

Brad Korb

Burbank Bulletin™

Successfully serving thousands of families since 1979

Se Habla Español, Մենք Խոսում ենք Հայերեն, Мы говорим по-русски, 我們講中文 and American Sign Language

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**

Email Brad@BradKorb.com

www.BradKorb.com

BRE #00698730

3813 W. Magnolia Blvd.
Burbank, CA 91505



Rare Consumer Honor Awarded to Korb for Fourth Consecutive Year

Money buys many things, but it cannot purchase a "People Love Us On Yelp" sticker. It is given only to those businesses that consistently receive high reviews on Yelp, an extremely popular online consumer forum. For the fourth year in a row, The Brad Korb Real Estate Group has received one of the rarely-seen bright red window stickers to announce this rare distinction and achievement, this time for 2019.

Currently on Yelp, over 100 of the reviews of The Brad Korb Real Estate Group are five-star, the highest rating! Phrases like "had our best interests in mind," "we were extremely happy with the price," and "exceeded our expectations" appear in review after review. Praise is heaped on both Korb and his team from customers grateful for a stress-free and successful real estate transaction, whether with residential or income property.

The Yelp profile displays a response time of 10 minutes or less at a 100% response rate and that the team is in the top 5% of homes closed in the area.

"I am grateful and humbled every time I see that sticker because when all is said and done, I know that our clients are the reason we received it," Korb said.



"We are extremely touched by so many kind words for our service." ■

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



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



THE BRAD KORB TEAM FEATURED PROPERTY!



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Think foreclosure is the only option?
Think again!

We provide you with information about how to avoid a foreclosure, explain the effect it can have on you and your family, and offer other options that may be available to you. This includes a short sale, and we can help you determine if you qualify.

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INSIDE



BURBANK NEWS

Page 5



FEATURED HOMES

Page 10-11



AREA MARKET TRENDS

Page 12 **NEW**

In The Community

Burbank News & Events

Burbank African Violet Society

The Burbank African Violet Society's next club meeting will be on Thursday morning September 19, 2019 @ 10:00 A.M. The location is The Little White Chapel Christian Church, 1711 North Avon Street in Burbank.

Our club president Luis Pineda will be giving the program on "National Show Winning Plants and Workshop Tips With Other Information".

Refreshments are served and friendships are made. There is a door prize, raffle and silent tables. Guests, are always welcome to attend our meetings.

For more information please telephone (323) 236-0104 or reference our website: www.burbankafriaviolets.weebly.com. ■



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
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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 ■



Burbank's John Muir Middle School borrows The Brad Korb Real Estate Group community service van to transport instruments for a workshop at Disneyland! ■

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. ■

CASINO PARADISE (AND BINGO, TOO!)

SATURDAY: MEDIA STUDIOS NORTH
SEPT. 6-10 2255 N. ONTARIO STREET
14 P.M. BURBANK, CA 91504
(PARKING ON EMPIRE AVE.)

A HIGH-ROLLING NIGHT BENEFITING
Kids' Community
Dental Clinic

TICKETS: \$100
Tickets may be purchased
at kidsclinic.org

ATTIRE: ISLAND CASUAL
RSVP BY SEPTEMBER 7

Introducing BWP's New Online Account Manager

We've been listening.

- See your payments instantly applied to your account.
- Conveniently manage your payment options.
- Add your spouse, parent, or roommate as a guest user!

Register for an online account at
BurbankWaterAndPower.com



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
REAL ESTATE GROUP

*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."**

The Brad Korb
REAL ESTATE GROUP

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

In The Community

Burbank News & Events

LISTINGS AND SALES ... JUST IN TIME FOR SUMMER

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

BRAD KORB'S RECENT LISTINGS

333 W. Alameda #103	2188
1048 Bethany	2088
7823 Ellenbogen	3068
220 N. Beachwood	3418
437 N. Orchard	2738
520 N. Louise #201	3128
1494 Stonewood	2478
6005 Mamers	2748
6646 Fulton	2758
4252 Fair #17	2038
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

BRAD KORB'S RECENT SALES

5349 Newcastle #66	2378
9715 Amanita	3328
2669 Greenwood	2348
14325 Foothill #19	3508
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
8402 Cravell	2268
13211 W. Victory	5658
515 S. Via Montana	5618
914 N. Catalina	5568
23600 Blythe	5588
8549 Elizalde	5608
32724 Coastsite #304	5578
10601 Las Lunitas	5598
9620 Crebs	5638
405 Lincoln #2	5628
17728 Halsted Unit A	5668

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Enter Code 4408

BRAD KORB'S RECENT SALES...Continued

4647 Willis #312	5718
10787 Big Bend	5648
11154 Hortense	5698
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

We Sell or List a Property Every 40 Hours!



Call the Brad Korb Team
(818) 953-5300



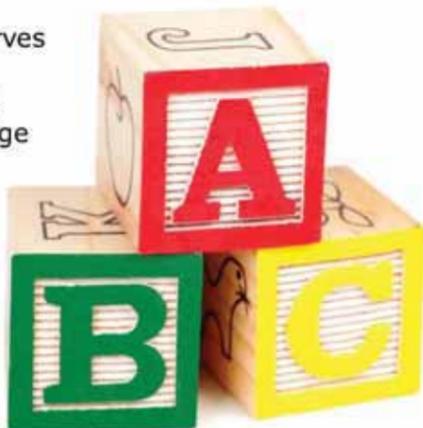
FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

LOOKING FOR CHILDCARE?

**BURBANK YMCA
CHILD DEVELOPMENT CENTER
332 E. San Jose Ave**

Our Preschool program serves children ages 18 months through 5 years, providing opportunities that encourage self-directed, relationship building and cognitive development at each child's individual pace.

For more information, contact
Preschool & School Age Director
Rita Greenspan at 818.562.5461
or rita2@burbankymca.org



BURBANK COMMUNITY YMCA • 818.845.8551 • www.burbankymca.org

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
Aug. 30 Sept. 1	Gold Coast Series Labor Day Horse Show	Langer Equestrian Group (818) 563-3250
Sept. 14-15	So Cal Peruvian Paso Horse Show	Robin James (951) 544-4166
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

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

In The Community

Burbank News & Events

Brad Did It Again!



Brad Did It Again with the purchase of Natalie's home in Sun Valley!

Boys & Girls Club of Burbank and Greater East Valley and Whole Foods Market Unveil Mural

The Boys & Girls Club of Burbank and Greater East Valley and Whole Foods Market unveiled their three panel wall mural located at the store's lower level open space today.

Main Club members competed in a design contest and three members' artwork was selected as the winning entries. Ruce Lumpkins, Store Concierge for Whole Foods Market, and an artist himself, helped



connect the three pieces together, naming it "Follow the River". "I wanted to bridge the three different pieces into one continuous image and noticed in each separate drawing, there was a river. It was such a great, organic way to do it", said Lumpkins.

The three artists, Eva N., Andreas T. and Aundrea T., Ruce Lumpkins and Creative Arts Director, Anita Nazarian spent the last month tracing and painting the mural. They color-coded all the elements of the drawings and paint colors by number to ensure a "perfect match." Several Boys and Girls Club staff members and volunteers also gave of their time and talent to finish the project.

"We are so grateful to Store Team Leader, Dave Aebersold and Ruce for choosing

our club to be their partners on this wonderful project," said CEO, Shanna Warren. "We have so many talented Club members and staff who put their heart and soul into this mural. It's so heartwarming to know that so many people in our community will be able to enjoy it." Added, Lumpkins, "It's all about connecting. This has truly been a labor of love. We invite everyone in the community to come and see for themselves." ■



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

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
SOLD
GUARANTEED
OR I'LL BUY IT!

In The Community

Burbank News & Events



Burbank Public Library!
Fall Into Your LIBRARY!

Storytime begins in September

Fall sessions of Storytime begin the week of September 16. Schedules are on the event calendar on the library website: burbanklibrary.org/events.

Get Carded

September is Library Card Month. Use yours.

And show us your card on social media - #getcard-edburbank.

- Don't pay for magazine subscriptions – read your favorites FREE with your library card and Flipster
- No need to pay for eBooks or audiobooks – FREE downloads with your library card and Libby
- Music & Movies – FREE with your library card and hoopla

Find all the details on the eLibrary page of our website.



BConnectED

School ID cards function as a library card!

Burbank Public Library and Burbank Unified School District launched a pilot program for sixth grade students for the 2017-18 school year and expanded the program the following year to include all middle school students. As of August 2019, **BConnectED now includes all middle school and high school students.** Students can use their school ID at any Burbank Public Library to check out materials and use online research resources. They will have access to eBooks, audiobooks, music, & movies using smart phones or tablets. The 5 digit ID serves as their PIN.



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. Northwest Branch Library 3323 W. Victory Blvd.

burbanklibrary.org

Rave Reviews

One of our friends knew you and recommended you to us. Our home was sold in two weeks for higher than the asking price! Thank you!

—Ernie & Martha Romo
Home Seller, Burbank, CA

My home was listed on the market with three agents before I received a letter from you. You were able to sell my property quickly and for \$10,000 above the list price! The Brad Korb Team did a fantastic job!

—Mark Volper
Home Seller, Van Nuys, CA

I contacted you because of your optimism and professionalism. My property sold very fast and for more money than it was listed for! Not only will I refer family and friends, I am already selling other properties with you.

—Freddy Aldana
Home Buyer and Seller, Burbank, 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



WE'RE IN THE MONEY – OR ARE WE?

By Susie Hodgson

Warner Brothers is kind of like a cat with nine lives. In the days of the silent movies, the studio was saved from bankruptcy by a certain dog named Rin Tin Tin. In the late 1920's, the struggling studio was saved yet again by a sensational talkie called the "The Jazz Singer." But after that, everyone started making talkies – and poor Warner Brothers was on the edge of bankruptcy again.

What saved them this time? After the 20s, the Depression happened, which meant unemployment, bread lines and no hope in sight. What did the people need? To be uplifted, to be laughing and smiling. So what did Warner Brothers deliver? Bigger-than-life musicals. It was just what the public ordered.

Picture chorus line upon chorus line of beautiful girls, scantily clad. Picture them being filmed from up above, so all you saw was a kaleidoscope of legs, moving in and out, up and down –making the shapes of flowers, stars, backed up by very catchy show tunes and salacious innuendoes. (This was pre-censorship, after all.) Can you see it? If so, then you're seeing the work of none other than Busby Berkeley. He signed on with Warner Brothers in 1932 and stayed until 1939. A lot of filmmaking – and trouble making – happened in those years.

His first big hit, which truly saved Warner Brothers, was the smash hit "42nd Street." It made a star of Ruby Keeler (who was married to Al Jolson) and has been revived on stage many times. You can probably sing the songs to this day. Bet you can hum "Shuffle Off to Buffalo." Busby Berkeley took credit for filming from the ceiling, even cutting a hole at the very top! Recalled Berkeley, "Producer Daryl Zanuck came in and told me not to shoot from up there because the audience can't go up and look down. So I said, 'Oh no, I won't.' But I did!"

He did the same thing as he made more musicals, which he did in rapid succession. In 1933 alone, he made "42nd Street," "Footlight Parade" and "Gold Diggers of 1933." Over the years, the hit songs from Berkeley's movies included "Lullaby of Broadway," "We're in the Money" and "I've Got Rhythm."

But something happened in 1935 that cast a very dark shadow over Busby Berkeley's shining career. A very heavy drinker, Berkeley was the driver of a car that crossed lanes, hit a car head on, killing three. Witnesses said they smelled liquor on him. He was tried for second degree murder. Juries were hung – twice. On the third try, Berkeley was acquitted, but many speculated he was freed because he cried that he was the sole support of his poor old mother – a mother he lived with until she died, a fact that caused gossip tongues to wag, questioning his sexuality.

And yet he was married. Much married. Six times. All to little-known showgirls and starlets. He was also engaged a couple more times – including once to the very voluptuous blonde Carole Landis. But she was still technically married and her estranged husband sued Berkeley for alienation of affections. The case was dismissed and the engagement broken, thanks to Berkeley's mom. She didn't think Carole was good enough for her boy!

A segue is needed here. Carole Landis was herself a fascinating, tragic character. Married six times in her short 29 years, she



was quite the sex kitten. She hit it big playing what we think of as the Raquel Welch role in the original "One Million Years BC." Then she became movie mogul Daryl Zanuck's daily lover (his "4:00.") When she told him no more, he stopped giving her decent movie roles. But the real tragedy happened when she fell head over heels in love with Rex Harrison in 1948. They called him Sexy Rexy, though he was married. Rex was also known in Hollywood as a truly terrible, cruel human being. When he refused to leave his wife for Carole, she took handfuls of Seconal. Rex found her dead slumped body the next day and didn't call an ambulance – just his lawyers. He later lied to the coroner saying she was a family friend and he had no idea what would make her kill herself. He also destroyed a suicide note she left for him. His career slowed significantly, but we know he pulled himself out of his slump with "My Fair Lady." Some years later, one of his six wives (Rachel Roberts) also killed herself over Sexy Rexy, depressed that he left her. Swell guy.

And back to Busby Berkeley. He was nominated for three Oscars in the 30s, but didn't win, they say, because of that little thing about killing three people. He left Warner Brothers in 1939 and joined MGM to make Mickey Rooney-Judy Garland movies ("Babes in Arms" and "Strike Up the Band") even though Berkeley and Garland hated each other. Berkeley was notoriously torturous on the set with what Rooney later called "exhausting rehearsals." Garland called him a "monster."

But then Berkeley's beloved, controlling mother died in the 40s, causing Berkeley to attempt suicide. He lived, but was committed to a mental institution for a while. While he later made a couple of decent Gene Kelley movies ("For Me and My Gal" and "Take Me Out to the Ball Game") plus a well-reviewed John Garfield film ("They Made Me a Criminal") life was never the same.

He may have made joyful, glorious movies, but Busby Berkeley was a sad, miserable man. He drank heavily, he killed three people in a drunk driving accident, he had tax troubles, plus issues with his tyrannical mother, women problems and treated people abusively. Andre Previn called him a "madman" and Ann Miller said "He didn't care about anyone. He lacked compassion." As the New Yorker magazine politely put it, "He led less than a charmed life."

But you can still see remnants of his work. In Disney's "Beauty and the Beast" cartoon, watch the teacups and kitchen utensils sing and dance to "Be Our Guest." They copied Busby Berkeley. Or take another look at "The Big Lebowski," where the Jeff Bridges character has a psychedelic dream. That too mimics Busby Berkeley.

Busby Berkeley saved Warner Brothers and he made magical movies. He was a legend. But that's one legend I'd never want to be. Want to learn more about Burbank? Come visit us!

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 Jennifer Magerkurth (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

Our 2020 float "Rise Up" will be a slight departure from our usual float entries. This year we are going for spectacular! Instead of our usual company of cute characters, we will have a single huge phoenix as the focal character. For special effects we have animations and original music together with fire and water. Finally, the floral effects with an estimated 30,000 roses, will be SPECTACULAR!



The general concept for the float is to portray the phoenix rising from the ashes. The rear of the float will use floral treatments to convey the idea of dryness, ashes and devastation. The challenge for Design Chairman Erik C. Andersen is to create the devastation in an artistic and attractive way. Black Baccara roses (very deep dark red), Black Magic Elephant Ears, black mondo grass and black ajuga are planned to feature prominently. Another idea is to use various succulents, like black aconium which have a brownish stem and give them a burned look by gluing black onion seed or seaweed to the stems. To continue with the theme of a dry arid landscape, a dry riverbed will course around the rear of the float. Riverbed materials will include potatoes, lettuce seed, coffee grounds and tan and black melon seeds.

The front of the float will represent new life with a lush floral design and water effects. A floral stream of blue iris, Nikko Blue hydrangea, dendrobium orchids and white roses will flow from beneath the phoenix to the front of the float and will include a real waterfall. The design will include several types of oversized "manufactured" flowers. Imagine 24-inch columbine blossoms or anthuriums and daffodils which are five times their normal size. Erik is aiming to make it look like the manufactured flowers and other arrangements just grew in their places. Thousands more

roses will be used around the base of the float and intermingled with the manufactured flowers to complete the effect.

As the focal point, the phoenix will incorporate several special effects. Standing almost 30 feet tall, the phoenix's wings, head and body must all move and retract to only 15 feet, just to get out of our construction barn. We will be using these movements during the parade to bend low and "look" at the spectators along the parade route while also moving the wings. The three long tail plumes will each spout bursts of real fire while several of the smaller side plumes will use a mechanical fire effect. The phoenix will be decorated with a combination of strawflower, statice, protea and cushion mums all in various colors.

SAVE THE DATE: On Saturday October 5 we will be holding our annual Craft Faire Fundraiser at our float construction site. Attention crafters: if you are interested in becoming one of the vendors at this event, visit our website at www.BurbankRoseFloat.com, then click on the "Open House and Craft Faire" tab and request a vendor packet, or contact event chairman, Kim Bossley directly at (818) 515-6658.

Lend a hand or just visit the float construction Barn on Wednesdays or Saturdays between 10:00 AM and 4:00 PM. The Barn is located at 123 W. Olive Ave. (under the Olive Ave. over-pass). Check out our web page at www.BurbankRoseFloat.com. ■



BURBANK-VALLEY GARDEN CLUB

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



Photo credit: Sara Harris

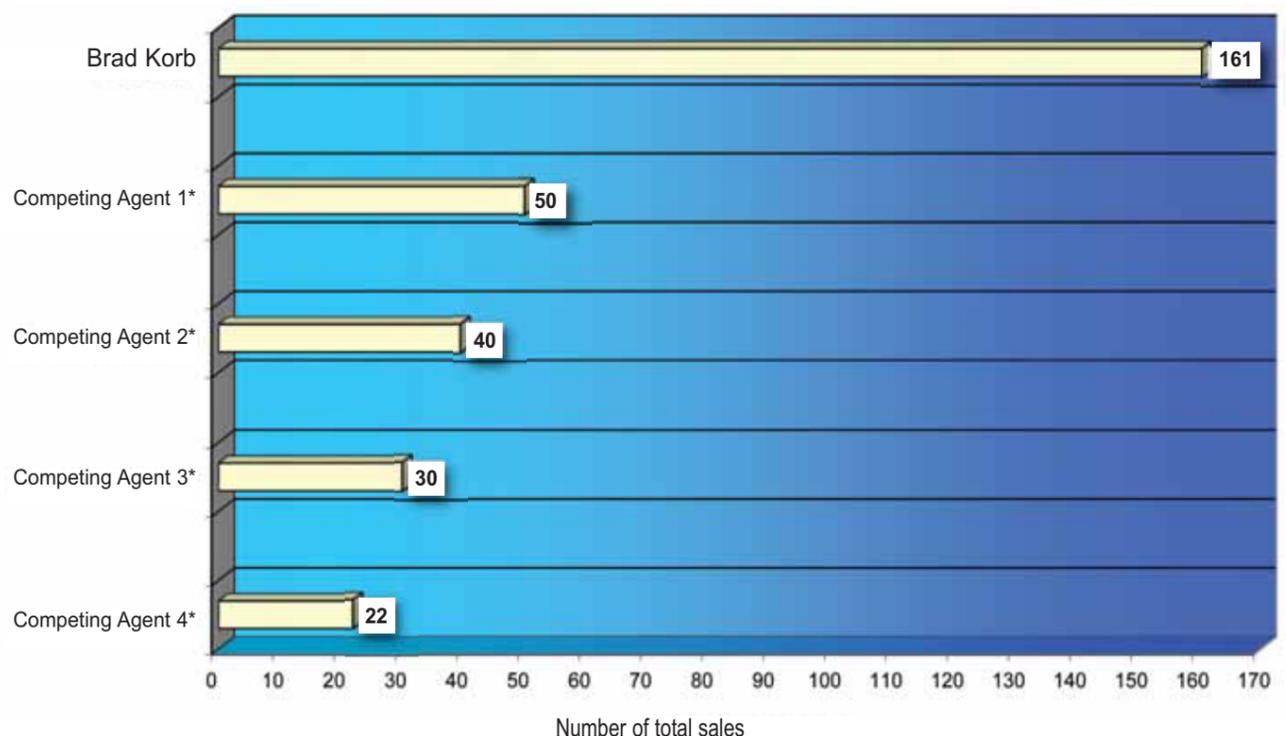
The Burbank-Valley Garden Club meets, Thursday, SEPTEMBER 5, 2019 at 10:00 a.m., at the Little White Chapel, 1711 N. Avon St., Burbank.

Sara Harris, a lifelong gardener and stray dog and cat steward, is a "happy graduate" of the 2017 Master Gardener Los Angeles (MGLA) class. She has spent many hours volunteering at the Fremont Wellness Garden and Community Center in South Los Angeles and with the MGLA Orchard Team.

Her very informative program, "Alternatives to Citrus – Fighting Asian Citrus Psyllid and Huanglongbing" in our Communities, offers information for home gardeners on dealing with these diseases. She will also discuss tree care and ideas for alternative fruit crops, nutrition, harvesting, storage and recipes for fruits other than citrus that provide similar health benefits.

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"



John Janis, Platinum Resources and Brad Korb

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.

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 Temporary Aid Center

Burbank Temporary Aid Center Updates

Grocery Outlet Food Drive Benefiting BTAC

Grocery Outlet had a very successful food drive on BTAC's behalf from Saturday, July 1 - July 30. They had pre-filled bags of non-perishable groceries at a cost of \$5 each that were donated to BTAC weekly. In addition, National Charity League volunteers helped on the week-ends accepting donations on BTAC's behalf! Here is an image of some of the awesome donations we received! We thank everyone who supported this food drive, we really appreciate it.



BTAC's Super Bloom

Make sure to support Burbank Temporary Aid Center's Super Bloom. Virtual Tea Party! Just like the rains helped create the Super Bloom of California wildflowers, your donation can help BTAC bloom in helping people in our community. A reminder that all proceeds will support BTAC's services for members of our community who are financially struggling or are homeless. Visit our website and press the donate option. Your support is very important to BTAC. www.theBTAC.org.

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



CELEBRATE WELCOMING WEEK

Multi-Cultural Dinner

Friday, September 20th, 2019

5:00p– 7:00p

Ray Sence Room

Music! Food! Performances!

Join us for an experience as we dine and taste dishes of different cultures from all around the world. We are excited to connect with neighbors, both U.S & foreign-born, and celebrate what unites us all as a community!

For more information, contact Assoc. Marketing Director Rob Rodriguez at RRodriguez@burbankymca.org

BURBANK COMMUNITY YMCA • 818.845.8551 • www.burbankymca.org

Police Dispatch 818-238-3000	The Brad Korb Team Your Realtors For Life		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

In The Community

Burbank News & Events

Burbank Chorale

Burbank Chorale Auditions for the Fall Semester
Tues., Sept. 10, 2019 • Tues., Sept. 17, 2019 • Tues., Sept. 24, 2019
 Rehearsals begin at 7:00pm. Auditions will be held at the end of rehearsal.
 Auditions and rehearsals will be held in the Sanctuary of
St. Matthews 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: membership@burbankchorale
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

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.

Dr. Stotland – Healthcare Partners ✓
Friday, September 6th @ 12:30PM

Dr. Mira Stotland, MD, is board certified
 in Dermatology and will give a presenta-
 tion that provides nutrition information for
 healthy and beautiful skin as well as infor-
 mation on what causes skin to age faster.

Michael Quest ✓
Monday, September 9th @ 12:30PM

Michael Quest is a guitarist, songwriter,
 vocalist, performer and producer who is con-
 tinuing his lifelong dream of creating and
 performing music and song for all! Michael
 is on a “quest” to rock with the best of them.

Managing your Medication ✓
Wednesday, September 11th @ 3:00PM

Learn the importance of sticking to your
 medication regimen. Get tips on what to
 ask your doctor and pharmacist when you
 get a new prescription.

**Heart Disease and How Diabetes
 Pertains to Coronary Artery Disease ✓**
Friday, September 13th @ 1:00PM

Join us for a talk by Dr. Paresh Varu, a
 Burbank internal medicine doctor, to
 learn about heart disease and why people
 with diabetes are more vulnerable to
 heart disease than those people who do
 not have diabetes. Learn practical ways to
 reduce the risk for both such as managing
 your blood sugar, exercising and eating a
 healthy diet.

Scam Prevention ✓
Wednesday, September 18th @ 12:30PM

A presentation bringing awareness and
 discussion to the senior community as an
 educational series. This 45-minute presen-
 tation, with Q & A, will provide you
 with information and resources on how to
 protect yourself from scams.

Diabetes 101 ✓

Friday, September 20th @ 1:00PM

Approximately 30 million Americans are
 living with diabetes, a chronic disease
 that affects how your body processes glu-
 cose (a type of sugar) in your blood.
 When you have diabetes the choices you
 make throughout your day can have a
 significant impact on your health. In this
 lecture Dr. Grace Wong, M.D. will pro-
 vide a general understanding of what dia-
 betes is, how it is diagnosed and how it
 is managed.

La Bohème - Opera ✓

**Wednesday, September 25th @
 1:30PM**

La Bohème (pronounced, “La bo-EM”)
 is an Italian opera in four acts. The opera
 tells the story of a love affair between a
 poor poet and an equally poor seamstress
 in the 19th century Paris. The opera is
 based on a book by Henri Murger called
 Scenes from Bohemian Life.

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.**

Getty Villas ✓

**Wednesday, September 11th from
 9:00AM – 4:30PM**

Price: \$25.00 (\$23.00 with BSAC card)
 Come join us and take in the picaresque
 views of the Getty Villa. Spend time
 exploring 7,000 years of ancient art,
 starting from the end of the Stone Age
 to the Fall of the Great Roman Empire.
 View the beautiful Villa, a re-creation of
 an ancient Roman country house, and
 stroll in the magnificent gardens
 inspired by ancient models. Make sure
 to wear comfortable shoes and bring
 money for lunch; The Getty Café offers
 a variety of food such as burgers, sal-
 ads, and pastas.

**Newport Beach Art Festival and
 Whale Watching ✓**

**Saturday, September 28th from
 10:00AM – 7:30PM**

Price: \$55.00 (\$53.00 with BSAC card)
 Join us on this two-for-one art and
 whale watching trip. First stop will be
 over 100 artists displaying their paint-
 ings, ceramics, sculptures, and more.
 Browse and shop for gifts while meeting
 amazingly talented people. Following
 the art festival, hop aboard for a two-
 hour boat ride that will give you a
 chance to see whales and dolphins in
 their natural habitat!

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 Aimee McCrary,
 owners of Estate Sales by Connor.



“Stephen and Aimee’s family-run company has built a large, loyal following in
 Southern California among appraisal specialists, collectors, and reputable antique deal-
 ers,” 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.

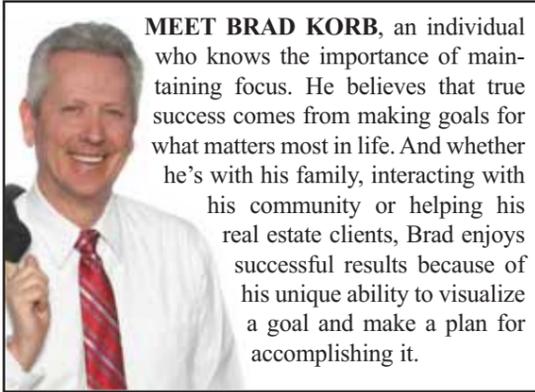
We aim to be of assistance to YOU / 818-848-3278 or 818-422-0558

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
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Luxury Division



BURBANK **\$1,175,571**
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BURBANK HILLS **\$1,099,990**
Call 1-800-473-0599, Enter Code 2258



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



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



BURBANK **\$829,928**
Call 1-800-473-0599, Enter Code 2308



BURBANK MEDIA DISTRICT **\$759,957**
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HIGHLAND PARK **\$749,947**
Call 1-800-473-0599, Enter Code 2498



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



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



LAKEVIEW TERRACE **\$699,996**
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TUJUNGA **\$692,296**
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- #5 A professional, friendly, expert team of real estate consultants!

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“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

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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

New Remodel

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

All New Inside

VALLEY GLEN **\$629,926**
Call 1-800-473-0599, Enter Code 2758

New Kitchen

SUNLAND **\$629,926**
Call 1-800-473-0599, Enter Code 3528

4 Bedrooms

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

50k Upgrade

CYPRESS PARK **\$619,916**
Call 1-800-473-0599, Enter Code 3468

Awesome View

TOLUCA LAKE **\$569,965**
Call 1-800-473-0599, Enter Code 2508

3 Beds 2 Baths

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

Master Suite

SUN VALLEY **\$549,945**
Call 1-800-473-0599, Enter Code 2918

Media District

BURBANK **\$529,925**
Call 1-800-473-0599, Enter Code 2188

Balcony

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

2 Beds 2 Baths

NO HO ARTS DISTRICT **\$499,994**
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PACOIMA **\$449,944**
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2 Stories

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3 Beds 3 Baths

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

End Unit Townhouse

GRANADA HILLS **\$359,953**
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Pool & Spa

TORRANCE **\$299,992**
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Market Trends

Burbank

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	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	2	200.0%	0	4	1	1.5	\$373,000	\$367,000	98.4%	85
\$400,001 to \$500,000	2	5	250.0%	2	23	4	0.5	\$441,725	\$454,432	102.9%	30
\$500,001 to \$600,000	10	9	90.0%	11	36	6	1.7	\$552,837	\$551,988	99.8%	32
\$600,001 to \$700,000	15	13	86.7%	8	35	6	2.6	\$663,895	\$661,723	99.7%	47
\$700,001 to \$800,000	13	17	130.8%	19	58	10	1.3	\$749,176	\$750,315	100.2%	33
\$800,001 to \$900,000	18	15	83.3%	13	62	10	1.7	\$848,745	\$852,186	100.4%	33
\$900,001 to \$1,000,000	11	7	63.6%	12	48	8	1.4	\$944,760	\$949,819	100.5%	32
\$1,000,000+	24	0	NA	0	93	16	1.5	\$1,303,035	\$1,304,472	100.1%	46
Market Totals	94	68	72.3%	65	359	60	1.6	\$884,109	\$886,387	100.3%	38

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	3	1	0.0	\$639,648	\$642,667	100.5%	31
\$700,001 to \$800,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	0	0	NA	0	0	0	0.0	NA	NA	NA	NA
Market Totals	0	2	NA	0	3	1	0.0	\$639,648	\$642,667	100.5%	31

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	1	0	0.0	\$315,000	\$320,000	101.6%	5
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	1	0	NA	2	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	1	2	200.0%	0	6	1	1.0	\$713,342	\$748,000	104.9%	10
\$800,001 to \$900,000	1	2	200.0%	1	1	0	6.0	\$799,999	\$818,000	102.3%	31
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$939,900	\$920,000	97.9%	17
\$1,000,000+	3	0	NA	0	3	1	6.0	\$1,250,000	\$1,401,500	112.1%	1
Market Totals	6	4	66.7%	3	12	2	3.0	\$840,413	\$895,875	106.6%	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	1	0	NA	0	1	0	6.0	\$649,000	\$711,000	109.6%	13
\$800,001 to \$900,000	0	0	NA	1	4	1	0.0	\$853,232	\$830,750	97.4%	52
\$900,001 to \$1,000,000	1	0	NA	2	1	0	6.0	\$1,049,999	\$990,000	94.3%	132
\$1,000,000+	5	0	NA	0	4	1	7.5	\$1,231,000	\$1,217,500	98.9%	62
Market Totals	7	0	0.0%	3	10	2	4.2	\$1,003,593	\$989,400	98.6%	60

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	4	1	0.0	\$861,742	\$870,000	101.0%	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	0	NA	NA	NA	NA	NA	NA
Market Totals	1	2	200.0%	1	5	1	1.2	\$829,194	\$842,500	101.6%	20

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	1	NA	0	1	0	0.0	\$579,000	\$579,000	100.0%	22
\$600,001 to \$700,000	1	2	200.0%	0	3	1	2.0	\$635,967	\$638,333	100.4%	31
\$700,001 to \$800,000	1	0	NA	0	3	1	2.0	\$745,667	\$756,667	101.5%	24
\$800,001 to \$900,000	1	0	NA	0	1	0	6.0	\$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+	0	0	NA	0	1	0	0.0	\$1,149,000	\$1,100,000	95.7%	36
Market Totals	3	3	100.0%	0	9	2	2.0	\$748,100	\$748,222	100.0%	25