



Brad Korb

Burbank Bulletin™

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

CONTACT US

The **BradKorb**
REAL ESTATE GROUP

Focused on What Matters to You
Real Estate Since 1979

Office 818.953.5300

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www.BradKorb.com

BRE #00698730

3813 W. Magnolia Blvd.
Burbank, CA 91505



Turkey Time for BTAC from Brad Korb

The way Brad Korb sees it, Thanksgiving and Giving Back go hand-in-hand. There are so many things for Korb and his team to be thankful for. Fulfilling a family Thanksgiving tradition of many years, Brad, Nancy, Courtney Korb and the Brad Korb Real Estate Group delivered about 1,200 pounds of turkeys on November 13 to the Burbank Temporary Aid Center, which Korb says is one of the community organizations that makes him so proud to be part of Burbank.



"I've been a real estate agent here for over forty years. All along, BTAC has been steadily helping the community and bringing families together," Korb said. "I am thankful that my family and team can help this great organization assist folks in need. We hope to continue for many years to come."



To help BTAC with your time as a volunteer or donations of food or funds, call (818) 848-2822 or visit www.burbanktemporaryaidcenter.org.

For help with any of your real estate needs, call the Brad Korb Team at 818-953-5300 or email Brad at Brad@BradKorb.com.

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



- FACEBOOK: Brad Korb
- TWITTER: @BradKorb



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INSIDE



BURBANK NEWS

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AREA MARKET TRENDS

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In The Community

Burbank News & Events

Burbank Coordinating Council's Holiday Basket Program

Burbank Coordinating Council has been serving Burbank since 1933 and Holiday Basket Program provides food and gifts to low income, at risk and homeless family members in our community. What began as one meal and one gift per person has grown into a lot more. We try to bring nearly a week's food, and gift(s) to all family members to remind them they are not forgotten and to bridge the gap in food provided by school meal programs, not available during school break. 2400 people were helped last year!



Nearly 500 families receive help annually, through the donations of time and funds from churches, schools, service clubs, businesses, city offices and individuals and families. There are many ways to participate, and a donor form available at www.burbankcoordinatingcouncil.org. The website also provides a way to donate directly through paypal. Questions can be related to ccholidaybaskets@aol.com, and text or phoned to 818-216-9377.

The Annual Spirit of Giving Luncheon to fundraise for Holiday Baskets was a wonderful event held at First Presbyterian Church on Friday, Nov. 8th. Emcee Vice

Mayor Sharon Springer was a gracious host to all. Honorees were Charlene Tabet from Burbank School Board and National Charity League, who have been supporters of Holiday Baskets for many years. Thanks to all who attended, participated, and sponsored the event, to help assure the 2019 program success.

Food drive is citywide on Dec. 7th, and bagging food, Wed. Dec.11th, set up at Burbank High School Friday Dec.13th, and finally delivery on Sat..December 14th make it a busy week for all and many volunteers are needed. December 14th is delivery day, and the whole community is invited to come to the parking garage at Burbank High School from 7am to 4pm, and help deliver around town! Look for the Brad Korb van along with many other vehicles! Service learning hours are offered to teens to make it more of a win win win project.

It is priceless to see the looks of gratitude and wonder when packages are received. Children laugh and clap for joy and many adults cry tears of gladness. It is an amazing way to celebrate the season! Donors receive the joy in sharing while they assist our local families.....come be a part of this project and sign up today! ■



The Importance of Wealth Management in a Dynamic World

How is wealth like real estate? For one thing, 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 management, Brad Korb relies on Richard V. Bertain and David Escobar of UBS Financial Services, recommending them with confidence. Korb says these dedicated Certified Financial Planner™ practitioners consistently use premiere customer service and extensive financial resource knowledge for planning and putting in motion long-term goals and objectives.



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

Bertain and Escobar's Comprehensive Wealth Management approach for high net worth families and businesses is straightforward and thorough: Identify goals, evaluate the

situation, develop a financial plan, implement it, and monitor and rebalance as needed. They seek "to perform effectively and efficiently, such that each of our clients would be proud to recommend us to their family and friends."

Richard V. Bertain, CFP, CIMA, ChFC
Senior Vice President
UBS Financial Services
200 South Los Robles, Suite 600,
Pasadena, CA 91101-2479, Tel. (800) 451-3954, Tel. (626)405-4710 Direct, Fax (855) 203-6443, Richard.Bertain@UBS.com
David E. Escobar, CFP®
First Vice President – Wealth Management
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Pasadena, CA 91101, Tel. (800) 451-3954, Tel. (626) 405-4711 Direct, Fax (855) 203-6443, David.Escobar@ubs.com ■

We can take toy donations from
**November 1st to
December 13th**



3813 W. Magnolia Blvd. ❄ Burbank, CA 91505

❄ Monday through Saturday 9 am to 5 pm

❄ Sunday 10 am to 4 pm

MISSION: The mission of the U. S. Marine Corps Reserve Toys for Tots Program is to collect new, unwrapped toys during October, November and December each year, and distribute those toys as Christmas gifts to less fortunate children in the community in which the campaign is conducted.

GOAL: The primary goal of Toys for Tots is to deliver, through a new toy at Christmas, a message of hope to less fortunate youngsters that will assist them in becoming responsible, productive, patriotic citizens.

OBJECTIVES: The objectives of Toys for Tots are to help less fortunate children throughout the United States experience the joy of Christmas; to play an active role in the development of one of our nation's most valuable resources – our children; to unite all members of local communities in a common cause for three months each year during the annual toy collection and distribution campaign; and to contribute to better communities in the future. ■



Mayor's Tree Lighting

December 7, 2019
6:00 PM - 8:00 PM

Burbank City Hall
275 E. Olive Ave
Burbank, CA 91502

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In The Community

Burbank News & Events

2019 and Beyond... Critical Planning for Long Term Care in California!

Joseph McHugh is the founder and managing attorney at LA Law Center specialized in elder law, asset protection and estate planning (wills, Trusts and Probate). Kathy McHugh (his wife) is the Triage Director & Certified Senior Advisor that helps clients with Medi-CAL qualifications and recovery issues. Together with their staff, they can help you understand your options in doing long term care planning and basically "Getting Your Affairs in Order"! Their biggest passion at this time is educating people about their legal rights to transfer and protect their assets in case they need Medi-Cal in the future.



the rules and exemptions made for families to qualify for Medi-Cal. Under the rules in California, applicants are permitted to transfer assets out of their name during the look-back period without incurring a penalty (time where applicant will not get Medi-CAL benefits). Less fortunately, these rules are often confusing and difficult to implement without the expertise of an experienced Elder Law Attorney. Most traditional Estate Planning Attorneys do not understand this area of law.

Most professionals assume you cannot gift assets & must spend money on medical needs. This is not true, and has resulted in impoverishing a well spouse, and spending down needed assets that were not necessary!

Soon California will fall in line with the Federal Medicaid laws, so California will get more money from federal government to pay Medi-CAL disbursements...this means the rules will change and they will be much stricter! But if you do gifting now, it will be grandfathered in! The current laws are specific, and you really need an elder law firm to guide you through this process to ensure you create the least amount of penalties for Medi-CAL qualifications.

For example, in 2019, we can protect a house from Medi-CAL estate recovery... when the new Federal Laws come into California there will be a limit to how much equity can be in the house to be moved... it is expected to be no more than \$750,000 of equity. This is problem in California as starter houses are around \$600,000. It is critical you understand your options if you may be facing care needs in next 5 years!!

Joe and Kathy offer free phone or office consultations and can tell you your options before it is too late! Call 818.241.4238. ■



No one ever wants to be in a nursing home, but unless you can pay \$25 an hour for in-home care (\$18,000 a month for 24/7 care) you should do pre-planning JUST IN CASE!! Today many people want to stay in their home (typically paid off), but do not have enough money or income to do that if they need assistance with their activities of daily living or medical care. The Medi-Cal laws are changing soon. SO...we are standing on the rooftop screaming to anyone that will listen...

"IF YOU MAY NEED MEDI-CAL LONG TERM CARE BENEFITS IN THE NEXT 5 YEARS...CALL LA LAW CENTER TODAY!"

Today, until the Medi-CAL (Medicaid) laws change we can save almost 100% of all assets by moving them into a Medi-CAL Asset Protection Irrevocable Trust, but we are expecting to be limited to being able to save 50% or less when new law come in (expected to be adopted in California within next 18 months). If you think someone in your family is at risk of needing long term care in the next 5 years, it is critical that you totally understand how an ill person's estate can be moved and be able to qualify for Medi-CAL if it becomes the only way this person can afford to be cared for 24/7.

Currently there are multiple ways to meet

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 seller 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. ■

The Brad Korb Team is Growing!

Due to growth, The Brad Korb Real Estate Group in Burbank has a unique opportunity for talented Buyer's Agents. In addition to being endorsed by Barbara Corcoran, we are the only company in our area that offers an iron-clad guarantee – we either sell the home or we buy it. The ideal person should be decisive, self-motivated & have a consultative style. Should be aggressive, competitive & a high performer. Must be a persuasive, outgoing, people-person. We have more qualified leads than we can handle & therefore we need you! Income is commission with no ceiling. Please send your resume to courtney@bradkorb.com.

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

We look forward to hearing from you.

Gary LeVox of Rascal Flatts says,

Call the agent who makes DREAMS COME TRUE!

**"Hello my friends in Los Angeles
it's your boy Gary LeVox of Rascal Flatts.**

**when you're buying or selling a home, you need a
real estate agent you can trust to make your move easy
and stress free. That's why you need to call Brad Korb."**

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In The Community

Burbank News & Events

LISTINGS AND SALES ... JUST IN TIME FOR FALL

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

BRAD KORB'S RECENT LISTINGS

355 N. Maple #208	2938
4630 Willis #105	2518
11610 Strathern	3158
11437 Riverside	2658
6425 Elmer	2608
212 N. Valley #10	2508
10240 Camarillo #303	2318
5145 Yarmouth #30	2358
810 E. Harvard	2258
4630 Willis #309	2578
5043 Meridian	2498
5414 Newcastle #7	2438
28073 River Trail	2048
14712 Hiawatha	2448
8031 Via Latina	2688
2820 W. Chandler	2628
7209 N. Chestnut	2698
3756 Sawtelle	2768
7735 Via Capri	2298
901 S. Glendale	2818
8260 1/2 Oswego	2828
416 Dartmouth	2708
14850 Parthenia #32	2728
1110 N. Frederic	2648
2707 W. Verdugo	2848
7758 Via Napoli	2808
1812 Karen	2838

Call the Brad Korb Team
(818) 953-5300

BRAD KORB'S RECENT SALES

6646 Fulton	2758
11437 Riverside, Seller	2118
11437 Riverside, Buyer	2118
220 N. Beachwood	3418
333 W. Alameda #103	2188
616 E. San Jose #103	2428
9816 Foothill	3448
11433 Fox Hollow	3198
5227 Denny #104	3518
10617 Vanora, Seller	3528
10617 Vanora, Buyer	3528
2144 N. Buena Vista	2898
9805 Samoa, Seller	3478
9805 Samoa, Buyer	3478
536 Stanford	2488
355 N. Maple #208	2938
11610 Strathern	3158
435 N. Beachwood	3258
6425 Elmer	2608
4630 Willis #309	2578
4630 Willis #105	2518
7735 Via Capri, Seller	2298
7735 Via Capri, Buyer	2298
355 Stanton	5768
4558 Willis #116	5808
4817 Satsuma Unit 4	5788
4140 Warner #106	5798
4517 Franklin	5848
4447 Conchita	5778

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BRAD KORB'S RECENT SALES...Continued

13658 1/2 Dronfield	5838
436 E. Palm #311	5858
801 E. Doran	5818
705 N. Lima	5828
18620 Hatteras #277	5878
11401 Berendo #5	5908
13916 Daphne	5868
18152 Lull	5888
19913 Christopher	5898

The Brad Korb Real Estate Group and Once Upon a Christmas Celebration

The Brad Korb Real Estate Group is the title business sponsor of the Once Upon a Christmas celebration that takes place annually at Kids Community Clinic in Burbank. Each year, volunteers create a holiday party for vulnerable individuals and economically fragile families within the community.

Local organizations and individual persons, too many to mention, help families and individuals in crisis. Those served include homeless and displaced children and youth. This event brings joy, love, and a distraction from the complexities of many in difficult circumstances. Every child receives a delicious meal, a present, fun-and-games, entertainment, and a photo with Santa.

Santa's elves include many service clubs, groups, and friends of the cause who share concerns for those who should not be without, during the holidays.

The key partners for the Once Upon a Christmas celebration include: Kathy Ireland Worldwide®, Kids' Community Dental Clinic, Burbank Family Services, Family Promise of the Verdugos, Burbank Coordinating Council, National Charity League, Inc., Burbank Chapter, and Dreams to Reality Foundation®.

National Charity League, Inc., Burbank



Chapter, president Robyn Ellis will serve as the event's mistress of ceremonies.

Every year, The Brad Korb Real Estate Group extends both volunteer and substantial financial support for the gathering.

This year's Once Upon a Christmas celebration takes place at Kids' Community Dental Clinic, 400 West Elmwood Avenue, Burbank, California 91506, on Thursday, December 19, 2019, from 4pm to 6pm. 300 children and parents are invited to take part in the festivities, any organization wishing to be included for this year's event may contact Dale Gorman, the Executive Director of Kids' Community Dental Clinic, at (818) 841-8010. Toy donations are welcome! ■

City of Glendale Parks, Recreation and Community Services Department

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

www.parks.ci.glendale.ca

Los Angeles Equestrian Center

E V E N T S

DATE	EVENT	CONTACT
Nov. 30 Dec. 1	Dressage Holiday Special	Cornerstone Event Management (818) 841-3554
Dec. 7-8	Thoroughbred Holiday Classic Horse Show at LAEC	(818) 840-9063
Dec. 29	Pasadena Tournament of Roses Equestfest / 10 a.m.-3 p.m. / Tickets : http://www.sharpseating.com	(818) 840-9063
Jan. 17- Jan. 19	Southern California Arabian Horse Association	Kay Kelly (909) 234-6913
Jan. 25- Jan. 26	Winter Dressage Show	Cornerstone Event Management (818) 841-3554
Jan. 31- Feb. 2	CRHA Sweetheart Reining Horse Show	(951) 600-8999

For more information, call us at 818-840-9063 | or visit us online at:
www.la-equestriancenter.com

In The Community

Burbank News & Events

2019-20 Winter Break

Session 1: Dec 23rd, 26th, 27th, 30th, Jan 2nd, 3rd
 Session 2: Jan 6th – 10th
 7:15am – 6:30pm

REGISTER TODAY AT: PARENTPORTAL.BGCBURBANK.ORG

Fees

Current Members - FREE
 New Members:
 Registration Fee - \$50
 Daily Camp Fee - \$40
 Session Fee - \$150 per session

Trips/Activities

Lundigan Park: 10am – 3pm (Everyday)
 December 27th: Movies
 January 3rd: Ice Skating (Teens Only)
 Lunch & Afternoon Snack Will Be Provided

Main Club will be open and will accommodate members from kindergarten through 12th grade, with age-based rotations and appropriate programs and enrichment activities, such as stamp workshop & dance.

Financial Aid is available to qualifying families.
 Contact us for more information at 818-842-9333 x 113
 2244 N Buena Vista St. Burbank CA 91504

Approved: Superintendent's Office 10/22/19



**FREE
GUIDED
DISSASSEMBLY
REPAIR EVENT**



**SUNDAY
DEC. 8
NOON - 3PM**

REGISTER:
BurbankRecycle.org



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RECYCLE
CENTER**

500 S. Flower Street
Burbank

Open it up,
see how it
works, and
hopefully
FIXIT!



What to Bring:

- Broken or non-working electronics, small appliances, toys, bikes, clothing, jewelry, wood items, ect. (carry-in only - no oversize items)
- Accessories, parts and tools you already own that might be helpful (e.g. phillip's head screwdriver, small pliers, new parts)
- Any knowledge or advance research you have done on the issue
- Boxes, bags and/or small containers to organize (and carry away) parts



**BURBANK
RECYCLE
CENTER**

Like to tinker? FIXIT Coaches wanted!
 Contact: Ahammes@burbankca.gov



Save the Date!



Ladies



SHOPPING NIGHT '20

FEBRUARY 7, 2020 4:00PM - 9:00PM

BOYS & GIRLS CLUB
OF BURBANK AND GREATER EAST VALLEY

For more information contact: susansebastian@bgcburbank.org

www.BurbankPropertyInfo.com

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**Shark Tank's Barbara Corcoran says,
Partner with the agent I TRUST!**



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doesn't sell at a price and deadline you agree to...
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AT A PRICE ACCEPTABLE TO YOU

GUARANTEED

OR I'LL BUY IT!

SOLD

In The Community

Burbank News & Events

SHE FOUGHT THE LAW... AND SHE WON!

By Susie Hodgson

She's definitely not what she seems. She seems so sweet, so mild, so calm and compassionate. She has the kindest eyes, the softest smile, the most unconditional loving disposition... But like I said, she ain't what she seems.

Her name is Olivia de Havilland and she was the one who took on one of Hollywood's meanest bosses ever, Jack Warner, and won.

Born into privilege in 1916, Olivia and her also-famous little sister Joan Fontaine started life out in Tokyo where their father worked both as a professor and attorney. Eventually their mother wanted to go back home to England to raise her daughters, but the ship stopped at San Francisco where both little girls got sick. Mom decided then to raise her daughters in California. Always a philanderer, Dad took the opportunity to fly back to Tokyo and run off with his Japanese maid.

In school, Olivia excelled in the arts. Little sister Joan – who was only 15 months younger than “Livvie” – did too and you'd think they would be best friends, thick as thieves. They had so much in common. Once again, you'd be wrong. Things aren't always what they seem. Olivia and Joan hated each other always. Both would later become actresses. Both would later become Oscar winners. And both would despise the other till her dying day.

Meanwhile, back to young Olivia. She discovered acting as a teen and liked it – a lot.

When her stepfather found out she was offered a lead role in the school play of a Jane Austen novel, he lost it. We're talking “Pride and Prejudice” here, not “Debbie Does Dallas”! Still he issued her an ultimatum. You either act and leave home or you can stay here. Guess what the doe-eyed, creamy-complected, warm honey-voiced Olivia did? You got it – she walked, never to return.

Soon she got an understudy part in “A Midsummer's Night's Dream” which was to play at the enchanting Hollywood Bowl. Hollywood! Just like in the movies (think “42nd Street”) the lead actress dropped out (that would be Gloria Stuart who decades later played the older Rose in James Cameron's “Titanic”) and guess who made the big time! The understudy! Soft-spoken Olivia, of course. That's when Warner Brothers stepped in and wanted to make the play into a film. Olivia was one of the stars. (Mickey Rooney played Puck!) The film was not a hit, but Olivia was and her career took off.

In 1935 she made “Captain Blood,” a Warner Brothers film co-starring a bit player who had some... charisma, shall we say? It was Errol Flynn and the chemistry between them was palpable. Now THAT was a pairing. Olivia went on to make the highly acclaimed “Anthony Adverse,” and then reunited with Errol Flynn on “The Charge of the Light Brigade.” It was then that Warner Brothers offered her a 7-year contract at \$500 a week. Big money! The quiet, big-eyed, seemingly bashful 20-year-old girl accepted. And in 1937 she made more screen magic with her hot, handsome co-star Errol Flynn in “Robin Hood.” “Robin Hood” was nominated for several Oscars and the public went crazy over the obvious lust between sweet Olivia and bad boy Errol.

And it really was lust. Both have since admitted it, although whether that lust was ever consummated or not is unclear. Errol said sure it was. Olivia said she couldn't do



it – he was married. Again, Olivia played the good girl. But was she? During the filming of one of their love stories while Errol's wife Lili Damita was on-set, Olivia “messed up” several takes in her and Errol's love scene. They had to kiss and re-kiss at least eight times. Mmmm.

1939 is considered by most Hollywood experts as the finest year in movie-making ever. For Olivia, that meant playing the infamous part of Melanie in “Gone With the Wind” – a part the adorable little Olivia fought like a bobcat to get. In December of 1939, the epic film made its premiere in Atlanta, GA. The Governor declared the day a holiday. Lines circled the city blocks of people trying to get in. But one person who later won the Academy Award for her role in the movie was not allowed to attend – Hattie McDaniel -- because she was African-American. Clark Gable declared if she can't go, he won't go. But Hattie made Clark go. Empathetic, open-minded-seeming Olivia didn't seem to have any problem with it.

After “Gone with the Wind,” Olivia assumed that many a meaty part would come her way. But they didn't. Olivia complained that Jack only saw her as an ingénue, not a gifted dramatic artist. So she rejected the light, goo-goo eyed roles. Many times. And Jack suspended her. Many times. This would become the crux of Olivia's legal action against the untouchable (seeming) Jack Warner.

In 1943, Olivia's 7-year contract with Warners was up. But Jack Warner tacked on an additional six months to her contract, which infuriated her – and you do NOT want to infuriate the soft, loving-seeming Olivia. She sued. And won. This landmark decision was hailed as if slavery were abolished. It was a huge case and to this day, it is still called the deHavilland Law.

Hollywood didn't come calling after that (what a surprise) but the War started and Olivia put in an enormous amount of work helping on USO tours, chipping in at the Hollywood canteen, selling war bonds and more. She also married a man named Marcus Goodrich who had published one novel (“Delilah”) and she had a son. Sadly that son would contract Hodgkins lymphoma at age 19 and die of complications at 42. The marriage to Goodrich also died years earlier and Olivia moved to Paris. There she married the Editor of Paris March and had a daughter. But that marriage also fizzled. Meanwhile, Olivia wrote a bestselling book about life in Paris (“Every Frenchman has One”).

At some point, Olivia returned to the silver screen and even won two Oscars for “The Snake Pit” and “The Heiress.” In 1964, she had a smash hit with the movie “Hush Hush, Sweet Charlotte.” Eventually she made some appearances on television, including a part on “Roots.”

Olivia de Havilland definitely seems sweet and timid. Yet she had a torrid affair with John Huston (funny thing, he was married...), lusted after Errol Flynn and dated Howard Hughes and Jimmy Stewart. She beat the Hollywood “indentured servant” system and she lives on today – literally. Every actor in Hollywood knows it – and so do her neighbors in France.



Burbank Public Library! Fall Into Your LIBRARY!

Holiday Happenings at Your Burbank Public Library

Make plans to stop by the library during the month of December. There will be a special Storytime at each branch, Holiday Crafts for kids, teens, and adults, an Opera Talk, and an illustrated talk by local historians Mike McDaniel and We Clark, creators of Burbankia. Pick up a copy of our December News & Events, Holiday Happenings, or view it on our website at burbanklibrary.org. Drop by for some ho-ho-holiday fun!



Friends of the Library Bookstore

I shop at the
LIBRARY Bookstore
FRIENDS OF THE BURBANK PUBLIC LIBRARY

If you're looking for the perfect holiday gift, don't forget to shop at the Friends of the Library bookstores. There is one located inside the Burbank Central Library and one at the Buena Vista Branch. All proceeds from the sales are used to support the library.

The Friends provide both financial and volunteer support for the library. They purchase special equipment for the Library and fund our library programs including:

- Children's year-round programming
- Summer Reading Clubs for children, teens & adults
- Cultural and educational programs for adults

You can support your library by supporting the Friends.

Adopt-A-Book

Are you looking for a gift for that one person on your list who “has everything?” You might consider adopting a book for the library. For \$20 you can choose the library location and the preferred genre, and our librarians will select a needed book. We will send you a letter with a receipt and picture of the bookplate that will be placed in the book.

Check out the event calendar on our website burbanklibrary.org/events to learn more about library programs, Lego Club, Storytime, Opera Talks, movies, and more!

Burbank Central Library
110 N. Glenoaks Blvd.

Buena Vista Branch Library
300 N. Buena Vista St.
burbanklibrary.org

Northwest Branch Library
3323 W. Victory Blvd.

Rave Reviews

Your ad in the paper was welcoming and honest. I am very pleased with the sale of my property. Thank you for your assistance!

—Salvador Falcon
Home Seller, Burbank, CA

I spoke with several realtors who all told me they couldn't sell my property. Then you came along and figured out a way to sell my home so I could buy a new home. You went out on a limb for me and bent over backward to close the deal. I appreciate your efforts very much. If not for you, I wouldn't have my family in our new house!

—Martin Baggesgard
Home Buyer and Seller, Burbank, CA

One of your buyers' agents helped my brother buy a house, so I decided to call. I was well informed about all of the steps of the sale. Your team members are professional and enthusiastic!

—Anush Paltadzhyan
Home Buyer, Glendale, CA

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



The Burbank Historical Society/Gordon R. Howard Museum
OPEN SATURDAYS & SUNDAYS, 1 TO 4 pm - FREE Admission!

Located in George Izay Park, right next to the Creative Arts Center
Phone: (818) 841-6333/ Web site: www.burbankhistoricalsoc.org ■

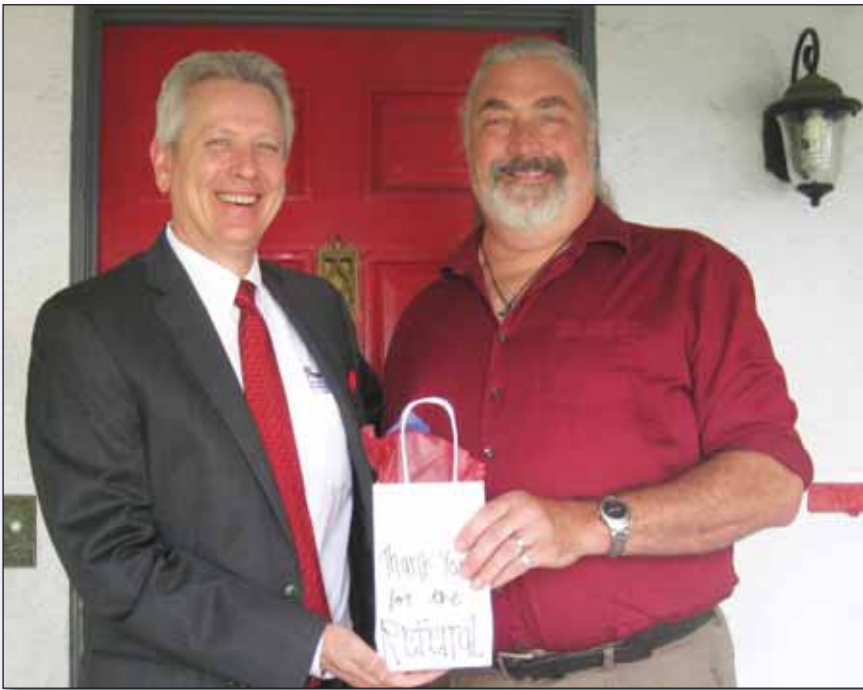
In The Community

Burbank News & Events

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 Donn Angelos (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

Burbank Tournament of Roses Association

By Robert Hutt



It's December when the months of work on construction and decoration projects will finally come together to produce a spectacular Rose Parade float for Burbank! Parade day is just a month away and our labor of love is really looking like a float. The pod has been painted in colors that will closely match the final floral materials. The various elements have been screened, cocooned and perhaps even painted. But with all the manufactured flowers, there are still many loose ends that need to be finished off!

Yes, we can use your help! We have been scheduling volunteer groups for weekend time slots who want to help create Burbank's 2020 Rose Parade float entry: Rise Up. Parents, your high-school aged kids can use our help to earn service hours for graduation. Church groups, Boy Scouts, Girl Scouts, civic groups, are welcome. We are currently working every day except Sundays and Mondays at the float Barn between 10:00 AM and 4:00 PM. If your group is smaller than eight people, don't worry about scheduling, just drop by the Barn and we'll put you to work.

We have received many requests from out of state visitors to help decorate Burbank's Rose Parade float during Deco Week (Dec 26 thru 31). Unfortunately, we don't take reservations for that week; it's all first-come, first-served. However, some advice from years of experience: plan to come later in the afternoons. Our front door is usually super-crowded at 10 AM but by 3

PM many people have begun to drift away. During Deco Week, we will be working until 10 PM and later!

Before we can accept volunteers, an Emergency Contact form must be completed. For minors, it must be signed by a parent or guardian. You can save time by downloading the form from our website: www.BurbankRoseFloat.com

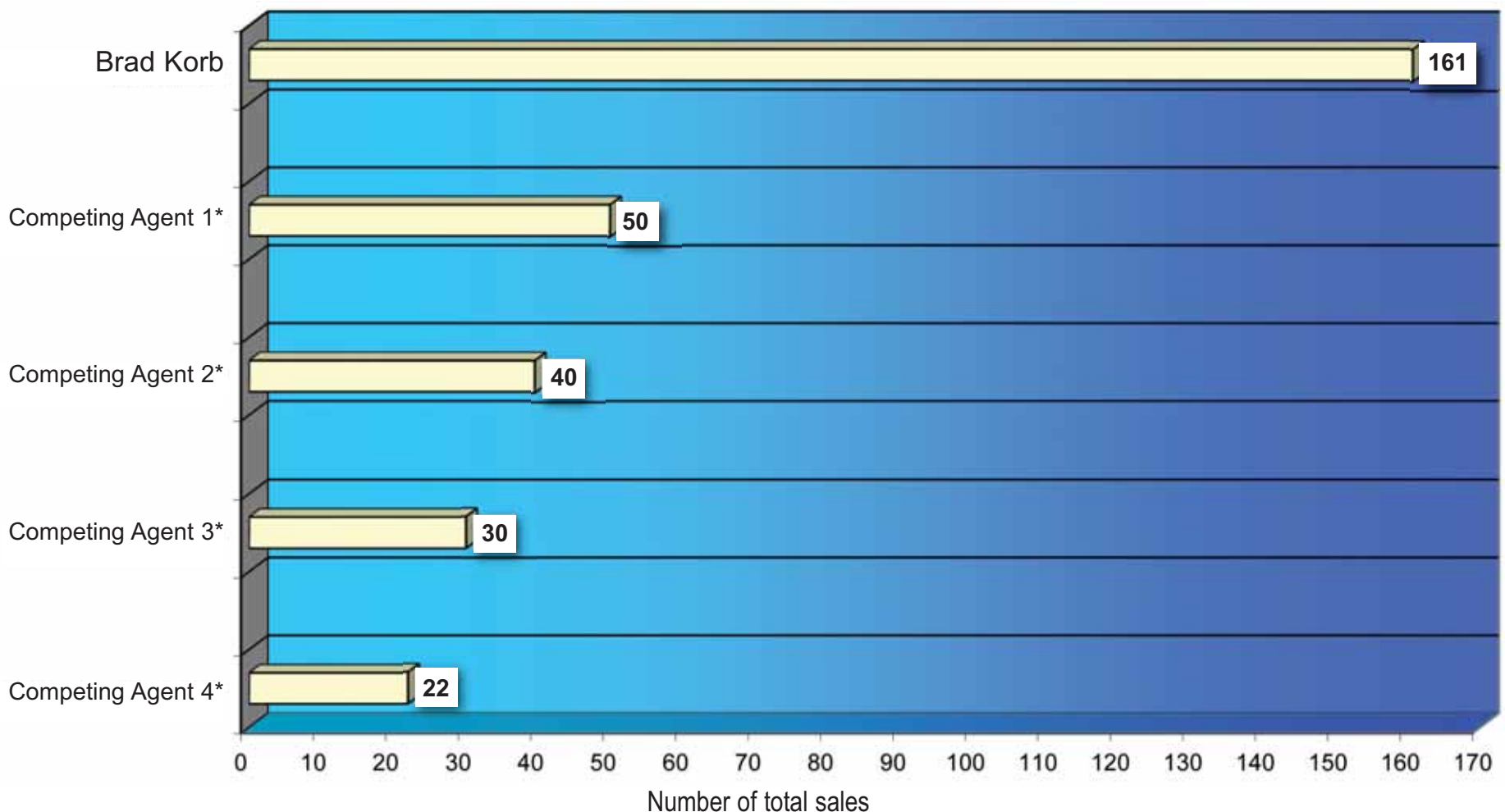
and filling it out before you come to volunteer at the Barn. The Barn is located at 123 W. Olive Ave. (under the Olive Ave. overpass). Please park in the Metro Link lot.

Our next big milestone is Saturday, December 14 at 7:00 AM. We are scheduled for our second test drive (T2) for parade officials from Pasadena. In preparation for the test, we will assemble everything and install it to make the float be as complete as possible. During the test, all crew members will be at their stations inside the float. As we go for a trip down Flower Street, we will demonstrate our phoenix rising up from the ashes. She will soar to her full height of nearly 30 feet and spread her wings! Real flames will shoot skyward from her majestic tail plumes! Our waterfall and mist effects will be operating. Sometime during the test drive, a fire drill will be performed where all crew members must exit the float, bringing their fire extinguishers, within 45 seconds.

Note: We will not be accepting new volunteers on December 31st. Our final judging is that day, at about 2:20 PM, activity is very hectic, and there is no time to train newbies. Later that day, at about 7:00 PM, we will be ready to depart for Pasadena. Come to the float Barn and wish us well! ■

Burbank Agents Number of Sales

January 1, 2018 through December 31, 2018



Based on data supplied by Southern California Multiple Listings Service and its member Associations of REALTORS, who are not responsible for its accuracy, and statistics from The Brad Korb Team. Analysis dates are January 1, 2018 through December 31, 2018. May not reflect all activity in the marketplace.

* Agent names available upon request. Current CRMLS members.

In The Community

Burbank News & Events

Helping Seniors Over 55 Preserve Assets & Improve Quality of Life



John Janis's compassion for helping seniors and families in a tough spot with financial challenges led him to founding Platinum Resources.

The Company Provides Financial Relief to Clients:

- Who are retired and faced with reduced or fixed-income
- Overwhelmed with out-of-pocket medical expenses
- Overwhelmed with high balance credit/card usage
- Unfortunately, lost a loved one (widow/widower)
- Experiencing an emotional, financial divorce/separation
- Served a law suit and concerned about outcome
- Buying a home but cannot qualify due to credit
- Afraid to lose their home due to affordability
- Preventing Seniors from Bankruptcy

Added Client Value - John's unique Business Guarantee doesn't charge upfront fees/costs or monthly costs of any kind until they get desired results. This Guarantee eliminates any downside financial risk concerns for the client

Should you, other family members or friends be experiencing similar "tough spot" situations and are seeking a proven solution we can help. Please contact Brad at 818-953-5304, Brad@BradKorb.com, or John at toll free 800-706-1210, JohnJ@PlatinumResources.US.



John Janis, Platinum Resources and Brad Korb

CLIENT - REVIEWS

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

#2 - "Hi John, I feel so lucky and fortunate to have been introduced to your debt elimination program while I was seriously considering bankruptcy. Your program is far superior. Just as important to saving me thousands of dollars and the peace of mind you provided during some real bleak periods will always be remembered and appreciated. Your personal attention to my medical situation was so helpful during my rehabilitation. Thank you again John, Best regards, Marley"

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

BURBANK ADULT CENTERS

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



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)

Ongoing weekly activities include a wide variety of fitness classes, card games including bridge, Mah Jongg, bingo, computer classes, lunch and so much more.

Medicare 101 ✓ Monday, December 2nd @ 4:00PM

When it comes to Medicare, you have multiple options: Medicare Advantage Plans, Prescription Drug Plans, Medicare Supplement Insurance Plans, Doctors, specialists, hospitals, pharmacies, and much more! Get answers to all your Medicare questions with a no obligation plan review. Martha Gonzales, licensed health plan representative for more than 25 years will help you understand your plan options for 2020.

Bobbie Barron ✓ Tuesday, December 3rd @ 3:00PM

Bobbie Barron Entertainment delivers the perfect blend of instrumentals, popular songs and dance music! This performance will showcase popular music from 1930s to 1960s covering American Song Book standards, swing, big band, jazz and blues genres.

Vitamins Minerals with Charleen Gosling ✓ Wednesday, December 4th @ 12:30PM

Nourish your body naturally with plant food. In this workshop we discuss the vitamins and minerals in your food and how to eat balanced meals insuring we get all the essential nutrients to maintain a healthy body.

Holiday Show - Mellowtones ✓ Monday, December 9th @ 12:30PM

Come see this amazing group perform with its conductor J.D. Mata. Enjoy traditional favorites, ballads and hymns.

Holiday Dance Performance with Generation DCD Dancers ✓ Tuesday, December 10th @ 3:30PM

Performances by dancers ages 4-18 to help you ring in the holiday season and dazzle you with dances from legendary books and holiday favorites.

Burbank Singers ✓ Tuesday, December 17th @ 3:00PM

The Burbank Singers are a group of women who perform throughout the community. They sing musical standards ranging from the 40's through today, including the best of Broadway melodies and seasonal holiday favorites. The Burbank Singers are a part of the California Women's Chorus, Inc. a non-profit organization devoted to the encouragement of choral singing throughout California and awarding scholarships to further vocal students in their musical educations and aspirations.

Dr. Smietanka Health Care Partners ✓ Wednesday, December 18th @ 12:30PM

Join us for an informational presentation where Dr. Smietanka will be discussing information related to Blood Pressure & Cholesterol.

Off-Site Trips

You must register for off-site trips at the Joslyn Adult Center front desk or Joslyn Adult Center travel office both located at 1301 West Olive Avenue Burbank, California 91506. All Trips will leave from, and return to, the Joslyn Adult Center.

Mission Inn Festival of Lights ✓ Tuesday, December 10th from 10:00AM - 8:30PM

Price: \$84.00 (\$82.00 with BSAC card)
Kick off your holiday season with a spectacular event in which the castle-like structure of the Mission Inn Hotel is instantly illuminated with 5 million holiday lights. This famous "Switch-On" ceremony is followed by a full fireworks display. Before all the excitement takes place we will dine at the Old Spaghetti Factory. Orders will be taken at the time of registration.

Police Dispatch 818-238-3000	The Brad Korb Team <i>Your Realtors For Life</i>		Fire Info 818-238-3473
Police Detectives 818-238-3210	818-953-5300 www.BradKorb.com		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



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

PLANNING TO HAVE A GARAGE SALE?

Call Us Today to Borrow

Garage Sale Signs
818-953-5300

In The Community

Burbank News & Events



Burbank Temporary Aid Center Updates

BTAC MONTH WAS A SUCCESS!

BTAC Month kicked off with a luncheon for the many wonderful BTAC volunteers. Thanks to Vice Mayor Springer for joining us and sharing a message. And a big thanks to IKEA and Logix Credit Union for helping make our volunteers feel special.

Cheers to BTAC welcome 50 guests to Urban Press Winery for an intimate evening of wine, friendship and fundraising for BTAC.

Thank you to everyone who supported the many food drives throughout the community. Our shelves are full and BTAC will be able to provide all the holiday groceries to help families celebrate Thanksgiving.

Many collections are continuing through December, so please support those organizations and individuals who are working to support BTAC.

BTAC's 2nd Annual Online Holiday Boutique and Auction is still open.

Are you still looking for that perfect gift, or want to find a little something for yourself? Visit biddingforgood.com and look for BTAC's auction.

The Holidays are upon us and BTAC needs your help!

To help families, enjoy holiday tradition at home, BTAC needs traditional holiday food items. BTAC will distribute approximately 1000 turkeys and/or hams before the end of the year and your help with it is vital!

Here's how you can help:

- As you are shopping for your holiday meals, purchase a few duplicates of those traditional holiday foods for BTAC.

- If you qualify for the free house-brand turkey, but really want the Butterball, please take the free turkey for BTAC!

Public Social Services comes to BTAC

Every third Friday of every month from 9am-12pm the Department of Public Social Services comes to BTAC and provides services for our clients. Appointments are first come first serve. Services include:

- Cal Fresh which helps provides monthly benefits to assist low-income households in purchasing the food they need to maintain adequate nutritional levels.
- Free and low-cost health care programs and services (Medical). BTAC wants to help serve citizens in times of emergency and disaster.

BTAC Needs Volunteers!

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

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!

For more information on how to donate to The BTAC, please visit our website (www.burbanktemporaryaidcenter.org). ■

Kids' Community Dental Clinic

FREE DENTAL SEALANTS!
Dental sealants are a pain-free material painted onto the teeth to prevent cavities

LIMITED TIME OFFER - CALL NOW FOR APPOINTMENT (818) 841-8010
(Spanish-speaking available)
400 W. Elmwood Ave., Burbank, CA 91506
Healthier Smiles... Happier Kids!
www.kidscjclinic.org

Burbank Chorale

Burbank Chorale Rehearsal and Audition Information:
Rehearsals for the Spring Semester begin January 14, 2020 and will be held every Tuesday through April 21, 2020 from 7:00pm to 9:30pm

Auditions for the Spring Semester -
January 14, 2019 - January 28, 2019 at the end of rehearsal.
Auditions and rehearsals will be held in the Sanctuary of St. Matthew's Lutheran Church
1920 W. Glenoaks Blvd., Glendale, CA 91201
To set up an appointment please contact the Burbank Chorale either by voicemail or email.
Voicemail: (818) 759-9177 || Email: tickets@burbankchorale.org

McCrorry's Estate Sales by Connor 'Liberates' Clients from Stressful Process

Inheriting a home from a loved one usually means inheriting the furniture, artwork, clothing, jewelry, tools, and other valuables inside, too. Brad Korb has decades of experience helping clients sell inherited real estate at its best value, but first the home must be made move-in ready by removing its contents. To help his clients accomplish that to their best financial advantage, Korb recommends Stephen and Aime McCrory, owners of Estate Sales by Connor.

"Stephen and Aime's family-run company has built a large, loyal following in Southern California among appraisal specialists, collectors, and reputable antique dealers," Korb says. "The McCrorrys are ethical and extremely professional. They handle every aspect of an estate sale from start to finish, with the goal of getting as much value as possible for clients."

Stephen McCrory enjoys working with Korb "because when Brad is involved, it's always a smooth transaction," he says. "What we like best about what we do is seeing people liberated from the stress and worry of trying to evaluate, sort, and sell all those items at an emotional time. Many of the items have sentimental value, and some things have value that clients might not realize without our expertise. Our service helps make the whole process much easier."

For more information, visit www.EstateSalesByConnor.com or call Stephen McCrory at 818-848-3278. ■

Brad Did It Again!

Brad Did It Again with the sale of the Nimtz Family home in Burbank!

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

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

Our Services:

- > Free appraisals and estate consultations.
- > Estate staging and organization
- > Advertising and mailing to our 2000+ mailing list.
- > Less than 48 hour notice clean outs (move-in ready).
- > Security and a professional staff during the sale.
- > Antique, art and collectibles consignment process.
- > Clean up and packing services.
- > Professional References.
- > Consignments and buy outs.
- > Researching and valuing all items over \$50.00 through our network of appraisers, databases, auction houses and experts.
- > Detailed accounting.
- > No out of pocket fees.

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

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
Call 1-800-473-0599

\$869,968
Enter Code 2858

Luxury Division

English Tudor

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

Great Location

BURBANK HILLS **\$929,929**
Call 1-800-473-0599, Enter Code 2258

View

BURBANK HILLS **\$899,998**
Call 1-800-473-0599, Enter Code 2838

Remodeled Kitchen

BURBANK **\$899,998**
Call 1-800-473-0599, Enter Code 2648

Custom Built

BURBANK HILLS **\$839,938**
Call 1-800-473-0599, Enter Code 2708

Great Build Site

MAR VISTA **\$839,938**
Call 1-800-473-0599, Enter Code 2768

4 Beds 2 Baths

BURBANK **\$789,987**
Call 1-800-473-0599, Enter Code 2848

Guest House

HIGHLAND PARK **\$779,977**
Call 1-800-473-0599, Enter Code 2498

Pool & Spa

BURBANK MEDIA DISTRICT **\$759,957**
Call 1-800-473-0599, Enter Code 2598

Prime Duplex

VALLEY VILLAGE **\$699,996**
Call 1-800-473-0599, Enter Code 2658

5

Reasons Why I'm Glad I Called Brad!

- #1 The quick response, constant communication and follow-up from agents.
- #2 The most-comprehensive marketing plan in town!
- #3 A team business model to help you with all of your real estate needs!
- #4 Seven-day-a-week access to 39 years of real estate experience!
- #5 A professional, friendly, expert team of real estate consultants!

Join Our Top-Rated Team Now!

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

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

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

Featured Homes

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



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



Don't Make a Move Without Us!

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

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



SANTA CLARITA \$669,966
Call 1-800-473-0599, Enter Code 2048



SHADOW HILLS \$669,966
Call 1-800-473-0599, Enter Code 3178



BURBANK \$659,956
Call 1-800-473-0599, Enter Code 2628



MISSION HILLS \$599,995
Call 1-800-473-0599, Enter Code 2448



CABRINI VILLAS \$555,555
Call 1-800-473-0599, Enter Code 2688



VAN NUYS \$549,945
Call 1-800-473-0599, Enter Code 2698



SYLMAR \$549,945
Call 1-800-473-0599, Enter Code 2388



TOLUCA LAKE \$539,935
Call 1-800-473-0599, Enter Code 2508



SUNLAND \$519,915
Call 1-800-473-0599, Enter Code 2828



STUDIO CITY \$499,994
Call 1-800-473-0599, Enter Code 2038



CABRINI VILLAS \$489,984
Call 1-800-473-0599, Enter Code 2808



TOLUCA LAKE \$479,974
Call 1-800-473-0599, Enter Code 2318



LAKE BALBOA \$459,954
Call 1-800-473-0599, Enter Code 2888



PANORAMA CITY \$389,983
Call 1-800-473-0599, Enter Code 2728



VAN NUYS \$379,973
Call 1-800-473-0599, Enter Code 2908



VAN NUYS \$359,953
Call 1-800-473-0599, Enter Code 3298



GRANADA HILLS \$359,953
Call 1-800-473-0599, Enter Code 2178



TARZANA \$349,943
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ENCINO \$299,992
Call 1-800-473-0599, Enter Code 2438



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Call 1-800-473-0599, Enter Code 2878

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

Market Trends

Burbank

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	1	1	100.0%	0	2	0	3.0	\$389,500	\$385,000	98.8%	103
\$400,001 to \$500,000	6	6	100.0%	3	21	4	1.7	\$460,597	\$462,000	100.3%	36
\$500,001 to \$600,000	7	7	100.0%	13	48	8	0.9	\$553,630	\$549,013	99.2%	28
\$600,001 to \$700,000	7	10	142.9%	6	39	7	1.1	\$662,332	\$659,718	99.6%	37
\$700,001 to \$800,000	9	16	177.8%	15	56	9	1.0	\$758,084	\$757,621	99.9%	28
\$800,001 to \$900,000	20	14	70.0%	11	58	10	2.1	\$840,900	\$852,858	101.4%	32
\$900,001 to \$1,000,000	13	7	53.8%	6	44	7	1.8	\$927,114	\$948,069	102.3%	23
\$1,000,000+	23	0	NA	0	96	16	1.4	\$1,272,618	\$1,281,593	100.7%	41
Market Totals	86	61	70.9%	54	364	61	1.4	\$871,005	\$876,907	100.7%	33

Lake View Terrace Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	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	2	0	0.0	\$772,474	\$766,000	99.2%	60
\$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	2	0	3.0	\$772,474	\$766,000	99.2%	60

Sylmar Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	1	1	0	0.0	\$599,000	\$575,000	96.0%	115
\$600,001 to \$700,000	0	1	NA	1	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	1	NA	0	8	1	0.0	\$720,756	\$740,875	102.8%	25
\$800,001 to \$900,000	3	0	NA	0	3	1	6.0	\$856,650	\$852,333	99.5%	36
\$900,001 to \$1,000,000	0	0	NA	0	2	0	0.0	\$894,950	\$923,500	103.2%	12
\$1,000,000+	1	0	NA	0	1	0	6.0	\$2,100,000	\$1,600,000	76.2%	16
Market Totals	4	2	50.0%	2	15	3	1.6	\$854,993	\$833,733	97.5%	31

Shadow Hills Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	1	NA	0	1	0	0.0	\$729,000	\$680,000	93.3%	62
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$649,000	\$711,000	109.6%	13
\$800,001 to \$900,000	2	0	NA	0	2	0	6.0	\$842,000	\$821,500	97.6%	21
\$900,001 to \$1,000,000	1	0	NA	0	1	0	6.0	\$939,000	\$934,000	99.5%	28
\$1,000,000+	7	0	NA	0	7	1	6.0	\$1,329,571	\$1,302,000	97.9%	78
Market Totals	10	1	10.0%	0	12	2	5.0	\$1,109,000	\$1,090,167	98.3%	58

Sun Valley Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	1	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	1	0	NA	0	1	0	6.0	\$699,000	\$699,000	100.0%	0
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$699,000	\$732,500	104.8%	8
\$800,001 to \$900,000	0	0	NA	0	3	1	0.0	\$852,667	\$883,333	103.6%	23
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	2	0	3.0	\$1,104,000	\$1,125,000	101.9%	48
Market Totals	2	1	50.0%	0	7	1	1.7	\$880,572	\$904,500	102.7%	25

Sun Valley Hills

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	1	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	1	0	NA	0	1	0	6.0	\$599,000	\$585,000	97.7%	99
\$600,001 to \$700,000	0	2	NA	0	1	0	0.0	\$699,000	\$680,000	97.3%	22
\$700,001 to \$800,000	1	1	100.0%	1	3	1	2.0	\$732,617	\$462,333	104.1%	14
\$800,001 to \$900,000	2	2	100.0%	1	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+	2	0	NA	0	2	0	6.0	\$1,087,000	\$1,062,500	97.7%	18
Market Totals	7	5	71.4%	2	7	1	6.0	\$809,979	\$811,000	100.1%	28