



Brad Korb

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

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The **BradKorb** REAL ESTATE GROUP

Focused on What Matters to You
Real Estate Since 1979

Office 818.953.5300

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BRE #00698730

3813 W. Magnolia Blvd.
Burbank, CA 91505



Turkey Time for BTAC from Brad Korb

This year more than ever, Thanksgiving and giving back go hand-in-hand. There are so many things for Korb and his team to be thankful for. Fulfilling a family Thanksgiving tradition of many years, Brad, Nancy, Courtney Korb and The Brad Korb Real Estate Group delivered about 1,200 pounds of turkeys on November 12 to the Burbank Temporary Aid Center, which Brad says is one of the community organizations that makes him



so proud to be part of Burbank.

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

In this unprecedented time,

there are even more families in need. We are glad to continue to help BTAC and encourage everyone to help if you are able. Please call (818) 848-2822 or visit www.burbanktemporaryaidcenter.org to help BTAC with donations of food or funds.

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

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



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



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

In The Community

Burbank News & Events

Bob Petersen and Brad Korb Expand Housing Choices for Older Americans

Bob Petersen, a Mutual of Omaha reverse mortgage professional, has shown many of Brad's clients how they can refinance their existing mortgage with a Home Equity Conversion Mortgage (HECM) loan or finance their new home with a HECM for Purchase loan.

A HECM loan, commonly known as a reverse mortgage, allows borrowers to access their home equity and turn it into cash. The funds are distributed through one of six tax-free payout plans of the borrower's choice. This allows them to remain in their home with no monthly mortgage payments and, if borrowers choose, they do not have to repay their loan until they leave the home. However, they must continue paying their property taxes, homeowners' insurance, and home maintenance costs.

Like the proven performance of Brad and Bob over the years, using a reverse mortgage to purchase a new home has stood the test of time. The loan was introduced in 2008 as an offshoot of a traditional reverse mortgage. The HECM for Purchase allows borrowers to combine some of their equity, possibly from the sale of their previous home (funds can also come from savings and investments) with the proceeds from their new reverse mortgage loan to complete the new home purchase. With this kind of financing, buyers can often buy the house they want (downsizing or upsizing) without using all their cash. Again, they have no monthly mortgage payments to make. They are still responsible, however, for maintaining the home, paying property taxes and homeowners insurance, and complying with all loan terms.

"When clients work with Brad and his team," Bob said, "they are going to find that special home they're looking for. And when they find out they can refinance their existing home or purchase their new home, without using all their cash or having to make any



future monthly mortgage payments, they almost can't believe it."

"Once people find out how the HECM refinance and HECM for Purchase loans work and just how flexible they are, plus the extra cash flow it gives them, they're pretty amazed!"

Brad Korb Real Estate Group, BRE #00698730

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Mutual of Omaha Reverse Mortgage Professional

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Borrower must occupy home as primary residence and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees. Mutual of Omaha Mortgage, Inc., NMLS ID 1025894. 3131 Camino Del Rio N 1100, San Diego, CA 92108. Subject to Credit Approval. These materials are not from HUD or FHA and the document was not approved by HUD, FHA or any Government Agency. For licensing information, go to: www.nmlsconsumeraccess.org Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act, License 4131356; Loans made or arranged pursuant to a California Finance Lender Law license, 60DBO93110; ■

The Importance of Wealth Management in a Dynamic World

How is wealth like real estate? For one thing, wealth doesn't manage itself. It requires professional services. In a family or business, wealth has its own set of asset and liability needs. For his long-term management, Brad Korb relies on Richard V. Bertain and David Escobar of UBS Financial Services, recommending them with confidence. Korb says these dedicated Certified Financial Planner™ practitioners consistently use premiere customer service and extensive financial resource knowledge for planning and putting in motion long-term goals and objectives.

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

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



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

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Road Kings Car Club est. 1952 Community Support



By Don Baldaseroni Community Relations

Well here we are again! The Road Kings or should I say the Food Kings, visited two more local restaurants with at least 25 members enjoying a great dinner. Chili John's on

corner of Burbank Blvd. and Keystone has a really good meal, my favorite of course is the spicy chili dog, or spaghetti with chili. I promise you won't go away hungry. Bet you never associated car hop service with Chili

Continued on page 6

Burbank Tournament of Roses Association

By Robert Hutt

With the parade cancelled for 2021, we are spending our bonus time designing some extra-spectacular mechanical effects for Burbank's float. As the title "An Unlikely Tale" implies, our float depicts a young child whose imagination becomes reality while sharing a story of fantasy and enchantment with a friendly and caring dragon. The huge Dragon character IS the float rather just riding on the float! His rear legs will over-hang the edges of the float and will be animated to appear to walk along the street as



"An Unlikely Tale" Burbank's Rose Parade float design.

the float moves forward. The massive tail, which arches to about 15 feet above the ground, will sway from side to side with each step. Each sweep is expected to cover about 20 feet. The Dragon's head will be about 25 feet in the air while moving along the parade route. It must dip to less than 15 feet to be able to exit the Barn to get to the parade! The Child character, which is being held in the Dragon's arms, is also above the 15-foot height limit. At this point in the design process, it is not yet clear whether the arms can move enough to keep the Child out of danger. Perhaps the Child can tilt forward or back together with Dragon arm motion to gain enough clearance. We're working on that!

With much of the mechanical design details still in progress, there will NOT be a massive decoration effort during Deco Week at the float Barn between Christmas and New Year's Eve this year. The float will still be under construction. Most likely we will just arrive for our "normal" two workdays (Wednesday & Saturday).

Although there will not be a 2021 parade, Pasadena Tournament of Roses officials are developing a video presentation to run in the normal parade timeslot (8AM to 10AM) on New Year's morning. According to the press release, the show will be carried by ABC, NBC, KTLA, Univision, Hallmark Channel and RFD-TV. The show will feature live-to-tape musical segments and marching band performances, celebrity guest appearances, Rose Bowl Game highlights, equestrians, spectacular

floats from previous parades (maybe some of our past floats) and a behind-the-scenes look into the making of a float. There will even be a chance for viewers to be a part of the show!

For their TV special, Tournament of Roses has partnered with Feeding America®, the nation's largest organization dedicated to fighting domestic hunger through a nationwide network of foodbanks. "Food insecurity has been a focus of our organization's efforts during the pandemic, so it was only fitting that we extend our commitment to our re-imagined New Year Celebration," said Bob Miller, president of the Pasadena Tournament of Roses Association.

Finally, December is our membership drive month. Even though we are not building a float this year, we are building for the future and we do need your support! If you are interested in joining our all-volunteer organization, please visit our website at BurbankRoseFloat.com then click the "Be A Member" tab, download and fill-out the membership form and return it together with your check. Just FYI, our welding classes are open to members-only.

We are only working at the Barn on Wednesdays and Saturdays from 10 AM until about 2 PM. Everyone is required to wear a face mask, maintain safe social distances, and use hand sanitizer while inside the Barn. Please call the Barn at 818-840-0060 before coming to be sure someone is there.

Stay Safe! Stay Healthy! ■

In The Community

Burbank News & Events

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 our 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. Please email us for details on this new and exciting career for you. Mention that you saw the ad in the Burbank Bulletin! courtney@bradkorb.com.

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We look forward to hearing from you.

Visit www.BradKorb.com
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2020 How to Get Your Affairs in Order... 'NO MATTER WHAT DOCUMENTS'

Advanced Health Care Directive, Power of Attorney, HIPAA Release Form, Will and/or Trust

Attorney Joseph McHugh is LA Law Center's founder. As an Estate Planning / Elder Law / Special Needs Attorney, Joe feels strongly that every adult, must have a selection of these 'NO MATTER WHAT DOCUMENTS' to stay in control of their life.



Sadly, death or mental incapacity due to illness or accident may strike at any time, and now with the COVID 19 epidemic getting your affairs in order should be an even more important consideration. Executing these documents NOW, while healthy and competent will prevent the need for unnecessary court intrusion and expense, and unintended consequences!

With respect to having these 'NO MATTER WHAT DOCUMENTS' in place... there is no time like the present! Do not wait until you do not have the ability to make choices about your body and your assets.

The following are the Top 10 Reasons to protect yourself and your family with personal legal documents.

1. Choosing a Personal Representative for Health Care Decisions

Executing an **Advanced Health Care Directive** (medical durable power of attorney) assigns the person of YOUR CHOICE to act on your behalf to make medical decisions if you are mentally or physically incapable of making those decisions yourself. Having this document can prevent the need for someone having the need to proceed to court to be appointed conservator of your Person.

2. Choosing a Personal Representative for Financial Decisions

Executing a **Durable Power of Attorney** identifies the person of YOUR

CHOICE to act on your behalf to make financial and administrative decisions for you, if you are mentally or physically incapable of making those decisions yourself. Again, having this document can prevent the need for someone having the need to proceed to court to be appointed conservator of your Estate (assets).

3. Allow Person(s) You Choose to Communicate with Doctors and Medical Facilities

Under the HIPAA Privacy Rule, an individual may authorize release of his or her protected health information (PHI) to only a specific person(s). Executing a **HIPAA Release Form** allows your doctor to speak with those you designate regarding your health issues if you are mentally incapable... even for a short time.

4. Appointing Guardians for Minor Children

Executing a **Will** is extremely important if you have children under 18 of age. Creating your **Will** gives you the opportunity to assign guardians to care for your minor children in the event of your incapacity or death. Choosing the right person(s) to care for your children and possibly raise your children is one of the most important decisions you make.

5. Having Peace of Mind

A **Will** gives your loved one's peace of mind that you have recorded your wishes for after your death. Your Will allows you to put in writing who you want to administer your estate, and how you want your estate distributed. Even with small estates, giving your property to specific loved ones allows you to stay in control even after

death. A **Will** can prevent your family from fighting over the estate. The last thing you probably want is a family battle after your death. **A Will does not avoid Probate if your assets are more than \$166,000 (without beneficiaries on accounts) or a house in your name.**

6. Avoid Probate!

Creating a properly drafted **Trust** will avoid putting your loved ones through the complicated court ordered Probate process **ESPECIALLY IF YOU OWN REAL PROPERTY**. Instead of paying thousands of dollars in probate costs, fees, and attorney charges, a trust allows your estate to be administered without necessary court involvement and distributed according to your direction upon your death. Instead of taking months or even years, with a **Trust**, your estate can be settled with no court or judicial interferences. In the event of your incapacity, your Successor Trustee immediately takes control of your estate for your benefit. **There will be NO court Conservatorship required.**

7. You Keep Control!

Your **Trust** has your personal instructions for managing your assets, and the use of your funds in the event of your incapacity or death. Your Trust also gives more detailed instructions about who will be in charge and how your estate will be managed if you become incapacitated or die. While you have capacity, you still have full control to buy, use, spend, or even give

away your property as you wish. You can sell property, change your beneficiaries, or your trustee, or even revoke the trust if you should decide to do so.

8. Your privacy is protected

A **Trust** is private and does not have to be made a part of public records (**Wills** must be filed and are available to the public). If you become incapacitated, it will remain a private family matter. Your beneficiaries need not be made public.

9. Be Proactive with Medi-Cal Planning for Long Term Care and Lawsuits

By creating an Irrevocable Trust in advance, you can protect your assets from Medi-Cal and Personal Injury Lawsuits (car accidents as you get older become a potential problem). This allows client to more quickly qualify for Medi-Cal if they need nursing home care.

10. Protect Those with Special Needs

If you or other family members wish to leave an inheritance to a disabled or aged family member on SSI, Medi-Cal, Veteran's Benefits, Section 8 housing, etc., it is critical to set up a system to have the inheritance or any distributions sent to a **1st party or 3rd Party Special Needs Trust**. This ensures the person will not become disqualified from government public need benefits programs.

If you have questions about your plan, see an experienced attorney. Joe's firm is happy to offer a free consultation, so you know your affairs are in order! ■



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

NEW!
COVID-19 JOB LOSS BILL CREDIT
Get \$200 or \$300 in Bill Credits

The COVID-19 Job Loss Bill Credit program provides a bill credit for residential customers who are currently unemployed.

Learn more and apply online at BurbankWaterAndPower.com/COVID19Credit

BURBANK WATER AND POWER

In The Community

Burbank News & Events

LISTINGS AND SALES ... JUST IN TIME FOR WINTER

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BRAD KORB'S RECENT LISTINGS		BRAD KORB'S RECENT SALES		BRAD KORB'S RECENT SALES...Continued	
6710 Denny	3878	9105 Lanigan	2618	15015 Sherman Way #105	5578
3401 Green Vista	3818	33325 Wallace	3628	11150 Glenoaks #225	5668
15220 Morrison	3918	2190 Eucalyptus	3728	2970 Kodiak	5638
11256 Elkwood	3888	230 Bethany #335	3458	11872 Eldridge	5628
5850 Benner #206	3808	2219 Montana	3578	22226 Cohasset	5698
11205 Mount Gleason	3898	32724 Coastsite #304	3638	12500 Huston #104	5618
314 N. Griffith Park	3828	14837 Maple, Seller	3788	1268 Corto	5598
931 N. Cordova	3848	14837 Maple, Buyer	3788	4332 Torreon	5658
3216 W. 74th	3948	436 N. Shelton	3718	7259 Hillside #101	5648
7100 Balboa #1104	3908	10831 Roycroft #87	3668	6301 Berquist	5688
2905 Montrose #518	3838	310 N. Parish	3758	2076 Vera	5758
202 N. Florence	3968	917 N. Clybourn	3798	206 E. Avenue 41	5718
11486 Bessemer	3928	2206 N. 6th	3658	5347 Indian Hills	5708
27608 Seco Canyon	3958	314 N. Griffith Park	3828	14115 W. Monroe	5808
4140 Warner #306	3978	4420 Richard, Seller	3558	5026 Agate	5788
209 W. Alameda #103	2028	4420 Richard, Buyer	3558	18645 Hatteras #274	5738
15206 Burbank #307	2018	5850 Benner #206	3808	310 S. Keystone	5768
		635 E. Elmwood #306	3108	5251 Tyrone	5828
		15220 Morrison, Seller	3918	2513 Frankel	5858
		15220 Morrison, Buyer	3918	12551 6th	5888
		931 N. Cordova	3848	10711 Sherman Gove #72	5748
		3216 W. 74th	3948	22031 Cantlay	5848
		1730 N. Evergreen, Seller	5678	18418 Friar	5818
		1730 N. Evergreen, Buyer	5678	13691 Gavina #483	5838
		9950 Topanga Canyon #63	5528	15041 Sherview	5878
		17601 Cohasset	5608	19112 Archwood	5868
		17900 Sherman #107	5728	1639 Charterwood	5898
		17226 Welby	5518	14414 Addison #11	5908
		16332 Duchess	2798	707 View	5918
		701 Anita	5588	3442 Loosmore	5928
		37846 Sweetbrush	5548	325 Fieldview	5938
		12257 Willowbend	5558	2606 Brindle, Seller	5778
		5412 Lindley #118	5538	2606 Brindle, Buyer	5778
		38733 Ambiente	5568		

USE THIS TRUCK FREE!



Call 1-800-473-0599 / Enter Code 4408

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 Thomas Chadwick (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

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 EVENTS

Upcoming Events

Due to the COVID-19 restrictions, all horse shows have currently been suspended. We are unsure when we will be able to re-open for events, but we will resume our normal operations as soon as we receive notification to do so. Please check back later for updates.

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



PLANNING TO HAVE A GARAGE SALE?
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In The Community

Burbank News & Events

BURBANK-VALLEY GARDEN CLUB PUBLICITY THE HOLIDAY GIFT DILEMMA

By Janet Jack

The Holidays are fast approaching and it is always a challenge to find gifts that are both fun and learning tools.

Greta, my young neighbor, and I spend an afternoon together every week exploring a variety of science subjects at the basic first grade level. Greta is very bright and enjoys a challenge.

One of her favorite activities is learning about nature, art, space management, ecology, time management, responsibility and having fun at the same time. One of our lessons involved the miracle of a simple seed. Planting seeds encompasses all these learning skills and more. It is easy and takes only a few supplies.

We planted our seeds in a raised planter bed but we could just as easily started an avocado seed in a cup on the kitchen windowsill. A seed is a seed. Greta started with carrots. When she pulled her very first carrot out of the ground it was a revelation. So much more exciting to grow carrots than seeing them packaged at the grocery store.

To start a love of gardening and respect for the earth, beginning at a young age is perfect. Wrap up some seeds, child size gardening tools and a plant container. And with a promise of doing a project together, build a memory that will last a lifetime.

Happy Holidays and enjoy some delicious carrots in the Spring.

Janet Jack is a member of the Burbank-



PHOTO CREDIT: JANET JACK

Valley Garden Club. We will resume holding Zoom meetings in January, 2021. For more information, contact Kathy at kkito-mura@gmail.com. ■



Burbank Temporary Aid Center Updates

BTAC MONTH WAS A SUCCESS!

Thank you to everyone who supported the many food drives throughout the community. Our shelves are full and BTAC is now providing both regular groceries, as well as holiday specific food. This makes holiday celebrations even better.

Thanks to Emmanuel Church and other organizations who raised funds to support our work, as well.

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

BTAC's 3rd Annual Online Holiday Boutique and Auction is still open.

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

The Holidays are upon us and BTAC needs your help!

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

Here's how you can help:

- As you are shopping for your holiday meals, purchase a few duplicates of those traditional holiday foods for BTAC.
- If you qualify for the free house-brand turkey, but really want the Butterball, please take the free turkey for BTAC!

Interested in Volunteering?

Join others who have found a place at BTAC. For more information about volunteering, call or email Libby at 818/848-2822 ext. 113 or volunteer@theBTAC.org

A BIG BTAC "Thank You"

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

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

Burbank Chorale

Burbank Chorale has begun Virtual Rehearsals for the Fall Semester and is planning a virtual concert on December 5 at 7pm. If you are interested in auditioning, please email membership@burbankchorale.org or call 818-759-9177.

If you are interested in obtaining tickets, please email tickets@burbankchorale.org or call 818-759-9177.

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

In The Community

Burbank News & Events



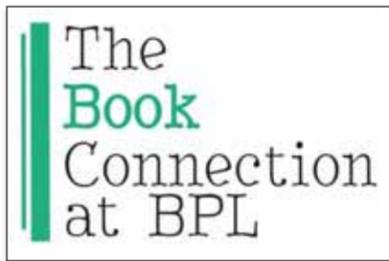
Burbank Public Library
knowledge • discovery • community
The Library is Working for You

As of this writing, Burbank Public Library building remain closed, but we anticipate opening our doors soon for limited access. Check our website for current updates. We are here every day to answer your questions over the phone and offer several ways for you to get Library items. You will find each available service on our website or you can call the Library for help.

The Book Connection at BPL

A personalized service offered by the Library for Kids, Teens, & Adults.

Looking for a few good books? Let the professionals here at the Burbank Library create a selection just for you. Just answer some easy questions, and based on your suggestions we will fill an order for you to pick up curbside. Just think of us as your personal Library concierge.



Holds

Use your Library card and PIN to log in to your account in the Library catalog. You will then be able to reserve items you would like to take home by placing them on hold. You will be notified when the items are available, and you can schedule a time for Curbside Pickup.

Curbside Pickup

Make an appointment for contact-free pickup at any Library branch.

There are four simple steps to the process:

1. Reserve your items by placing a hold and wait for notification that they are ready
2. Schedule an appointment online for pickup at Central, at Buena Vista, or at Northwest, or call your library branch
3. At the scheduled time, park in the designated spot at your branch and call inside to notify staff
4. Pick up your items via contactless exchange outside the building. You must wear a face covering when picking up materials



Outdoor WiFi

Drive-Up WiFi is available at all 3 Burbank Libraries. We have expanded our range so it will reach farther outside the buildings. Access WiFi from the comfort of your car or while you sit in the surrounding park areas.



eLibrary Access for All

If you don't have a Library card we can instantly create one for you. This will give you access to our eLibrary which includes Flipster (magazines), hoopla (movies, music, eBooks & more), Libby (eBooks and eAudiobooks), and Tumblebooks (picture, nonfiction & read-along books, puzzles, games & much more for kids). There is a link on our website burbanklibrary.org/eLibrarycard or you can call your Burbank Library. ■

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

Road Kings

Continued from page 2

John's, but yes, they now have car hop service as well as quick pick up. The Road Kings also enjoyed a great Mexican faire at Barragan's on North Victory Blvd. They have a really nice outdoor patio and serve fantastic margaritas, of course one of the highlights of our dinner. Their Sopas; better go hungry or Chile Relleno with beans rice are a great choice. Only two items from an extensive menu. What more can you ask for, beautiful evening, great venue and super service. Please leave a good Tip for the hard working waiters, as they take very good care of you. So please, support our local restaurants and email me if a restaurant needs a few more customers, as the Road Kings love to cruise and eat.... Road King's member Don Siglar suggested a local business needed a paint job on their sign, so with members

Gary & Karen, president Bruce, Fast Eddie Salvatore, John, Marion and Chuck we not only painted the sign, but replaced them. Autobook /Aerobook store has been a staple in the automotive and air industry for years supplying specialty books around the world. Please call, email or just go in and browse all the neat books they have. Go on in and see Tina, she has been the owner for many years and has been a huge supporter of the Road Kings with donations and support. On November 14th one of the original Road King members held a book signing at the store. You can buy a signed copy, and if you miss it the authors name is Don Prudhomme, retired top fuel driver and team owner for NHRA. Please have a safe and Happy Holiday; we'll see you in 2021.

Don Baldaseroni Community Relations
818-523-1227
roadkingsburbank@yahoo.com ■

MOTHER, MAY I?

By Susie Hodgson

Have you ever seen that pretty condo development in the hills on the border of Burbank and Sun Valley, off of Glenoaks? It's called Cabrini Villas and it winds into the hills, a sea of little beige homes all around. People who live there love it, but what was there before? They say that Woodbury University was founded in 1884, so was nearby Woodbury always the condos' neighbor? Not quite!

That area used to house a "preventorium" (to help tuberculosis sufferers) and, later, there was a school there (The Villa Cabrini Academy, an all-girls Catholic school) from 1937 to 1970. It was conceived by Mother Frances Cabrini, a beloved Catholic – and one with great initiative and courage. Let's take a look at her.

Frances was born in Italy two months early in 1850. Being that premature was a real risk in those days. Frances was the youngest of 13 children. Only four of them lived past adolescence. Although small and frail, Frances survived with a strong set of beliefs. Frances was schooled by nuns and when she graduated cum laude, she did so with a teaching certificate so that she could join her teacher-nuns (the Daughters of the Sacred Heart of Jesus). But they rejected her. She was considered delicate and not physically able to keep up with the work. Cabrini "took her vows" in 1887 and changed her name to Frances Xavier Cabrini, in honor of the saint Francis Xavier, patron saint of missionary work. Then in 1880, she and another group of women who had become nuns with Frances started their own order, The Missionary Sisters of the Sacred Heart of Jesus, and they went gangbusters helping everyone they could.

So Frances visited the Pope, who was impressed with how much – and how quickly – Frances had accomplished, and heard her out. When she said she wanted to be a missionary in China, the Pope smiled and beseeched her to go west, young (nun)! There were a LOT of Italian immigrants greatly in need of her help. So off she went to "New York, New York! It's a wonderful town! The Bronx is up but the Battery's down!"

In NY, she opened an orphanage, taught Italian immigrants catechism, built hospitals and learned the fine art of fundraising to keep her projects afloat. And then it was off to Chicago, where she again produced ethnically diverse housing and much-needed hospitals, all of which have since been torn down. But at least there's still a Cabrini Street in the Windy City.

Mother Cabrini became something of a superstar, traveling across the country and even around the world at least 67 times, constructing homes, hospitals, schools and more. A stone house summer camp dorm built by Cabrini in Golden, CO, often called an "architectural gem," has even been dubbed a historic monument.

In 1946, the Pope officially made her a saint (canonized) – the first woman to be so named. To become a saint, you must have performed miracles. Mother Cabrini's miracles were making a blind newborn baby see, as well as healing a parishioner who suffered from a terminal illness.

Mother Cabrini's contribution to Los Angeles was built on a 30-acre tract of land in Burbank, bordering on Sun Valley. The "preventorium" (TB center) was erected in 1907; the academy was built in 1944.

The following are a few interesting points about Mother Cabrini:



In 1917, Mother Cabrini died of what some call malaria and even more call dysentery. Neither is fun. She was 67 and was buried at the Mother Cabrini Home in NY. BUT her body was exhumed as a part of the canonization process. Brace yourself: Her head was removed and preserved in the chapel of the congregation's mother-house in Rome. Her heart was kept in Italy where she founded her missionary order. An arm bone made its way to a national shrine in Chicago. Most of the rest of her are in New York.

One of Mother Cabrini's miracles was making a blind baby see. That blind infant grew up to be a priest!

Saint [Mother] Cabrini was proclaimed the Patron Saint of Immigrants.

The movie "Candyman" took place at the Cabrini housing development in Chicago. So did the TV show "Good Times."

Mother Cabrini built the country's first Free Clinic just outside Detroit.

The Villa Cabrini Academy in Burbank closed in 1970 because of a lack of maintenance.

Eventually the land was sold to Woodbury University, a long-time (1884) school once located in both south and central Los Angeles. It is a small, private non-profit university that is not exactly cheap. Try roughly \$60,000 a year!

The Cabrini Villas condos were completed in 1979. As of this writing, depending on the size, these homes can range in cost from the mid \$500,000s to the upper 600,000s.

There are only two Cabrini buildings remaining in Burbank. (The 1971 Sylmar earthquake destroyed most of the rest.) In 1958, a fiery blaze surrounded the small chapel that Mother Cabrini loved – but shockingly the fire didn't touch the sweet little chapel. That chapel was moved to St. Francis Xavier school.

Then there was a larger chapel. It was converted into a library for Woodbury University.

Woodbury University was one of the first colleges to treat males and females as equals.

Villa Cabrini Academy in Burbank was originally built in the hills to protect crops / residents from fires (!)

An alumnus of Villa Cabrini Academy was Cheryl Crane, daughter of Lana Turner, who was acquitted of killing one of her mother's husbands (Johnny Stompinato) because he was abusing her mother.

And this alum might have been the Original Influencer: Helen Gurley Brown (long-time Editor of Cosmopolitan Magazine and author of "Sex & the Single Girl") who attended Woodbury. Perry Como's niece went there too.

The State of Colorado changed the name of Columbus Day to Cabrini Day.

And, get this! Mother Cabrini had an uncanny knack for always finding good parking spaces! Even at Trader Joe's!! (Okay, I made that Trader Joe part up! But she COULD find parking spots!)

Want to learn more about Burbank's rich history? Check us out!

THE BURBANK HISTORICAL SOCIETY – WEB SITE: www.burbankhistoricalsoc.org. ■

In The Community

Burbank News & Events

Brad Did It Again!



Brad Did It Again with the sale of the Knotts' house in North Hollywood!

THE KIDS' COMMUNITY DENTAL CLINIC needs your donations!

- new/used video games
- new/used software
- CD's
- DVD's
- VHS
- Blu-Ray movies
- music for resale
- unwanted watches
- mobile phones
- cameras
- musical instruments

*Please drop off all donations into the collection box outside of the clinic on MONDAYS between 8:30 AM- 3:00 PM (OPEN FOR EMERGENCIES)



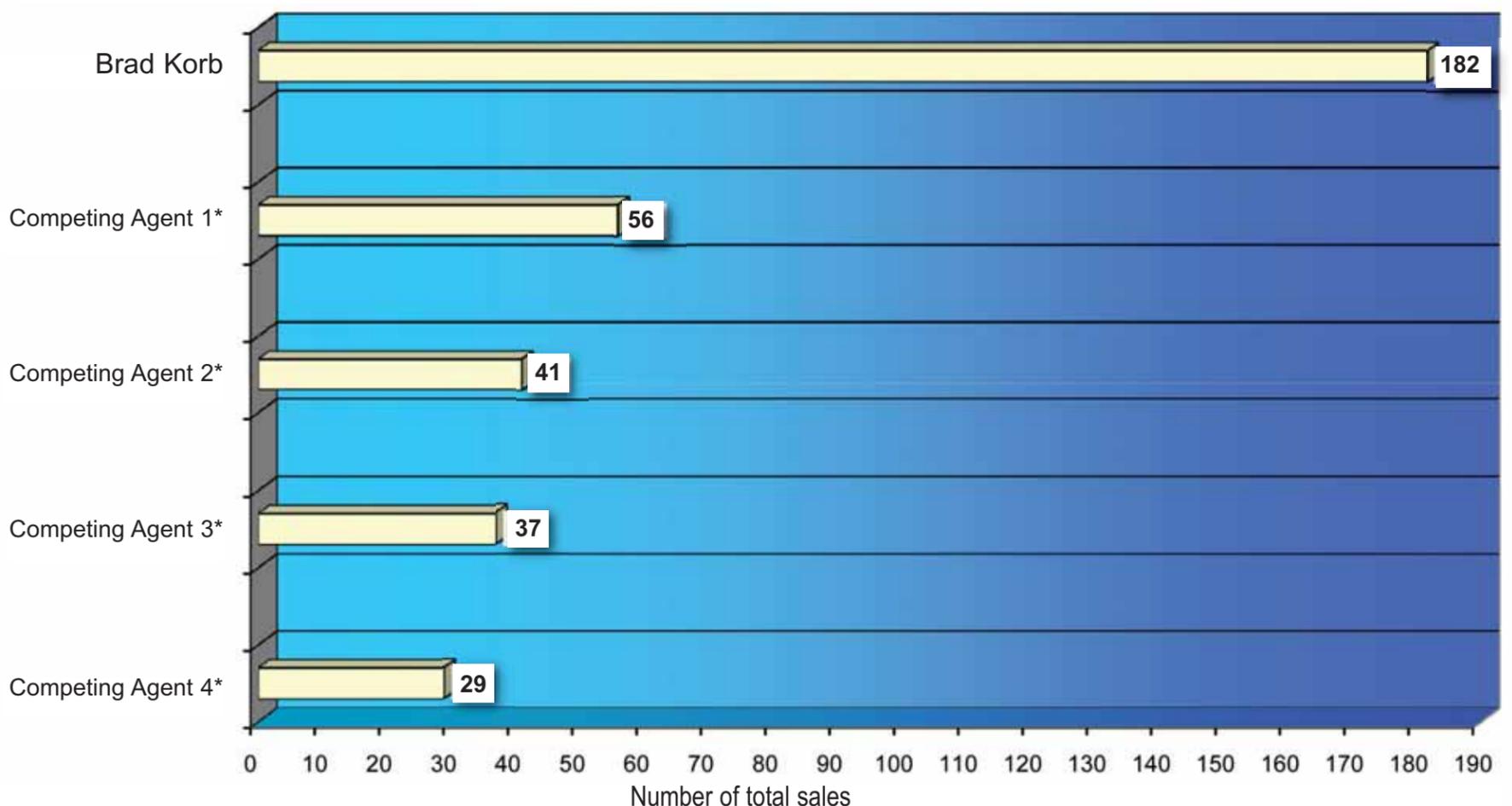
400 W. Elmwood Ave.,
Burbank CA 91506

(818) 841- 8010

WWW.KIDSCLINIC.ORG

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

Rave Reviews

The Brad Korb Team is awesome and very professional. Thanks for selling our property and making it such a smooth transaction. You are the best!

—Don & Linda Swanson
Home Seller, Saugus, CA

Thank you for hosting my housewarming party! Thank you for the beautiful blanket! It has been a true honor and pleasure doing business with your company. Thanks again!

—Valerie Enriquez
Home Buyer, Burbank, CA

I was referred to Brad Korb and his Team. They kept us informed throughout the entire process. It was a wonderful experience and his staff is great!

—Julie O’Rear & Huggy Ford
Investment Buyer, North Hollywood, CA

McCrary’s Estate Sales by Connor ‘Liberates’ Clients from Stressful Process

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



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

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

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



Burbank based, *Estate Sales by Connor* is a family run company that was recently featured on The Queen Latifah Show and ABC 7 Los Angeles. We offer the perfect combination of an experienced hardworking staff and a loyal following of buyers in the Greater Los Angeles and surrounding areas.

We are dedicated to meet your requirements on closing dates and turnaround 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.
- Consignments and buy outs.

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

BURBANK COORDINATING COUNCIL

BE SURE TO ATTEND OUR NEXT MEETING* Next Meeting, December 7th. Guest performers from GENERATION DCD (stands for Dance, Create, Discover)..

Members may announce their upcoming events. The meeting will include all but lunch and hugs. Mark your calendar, bring a sandwich, and a friend!! Annual Membership is \$20

for individuals, or \$30 for organizations and may be paid on website www.burbankcc.org or by check to PO Box. Bring your friends and neighbors to our meeting and enjoy hearing announcements about upcoming events in Burbank.

Join Zoom Meeting <https://us02web.zoom.us/j/82418225599?pwd=NTI2YXYwKzAzNWtKSW1ROTNOUk40Zz09>

Meeting ID: 824 1822 5599 Passcode: 635288 One tap mobile

Find your local number: <https://us02web.zoom.us/u/kEQ>



To all who participated in HOLIDAY BASKETS.....YOU ARE THE BEST EVER!!! You made the holidays brighter for thousands of people!!

***Thanks to all who have sewn masks for distribution to Holiday Basket families and volunteers. Since we live in Covid times, it appears we will need masks for a



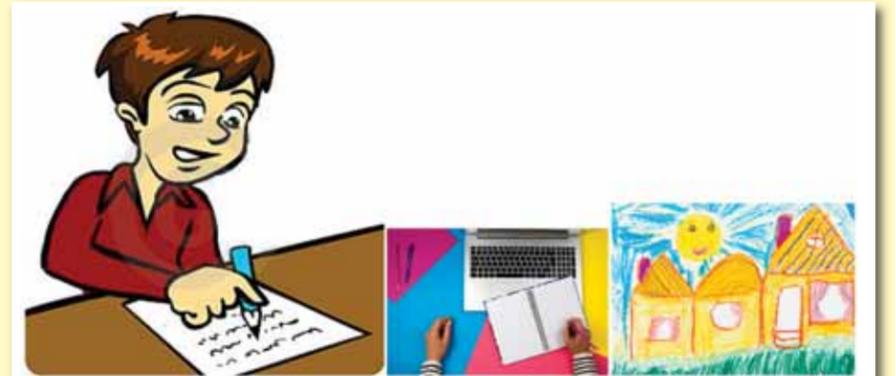
long time to come. Anyone needing a mask, contact us! We will print out

photos of groups who donated in the next edition of the Brad Korb newsletter. Everyone who helped.....THANK YOU!!!

***CARDS.....Our chair, Sandra is coordinating groups to work on cards of encouragement, kindness, and hope....to local nursing homes where residents have been unable to see or be with their friends and family. These are such a bonus to make people feel better, and put a smile on their faces. We will be continuing this project through Covid, so contact us NOW and we will refer you to Sandra!



***We are still living in Covid times, and want to highlight life experiences by members or our community....so Children can draw pictures about how Covid feels to them. Everyone can write their experiences, limitations, frustrations, feelings about living in Covid. They will be printed and shared with libraries, schools, everyone, to show our living history....



Contact us with any questions, or comments, always. Email ccholidaybaskets@aol.com, or call 818-216-9377

To everyone who wants to keep up with what we are doing in Burbank, please call, email and of course check out our website www.Burbankcc.org

And, if you have photos to share of your family helping, participating in projects, please send them so we can post them on the website and in this newsletter!! ■

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

In The Community

Burbank News & Events

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 ADULT CENTERS

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



The Joslyn Adult Center is currently closed as a precautionary measure for COVID-19 and, as a result, all in-person activities held in the facility are suspended. Contact the Joslyn Adult Center Monday-Friday between 8am-5pm to request the most up-to-date information regarding reopening.

JOSLYN ADULT CENTER

1301 W. Olive Ave., Burbank, (818) 238-5353

Check out these events/programs at the Joslyn Adult Center.

Where there is a ✓ please call Joslyn Adult Center at 818-238-5353 to sign up! (\$2 without BSAC card)

Virtual Activities

Advance sign-up is required for all virtual activities. To reserve your spot contact the Joslyn Adult Center at 818-238-5353.

SPECIAL ACTIVITIES

HICAP Medicare Presentation Tuesday December 1st at 11am

Join us for a presentation on Medicare assistance and Medicare Part D.

Joslyn Virtual Bingo Wednesday December 30th from 2:00pm-3:00pm

Join us once a month for FREE BINGO! Sponsored by Regal Medical Group, Inc.

FITNESS

Kundalini Chair Yoga

Mondays from 8:30am-9:30am
Kundalini Yoga is the yoga of self-awareness. Each class is focused on exercises that boost the immune system and enhance the function of the Central Nervous System. The class often ends with a 5-minute meditation.

Fall Prevention with Harry

Tuesdays 12:30-1:30pm
Learn how to prevent stumbles, recognize fall risks, and to safeguard your environment. This class will help build lower body strength and emphasize core training, balance, and stability movements.

Strength and Balance with Harry

Wednesdays from 11:00am- 12:00pm
Build strength, decrease body fat, and improve balance and flexibility. This class will incorporate progressive resistance training, stretching, tai chi, yoga, Pilates and circuit training.

Shao Chi & Yoga

Thursdays from 11:00am- 12:00pm
This modern approach to Tai Chi (Shao-Chinese word for young, fresh, new) will get you more in touch with your body. The slow movements will focus on balance, core strength, flexibility, gait, posture, and anticipatory postural control. This class also combines yoga tailored for a wide range of physical abilities.

Chair Strength Training

Fridays from 11:00am-12:00pm
This chair strength class will focus on exercises that build muscle mass, increase bone density, promote good posture, and improve balance.

CLASSES

Brain Booster Live

Mondays 2:30-3:30pm
Virtual Brain Booster is an extension of the Brain Booster class held at the Joslyn

Center during normal operations. In this group participants learn and practice proactive measures for maintaining a healthy mind with simple methods that can be incorporated into everyday life!

SUPPORT GROUPS

Coping with COVID-19

Mondays from 11:00am-12:30pm

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

Men's Support Group

Thursdays 1:00-2:30pm

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

TECHNOLOGY

Zoom Coaching Appointments

Tuesdays & Thursdays 9am & 10am

Need help using Zoom to attend meetings and groups? Meet one-on-one over the phone with Joslyn staff to learn the ins and outs of Zoom! By appointment only.

Ongoing Programming

Home Delivered Meals ✓

Currently Open for Enrollment

During the Covid-10 pandemic, the City of Burbank Home Delivered Meals (HDM) program is providing up to seven free lunch meals to Burbank Residents ages 60+! To apply, for Home Delivered Meals, please contact Burbank Nutrition Services at 818-238-5366.

Project Hope ✓

Currently Open for Enrollment

Project Hope is a free program that pairs volunteers with Burbank Residents ages 60+ to assist with: over-the-phone companionship, grocery shopping, picking up prescriptions, dropping off items at the post office, and fulfilling other essential errands individuals may need completed on their behalf.

If you are in need of assistance with any of these services, or are interested in volunteering for Project Hope, please contact the Burbank Volunteer Program (BVP) at 818.238.5370, or emailBVP@burbankca.gov.

Day Trips

At this time the Travel/Recreation Office has suspended all day trip activities. Further information regarding future day trips will be available when regular operations and programming at the Joslyn Adult Center resume.

Burbank University Women

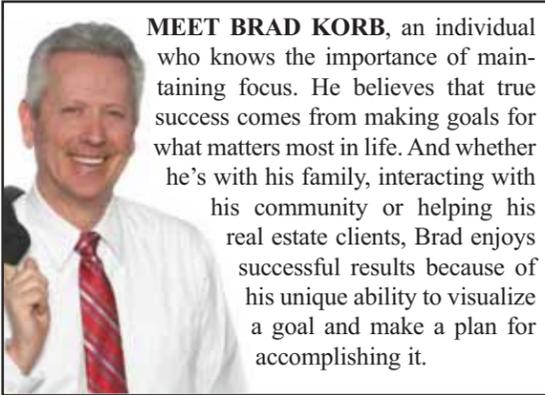
Members of BUW meet on the 2nd Thursday at 6:00 pm each month at Joslyn Adult Center. The group invites all women who have completed 60 units or more of college work to apply for membership. The goal of Burbank University Women is to promote education and intellectual growth. Activities include monthly meetings with interesting speakers, book club, dining group, day trips, fundraising activities, and furnishing college scholarships to graduates of Burbank high schools. For membership information, please call Jeri Primm at 818-843-2610 or Marcia Baroda at 818-848-2825. ■

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

\$869,968
Enter Code 3998

Covered Patio

Luxury Division

Mini Gated Estate

BURBANK TOLUCA WOODS \$1,499,994
Call 1-800-473-0599, Enter Code 3858

Mega House

BURBANK HILLS \$1,359,953
Call 1-800-473-0599, Enter Code 3748

Custom Built

BURBANK MEDIA DISTRICT \$1,299,992
Call 1-800-473-0599, Enter Code 3678

4 Units

BURBANK \$1,199,991
Call 1-800-473-0599, Enter Code 3968

Spanish Style

LOS ANGELES \$1,099,990
Call 1-800-473-0599, Enter Code 2068

New 2 Units

NORTH HOLLYWOOD \$998,899
Call 1-800-473-0599, Enter Code 3878

Saltwater Pool

NORTH HOLLYWOOD \$929,929
Call 1-800-473-0599, Enter Code 3928

Hill Deal

BURBANK \$899,998
Call 1-800-473-0599, Enter Code 3688

Guest House

BURBANK \$889,988
Call 1-800-473-0599, Enter Code 3768

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Join Our Top-Rated Team Now!

The Brad Korb Team has a few great opportunities to join our team. We provide free training! 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

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Featured Homes

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



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AND VIEW ALL OF OUR LISTING ON YOUR
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English Tudor

BURBANK \$849,948
Call 1-800-473-0599, Enter Code 3938



115K Remodel

BURBANK \$819,918
Call 1-800-473-0599, Enter Code 3988



2 Beds 2 Baths

NORTH HOLLYWOOD \$699,996
Call 1-800-473-0599, Enter Code 2008



Fix & Save!

SHERMAN OAKS \$699,996
Call 1-800-473-0599, Enter Code 3918



Remodeled Kitchen

VAN NUYS \$699,996
Call 1-800-473-0599, Enter Code 3778



30k Upgrades

SUN VALLEY \$679,976
Call 1-800-473-0599, Enter Code 3888



Top Floor Condo

SHERMAN OAKS \$639,936
Call 1-800-473-0599, Enter Code 2018



New Kitchen

SANTA CLARITA \$589,985
Call 1-800-473-0599, Enter Code 3958



Top Floor Townhouse

LA CRESCENTA \$529,925
Call 1-800-473-0599, Enter Code 3838



2 Car Garage

LAKE BALBOA \$519,915
Call 1-800-473-0599, Enter Code 3908



2 Beds 2 Baths

HOLLYWOOD / LOS FELIZ \$519,915
Call 1-800-473-0599, Enter Code 3708



3 Beds 3 Baths

NORTH HILLS \$499,994
Call 1-800-473-0599, Enter Code 2038



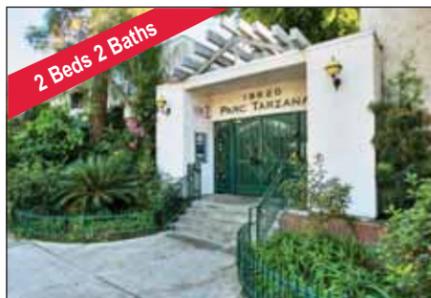
2 Beds 2 Baths

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



Top Floor Condo

BURBANK/TOLUCA LAKE \$425,524
Call 1-800-473-0599, Enter Code 3978



2 Beds 2 Baths

TARZANA \$279,972
Call 1-800-473-0599, Enter Code 2058



Commercial Condo

BURBANK \$275,572
Call 1-800-473-0599, Enter Code 2028

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	1	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	1	NA	0	1	0	0.0	\$389,000	\$400,000	102.8%	6
\$400,001 to \$500,000	5	3	60.0%	0	9	2	3.3	\$450,555	\$450,500	100.4%	32
\$500,001 to \$600,000	5	6	120.0%	7	35	6	0.9	\$542,417	\$549,760	101.4%	32
\$600,001 to \$700,000	11	13	118.2%	12	38	6	1.7	\$648,348	\$655,539	101.1%	20
\$700,001 to \$800,000	6	19	316.7%	12	56	9	0.6	\$745,672	\$757,201	101.5%	21
\$800,001 to \$900,000	12	13	108.3%	6	59	10	1.2	\$822,003	\$848,044	103.2%	22
\$900,001 to \$1,000,000	6	21	350.0%	7	53	9	0.7	\$935,144	\$957,721	102.4%	17
\$1,000,000+	23	0	NA	0	130	22	1.1	\$1,269,075	\$1,287,682	101.5%	24
Market Totals	68	77	113.2%	45	381	64	1.1	\$926,152	\$942,788	101.8%	23

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	2	0	0.0	\$642,498	\$677,500	105.4%	22
\$700,001 to \$800,000	0	0	NA	0	3	1	0.0	\$739,632	\$759,667	102.7%	11
\$800,001 to \$900,000	0	1	NA	0	2	0	0.0	\$859,000	\$827,500	96.3%	4
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$999,000	\$999,000	100.0%	177
\$1,000,000+	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	0	1	NA	0	8	1	0.0	\$777,736	\$786,125	101.1%	33

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	\$349,000	\$355,000	101.7%	63
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	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	0	3	NA	0	4	1	0.0	\$762,500	\$753,750	98.9%	7
\$800,001 to \$900,000	0	0	NA	2	3	1	0.0	\$844,667	\$860,000	101.8%	22
\$900,001 to \$1,000,000	1	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	3	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	4	3	75.0%	4	8	1	3.0	\$741,625	\$743,750	100.3%	20

Shadow Hills Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	1	NA	0	2	0	0.0	\$649,950	\$637,500	98.1%	38
\$700,001 to \$800,000	0	0	NA	0	4	1	0.0	\$709,237	\$754,000	106.3%	24
\$800,001 to \$900,000	0	0	NA	0	4	1	0.0	\$834,238	\$861,000	103.2%	14
\$900,001 to \$1,000,000	1	2	200.0%	0	2	0	3.0	\$936,000	\$960,000	102.6%	9
\$1,000,000+	3	0	NA	0	11	2	1.6	\$1,672,535	\$1,565,818	93.6%	66
Market Totals	4	3	75.0%	0	23	4	1.0	\$1,206,247	\$1,168,652	96.9%	42

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	1	0	0.0	\$575,000	\$585,000	101.7%	38
\$600,001 to \$700,000	0	1	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	1	NA	0	1	0	0.0	\$729,000	\$740,000	101.5%	10
\$800,001 to \$900,000	0	2	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$1,200,000	\$1,000,000	83.3%	52
\$1,000,000+	2	0	NA	0	5	1	2.4	\$1,244,994	\$1,220,000	98.0%	27
Market Totals	2	5	250.0%	0	8	1	1.5	\$1,091,121	\$1,053,125	96.5%	29

Sun Valley Hills

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	1	0	0.0	\$669,000	\$675,000	100.9%	8
\$700,001 to \$800,000	1	3	300.0%	0	4	1	1.5	\$710,750	\$750,000	105.5%	35
\$800,001 to \$900,000	1	0	NA	0	4	1	1.5	\$853,438	\$861,250	100.9%	10
\$900,001 to \$1,000,000	0	2	NA	0	4	1	0.0	\$940,625	\$957,500	101.8%	47
\$1,000,000+	0	0	NA	0	3	1	0.0	\$1,182,667	\$1,175,000	99.4%	72
Market Totals	2	5	250.0%	0	16	3	0.8	\$889,766	\$904,688	101.7%	37