

Brad Korb

Burbank Bulletin™

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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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In The Community

Burbank News & Events



Burbank Temporary Aid Center Updates

Burbank Temporary Aid Center's Response to the Current COVID19 Pandemic

As with other service providers, Burbank Temporary Aid Center is carefully monitoring the situation regarding the Coronavirus (COVID-19), with particular focus on recommendations from the Centers for Disease Control (CDC), World Health Organization (WHO) and our local Los Angeles County Health Department.

We are taking proactive measures to maintain a healthy environment for our volunteers, staff and those individuals BTAC serves. BTAC will remain open, but certain services may be temporarily impacted and access to the building will be limited.

For the wellbeing of BTAC clients, volunteers and staff, the following will be implemented immediately:

- Three clients will be allowed inside the facility at any given moment.
- Upon entry, all clients will be required to use hand sanitizer.
- Anyone displaying signs of illness will be required to leave until they are no longer exhibiting signs of illness.
- A 6' distance between clients and staff/volunteers will be maintained at all times.
- Only core services will continue:
 - o Monthly Grocery orders
 - o Monthly government groceries
 - o Daily sack lunches for homeless
 - o Project Share (Burbank Water & Power) appointments
- Other services will be reduced or temporarily discontinued:
 - o Number of showers available to homeless individuals will be decreased to allow for better sanitation.
 - o Weekly orders for Breads and Sweets Only will not be available
 - o Laundry facilities will be closed.
 - o Case Management meetings will be handled via telephone and /or email.

Other precautions include:

- All volunteers will be encouraged to wear protective gloves
- Anyone having direct contact with public will be encouraged have access to protective gloves and face masks (when available)
- Volunteers will not be allowed to assist clients with loading their groceries into their vehicle.
- Grocery pick up will be at a table located at the rear of the facility
- Clothing donations will be suspended until further notice.
- Group volunteer opportunities will be suspended

Additional precautions will be implemented as necessary.

We appreciate the community's understanding and support for BTAC during this time. ■

BTAC's Annual Gala and Auction postponed due to COVID-19 concerns.

In light of all the coronavirus health issues, BTAC's annual fundraising Gala scheduled for March 13th was postponed until June 12, 2020. More details will follow. Many thanks to everyone in this wonderful community who continually support our efforts - we truly appreciate you!

BTAC's SCHEDULE

On Monday and Friday BTAC will strictly be focusing on Homeless services. Tuesday, Wednesday and Thursday BTAC will focus on services for housed. BTAC's hours will continue to be M-F 9:00 a.m. - noon and 1:30 p.m. - 5:00 p.m. BTAC's food pantry closes each day at 11:30 a.m. and 4:30 p.m.

BTAC HOURS

Homeless Services
Monday and Friday
9:00am - 12:00pm
1:30pm - 5:00pm

Services for Housed
Tuesday, Wednesday, Thursday
9:00am - 12:00pm
1:30pm - 5:00pm

Closed Holidays

FUNDRAISERS WILL CHANGE SOMEONES 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.

Monetary Donations are important, too.

Many people aren't aware that your monetary donations to BTAC support BTAC's Bill Assistance program. Whether helping with a BWP or Gas Co. bill, subsidizing rent or assisting with transportation - just to name a few, these donations help some of our friends and neighbors to keep from becoming homeless.

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

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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UBS Financial Services,
200 South Los Robles, Suite 600,
Pasadena, CA 91101, Tel. (800) 451-3954,
Tel. (626) 405-4711 Direct, Fax (855) 203-6443, David.Escobar@ubs.com ■

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

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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.



Currently there are multiple ways to meet 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.

How to Minimize Capital Gains Taxes: Korb Talks 'Owner-Will-Carry'

A bit like the experienced boat skipper who navigates deep water to find the best fishing for his passengers, a good realtor plots a course for the best financing arrangement to minimize capital gains taxes for his sellers.

"We call it 'owner-will-carry,' or 'seller financing,'" Brad Korb explained. "I recently was talking to a client who wanted to sell his property but didn't want to pay such high capital gains. He wasn't aware of the tax deferral he could get if he carried the loan on the property once he sold it."

According to Korb, an example would be of a buyer who put 25% down on the property, with the structure being that the seller take back the loan and carry a note secured by the property, just as a bank would do. **The capital gains taxes would be calculated on the money received rather than full purchase price.**

"The seller also gets a much better return interest rate than he would from putting his money in a bank," Korb added. "I can help the seller when minimizing capital gains is an issue. It's the job of a good agent to help clients through territory that is new to them,

but familiar ground to us."

Korb invites anyone who wants to know more about owner-will-carry structuring to call him at (818) 953-5300.

When you sell a piece of property with owner financing, it is considered an installment sale instead of a regular sale of real estate for tax purposes. For example, when you sell a house or a piece of land normally, the buyer gives you a lump sum of money for the purchase on the closing date. With an installment sale, the buyer gives you a down payment on the closing date and then gives you regular payments over the life of the contract.

Spread Out the Gain

When you sell with owner financing and report it as an installment sale, it allows you to realize the gain over several years. Instead of paying taxes on the capital gains all in that first year, you pay a much smaller amount as you receive the income. This allows you to spread out the tax hit over many years. When you sell a property that has appreciated significantly in value, it could require you to pay a large amount of capital gains taxes. ■

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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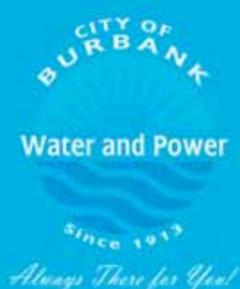
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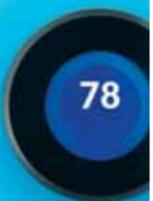
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18520 Mayall Unit A	2988
210 N. Everett	3038
147 W. Acacia #160	3048
3612 Brunswick	3118
1234 Wilshire #521	3058
6742 Tobias	2978

BRAD KORB'S RECENT SALES

7550 Zombar #8, Seller	3298
7550 Zombar #8, Buyer	3298
16201 Lassen #4	2178
9650 Sunland	3178
1110 N. Frederic	2648
416 Dartmouth	2708
7038 De Celis #28	2888
1812 Karen	2838
212 N. Valley #10	2508
13812 Gavina	2388
14712 Hiawatha	2448
810 E. Harvard, Seller	2258
810 E. Harvard, Buyer	2258
5108 N. Ledge, Seller	5028
5108 N. Ledge, Buyer	5028
7550 Zombar #17	2908
1535 Randall, Seller	5068
1535 Randall, Buyer	5068
5414 Newcastle #7	2438
7758 Via Napoli	2808
2707 W. Verdugo	2848
14850 Parthenia #3	2728
5145 Yarmouth #30	2358
15702 Larkspur	5008
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30473 Mulholland #205	5038

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5750 Via Real #299	5088

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The Casino Night, Silent Auction & Live Auction will raise funds to directly continue support MAP's educational music programs.

2020 MAP HONOREES

PEGGY FLYNN EDUCATORS AWARD BUSO Arts & CTE Coordinator & Educator - 25 years	ARMEN KSAJIKIAN MAP MENTOR RECOGNITION Master Cellist	MAYA PAREDES MAP ALUMNI AWARD OF EXCELLENCE Pianist and Composer

5:30 PM Cocktail Reception & Silent Auction, Red Carpet

6:15 PM Evening Program, Musical Tributes, MAP 2020 Awards

7:00 PM Casino opens! Poker Tournament, Blackjack Pure 21.5, Poker, Pai Gow Poker, Three Card Poker, Raffles, Prizes

9:30 PM LIVE Auction - Win A Trip To Africa and more!
Help Fund the Need in our Schools.

10:00 PM Casino Winnings & Prizes Announced

ATTIRE Party 1920's Chic. No Black Tie.

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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 Joy Beckford (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

What length for Burbank's Rose Parade float would maximize our chances of an award?

There were 39 floats competing for 24 awards in this year's Rose Parade. In fact, there were more than 39 floats in the parade but as parade sponsor, Honda's float is not judged, nor are the Royal Court float and the two football team floats.

The awards fall into three broad categories which are determined by float length. The Princess and Tournament Volunteer awards are limited to floats that are 35 feet or smaller. The Wrigley Legacy Award, Extraordinaire Award, Showmanship Award and Crown City Innovator Award are limited to floats that are 55 feet or longer. The other 18 awards, including the Sweepstakes, can be won by floats between 35 and 55 feet.

There are several exceptions to the general rules. Regardless of size, the Founder Award can only go to a self-built. Only a foreign-sponsored entry can win the International Award, however, it is still eligible for other awards in its size category. The Mayor Award can only go to a float sponsored by a city. The Leishman Public Spirit Award can only be won by a non-commercial participant (ie, no UPS, no Amazon Studios, etc).

Furthermore, all self-builts, except Cal Poly which is not sponsored by a city, are eligible for the Mayor Award. All self-builts are non-commercial participants. So, with a 35-55 foot float, Burbank is eligible to win 17 of 24 awards.

We can't just arbitrarily choose the size of our float. We are limited by our physical chassis. While it might be nice to field a princess-sized float (under 35 ft), the newly mandated rear-tow assembly has increased



our chassis length from its original dimensions. Our minimum chassis length is now 37 feet. We can go BIG, but we likely will never be able to wear a princess's slipper.

The official float length is determined by measurements taken during the second test drive. Tournament officials include a "fudge factor" to account for uncertainties in the measurements and probably to

allow the judges some wiggle room as they make their final decisions. The factor is 5% + 0.5 feet. The results are summarized in the Tournament's Float Eligibility Grid. While I am not using the same pencils that the judges use, my math says that a float whose length is anywhere from 52.0 feet to 57.3 feet could rightly claim to be in either the "large" or "medium" category.

Cal Poly's float with an official length of 55 feet on the Eligibility Grid was eligible for the four "big boy" awards as well as 16 awards from the 35-55 foot category. La Canada-Flintridge (57.1 ft) and South Pasadena (57.3 ft) were also listed in both categories and were eligible for 21 of 24 possible awards, the most in the parade!

Without a doubt, superior construction and decoration are both vital to a prize-winning float. However, all things being equal, the more awards we are eligible for, the more likely we are to win one. Should we be joining Cal Poly, South Pasadena and La Canada with a float that straddles two categories and qualifies us for 21 potential awards? Just FYI: all six self-builts won awards this year!

To get involved, visit the float Barn on Wednesdays and Saturdays between 10:00 AM and 4:00 PM. The Barn is located at 123 W. Olive Ave. (under the Olive Ave. over-pass). Please park in the Metro Link lot; parking is VERY limited! Check out our web page: BurbankRoseFloat.com. ■

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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!

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FEELING CONGESTED?

By Susie Hodgson

Maybe you've heard that Warner Brothers is building new headquarters. Maybe you've seen the architectural drawings of some rather strangely arranged "iceberg"-looking buildings floating along the 134 freeway. Groundbreaking took place in January of 2020. These dramatic new buildings have been designed by (arguably) the world's greatest living architect.

He was born on February 28, 1929 in Toronto, Canada. Named Efraim Owen Goldberg, his was the only Jewish family in the neighborhood and he later said he was beat up regularly because of it. He was artistic, leading his father to tell him he was a dreamer who would never amount to much. His mother compared him to her friends' children and he never measured up. Another female relative – his grandmother – played a key role in his early life. She'd get scraps from her husband's hardware store and she and the little boy would build futuristic cities on the living room floor.

After he finished high school, the family moved to California, and our young hero got a job driving a delivery truck while he took night classes at LA City College. Truck driving wasn't his thing, so he tried radio announcing "which I wasn't very good at." He also tried chemical engineering which he didn't like. "I just started wracking my brain, 'What do I like?' And I remembered Grandma and the blocks -- and on a hunch, I tried some architecture classes."

It wasn't long before he started USC, earning his degree in 1954. Two years earlier, he had married Anita Snyder who would put him through school and gave birth to two daughters, Brina and Leslie. It was also Anita who encouraged him to change his name. She was trying to protect her girls from the antisemitism her husband had suffered, not just as a child but even in the present day at USC.

So, being an artist, he looked at his name, Goldberg. To the eye, it can look like a mountain range with lower hills flanking the l, d and b. So he tried to copy the look of Goldberg. And he did. The family's new last name became Gehry. He had never used the name Efraim except at his bar mitzvah. He always went by Frank. Frank Gehry.

After finishing college, Frank put in a year with the US Army where he was tasked with making furniture – something he turned out to be very good at. So good in fact that the upper crust of the military kept taking and claiming his furniture. Maybe Frank should dabble in furniture..?

He did. In the 1960s, Frank's line of corrugated cardboard furniture made it big! The cardboard chairs seemed to be flying out of Bloomingdales. Frank was shocked and didn't take success well. He neglected his wife and kids. The marriage was a wreck with both sides admitting to infidelity. And Frank stopped making the popular cardboard furniture. He got a divorce in 1966 saying he wanted to do more with his life.

Fast forward to the 70s. In 1975, Frank married a Panamanian woman named Berta.

They would go on to have two sons. In 1977, Frank bought an old home in Santa Monica and proceeded to renovate it. In essence, he surrounded the old house with a metal outer ring. Often called the apostle of chain-link and corrugated metal, Frank lived up to the title with this house – and the house became a tourist trap. Another smash hit.

And soon Frank would start designing even more. Here are just a few: The Loyola



Law School in downtown Los Angeles. The Vitra Design Museum in Germany. The Olympic Fish Pavilion in Spain. The Weisman Art Museum in Minnesota. The Dancing House in Prague. The Guggenheim Museum in Bilbao, Spain. The EMP Museum in Seattle. The Peter B. Lewis Building at Case Western University in Cleveland. The Stata Center at MIT in Massachusetts. The IAC Building in NY. The Foundation Louis Vuitton in Paris. The Lou Ruvo Center for Brain Health in Las Vegas. The Marques de Riscal Hotel in Spain. And of course, Walt Disney Hall in Los Angeles. (Please google some of these! They defy description.)

To know Frank Gehry's work is a love or hate thing. There isn't much middle ground. In 1996, when the museum in Bilbao, Spain opened, it REALLY put Gehry on the map. Not only was the building breathtaking, but its existence turned around the economy of the region, resulting in a phenomenon called The Bilbao Effect. Many say that Disney Hall has done the same thing for downtown LA.

Here are a few more facts about the architect, who, at age 91, says he'll never retire.

- He loves ice hockey and maintains dual citizenship in the US and Canada.

- He designed a restaurant in Japan to be shaped like a fish while he was drunk on sake. He scribbled it on one of many cocktail napkins and they won the contract.

- His thing for fish came about by rebelling against the post-modernism movement and his desire to go back in time as far as he could. Think Darwin.

- He was once contracted to build a hospital for schizophrenic youth, leading him to comment, "I thought it was fitting that they asked me to do it."

- Gehry started working with chain-link fencing because "people hated it."

- Gehry recommends that everyone always be curious and keep a copy of "Don Quixote" and "Alice in Wonderland" at your bedside. He also urges us to work our tails off, question everything and remember that life is about people.

- After the Bilbao was completed, all Gehry could see were mistakes.

- He deeply regrets a cameo "appearance" he had on an episode of the Simpsons where he played himself. They show him throwing a rejected, crumbled piece of paper on a table and voila! It's a concert hall. Gehry hates that people believe that is how it actually works.

- Gehry finally gave up his world-famous house for a new home also in Santa Monica that his son, Sam, primarily designed. Gehry's other son is an artist/teacher who graduated from the Rhode Island School of Design. His daughter Brina teaches yoga, but, sadly, his other daughter Leslie died of ovarian cancer at age 54.

The new Warner Brothers offices are expected to open in 2023. It is one of our biggest real estate deals ever with an estimated value of more than \$1 billion. What do you think THAT will do to traffic?!

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

Email: gowardmuseum@sbcglobal.net ■



Library Updates

As of this writing, all Burbank Public Libraries are closed. Our website will be the best source for current information.

With your library card and pin, we can offer these free resources:

Mango Languages – Free online language-learning of Spanish, French, Italian, Chinese, Arabic, Korean, and dozens more.

NoveList Plus – The premiere database of reading recommendations and a comprehensive source of information about books.

Testing & Education Reference Center (TERC) – Exam help for students of all levels. Practice for GED, AP, ISEE, SAT, CLEP, ACT, PSAT, LSAT, MCAT, and others, including U.S. citizenship.

Universal Class: Online Courses and Continuing Education – Universal Class is the place to continue your education online and fulfill all your lifelong learning goals. Over 500 online courses. Learn something new today!

Our eLibrary includes access to these free materials:

Flipster – access to current and back issues of popular magazines.

hoopla – access eBooks, audiobooks, music, movies and TV shows on your device.



Libby, by OverDrive – Download books and audiobooks for offline reading, or stream them to save space. If you prefer reading on your Kindle, Libby can send your library books to it.

Tumblebooks – The TumbleBook Library is a collection of animated, talking picture books suited for elementary school children. TumbleBooks are created from existing picture books, with sound, animation, music and narration added to create an electronic picture book.

If you do not have a Burbank Library card, check back on our website, we are currently working on making cards available online.

If you would like to sign up for our eNews, please request it by emailing burbankpubliclibrary@burbankca.gov.

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

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



Rave Reviews

I looked around Burbank for a reliable real estate agency and for a broker who really knew the area and discovered you. My property was sold within weeks and I was surprised how fast you had potential buyers. You get two thumbs from me on the sale and your transaction coordinator gets two thumbs up on the sale management. I was kept in-touch and informed every step of the way!

—Rick Colombia
Home Seller, Burbank, CA

You are the greatest! You have already helped us with several transactions and we have always been pleased with the prices and time frames for each. We would never think to call anyone else!

—John & Charlotte Heil
Home Buyer and Seller, San Bernardino, CA

I was very happy with the sale of my property. Thank you and your team for working so efficiently!

—Mike Suprenant
Home Seller, North Hollywood, CA

In The Community

Burbank News & Events

Brad Did It Again!



Brad Did It Again with the purchase of Natalie's condo in Sun Valley.

Burbank Coordinating Council

Burbank Coordinating Council has been serving Burbank since 1933 and has programs to assist our Burbank low income, at risk and homeless families.

Thank you all for your participation in Holiday Baskets in December. We worked together to provide both food and gifts for over 500 families.

It is now time to think about Summer...and Summer Camp. Our Campership Program which

started in 1936 with a partnership from Burbank Noon Kiwanis, provides a week of either day-camp or resident camp for our deserving students ages 7-18. Families are screened to make sure they meet the guidelines for federal food program assistance.

We need your help to make this happen for 125 children. The cost for a week of camp is approximately \$250 per child. You can

1. Donate and sponsor a child or many children if you like. All funds go directly to pay the camps.
2. You can spread the word and distribute applications to any of your friends or neighbors who you think can benefit from this program...applications are available at our website, and libraries, park offices, and every public school front office.

3. Coins for Campers...This project helps us to raise funds for the Camperships. In the schools, every classroom has a bottle and collects money...the winning class at each school gets an ice cream party as a thank you. But, it is also available for individuals, businesses, organizations, and anyone who would like to participate. Contact us at bcccamperships@aol.com for information, and bottles.

This program is a wonderful way to help our youngsters to build self image, peer relationships, love for out of doors, and of course, self worth. The benefit to every child is a boost to their whole life...acceptance, and leadership are also benefits. So, contact us today to run a coins for campers contest, donate (paypal on the website will happily take your contributions), and share the information with families in the community.

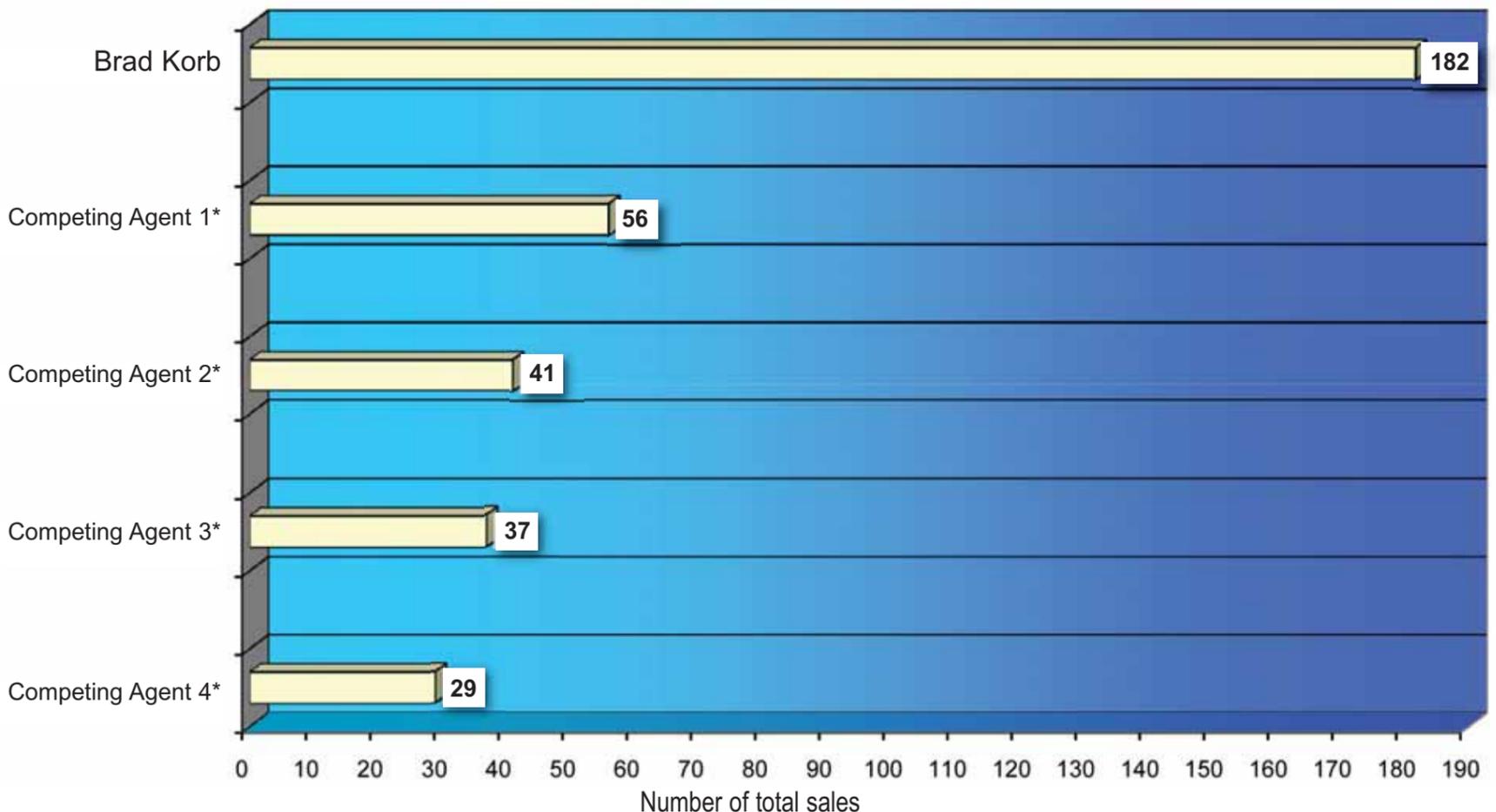
Reach us at 818-216-9377 or bcccamperships@aol.com burbankcoordinatingcouncil.org

Help us give children a boost and an experience they will never forget!!! ■



Burbank Agents Number of Sales

January 1, 2019 through December 31, 2019



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, 2019 through December 31, 2019. May not reflect all activity in the marketplace.

* Agent names available upon request. Current CRMLS members.

In The Community

Burbank News & Events

Helping Seniors Preserve Assets & Improve Quality of Life



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

The Company Provides Financial Relief to Clients:

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

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

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



John Janis, Platinum Resources and Brad Korb

CLIENT - REVIEWS

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

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

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

Burbank Chorale Spring Concert

Saturday April 25, 2020 7:30 pm

American Lutheran Church

755 N. Whitnall Highway

Burbank, CA 91505

For Tickets email: tickets@burbankchorale.org

or call: (818) 759-9177

Los Angeles Equestrian Center

E V E N T S

DATE	EVENT	CONTACT
Apr. 3-5	Gold Coast Series April Hunter/Jumper Show	Langer Equestrian Group (805) 638-3078
Apr. 17-19	Interscholastic Equestrian Association National Finals	Roxane Durant (877) 743-3432
Apr. 19	Saddle Seat Western School League	Elizabeth Currer (626) 616-2746
Apr. 22-26	Burbank Showcase Horse Show	Joanne Asman (818) 842-8444
May 1-3	Camelot Spring Festival I	Camelot Events (818) 259-4364
May 8-10	Camelot Spring Festival II	Camelot Events (818) 259-4364
May 16-17	CALNET Disabled Rider Horse Show	Bryan McQueeney (818) 378-0963
May 28-31	Hollywood Charity Horse Show	Track One Events (714) 444-2918
May 30	Special Event: William Shatner Charity Event	Kathleen Hayes (818) 509-2290

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



Meet Brad Korb...

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

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

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

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

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

Thinking of Buying or Selling?

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

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

In The Community

Burbank News & Events

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.

UCLA Presentation: Take This to Heart ✓

Wednesday, April 1st at 1:00pm
More than 2,000 Americans die each day from cardiovascular disease, one every 40 seconds. UCLA Health Burbank Cardiologist, Dr. Daniel Kupsky, discusses the symptoms of heart disease and how simple lifestyle changes can reduce your risk for stroke and heart attack.

Metro Adult Transportation Pop-up ✓

Wednesday, April 8th 12:30pm – 2:30pm
Learn how to apply for a Senior TAP card, or how to get involved with the On the Move Riders Club. The event is designed to provide information and resources to learn how to safely and independently travel on fixed route transportation.

HealthCare Partners Presentation ✓

Wednesday, April 15th at 1:00pm
A doctor affiliated with HealthCare Partners will come to the Joslyn Center to give an informative presentation.

Adventures with Doug ✓

Wednesday, April 15th at 1:15pm
Join us for our slide show adventure as we undertake the mountaineering challenge of Mt. Rainier. We'll start in the glory of the wildflowers, along the jaw-dropping glaciers, and finally to the crater rim as we attempt to summit this magnificent peak. Visible for miles, 14,410 foot tall Mt. Rainier stands proudly as a testament to the power and grandeur of the volcanoes that make up the Cascade mountain range of the Pacific northwest.

Regal/Lakeside Presentation ✓

Thursday, April 30th at 2:30pm
A doctor affiliated with Regal/Lakeside will come to the Joslyn Center to give an informative presentation. The topic of discussion will be announced closer to the date.

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.

Warner Brothers Tour ✓

Monday, April 6th 12:45 – 5:45pm
Price: \$86 (\$88 W/O BSAC)
Get ready for award season by hopping on a tour on the lot of Warner Brothers. This 3-hour guided tour will focus on classic award-winning shows dating back to the early days of the studio. Highlighted on the tour is a stop at The Prop House home to the treasures and antiques from some of the very first Warner Bros. Productions.

Rat Pack Lunch and Show ✓

Thursday, April 9th 10:30am – 5:15pm
Price: \$95 W/ BSAC (\$97 W/O BSAC Card)
Join us for Lunch and a Show at The Grand Event Center in Long Beach! Not only will the night be filled with entertaining music, it will also be filled with the performers' engaging comedy style! Lunch will be a sit-down meal with two menu options that accommodate dietary restrictions.

McCrory'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 McCrory, 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 dealers," Korb says. "The McCrorys are ethical and extremely professional. They handle every aspect of an estate sale from start to finish, with the goal of getting as much value as possible for clients."

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

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



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
- Researching and valuing all items over \$50.00 through our network of appraisers, databases, auction houses and experts.
- 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.
- Detailed accounting.
- Clean up and packing services.
- No out of pocket fees.
- Professional References.

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



Brad's Clients Use the Truck for Free

Added Service Where the Rubber Meets the Road

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

Helping the Southern California Community

Brad's truck is available to community organizations, churches and charitable groups subject to availability, but always free of charge. Check the calendar at www.BradKorb.com to see what dates our moving truck is available, and fill out the contact form to reserve a date for your move.

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

818.953.5300 or www.BradKorb.com



Thinking of Buying or Selling?
(818) 953-5300

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

www.BurbankPropertyInfo.com

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

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

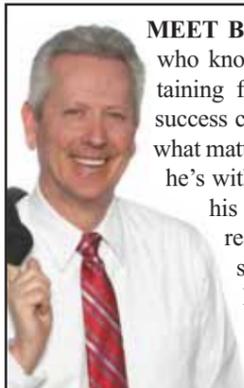
No more having to reply on manual searches.

Featured Homes

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

To Contact Brad via his Social Media, please find him at:

FACEBOOK: Brad Korb (personal page) / The Brad Korb Team (fan site) / **LINKEDIN:** Brad Korb / **TWITTER:** @BradKorb



MEET BRAD KORB, an individual who knows the importance of maintaining focus. He believes that true success comes from making goals for what matters most in life. And whether he's with his family, interacting with his community or helping his real estate clients, Brad enjoys successful results because of his unique ability to visualize a goal and make a plan for accomplishing it.

Call **Brad Korb's**
24 Hour HOTLINE
Get detailed information on any of Brad's listings
1-800-473-0599

Simply call the number above
and dial the code #.

**Your Home Sold
Guaranteed —
or I'll Buy It!**

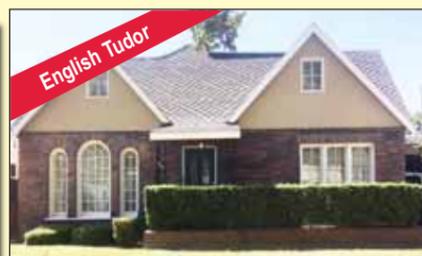
BRAD'S BEST BUY!

BURBANK HILLS
Call 1-800-473-0599

\$899,998
Enter Code 3278



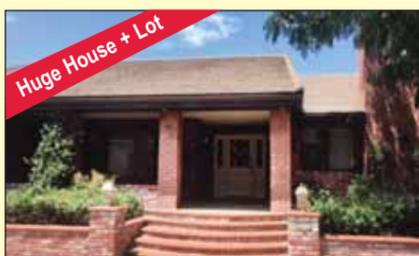
Luxury Division



BURBANK **\$1,229,922**
Call 1-800-473-0599, Enter Code 2718



BURBANK HILLS **\$1,199,991**
Call 1-800-473-0599, Enter Code 2878



LA TUNA CANYON ESTATES **\$1,099,990**
Call 1-800-473-0599, Enter Code 2618



BURBANK **\$919,919**
Call 1-800-473-0599, Enter Code 2858



SHADOW HILLS **\$799,997**
Call 1-800-473-0599, Enter Code 2638



BURBANK MEDIA DISTRICT **\$799,997**
Call 1-800-473-0599, Enter Code 2598



ATWATER VILLAGE **\$699,996**
Call 1-800-473-0599, Enter Code 3118



BURBANK HILLS **\$659,956**
Call 1-800-473-0599, Enter Code 3108



VAN NUYS **\$649,946**
Call 1-800-473-0599, Enter Code 3098

5 Reasons Why I'm Glad I Called Brad!

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

Join Our Top-Rated Team Now!

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

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

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

Featured Homes

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



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



Don't Make a Move Without Us!

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

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

Mini Gated Estate

VALLEY GLEN **\$649,946**
Call 1-800-473-0599, Enter Code 2958

\$60,000 Remodel

LOS ANGELES **\$629,926**
Call 1-800-473-0599, Enter Code 3058

3 Beds 2 Baths

WINNETKA **\$609,906**
Call 1-800-473-0599, Enter Code 3378

Great Place to Start

VAN NUYS **\$575,575**
Call 1-800-473-0599, Enter Code 2978

Great Place to Start

GLENDALE **\$549,945**
Call 1-800-473-0599, Enter Code 3038

2 Car Garage

SUN VALLEY **\$549,945**
Call 1-800-473-0599, Enter Code 3438

Mini Gated Estate

WHITTIER **\$539,935**
Call 1-800-473-0599, Enter Code 3318

End Unit Townhouse

GLENDALE **\$515,515**
Call 1-800-473-0599, Enter Code 3048

2 Beds 2 Baths

BURBANK **\$499,994**
Call 1-800-473-0599, Enter Code 3248

Top Floor

TOLUCA LAKE **\$489,984**
Call 1-800-473-0599, Enter Code 2318

2 Beds 3 Baths

LAKE BALBOA **\$479,974**
Call 1-800-473-0599, Enter Code 3228

Master Suite

SYLMAR **\$459,954**
Call 1-800-473-0599, Enter Code 3388

3 Beds 3 Baths

NORTHRIDGE **\$419,914**
Call 1-800-473-0599, Enter Code 2988

Private Garage

SYLMAR **\$379,973**
Call 1-800-473-0599, Enter Code 3408

Corner End Unit

TARZANA **\$349,943**
Call 1-800-473-0599, Enter Code 2948

(818) 953-5300

Thinking of Buying or Selling?
Call:

The Brad Korb REAL ESTATE GROUP
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Real Estate Since 1979

(818) 953-5300
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	1	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	1	NA	0	4	1	0.0	\$398,238	\$378,500	95.0%	78
\$400,001 to \$500,000	3	2	66.7%	5	16	3	1.1	\$455,889	\$457,891	100.4%	32
\$500,001 to \$600,000	2	9	450.0%	5	40	7	0.3	\$551,916	\$550,180	99.7%	35
\$600,001 to \$700,000	7	6	85.7%	3	33	6	1.3	\$642,503	\$644,498	100.3%	43
\$700,001 to \$800,000	5	15	300.0%	10	51	9	0.6	\$760,140	\$755,985	99.5%	34
\$800,001 to \$900,000	3	7	233.3%	17	61	10	0.3	\$848,107	\$855,604	100.9%	36
\$900,001 to \$1,000,000	3	8	266.7%	11	36	6	0.5	\$923,365	\$940,753	101.9%	27
\$1,000,000+	14	0	NA	0	64	11	1.3	\$1,321,975	\$1,323,829	100.1%	41
Market Totals	37	49	132.4%	51	305	51	0.7	\$854,150	\$857,230	100.4%	37

Lake View Terrace Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	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	1	0	0.0	\$1,100,000	\$980,000	89.1%	54
\$1,000,000+	1	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	1	0	0.0%	0	1	0	6.0	\$1,100,000	\$980,000	89.1%	54

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	1	1	0	0.0	\$599,000	\$575,000	96.0%	115
\$600,001 to \$700,000	0	0	NA	1	1	0	0.0	\$679,900	\$685,000	100.8%	7
\$700,001 to \$800,000	1	1	100.0%	1	3	1	2.0	\$751,667	\$737,667	98.1%	47
\$800,001 to \$900,000	2	1	50.0%	0	5	1	2.4	\$845,980	\$845,600	100.0%	52
\$900,001 to \$1,000,000	1	1	100.0%	0	1	0	6.0	\$850,000	\$927,000	109.1%	6
\$1,000,000+	1	0	NA	0	1	0	6.0	\$2,100,000	\$1,600,000	76.2%	16
Market Totals	6	4	66.7%	3	12	2	3.0	\$892,817	\$852,333	95.5%	45

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	2	0	0.0	\$699,483	\$675,000	96.5%	37
\$700,001 to \$800,000	1	0	NA	1	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	1	1	0	0.0	\$938,800	\$900,000	95.9%	215
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$939,000	\$934,000	99.5%	28
\$1,000,000+	4	0	NA	0	4	1	6.0	\$1,586,500	\$4,535,000	285.8%	98
Market Totals	5	1	20.0%	2	8	1	3.8	\$1,202,846	\$2,665,500	221.6%	89

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	1	0	0.0	\$699,000	\$699,000	100.0%	0
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$699,000	\$710,000	101.6%	21
\$800,001 to \$900,000	0	0	NA	0	1	0	0.0	\$880,000	\$900,000	102.3%	16
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$929,000	\$965,000	103.9%	4
\$1,000,000+	1	0	NA	0	2	0	3.0	\$1,104,000	\$1,125,000	101.9%	48
Market Totals	0	1	NA	0	6	1	0.0	\$902,500	\$920,667	102.0%	23

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	1	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	2	0	0.0	\$564,000	\$564,050	100.0%	56
\$600,001 to \$700,000	0	2	NA	1	2	0	0.0	\$651,500	\$642,000	98.5%	1
\$700,001 to \$800,000	0	2	NA	1	3	1	0.0	\$718,283	\$725,000	100.9%	59
\$800,001 to \$900,000	1	2	200.0%	2	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	2	0	0.0	\$882,500	\$955,000	108.2%	10
\$1,000,000+	1	0	NA	0	3	1	2.0	\$1,008,000	\$1,036,667	102.8%	16
Market Totals	2	7	350.0%	4	12	2	1.0	\$781,237	\$800,592	102.5%	30