

Brad Korb

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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

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The **BradKorb** REAL ESTATE GROUP

Focused on What Matters to You
Real Estate Since 1979

Office 818.953.5300

Email Brad@BradKorb.com

www.BradKorb.com

BRE #00698730

3813 W. Magnolia Blvd.
Burbank, CA 91505



Best of Burbank

40 years after receiving his license to practice real estate and three generations of clients later, Brad Korb has won Burbank Leader's Reader's Choice distinction as "Best Real Estate Agent/Team" for the fifth year in a row!

While Korb and his incredibly well-oiled machine of a team have won many impressive regional, state, and national consumer honors and awards for service repeatedly praised in written reviews with the words "exceeded our expectations," the recognition from readers of the Burbank Leader has special meaning for Korb.

"The truth is that we've succeeded because of the wonderful community of Burbank," said Korb, who earlier this year appeared by invitation on CBS TV's popular show "This Is L.A." as an expert on finding homes in the San Fernando Valley. "Maybe the best thing about our company is that through it, we provide money, resources, and even volunteer hours to help support Burbank's many worthy non-profit community organizations. I can only say, 'Thank you, Burbank!'" ■



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



- FACEBOOK: Brad Korb
- TWITTER: @BradKorb



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BURBANK NEWS

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FEATURED HOMES

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AREA MARKET TRENDS

Page 12 **NEW**

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BURBANK-VALLEY GARDEN CLUB



Photo credit: Kreigh Hampel

The Burbank-Valley Garden Club meets, Thursday, OCTOBER 3, 2019 at 10:00 a.m., at the Little White Chapel, 1711 N. Avon St., Burbank.

Mr. Kreigh Hampel has served as Burbank's Recycling Coordinator since 2003. He is a graduate of the UCLA Municipal Waste Management Program and has worked with a variety of private and public agencies on recycling, urban forestry, garden education, permaculture, solar energy and human mobility.

As a board member of the California Product Stewardship Council, he has worked toward strengthening producer responsibility laws. Kreigh has also worked as a landscaper, furniture maker and prop builder. He draws on simplicity, diversity and the living breathing world as models of regenerative design.

On October 3, 2019, he will be presenting a program called "Plastics, Zero Waste and Local Food: and will help us understand our modern plastics dilemma and what actions we can take to make a difference in our city and our world.

Everyone is welcome to our regular monthly meetings. For more information, call 818 848-0313. ■

An Eagle Scout Project at the Kids' Community Dental Clinic

By Dale Gorman
Executive Director
Kids' Community Dental Clinic

After a couple of months of planning my Eagle Scout project with Dale Gorman and my Boy Scout Troop the day finally arrived to put some muscle and sweat into transforming the garden at the Kid's Community Dental Clinic. The garden was already an inviting place for kids to hang out but we wanted to take the garden to the next level. With the help of Troop 219, and family, we were able to give the clinic a little bit of a face-lift.

We trimmed, weeded, fertilized, cleaned, vacuumed, swept, planted, dusted, scrubbed the entire property. In the middle of all this we repaired a landscaping irrigation leak. I consulted with my dad since this was something I didn't know how to do and I wanted to get right. My dad turned this into a great learning opportunity for the scouts and I.

In addition, I wanted to add some new artwork to the outside building wall to remind everyone to: Brush, Floss, Eat Healthy, and Drink Water. So, a large piece of plywood gave me plenty of space to express my creative talents! Of course, we needed a toothbrush and dental floss on the wall so some friends and I drew them first. We cut the pieces and sanded them down. added a base coat at home so we could finish painting them and hang the artwork on the day of the project. We tossed in some broccoli artwork to remind kids to eat healthy and a faucet with water droplets to remind everyone the importance of drinking lots of water. It was a good art project and shows up well on the wall!

This project ended up being a lot of work, but we all learned that it takes lots of hands on deck to make everything go smoothly! I want to thank those of you in Troop 219 who helped on my Eagle Scout project. When you think about all the good things they do at KCDC, I'd have no trouble getting this crew back to help Dale with anything she needs. I feel fortunate to be a small part of the clinics extended family. Thank you, Dale for letting Troop 219 into your KCDC home and for helping me complete my Eagle Scout project! ■



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."

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Senior Vice President
UBS Financial Services
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SAVE THE DATE

SATURDAY, OCTOBER 5, 2019

"FAMILY FUN DAY"

The **Burbank Police Foundation** is proud to announce its upcoming 4th Annual FAMILY FUN DAY, that features a CAR SHOW & Pancake Breakfast with **Burbank Kiwanis For Fun Foundation**. This lovely event will be held on **Saturday, October 5, 2019, from 9:00 a.m. to 2:00 pm**, at Johnny Carson Park, 400 S. Bob Hope Drive, Burbank. Come feast your eyes on gorgeous classic automobiles, some of which will be receiving trophies like Best of Show, Most Likely to be Pulled Over For Speeding, Chief's Choice, Ladies' Choice, etc. There will be great entertainment, raffle prizes, 50/50 Opportunity Drawing, lots of food and beverages. Don't forget the Kiwanians make the very best pancakes in the world. Above all, there will be all kinds of great games for the kiddies, including big inflatables as well as Trick or Treating for them. This is a fundraising event so come and enjoy the day as you help to raise money to help your community. For more information, please contact Tony or Donna Wade (818) 846-8487, (818) 822-2901, (818) 822-2903 or panette@pacbell.net. ■

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In The Community

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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.

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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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9805 Samoa	3478
5227 Denny #104	3518
16201 Lassen #4	2178
10617 Vanora	3528
20434 S. Vermont #72	2248
11433 Fox Hollow	3198
616 E. San Jose #103	2428
2681 Roseview	3468
7550 Zombar #8	3298
355 N. Maple #208	2938
4630 Willis #105	2518
11610 Strathern	3158
11437 Riverside	2658
9347 Via Patricia	2138
6425 Elmer	2608
212 N. Valley #10	2508
10240 Camarillo #303	2318

BRAD KORB'S RECENT SALES

5349 Newcastle #66	2378
910 E. Valencia	3268
4864 Embassy #8	2108
5334 Lindley #224	2068
10015 Glory	2928
437 N. Orchard	2738
4200 W. McFarlane	3008
225 N. Whitnall	2328
7823 Ellenbogen	3068
11453 Delano, Seller	3148
11453 Delano, Buyer	3148
520 N. Louise #201	3128
745 N. Myers	3078
1494 Stonewood	2478
6646 Fulton	2758
8402 Cravell	2268
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
13211 W. Victory	5658
17728 Halsted Unit A	5668
4647 Willis #312	5718

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10945 Hortense #310	5688
5627 Auckland	5708
1810 N. Bel Aire	5678
14710 Tupper	5728
5252 Coldwater Canyon #212	5748
5401 Morella #109	5738
5447 Zelzah #112	5758
355 Stanton	5768
4558 Willis #116	5808
4817 Satsuma Unit 4	5788
4140 Warner #106	5798
4447 Conchita	5778
801 E. Doran	5818
705 N. Lima	5828



Call the Brad Korb Team
(818) 953-5300

City of Burbank's BEST Program / WorkForce Connection

Are you a student looking for employment?
Come to the Youth Employment office to pick up an application



Are you interested in EXPANDING your support of Burbank's youth?

Participate in the City of Burbank's BEST Program (Burbank Employment & Student Training) by hiring a qualified and pre-screened student today!

Are you an Adult looking for employment?

Come to City of Burbank's WorkForce Connection (A FREE self-serve job resource center)



City of Burbank
Youth Employment/WorkForce Connection
301 E. Olive Avenue Ste. 101, Burbank, CA 91502
(818) 238-5021



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

DATE	EVENT	CONTACT
Oct. 6	Saddle Seat Western School League	Elizabeth Currer (626) 685-5255
Oct. 13	ETI Route 101 Horse Show	Kim Estrada (818) 497-4730
Oct. 18-20	Gold Coast Series October Horse Show	Langer Equestrian Group (818) 563-3250
Oct. 23-27	California Reining Horse Association Challenge	Marilyn Scheffers (951) 600-8999
Oct. 30- Nov. 3	Goldmine Circuit Horse Show	Carolyn Dobbins (480) 695-6283
Nov. 6-10	Camelot Autumn Classic	Camelot Events (818) 259-4364
Nov. 20-24	Camelot Autumn Jubilee	Camelot Events (818) 259-4364
Nov. 30 Dec. 1	Dressage Holiday Special	Cornerstone Event Management (818) 841-3554

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

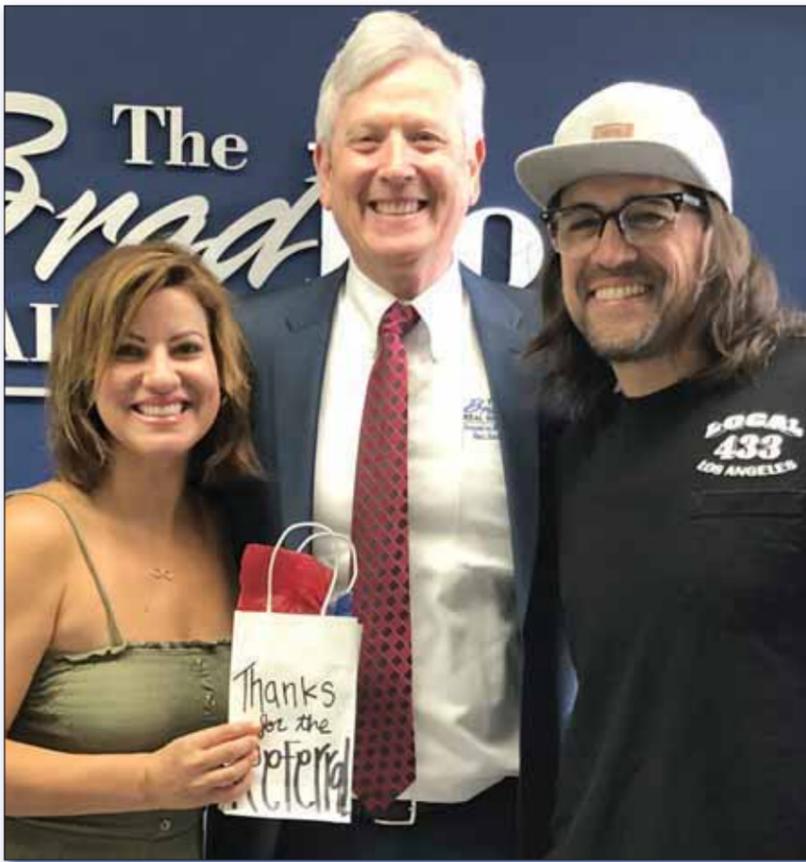
In The Community

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Thanks for Being Our Eyes, Voice & Ears!

At the Brad Korb Team, we treat our clients in a world-class way because it's what we believe in. So it means a lot to our Team when clients like Tyson & Nicole Mathias (below) show how much they believe in us by telling their friends, neighbors, and family about our great service. It means a lot when clients show how much they believe in us by letting us know if they hear of a neighbor who's thinking of selling their home.

To all of you, we extend a sincere **THANK YOU!**



818.953.5300 or www.BradKorb.com

Boys & Girls Club of Burbank and Greater East Valley Host Annual Poker/Bingo Tournament

The Boys & Girls Club of Burbank and Greater East Valley will host its annual Poker/Bingo Tournament on Friday October 18, 2019. The event will be held at a new location, the Masonic Lodge, located at 406 Irving Drive in Burbank.

Also new this year, we will feature a taco truck that will serve tacos, all the fixings, burritos and quesadillas. There will be beer and wine served as well as desserts. The suggested donation of \$100.00 gets you 1000 poker chips or one bingo card. When you register early, you get an additional 300 poker chips or an extra bingo card.

Early bird registration begins now through September 13, 2019. Registration is now available online at: <https://bgcburbank.org/events/>

Proceeds from this event will support technology programs like STEAM (Science, Technology, Engineering, Arts and Math), College Bound, an academic success program, open to all middle school and high school teens that offers case management, workshops, college/career exploration, guest speakers, and tutoring, our D/HH (Deaf and Hard of Hearing Program, the only program of its kind in the area and Keystone Club, a leadership-development experience for young people ages 14-18 to name just a few.

"Our Club offers young people unique opportunities to find their passion," said CEO Shanna Warren. "Keeping youth, especially teens engaged and challenged is a hallmark of what we do. Our community is so generous. We want to find interesting and amusing ways for them to support the Club. Our Poker/Bingo Tournament fits the bill."

Prizes included: Disneyland Park Hopper Tickets, Lakers tickets, gift baskets and gift cards. We would like to thank Logix Federal Credit Union for being a tournament sponsor this year. For sponsorship information contact: susansebastian@bgcburbank.org.

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

"In Los Angeles
I would hire Brad Korb.

He knows how to attract the right kind of buyers
and he creates so much demand that if your home
doesn't sell at a price and deadline you agree to...

Brad will BUY IT!"



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YOUR HOME
AT A PRICE ACCEPTABLE TO YOU
GUARANTEED
OR I'LL BUY IT!

SOLD

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DAVID STARR JORDAN: IT'S COMPLICATED...

By Susie Hodgson

Have you heard that David Starr Jordan middle school has to change its name? Burbank's school board voted unanimously to do so. But why? And who is or was David Starr Jordan anyway?

David Starr Jordan was born in 1851 into a progressive family. When young David was ready to go to high school, his forward-thinking parents enrolled him into an all-girls school. They attended only Universalist or Unitarian churches. They never whipped David and gave him a lot of freedom to pursue his outdoor hobbies. David went on to get his bachelor's and master's degrees from Cornell in ichthyology (study of fish) and botany. He continued his education at Indiana's Medical College, where he was able to get a job as a professor in Natural History at Indiana University (IU), Bloomington. (Ever see the great cult classic film "Breaking Away"? Or do you know where John Mellencamp lives? That's Bloomington.)

In 1885, David Starr Jordan was named the 7th president of IU, at the tender age of 34. Jordan worked hard, improving IU's finances, public image and doubling enrollment. He also instituted a modern liberal arts curriculum.

So it wasn't long before David Starr Jordan was recruited away by millionaires Leland and Jane Stanford who were building that university in Northern California. They wanted Jordan to be the school's first president. Although rather light on experience, he shared the Stanfords' vision of a non-sectarian, co-educational, liberal arts university. He was also known for his rapport with students. So Jordan and his family went west! Jordan remained as top dog of Stanford University from 1891 to 1916. He proved to be a very positive force on campus, both with staff and students, and he handled the 1906 earthquake catastrophe remarkably. During Jordan's tenure, he also was a leader in the new Sierra Club.

It all sounds pretty good, right? Jordan published dozens of papers, essays and books on his great love -- something today we'd call the environment. He discovered literally dozens of fish types. But, unfortunately, his story doesn't end there.

He was also a leader in the field of eugenics.

Eu -- what, you say? Well, back in the late 1800s, a half-cousin of Charles Darwin's coined the term eugenics. It "sort of" came from Darwin's Theory of Evolution and survival of the fittest. (Actually, the concept was not invented in the 1800s; it was mentioned as far back as Plato's time.) The modern eugenics believers felt, "Why not ensure that the human race is made up of only the fittest? Let's eliminate the undesirables," they proposed. And who were these "undesirables"? The mentally ill, the physically handicapped, people with low IQs (called imbeciles), as well as promiscuous women, the poor, homosexuals, Jews, blacks and pretty much ALL minorities -- you get the idea.

In the early 20th century, eugenics was reasonably popular and many learned people espoused the idea. Just some of these names may surprise you -- Teddy Roosevelt, Winston Churchill, George Bernard Shaw (famous writer/playwright), Margaret Sanger (founder of Planned Parenthood), Alexander Graham Bell, HG Wells (author of "When Worlds Collide"), Jacques Cousteau and EVEN Helen Keller!

But what if it was just a passing fancy for David Starr Jordan? A whim? Don't we all make mistakes? Sure, but remember Jordan



was a LEADER in the field of eugenics. A VOCAL if not loud leader. He helped form The Human Betterment Foundation, a group that strongly supported forced sterilization of undesirables. (Forced sterilizations remain on the books to this day, believe it or not, although it was much more common before World War II. Sadly, it was SO common in the South among poor black women that the sterilizations were shockingly nicknamed "Mississippi Appendectomies.") He served on the powerful Committee on Eugenics of the American Breeders' Association. Jordan wrote a book called "The Blood of the Nation," also pushing for a superior race. He gave speeches and testified at the famous Scopes trial in 1925. He is on record as having said, "The germs of pauperism and crime are biologically inherited" and he believed that forcibly segregating and sterilizing "feeble-minded people" was vital to stop them from having children. Furthermore, he hated the immigration of "temperamental races" to the United States.

Needless to say, eugenics lost a lot of its appeal during WWII. We all know what Hitler did and the Nazis quoted American eugenics leaders (such as David Starr Jordan) to justify the holocaust in the infamous "Judgment at Nuremberg" trials.

But interestingly, Jordan was a fervent pacifist. He was even mocked for not supporting World War I. But his views were not based on morals. To Jordan, opposing war was a practical stance. After all, we'd be sending our strongest boys off to war to die, losing that valuable strong trait in our gene pool.

Still, Jordan has been honored a great deal over the years. Not only did we have a middle school named for him, but so did Palo Alto (home of Stanford) although both schools have since rescinded the name. There is a fisheries research ship called the David Starr Jordan. In 1986, the David Starr Jordan Prize was created by Indiana University and Cornell. There is a David Starr Jordan high school in Los Angeles; a David Starr Jordan school in Long Beach; a Jordan river that flows through the IU campus; a David Starr Jordan tree at the University of Hawaii; a Jordan Avenue in Bloomington; a Jordan Hall at IU; a Jordan Hall at Stanford, a Jordan Lake in Utah, a Mt. Jordan mountain peak in Tuolumne County, CA, and more.

And if all this isn't enough, David Starr Jordan is rumored to have played a part in the death of Jane Stanford. Jordan did not get along with Jane and she threatened to fire him. Then suddenly she died of strychnine poisoning, said the coroner. But Jordan launched his own investigation with his own doctor who said it was a heart attack, even though her symptoms were nothing like those of a heart attack. People still wonder why Jordan rushed in. Was it to protect the reputation of Stanford?

Was it to protect the university's fundraising efforts? Or did Jordan himself arrange it?? In 2005, publications emerged declaring she was indeed murdered.

David Starr Jordan died in 1931, before he could see what Hitler did to his eugenics. I like to think Jordan would have changed his position. What do you think? (PS. Don't tell the school board about Thomas Jefferson School. Or should we? Jefferson had more than 600 slaves!)



Burbank Public Library! Fall Into Your LIBRARY!

The only thing that you absolutely have to know, is the location of the library. —Albert Einstein

You may know that there are three libraries located in Burbank, but do you know just how valuable your library card is? Here's a short list of what you can access FREE with your library card and PIN

- Ancestry.com is a genealogy resource with over 1.5 billion names. Includes records from U.S. census, military, court, land, probate, church records, and passenger lists (in library use only).

- Flipster offers current and back issues of magazines including Entertainment Weekly, The New Yorker, Us Weekly, HGTV, Consumer Reports, and National Geographic Kids.

- Hoopla allows you to instantly borrow free digital movies, music, eBooks and more, 24/7.

- Libby is the app that lets you instantly borrow an eBook or audio book using just the device in your hand.

- Mango Languages provides online language-learning of over 70 languages including Armenian, Spanish, French, Italian, Chinese, Arabic, Korean, Russian, Tagalog, and English.

- NovelList has reading recommendations for both fiction and nonfiction, for all ages. Top ten, best of, favorites -- they have hundreds of reading lists that make it easy to quickly find great books to read.

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!



GET CARDED
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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

Rave Reviews

I found your company through the internet and contacted you a year before the sale to appraise the property. I was impressed with your professionalism and follow-up throughout the entire year before the house was put on the market. Your team was prompt in returning calls and answering questions. You all were willing to do whatever it took to get the job done. Selling my property was an exciting, satisfying and profitable experience. I would recommend you and your team to anyone selling property. It was a pleasure to work with you.

—Diane Davies

Home Seller, Burbank, CA

Incredible! My property was sold in 3 days for a full listing price with several back-up offers. I will definitely refer your services to my family and friends!

—Grigor Dinkchian

Home Seller, Glendale, CA

You and your team were recommended to me. You were fast, efficient and courteous. My needs and requests were completely taken care of!

—Ryan Burke

Home Buyer, North Hollywood, CA

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

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

In The Community

Burbank News & Events

Brad Did It Again!



Brad Did It Again with the sale of the Mull Family house in Sun Valley!

Burbank Tournament of Roses Association

By Robert Hutt

On Saturday, October 5, if you are up and around just after the sun rises, come to the float site by 7:00 AM and you can watch as inspectors from Pasadena check dozens of details and witness this year's first test drive of Burbank's 2020 Rose Parade float entry, "Rise Up."

Following the inspection, between 11 AM and 4 PM, we will be hosting our annual Craft Faire and Open House fundraiser. You can get an early start on your holiday shopping at more than two dozen vendors! There will also be a food truck on-site to satisfy those twinges of hunger. We appreciate the support of the community and hope to produce another award-winning Rose Parade float to represent Burbank. Every dollar you spend at our Craft Faire helps us toward that goal.

First-time visitors to the float construction site tend to ask many of the same questions. The following are some of the more common. As one of only six self-built float entries in the parade, our expert volunteers can answer nearly any question about the parade or float building. While visiting our Craft Faire and Open House, see if you can stump our experts with some new questions!

Q: When do we start building the float?

A: Welding began in mid-June however, we had to submit our float concept design to Rose Parade officials in February.

Q: When do we start decorating the float?

A: Elements that can be removed from the float and that are covered with dry materials might be painted and decorated in early December. Serious decorating of the float will not begin until December 26. Fresh flowers will not be applied until the 28th; maybe later if the weather is hot.

Q: How much does the float weigh?

A: The empty float chassis weighs 18,100

lbs. The weight of a fully decorated float varies from year to year, but 25,000 to 30,000 lbs. is a good estimate.

Q: How many crew members are inside the float?

A: Depending on float configuration and special effects: Driver, Observer (1 or 2), Hydraulic Engine Operator, Animation Computer Operator & Soundman, Pyro Technician (as needed), Over-height Mechanism Operator (as needed).

Q: How long has Burbank been involved with the Tournament of Roses Parade?

A: In 1914 Burbank's first float was titled "Goddess of Plenty." Our entry in the 2020 Tournament of Roses Parade will be our 88th float. There were several years when we used decorated cars rather than a float. There were also several years when we had no entry at all.

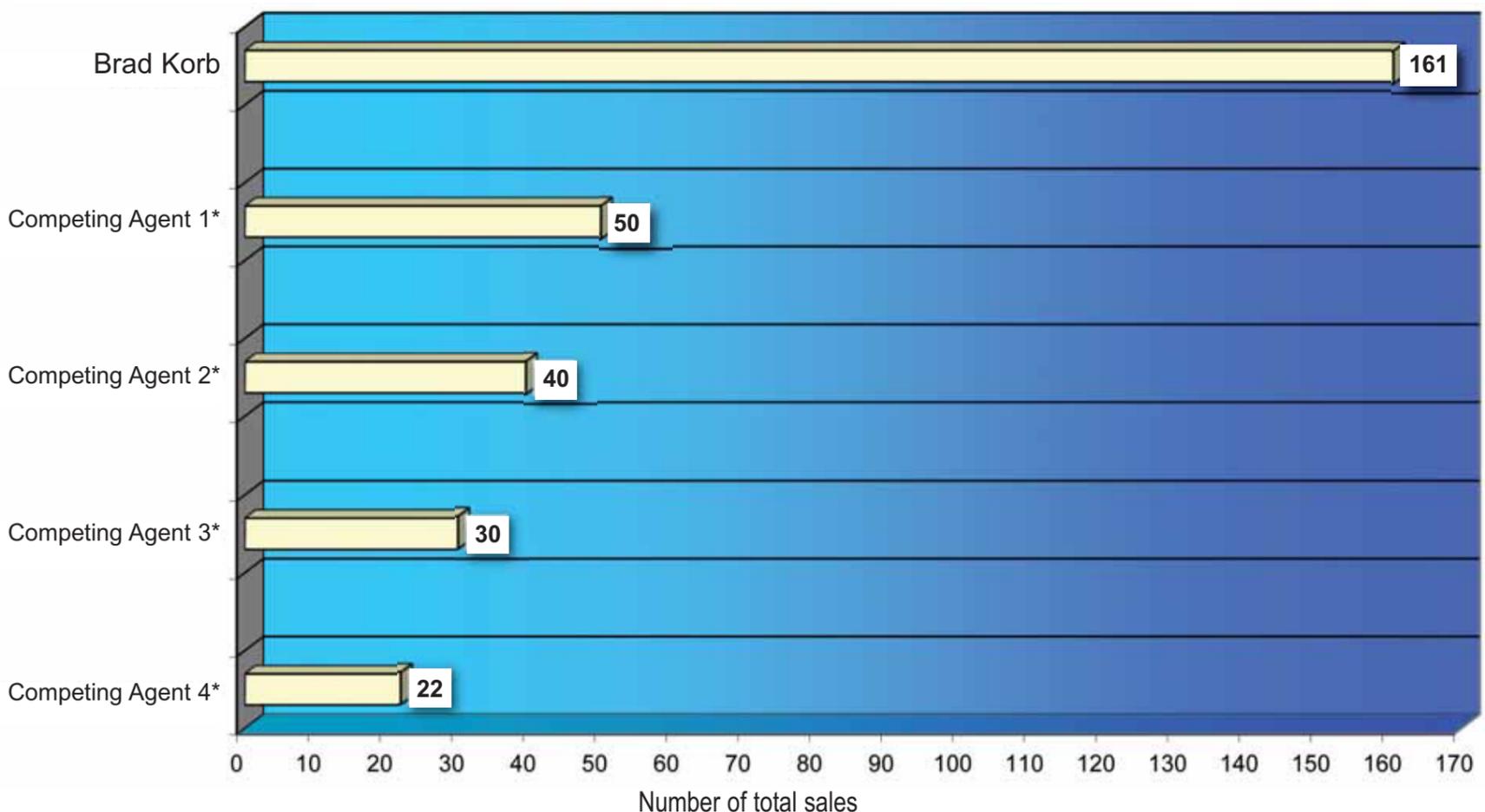
Q: How many awards has Burbank won?

A: In the last 20 years we have won 15 awards including: Queen's Trophy (Best Use of Roses), Theme Trophy, Past President's Award, Animation Trophy (twice), Fantasy Trophy (twice), Mayor's Trophy (twice) and Bob Hope Humor Award in competition with the professional float builders. In the 105 years that Burbank has participated, parade officials have changed the way floats are judged and the various awards. They also stopped giving actual trophies. In the very early years, there were no professional builders! After all being said, we have won 68 awards.

This doesn't just happen by itself! Visit the float construction site on any Wednesday or Saturday between 10:00 AM and 4:00 PM to help with Burbank's float. The site is located at 123 W. Olive Ave, but please park in the adjacent MetroLink lot. Groups should call ahead to confirm a date and time. The phone number is: 818-840-0060 or visit our website at www.BurbankRoseFloat.com. Follow us on Facebook, too! ■

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

Are You Struggling to Make Ends Meet...? (You're Not Alone)



("Here is a proven solution – that works")

John Janis's compassion for helping individuals and families experiencing financial challenges led him to founding Platinum Resources. John's services help find solutions to loss of income, fixed income, divorce/separation, high credit/card usage, medical/dental expenses, educational expense and other monthly cash flow issues.

Over the years, John has had the privilege of helping people save 10's of thousands while also improving their overall credit standing. In addition, John's unique business...*doesn't charge upfront fees/costs nor monthly costs of any kind until they get results.*

"What We Do - For Our Clients"

- Eliminate monthly debt spending to creditors
- Eliminate thousands of medical/dental accrued debt
- Eliminate thousands of credit/retail accrued debt
- Enhance credit status/score improvement
- Prevent bankruptcy (BK)
- Save home from "must sell"

Should you, other family members or friends be experiencing similar financial burdens and are seeking a proven solution, and peace of mind we can help. Please contact Brad at 818-953-5304, Brad@BradKorb.com, or John Janis 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 Lecture ✓
Wednesday, October 2nd @ 12:30PM
Choosing the right health care plan for you can feel overwhelming – don't make this complex decision alone! Get your questions answered and compare plan options with an unbiased independent insurance agent who specializes in Medicare. This seminar is purely educational and there will be NO enrollments or sales. Refreshments will be served.

Roberto Bonnai – Performer ✓
Monday, October 7th @ 12:30PM
Join us for a musical performance by Roberto Bonnai! His performance will focus on romantic songs including some Dean Martin, Frank Sinatra, Elvis, classic French songs and many more. He will also include a few of his own compositions.

Olive Plaza Dancers ✓
Monday, October 14th @ 12:30PM
Olive Plaza Dancers is a group, made up of women and one brave gentleman, that has been dancing together for six years. They will be performing variations of line dancing, Cha Cha, and a variety of other dance styles. Please join us for an hour of great dancing and fun!

Dr. Hernandez – HealthCare Partners ✓
Wednesday, October 16th @ 12:30PM
This presentation by Dr. Evelyn Hernandez Del Cid, MD provides an overview on what is arthritis, the most common forms of arthritis, methods of arthritis management, and tips for prevention. (This is a FREE event)

Brain Health Workshop ✓
Wednesday, October 23rd @ 9:00AM
This FREE workshop is an assessment comprised of online memory activities

that stimulate your brain. You will learn about brain health and how you can keep improving it. Each participant will receive a FREE booklet that includes healthy brain tips on nutrition, exercise, and sleep habits. We will also have a brain health specialist there to answer your memory concerns.
CLASS IS LIMITED TO 20 PARTICIPANTS
*participants must have the ability to read and understand English and have basic computer skills to effectively complete the assessment

The Magic Flute - Opera ✓
Wednesday, October 23rd @ 1:30PM
The Magic Flute – Mozart's masterpiece from 1791 is one of the most beloved and most performed operas in the world. LA Opera's Community Educator Ray Busmann will give an entertaining multi-media presentation about the opera's origins and its many different stage interpretations – with plenty of audio and video examples!

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.

Aquarium of the Pacific ✓
Monday, October 7th from 9:30AM-6:00PM
Price: \$28.00 (\$26.00 with BSAC card)
Join us for Senior Day at the Aquarium of the Pacific, home to over 12,000 ocean animals and nearly 500 species. This aquarium showcases the most diverse body of water, the Pacific Ocean. Bring money for lunch at Café Scuba; the Aquarium eatery serves a variety of lunch items such as tacos, burgers, and salads. **MUST BRING ID FOR ENTRY**

Oktoberfest ✓
Sunday, October 27th from 8:00AM-6:00PM
Price: \$78.00 (\$76.00 with BSAC card)
"A festival like no other, guests are treated to authentic German entertainment; feast on Brats and Knockwursts direct from the German butcher; enjoy the very same beers poured at Munich's Oktoberfest for more than 150 years!" But first get to know the area with a complimentary bus tour of Big Bear Lake. Lunch is included in the ticket price. Please note there are **only 45 tickets available.**

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



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 Chorale

Burbank Chorale Holiday Concert

Saturday December 07, 2019 7:30 pm

American Lutheran Church

755 N. Whitnall Highway, Burbank, CA 91505

For Tickets email: tickets@burbankchorale.org or call: (818) 759-9177

Van Bloem Singers Looking for Men and Women

The Van Bloem Singers, a volunteer singing group, have just completed their 30th season and have performed over 400 shows all of which were very enthusiastically received. Singers who are interested in performing Broadway and popular music are invited to join. Being able to "sight read" is not necessary. Men and women, who are able to perform between the hours of 12:00 pm and 3:00 pm on a weekday and on an occasional evening, Saturday, or Sunday. Rehearsals are Monday evenings from 7:00 pm and 9:00 pm in the Chapel of the Burbank Salvation Army, 300 E. Angeleno (Corner of Angeleno and 3rd Street). This busy and talented group of singers perform over 25 shows each year for service clubs, volunteer organizations, retiree and church groups, senior residences, and health care facilities. Singers need not make every performance. If interested please call Elaine Paonessa, Musical Director, at (818) 845-6851. You will be glad you did! ■



Burbank Temporary Aid Center Updates

Grocery Outlet Food Drive Benefiting BTAC

Thanks to everyone who supported Grocery Outlet's Food Drive. BTAC clients are enjoying the quality items you provided.



Save the Date(s)

- November is BTAC Month: If you would like your business, church, club, etc., to become involved, it can be very simple. Conduct a food drive or fundraiser to help provide services for people who are homeless or struggling to make ends meet. For more information, contact bhowell@theBTAC.org.
- November 1: BTAC's Online Holiday Boutique and Auction returns! www.biddingforgood.com. If you would like more information, contact bhowell@theBTAC.org.
- November 7: Cheers to BTAC: Join friends, family and BTAC supporters for a glass of wine, good company and hors d'oeuvres at Urban Press in downtown Burbank. Tickets are \$50 per person. For more information about sponsoring the event or purchasing tickets, contact bhowell@theBTAC.org.
- Friday, March 13: BTAC's Gala and Auction: Help celebrate members of the community who make a difference at this annual event. The honorees will be announced soon. For information about sponsorship or tickets, please contact bhowell@theBTAC.org.

Fundraisers will Change Lives

A great way to help is by gathering your friends, family, colleagues to conduct a food drive or organize a fun, fundraising activity. During these summer months, people often forget that BTAC still needs help providing services. Funds you raise could help pay someone's power bill or rent, to help them stay off the streets while they are getting back on their feet.

All deliveries should be made at the rear of the building, M-F from 8:30 a.m. – 5:00 p.m., except for holidays. For questions about food drives, contact estapleton@theBTAC.org. For fundraising questions, contact bhowell@theBTAC.org. For food drive questions, contact estapleton@theBTAC.org.

Volunteers keep BTAC Running Smoothly

Would you like to learn more about volunteer opportunities at BTAC? Help is needed during the week in both the Client Service area (greeting and working with clients) and the Pantry area (sorting food, stocking shelves and preparing grocery orders). To learn more, contact volunteer@theBTAC.org.

A message from BTAC's Executive Director

Friends,
First, I'd like to say thank you for all you do to support BTAC throughout the year. You make our work possible. As the holidays approach, many people ask me how they can help BTAC, so I wanted to give you a few ideas of what BTAC needs most.

Traditional holiday foods (stuffing, potatoes, turkey, etc.) are always welcome, as well as staples we can use year-round. I usually suggest that you think of what you would want your family to receive, as you select items to donate.

Did you know that 90% of BTAC clients are housed, but struggling to get by? It is true. So BTAC is always in need of full-size hygiene items, such as body wash, shampoo, toothpaste, deodorant, etc.

We appreciate the support of the Burbank community, as it continually works with BTAC and other nonprofit organizations to help those in need. Thank you for being part of making that happen.

Sincerely,
Barbara Howell, Executive Director

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

You are cordially invited to participate in the Burbank Police Officers' Association

2019

ANNUAL GOLF TOURNAMENT



Friday, October 4, 2019
DeBell Golf Club
1500 Walnut Avenue
Burbank

Checkin 8:00 a.m.
Shotgun Start 9:00 a.m.
Scramble Format

Continental Breakfast
Porto's Bakery

Lunch provided by
Honey Baked Ham
Toluca Lake

Beverage Cart
Stone Busailah, LLP

Dinner and Awards Reception
immediately following
Trophies to First, Second and
Third Place
Teams in the All Safety and
Open Divisions

Hole-in-One Contest:
New vehicle provided by
Community Chevrolet

Additional Contest:
Raffle Prizes
Closest to Pin
Longest Drive



For more information call:
BPOA
818-842-1133

McCrary'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 McCrary, 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 McCrarys 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 McCrary 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 McCrary at 818-848-3278. ■



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.

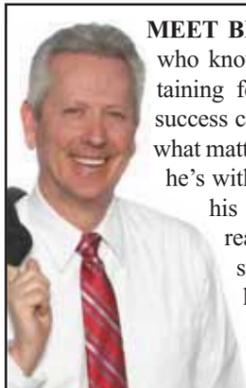
We aim to be of assistance to YOU / 818-848-3278 or 818-422-0558

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!

TOLUCA LAKE
Call 1-800-473-0599

\$479,974
Enter Code 2318



Luxury Division

Great Location

BURBANK HILLS **\$1,099,990**
Call 1-800-473-0599, Enter Code 2258

**Huge Flat
11066 Sqft Lot**

BURBANK HILLS **\$909,909**
Call 1-800-473-0599, Enter Code 2488

Pool

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

Magnolia Park

BURBANK **\$839,938**
Call 1-800-473-0599, Enter Code 3258

Pool & Spa

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

Guest House

HIGHLAND PARK **\$749,947**
Call 1-800-473-0599, Enter Code 2498

5 Acre Horse Ranch

ACTON **\$739,937**
Call 1-800-473-0599, Enter Code 2748

Mini Gated Estate

NORTH HOLLYWOOD **\$719,917**
Call 1-800-473-0599, Enter Code 2608

Prime Duplex

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

View

TUJUNGA **\$692,296**
Call 1-800-473-0599, Enter Code 3478

**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!



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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!

3 Beds + Den

BURBANK **\$669,966**
Call 1-800-473-0599, Enter Code 2898

2 Beds 2 Baths

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

180k in Upgrades

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

New Remodel

SHADOW HILLS **\$649,946**
Call 1-800-473-0599, Enter Code 3178

Top Floor

SHERMAN OAKS **\$649,946**
Call 1-800-473-0599, Enter Code 2578

View

SUN VALLEY CABRINI VILLAS **\$619,916**
Call 1-800-473-0599, Enter Code 2298

Mini Gated Estate

MISSION HILLS **\$609,906**
Call 1-800-473-0599, Enter Code 2448

3 Beds 2 Baths

NORTH HOLLYWOOD **\$549,945**
Call 1-800-473-0599, Enter Code 3158

Top of the Hill

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

Awesome View

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

Top of Hill

CABRINI VILLAS **\$539,935**
Call 1-800-473-0599, Enter Code 2688

A Showplace

SHERMAN OAKS **\$529,925**
Call 1-800-473-0599, Enter Code 2518

3 Beds 3 Baths

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

Private Garage

ENCINO **\$495,594**
Call 1-800-473-0599, Enter Code 2358

2 Stories

BURBANK **\$429,924**
Call 1-800-473-0599, Enter Code 2938

3 Beds 3 Baths

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

End Unit Townhouse

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

Pool & Spa

TORRANCE **\$299,992**
Call 1-800-473-0599, Enter Code 2248

Remodeled Kitchen

ENCINO **\$289,982**
Call 1-800-473-0599, Enter Code 2438

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www.BradKorb.com
email: Brad@BradKorb.com

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	2	1	50.0%	0	5	1	2.4	\$378,400	\$373,600	98.7%	83
\$400,001 to \$500,000	4	3	75.0%	2	24	4	1.0	\$443,837	\$454,498	102.4%	33
\$500,001 to \$600,000	5	12	240.0%	12	40	7	0.8	\$553,206	\$550,227	99.5%	31
\$600,001 to \$700,000	9	12	133.3%	8	37	6	1.5	\$662,897	\$661,914	99.9%	41
\$700,001 to \$800,000	9	17	188.9%	20	62	10	0.9	\$751,505	\$752,682	100.2%	29
\$800,001 to \$900,000	13	16	123.1%	9	60	10	1.3	\$845,444	\$852,927	100.9%	32
\$900,001 to \$1,000,000	13	10	76.9%	9	49	8	1.6	\$942,350	\$953,283	101.2%	27
\$1,000,000+	25	0	NA	0	102	17	1.5	\$12,959,494	\$1,298,847	10.0%	45
Market Totals	80	71	88.8%	60	379	63	1.3	\$4,022,594	\$887,364	22.1%	36

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	1	0	0.0	\$649,950	\$655,000	100.8%	7
\$700,001 to \$800,000	0	1	NA	0	1	0	0.0	\$749,947	\$745,000	99.3%	11
\$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	0	0.0	NA	NA	NA	NA
Market Totals	1	1	100.0%	0	2	0	3.0	\$699,949	\$700,000	100.0%	9

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	1	NA	2	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	1	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	4	NA	0	6	1	0.0	\$713,342	\$748,000	104.9%	10
\$800,001 to \$900,000	0	3	NA	1	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	1	0	NA	0	1	0	6.0	\$939,900	\$920,000	97.9%	17
\$1,000,000+	2	0	NA	0	1	0	12.0	\$1,250,000	\$1,401,500	112.1%	1
Market Totals	4	8	200.0%	3	8	1	3.0	\$808,744	\$851,188	105.2%	10

Shadow Hills Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	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	1	NA	0	1	0	0.0	\$649,000	\$711,000	109.6%	13
\$800,001 to \$900,000	0	0	NA	1	3	1	0.0	\$837,976	\$822,667	98.2%	42
\$900,001 to \$1,000,000	1	0	NA	1	1	0	6.0	\$1,049,999	\$990,000	94.3%	132
\$1,000,000+	5	0	NA	0	5	1	6.0	\$1,251,800	\$1,233,800	98.6%	55
Market Totals	6	1	16.7%	2	10	2	3.6	\$1,047,193	\$1,033,800	98.7%	55

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	0	0	NA	0	0	0	NA	\$0	\$0	NA	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	1	NA	1	3	1	0.0	\$849,323	\$871,667	102.6%	23
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	0	0	NA	0	2	0	0.0	\$1,104,000	\$1,125,000	101.9%	48
Market Totals	0	2	NA	1	6	1	0.0	\$909,162	\$932,917	102.6%	29

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	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	2	0	0.0	\$589,000	\$582,000	98.8%	61
\$600,001 to \$700,000	0	3	NA	0	2	0	0.0	\$629,450	\$645,000	102.5%	8
\$700,001 to \$800,000	1	0	NA	0	3	1	2.0	\$745,667	\$456,667	61.2%	24
\$800,001 to \$900,000	2	0	NA	0	1	0	12.0	\$860,000	\$870,000	101.2%	2
\$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	\$1,087,000	\$1,062,500	97.7%	18
Market Totals	4	3	75.0%	0	10	2	2.4	\$770,790	\$681,900	88.5%	25