do you want to be able to exercise anywhere, anytime, and prevent injuries while not consuming too much of your day? Then you will enjoy this workout routine! Based on the American College of Sports Medicine's "Scientific 7-Medicine Workout" which focuses on body weight exercises with the help of a chair and a wall.

Basic Fitness – (In Person) **

Tuesdays from 9:00-10:00 am

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

Tai Chi (All Levels) – (In Person) **

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

Tai Chi is a low-impact exercise system developed in ancient China. It enhances balance, agility, and joint & 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 10:45-11:30 am

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 live-streamed for Zoom.

T'ai Chi Chih – (In Person) **

Tuesdays from 10:00-11:00 am

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 10:00-11:00 am

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 live-streamed for Zoom.

Shao Chi with Harry (Live Streamed/ In Person) **

Thursdays from 11:30-12:15 pm

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 live-streamed for Zoom.

Indoor Chair Volleyball with Harry (In Person) **

Thursdays from 12:45-1:45 pm

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 9:00-10:30 am

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 9:45-11:30 am

Come join Hula in an atmosphere of friendship, fun, and Aloha spirit! Beginners meet at 9:45 am to learn some basic step patterns. From 10:00 am to 10:30 am, they work on one of their easier dances. From 10:30 am to 11:30 am, 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 7:00-9:30 pm

The cost of an activity WITH an activity card will be \$10.00.

The cost of an activity WITHOUT an activity card will be \$12.00.

Line Dancing

Saturdays from 10:30-11:30 am

The cost of class WITH activity card will be \$5.00.

The cost of class WITHOUT an activity card will be \$7.00.

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In The Community

Burbank News & Events

Burbank Temporary Aid Center Updates



Estate Sales By Connor — Why YOU should attend an Estate Sale

Estate sales can be a great place to find unique items and typically occur when the belongings of a deceased person or family member are being sold off. Attending an estate sale can help you discover valuable or interesting perspectives in history. Down the rabbit hole, so to speak.

Using an estate sale company can be beneficial for several reasons, however, you attending an estate sale, could be beneficial for several reasons. I've listed some below.

1. Unique and Uncommon Finds: Estate sales often feature a wide array of items that are not commonly found in regular retail stores. From antique furniture and vintage clothing to collectibles and artwork, estate sales offer a treasure trove of unique and one-of-a-kind pieces. Attending an estate sale gives you the opportunity to discover hidden gems and add distinctive items to your collection or home decor.

2. Affordable Prices: Estate sales often provide an opportunity to purchase items at lower prices compared to buying them new or from traditional antique stores. Since the main goal of an estate sale is to liquidate the belongings, sellers are often motivated to price items competitively to attract buyers. This makes estate sales a cost-effective way to acquire high-quality items without breaking the bank.

3. Historical and Sentimental Value: Many items found at estate sales have a rich history and carry sentimental value. Whether it's a vintage photo album, a family heirloom, or a piece of artwork, these items can offer a glimpse into the past and connect you to a shared human experience. By attending an estate sale, you have the chance to acquire items with a unique story, creating a sense of nostalgia and personal connection.

4. Sustainable Shopping: Attending estate sales aligns with the principles of sustainability and recycling. By purchasing second-hand items, you contribute to reducing waste and extending the lifespan of well-crafted goods. Estate sales allow you to shop in



an environmentally conscious manner, giving new life to pre-owned items and minimizing your ecological footprint.

5. Community and Social Engagement: Estate sales often draw a diverse crowd of collectors, enthusiasts, and curious individuals. Attending these sales presents an opportunity to connect with like-minded people who share a passion for antiques, history, or unique finds. Engaging in conversations and sharing knowledge with fellow attendees can enhance the overall experience and create a sense of community.

6. Educational Experience: Estate sales offer a chance to learn more about different types of antiques, vintage items, and historical periods. By observing the items on display, interacting with sellers, or consulting with experts present at the sale, you can expand your knowledge and appreciation for various artifacts. Attending estate sales can be a fascinating educational experience that broadens your understanding of art, design, and cultural heritage.

In summary, attending estate sales provides an opportunity to discover unique items, secure them at affordable prices, connect with history and sentiment, engage in sustainable shopping practices, foster community connections, and gain valuable knowledge. Whether you're a collector, antique enthusiast, or simply looking for something special, estate sales offer a rewarding, enriching experience. See you at the next one!

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, 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 the-businessmuse@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 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

Thanks for making the holidays brighter!

Thank you to everyone who supported BTAC during the holidays. Whether donating to the many food drives, making a financial donation or volunteering, you helped create holiday happiness for many members of our community.

There is still need after the holidays.

You can continue helping our neighbors and friends by carrying the holiday spirit into the new year! If you see something on sale that you would want for your family, purchase a few duplicates for BTAC. Or consider sending a donation to help someone with their rent or utilities.

How does someone sign up for services?

With rising food costs, strikes and just everyday expenses, many people are 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 Turns 50!

It's 2024, which means Burbank Temporary Aid Center is turning 50! Help us celebrate! Watch for a variety of events and activities in 2024 to celebrate the milestone, including:

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

- **It's time to 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.

BTAC Donation Policy

BTAC can always use nonperishable foods (canned and packaged, as well as hygiene items. Due to the 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. (at the rear of the facility)

- 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.

Interested in Volunteering?

Join others who have found a place at BTAC. For more information about volunteering, call or email Libby at 818/848-2822 ext. 1013 or volunteer@theBTAC.org

A BIG BTAC 'Thank You'

All year long the wonderful residents of Burbank support BTAC's efforts. We couldn't keep up with the need without your help. Whether volunteering, collecting or donating food and funds, you are helping touch lives. Thank you very much!

BTAC is located at 1304 W. Burbank Blvd., Burbank, CA 91506. For general information, email info@theBTAC.org or call 818-848-2822.

Thanks for your support! ■

In The Community

Burbank News & Events

Meet Joe and Kathy McHugh from LA Law Center, PC in Burbank!

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 of your current trust, asset protection or are facing a Probate situation. Joe is the founder of LA LAW Center, PC, which is located close to Disney Studios and St. Joseph's Hospital on Olive Avenue near Buena Vista Street. Kathy works with him as the Legal Triage Director.



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 offer this article to explain how to get "your affairs in order" (or why you might want to get your documents updated).

Special Note... How Can YOU Avoid Prop 19 Property Tax Reassessment?

If you have not heard ... Prop 19 cuts out Prop 13 and Prop 58 in many cases on transfers to parent or child. Under Proposition 19, a child or children may keep the lower property tax base of the parent(s) ONLY if the property is the principal residence of the parent(s) and the child or children make it their principal residence within one year.

If the property is in an LLC, and is rental property there are some things you can do to lower and maybe avoid reassessment. This is complicated and Joe or Kathy are happy to discuss this with you and your family. This needs to be set up in advance as there are a couple of steps within a 2-year period that can help avoid or lower Prop 19 reassessments.

Back to Basics... Estate Planning and Avoiding Probate!

Joe McHugh, Esq. has 30 years of experience as an attorney in Estate Planning that includes setting up family Revocable Living Trusts, Special Needs Trusts, and Asset Protection Trusts. These trusts and the other related estate documents (Power of Attorney and Health Care Directives) address what you will want to happen and who will control your assets if you lose mental capacity or if you pass away.

You do not want a California Judge to make these decisions for you! You want to set up a Living Trust, a Pour-Over Will, Powers of Attorney, and Healthcare Directive, Assignment of Personal Property, grant deed transfer of real property into the trust. This prevents Probate and makes sure your wishes for final inheritance distribution are documented and mandated... you basically set the final inheritance rules from the grave.

Do you want peace of mind to know what will happen to your assets when you are gone? If so, a properly planned Living Trust package will privately protect your wishes insuring that your assets will be distributed to the people, pets, or charities you want with as little cost and time delay as possible. These documents keep your personal information private by avoiding court-controlled Probate or conservatorships. In cases where there are no estate documents (described above), the Probate Court Judge can decide and can appoint agents for financial and healthcare decisions if you can no longer make these decisions. The Judge can also determine what happens with your estate if you do not have a trust and a Probate is needed.

Do You Need A Revocable Living Trust?

You may ask, "Why should I have a Living Trust?" People ask this because they may have a Will, or have titled their property in Joint Tenancy, or in many cases they simply are reluctant to think about their incapacity or death. If you own a house, you definitely need a Trust!

There are several reasons why a Revocable Living Trust is beneficial to YOU and your Estate Planning. The cornerstone of any Estate Plan is a Revocable Living Trust as it does the following:

- Avoids the need for the intrusive court probate process, along with its high fees and time delays in settling the Estate through the Probate process. This also with current California laws prevents Medi-Cal Estate Recovery.

- It provides an efficient way of distributing your assets upon your death as you wish.

- If you become incapacitated, it can provide a way of avoiding a court-ordered Conservatorship and decide who may oversee your body and money.

- Most of all, it legally documents your wishes in case of your incapacity or death.

- It helps explain all aspects of your family and your final wishes.

- It can help avoid a potential crisis or family problem when you are no longer able to make your own decisions but are still alive and need care. It can put the person you trust most with your care if you fail and need help.

- Allows beneficiaries to get a full step up in basis to avoid or lower capital gains taxes when they decide to sell the property.

Estate Planning Documents-Why Do You Need Them?

Wills, Trusts, Power of Attorney Forms, Health Directives all give directions to be followed upon your incapacity or death. They answer questions like:

- What happens if you are incapacitated and unable to make decisions about your body or finances?

- Who will make medical decisions for you?

- Who will take over your personal financial affairs?

- Who will be the guardian of minor children?

- When you die, what will happen to your property and other assets?

- Who will inherit your estate?

- How much will each beneficiary inherit?

- Are there specific gifts to be given to specific people?

In life, things change, and you should want the best protection you can get with estate planning for the time of life you are facing.

It is always best in these important life defining documents to make sure they are **not cookie cutter documents** that could cost your family's estate a lot of money or could limit your right to make final decisions regarding your assets or your personal care at the end of life.

As you get older or have a life changing accident, these documents become extremely important, and we provide an experience level to understand how to protect assets and get government benefits by having you agent under power of attorney able to move assets to an irrevocable trust if you have lost mental capacity.

Attorney Joe McHugh and his staff are ready to be a part of the complete solution to your family's crisis, not just the law firm that will create or update your legal documents. They understand the issues surrounding the care of families and what it takes legally to meet your needs and goals, while giving your family the peace of mind that your loved ones are getting the best care possible in a complex and confusing situation. Happy to provide a free phone consultation to review your current situation. Call 818.241.4238. ■

Police Dispatch 818-238-3000	The Brad Korb Team Your Realtors For Life 818-953-5300 www.BradKorb.com		Fire Info 818-238-3473
Police Detectives 818-238-3210			Parks & Recreation 818-238-5300
Animal Shelter 818-238-3340	Graffiti Hotline 818-238-3806	Streets/Sanitation 818-238-3800	Water/Power 818-238-3700

JOSLYN ADULT CENTER

Continued from page 7

Line Dance Workshop – (Advanced)
3rd & 4th Saturday of every month from 10:00-10:30 am

OTHER
Brain Booster Live – Virtual Only
2nd & 4th Monday of every month from 4:30-5:30 pm

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 12:00-2:00 pm

Come and enjoy great musical performances by Stan, who leads this fun group of 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 10:30-2:00 pm

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 3:00-5:00 pm

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 1:00-3:00 pm

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

Soulful Seniors – In-person
Fridays from 2:00-4:00 pm

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 11:00-12:30 pm

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

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

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

Let's Talk Discussion Group – Virtual Only
Tuesdays from 2:00-3:30 pm

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, or 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 an appointment at 818-238-5353

Hearing Screening
1st Wednesday of every month from 9:00-11:00 am

Provided by Hear USA. Appointments are strongly recommended. Walk-ins if time permits.

Call for an appointment at 818-238-5353

Notary
3rd Wednesday of every month @ 9:30 am

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

Call for an appointment at 818-238-5353

Medicare (HICAP) Counseling
Monthly 11:30 & 12:30pm

By appointment only. For assistance with all things Medicare or health insurance related.

Call for an appointment at 818-238-5353

Free Fall Risk Assessments
3rd Thursday of every month from 11:00-12:00 pm

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

Ongoing Programming
Grab Bar Program

Currently Open for Enrollment

Supporters of Senior Services Provides free shower grab bars and other equipment to Burbank residents age 55+ with qualifying annual incomes. An application must be completed to be considered. For more information, please contact the Joslyn Adult Center at 818-238-5353.

Home Delivered Meals

Currently Open for Enrollment

The City of Burbank Home Delivered Meals (HDM) program provides homebound individuals with 5 to 7 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@burbank.ca.gov.

Phone Pals

Currently Open for Enrollment

Phone Pals is a free program that pairs Burbank Residents ages 55+ with a volunteer who 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

Currently 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!**

BURBANK **\$989,989**
Call 1-800-473-0599 Enter Code 3388



Luxury Division

2 Homes + 500 SqFt Building

LA TUNA CANYON **\$2,499,994**
Call 1-800-473-0599, Enter Code 3428

Build up to 12 Units

SUN VALLEY **\$1,799,997**
Call 1-800-473-0599, Enter Code 3218

New Construction

VALLEY VILLAGE **\$1,449,944**
Call 1-800-473-0599, Enter Code 3368

3 Units

HUNTINGTON BEACH **\$1,299,992**
Call 1-800-473-0599, Enter Code 3238

3 Beds 3 Baths

DOWNEY **\$1,199,991**
Call 1-800-473-0599, Enter Code 3438

Pool

BURBANK **\$1,089,980**
Call 1-800-473-0599, Enter Code 3278

4 Bedrooms

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

3 Beds 2 Baths

VAN NUYS **\$869,968**
Call 1-800-473-0599, Enter Code 2688

Great Starter

LA CRESCENTA **\$949,949**
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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	2	0	NA	2	4	1	3.0	\$404,500	\$435,000	107.5%	26
\$500,001 to \$600,000	0	1	NA	1	8	1	0.0	\$561,712	\$569,000	101.3%	25
\$600,001 to \$700,000	2	3	150.0%	3	13	2	0.9	\$654,903	\$657,919	100.5%	17
\$700,001 to \$800,000	4	5	125.0%	3	24	4	1.0	\$733,294	\$752,563	102.6%	14
\$800,001 to \$900,000	5	8	160.0%	1	19	3	1.6	\$849,464	\$860,158	101.3%	23
\$900,001 to \$1,000,000	9	5	55.6%	6	37	6	1.5	\$929,265	\$957,514	103.0%	21
\$1,000,000+	51	0	NA	0	177	30	1.7	\$1,360,221	\$1,416,671	104.2%	19
Market Totals	73	23	31.5%	16	282	47	1.6	\$1,147,185	\$1,189,462	103.7%	19

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+	1	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	1	0	0.0%	0	0	0	NA	NA	NA	NA	NA

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	1	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	\$800,000	\$800,000	100.0%	0
\$800,001 to \$900,000	0	0	NA	0	1	0	0.0	\$899,000	\$880,000	97.9%	9
\$900,001 to \$1,000,000	0	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	3	0	NA	0	1	0	18.0	\$1,200,000	\$1,200,000	100.0%	26
Market Totals	3	2	66.7%	0	3	1	6.0	\$966,333	\$960,000	99.3%	12

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	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	2	0	NA	0	9	2	1.3	\$1,430,778	\$1,426,556	99.7%	32
Market Totals	2	1	50.0%	0	9	2	1.3	\$1,430,778	\$1,426,556	99.7%	32

Sun Valley Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	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	1	0	0.0	\$775,000	\$840,000	108.4%	0
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	2	0	NA	0	2	0	6.0	\$1,099,839	\$1,236,500	103.1%	4
Market Totals	2	0	0.0%	0	3	1	4.0	\$1,058,228	\$1,104,333	104.4%	3

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	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	1	0	NA	0	1	0	6.0	\$725,000	\$725,000	100.0%	0
\$800,001 to \$900,000	0	0	NA	0	2	0	0.0	\$762,000	\$850,000	111.5%	14
\$900,001 to \$1,000,000	1	0	NA	1	1	0	6.0	\$899,500	\$977,000	108.6%	5
\$1,000,000+	0	0	NA	0	3	1	0.0	\$1,124,667	\$1,201,667	106.8%	17
Market Totals	2	0	0.0%	1	7	1	1.7	\$931,786	\$1,001,000	107.4%	12