



Brad Korb

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## CONTACT US

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Real Estate Since 1979

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Burbank, CA 91505



## College, Community, and Korb: Support for the Future through Scholarships

Ten thousand dollars is a lot of money to college-bound students. Early this year, the Burbank Association of Realtors, through its non-profit Community Service Foundation, awarded \$10,000 in scholarships to local students from a field of more than 30 applicants. It is the largest dollar amount of scholarships from any organization in the city of Burbank, according to Brad Korb.

"Both of our children, Courtney and Tyler, went to Burbank schools, so my wife, Nancy, and I are thrilled to support helping young people build further upon the great education they receive in our community," Korb said.

The top scholarship recipient, Claire Flynn, was given a \$2,000 scholarship through the BAOR and funded by The Brad Korb Real Estate Group. She will be using the money to continue her education at the University of California Los Angeles, where she was recently accepted.

"This is only the first of many future scholarships from our office," Korb said. "Support for solid education is the backbone of any strong community. We are proud of the BAOR's awesome commitment to that ideal." ■



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# In The Community

## Burbank News & Events

### Boys & Girls Club of Burbank and Greater East Valley Send Members to the Keystone Conference

Four teens from the Boys & Girls Club of Burbank and Greater East Valley will join 1500 other teen leaders at the National Keystone Conference to discuss pressing teen issues, celebrate their accomplishments and advocate for the future. The conference this year is in Orlando, Florida and its focus will be on emotional wellness.

The conference objectives this year include: Recognizing and celebrating teen Club members from across the country and from military youth centers overseas who have demonstrated exemplary leadership in academic success, career preparation, community service and teen outreach. It will also provide an opportunity for teens to elevate their voices to advocate and rally together with a call to action around issues that matter most to teens. And, finally the conference hopes to create an inclusive youth participation platform that will give young people the opportunity to discuss pressing issues and find ways to support one another, even if their viewpoints are not the same.

“Our teens participate in the Keystone Conference every year,” commented CEO, Shanna Warren. “Great futures is not just a slogan we know the teens of today are the leaders of tomorrow. We are so proud of our Keystone officers and thrilled they will be able to participate in this great opportunity,” added Warren.

The Boys & Girls Club of Burbank and Greater East Valley offers a free teen program for young people who are currently in high school. For more information, about the teen program please visit our website at [www.bgcburbank.org](http://www.bgcburbank.org).

We have 23 locations, including 9 elementary school sites, 3 middle school sites, 3 kinder sites and our newest site at McKinley and our Main Club in Burbank. There are also 4 After School Education and Safety (ASES) sites at Disney, Providencia, Washington and Luther.

We also have a high school site at Verdugo Hills High School in Tujunga, Van Ness Elementary in Hollywood and 3 private school sites at St. Patrick’s, Our Lady of the Holy Rosary and St. Jane’s. In addition, we have 2 Boys & Girls Club sites in partnership with Burbank Housing Corporation at Elmwood and Peyton/Grismer.

Other BGC programs include: STEAM, Creative Arts, Athletics, D/HH (Deaf and Hard of Hearing), and homework assistance. Financial Aid is available.

Registration is now OPEN. For more information on the sites/programs or to register click here: <https://bgcburbank.org/2019-fall-registration/>



### 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  
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First Vice President – Wealth Management  
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* ■

### SAVE THE DATE SATURDAY, OCTOBER 5, 2019

The Burbank Police Foundation will be hosting their 4th Annual Family Fun Day featuring a CAR SHOW and Pancake Breakfast with Burbank Kiwanis For Fun. This event will take place at Johnny Carson Park, 400 S. Bob Hope Drive, Burbank from 9 am to 2 pm. It is a wonderful family day so don’t miss out..

For more information contact Tony or Donna Wade (818) 846-8487 (818) 822-2901 (818) 822-2903 or Jan Loporchio at [panette@pacbell.net](mailto:panette@pacbell.net) ■

## 2019 CONCERT SEASON STARLIGHT BOWL

JUL 4	BIG BAD VOODOO DADDY RUMBLE KING	JUL 27	YACHTLEY CREW GRACEBAND
JUL 13	KARLA PEREZ BANDIDOS DE AMOR	AUG 3	WHICH ONE'S PINK? THE NEIL DEAL
JUL 20	THE FAB FOUR THE ANSWER	AUG 10	JOHN WAITE VENICE

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# In The Community

## Burbank News & Events

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

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



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

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

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

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

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



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

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

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

Currently there are multiple ways to meet

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

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

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

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

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

but familiar ground to us."

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

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

*Spread Out the Gain*

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

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**Call the agent who makes DREAMS COME TRUE!**

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

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

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# In The Community

## Burbank News & Events

### LISTINGS AND SALES ... JUST IN TIME FOR SUMMER

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#### BRAD KORB'S RECENT LISTINGS

5334 Lindley #224	2068
10015 Glory	2928
2144 N. Buena Vista	2898
11453 Delano	3148
1701 N. Hollywood Way	2778
333 W. Alameda #103	2188
1048 Bethany	2088
7823 Ellenbogen	3068
220 N. Beachwood	3418
437 N. Orchard	2738
520 N. Louise #201	3128
1494 Stonewood	2478
6005 Mamers	2748
6646 Fulton	2758
4252 Fair #17	2038
9805 Samoa	3478
5227 Denny #104	3518
16201 Lassen #4	2178

#### BRAD KORB'S RECENT SALES

6528 Babcock, Seller	2468
6528 Babcock, Buyer	2468
22040 Strathern #5	2158
1033 N. Kenwood	2398
12411 Osborne #18	2018
601 N. Evergreen, Seller	2418
601 N. Evergreen, Buyer	2418
324 N. Louise #12	2408
1210 Broadway	3308
1801 N. Buena Vista	2008
9552 Via Venezia	2078
5349 Newcastle #66	2378
1107 N. Rose	2228
9715 Amanita	3328
9950 Topanga Canyon #38	2208
10418 McVine	3488
2669 Greenwood	2348
14325 Foothill #19	3508
910 E. Valencia	3268
4253 Farmdale	2998
4864 Embassy #8	2108
5334 Lindley #224	2068
10015 Glory	2928
437 N. Orchard	2738
225 N. Whitnall	2328
7823 Ellenbogen	3068
511 N. Shelton, Seller	5538
511 N. Shelton, Buyer	5538

#### BRAD KORB'S RECENT SALES...Continued

13211 W. Victory	5658
8418 La Sierra	5468
515 S. Via Montana	5618
3042 Highview	5458
2009 Woodacre	5508
37334 50th St E	5548
8500 Sunland #3	5498
2135 Prosser	5488
13825 Beaver #79	5518
18530 Hatteras #211	5478
1404 De Garmo	5558
914 N. Catalina	5568
11138 Aqua Vista #41	5528
23600 Blythe	5588
8549 Elizalde	5608
32724 Coastsite #304	5578
10601 Las Lunitas	5598
9620 Crebs	5638
405 Lincoln #2	5628
17728 Halsted Unit A	5668
4647 Willis #312	5718
10787 Big Bend	5648
11154 Hortense	5698
10945 Hortense #310	5688
5627 Auckland	5708
1810 N. Bel Aire	5678

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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  
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(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](http://www.parks.ci.glendale.ca)

### Los Angeles Equestrian Center EVENTS

DATE	EVENT	CONTACT
Aug. 17-18	Spotted Valley Appaloosa Club Summer Finale	Toni Dean (760) 885-6561
Aug. 17-18	Let's Show Dressage Show II	Cornerstone Event Management (818) 841-3554
Aug. 22-25	Cool August Nights Horse Show	Cornerstone Event Management (818) 841-3554
Aug. 30 Sept. 1	Gold Coast Series Labor Day Horse Show	Langer Equestrian Group (818) 563-3250
Sept. 14-15	So Cal Peruvian Paso Horse Show	Robin James (951) 544-4166
Sept. 19-22	The Autumn West Fest (Tentative)	CEA Inc. (818) 254-5913

For more information, call us at 818-840-9063 | or visit us online at: [www.la-equestriancenter.com](http://www.la-equestriancenter.com)

# In The Community

## Burbank News & Events

### Thanks for Being Our Eyes, Voice & Ears!

At the Brad Korb Team, we treat our clients in a world-class way because it's what we believe in. So it means a lot to our Team when clients like Michael Hevesy (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](http://www.BradKorb.com)

### Burbank Chamber Music Society Announces Fall 2019 Concert Series August 24!

A special celebration of music, friendship, and the bonds that build community—



Please join the musicians of the Burbank Chamber Music Society at the beautiful Little White Chapel in Burbank to kick off the first annual BCMS Fall Concert Series! The monthly series, which runs from August 24 – December 7, includes **two world premieres** for mixed chamber ensembles **by Burbank composers Rajasri Mallikarjuna and Dante Luna**, and a **world premiere by Los Angeles composer Alex Kish** featuring film and television score recording luminaries **Sheridon Stokes (a Burbank native!) and Gary Gray**. Also featuring treasured works for chamber ensembles, including Maurice Ravel's enchanting *Introduction and Allegro* for flute, clarinet, string quartet, and harp and Astor Piazzolla's beloved *Histoire du Tango* for flute and guitar, and contemporary gems including Rick Tagawa's colorful *Inspirations Diabolique* for multi-percussion, Ian Gottlieb's captivating *Medium* for solo cello, and Gernot Wolfgang's playful *Three Short Stories* for clarinet and bassoon.

This is a space to discover the wonders of live chamber music, meet new friends, and simply share a joyful, meaningful evening. Please stay afterwards to talk and enjoy a treat!

- 1 Saturday, August 24, 7:30 – 8:30pm **Clarinet, Bassoon, & Piano**
- 2 Saturday, September 14, 7:30 – 8:30pm **Cello & Percussion**
- 3 Saturday, October 19, 7:30 – 8:30pm **Flute & Guitar**
- 4 Saturday, November 9, 7:30 – 8:30pm **Voice & Piano**
- 5 Saturday, December 7, 7:30 – 8:30pm **String Quartet & Special Guest Artists**

Little White Chapel, 1711 N Avon St, Burbank, CA 91505

**FREE ADMISSION**, made possible by the generous contributions of people like you. Find out more and **RSVP** at [www.burbankchambermusicsociety.org](http://www.burbankchambermusicsociety.org)!

The Burbank Chamber Music Society (BCMS) is a collective of professional Los Angeles area musicians who produce exceptional live chamber music experiences through vibrant, intimate, and innovative concerts, bookings, and educational programs. Founded in 2017 by Nicolina Logan and Renee Henn, the Burbank Chamber Music Society strives to create a meaningful community gathering place through the shared experience of live music. BCMS is a sponsored project of Fractured Atlas, a 501(c)(3) non-profit arts service organization.

### The Brad Korb Team is Growing!

**D**ue 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](mailto:courtney@bradkorb.com). **We look forward to hearing from you.**

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

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# In The Community

## Burbank News & Events



### Burbank Public Library! News & Events

#### **BConnectED Now Includes All BUSD Students in Middle School and High School**

BConnectED is a joint initiative between the Burbank Public Library and the Burbank Unified School District that allows students to use their school identification cards to check out materials or access online resources at any Burbank Public Library. The 2017 pilot program included all sixth grade students. It expanded the following year to include seventh grade, and this school year it will include all students in middle school and high school.

Not only will students be able to check out books, but they will also have the ability to download ebooks and audio books. They can take advantage of additional online resources such as Testing & Education Reference Center (TERC) which provides exam help for students of all levels, and Mango, a free language learning app.

To find more BConnectED information visit [burbanklibrary.org](http://burbanklibrary.org).



#### **Help Us Help Others**

**Do you know an adult who needs reading help?** The library offers FREE one-on-one tutoring for people over the age of 16 who are not enrolled in high school and who speak and understand English, but read and write below 8th grade level. For more information, please call the Literacy Office at 818-238-5577.



#### **The Department of Public Social Services (DPSS)**



will be at the Burbank Central Library, 110 N. Glenoaks Blvd. from 12:30 – 4:30 pm on Thursday, August 22. They will assist with CalFresh and Medi-Cal enrollment. For more information, contact the DPSS Customer Service Center at (866) 613-3777.

This event will be repeated on November 21, 2019. It's helpful to have the following information with you when you apply:

- Personal identification (CA driver's license, CA ID, etc.)
- Social Security number
- Verification of income/assets/expenses
- Verification of citizenship or legal residency/sponsorship for residency.

Check out the event calendar on our website [burbanklibrary.org/events](http://burbanklibrary.org/events) to learn more about library events!

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](http://burbanklibrary.org)



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

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#### **A LITTLE ABOUT A GROSS**

By Susie Hodgson

There is a park in Burbank that many of you have been to. Located at 2800 W. Empire Avenue sits Robert E. Gross Park, a popular spot for family fun. But how many of these families know who Robert E. Gross was? I have a hunch a lot of you readers do, but let's take a look back any-way.

Robert Ellsworth Gross was born in an upscale suburb of Boston in 1887. Robert – or “Bob” as he was generally known – was educated at Harvard. Upon graduation, he went into investment banking.

Bob had a very close relationship with his younger brother Courtlandt Sherrington Gross. (Just his name sounds wealthy, doesn't it?) “Cort,” as he was called, followed his brother to Harvard and they then went into business ventures together. Later in life they lived right down the street from each other, in another not-bad (!) community in Southern California called Bel-Air. (“Swimmin’ pools, movie stars...”)

But now I have to digress. There was once another pair of brothers who also worked together. Their names were Allan and Malcolm Loughead. The two were huge aviation buffs, along with their friend Jack Northrop. (Yes, that Northrop.) But then the Great Depression hit. By this time, the Loughead Brothers' company had created the infamous Vega airplane, a favorite of such aviation luminaries as Amelia Earhart, Charles Lindbergh, Roscoe Turner and Wiley Post. Loughead even produced the speedy plane, the Orion. But, in the end, the Depression won and the Loughead Brothers went bankrupt.

Back to Bob Gross. In 1932, along with his brother Cort and a few others, Bob bought the bankrupt company, by then known as Lockheed which was actually how “Loughead” was supposed to be pronounced. The price? \$40,000. The bankruptcy judge, who probably thought that Bob was nuts, said, “I hope, young man, you know what you're doing!” Oh boy, did Bob ever! And he kept doing it for the rest of his life.

Bob Gross was a risk-taker and a smart one. He is credited for taking the broken, bankrupt Lockheed Company out of the red into the black during the worst of economic times. Early on, Gross bet on the potential of a very advanced, all-metal, retractable Model 10 named the “Electra.” The Electra dominated the market and set records. In 1937, Lockheed began mass-producing the P-38 Lightning Fighters, which even the Germans feared. We also can't forget the famous Hudson Bombers, which along with the P-38s, changed the course of World War II. When Bob Gross bought Lockheed, it was in financial shambles. A decade later, Lockheed's sales rose to nearly \$150 million. Staffing also soared, particularly during the war where it hit an all-time high of nearly 94,000 employees working 24/7, many of whom were women, or “Rosie the Riveters.”

Robert Gross was consistently described as a visionary. His motto was, “The horizons are absolutely limitless” and he (and Cort) were equally well-known for their eye for talent. Lockheed hired Clarence “Kelly” Johnson, a true genius who went on to lead Skunk Works, Lockheed's top-secret, top-status division. Only the best of the best got in, and none were allowed to speak of what they worked



on – ever. Not even to your spouse.

The war certainly was profitable for Lockheed, yet Lockheed continued to do well in the 50's, thanks to the advent of the Constellation (“Connie”) airliner and the work of the amazing Skunk Works team. In 1956, Robert Gross was named CEO & Chairman of the Board (no longer just a President!) and Cort was right behind him.

Not much is known of Robert Gross's personal life. He was married to Mary. They entertained often – and always for business reasons. Every trip, every dinner or cocktail party was for Lockheed. Bob, and Cort, too, did have another passion: cars. Early on, Bob raced Corvins. Later on he took to owning exotic foreign cars including a Mercedes, a Voison, a/an Hispano Suiza, and an Aston Martin.

But in 1961, Bob started experiencing intense abdominal pains. He had stomach surgery in the spring and afterwards tried to plan an extravagant trip to the Hotel Du Cap D' Antibes for himself, his wife, and a “family friend” named Blanche Yeager. (Blanche had been a beauty pageant winner, a dancer in the Ziegfeld Follies – and, oh, she also posed for nude pictures..!) The doctors nixed the idea of a trip abroad; they knew Bob was very sick. It wasn't long before Robert Gross knew they were right.

And so Bob took to writing some of his thoughts. Among them, he regretted that he'd consumed his life so entirely with business. He said he treated Mary “abominably” and would change if he pulled through. But he didn't. Robert Gross died in September of 1961 of pancreatic cancer. He was only 64. He left the bulk of his estate to wife Mary, but, interestingly, he also left \$250,000 (over \$2 million in today's dollars) to Blanche Yeager.

A couple of final notes: Allan and Malcolm Loughead (who changed their names to Lockheed) did okay in life. Although initially ticked that he wasn't selected to join Robert Gross's Lockheed, Allan went into real estate and made good money. He also consulted to the aviation industry, including to Lockheed! Malcolm started what became a very successful hydraulic brake system company, eventually selling it to Bendix.

And as for Cort – well, that's where the drama is. He took over the CEO job when Bob died and retired in 1967. In 1982, Cort (then 79) and his wife Alexandra (age 68) were now living in the posh Main Line district of Philadelphia. After running errands one day, they came home to startle a violent man burglarizing their home. That man ended up shooting Cort, Alex, the maid, and the family dog to death. The murderer was a drifter and career criminal. But, oddly, his own father was successful businessman in – what else? The aviation industry.

There is just a snippet about Lockheed. There's SO MUCH more! Almost every Burbank resident who visits our museum has a connection to Lockheed. Do you? Come see our Lockheed room and reminisce!

**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](http://www.burbankhistoricalsoc.org) ■

# In The Community

## Burbank News & Events

### Burbank Tournament of Roses Association

By Robert Hutt

Here we are in August and things are really humming on Burbank's 2020 Rose Parade entry: "Rise Up"! Projects are available for volunteers whose interests lie in either the construction or decoration areas.

On the decoration side, our welding volunteers have created the steel "skeletons" for many of the giant constructed flower blossoms and leaves. We need decoration-oriented volunteers to cover these with either screen or foam sheets. When we get enough items screened, we will bring out our "cocooning" equipment and cover the screened items. (Clean-up is a pain in the neck, so we want to make it worthwhile!) Painting the giant flowers and leaves is the next task for some other willing volunteers.

Last month we received 220 bunches of statice in five different colors. The statice has been drying and is now ready for volunteers to carefully cut and save the colored blossoms. Later this month, we expect to receive our marigold and strawflower orders. These too, must be prepared and hung on racks to dry by more volunteers. After drying for 2-3 weeks, you guessed it, we will need volunteers to cut and save the colored bits!

Our more experienced welding volunteers have been working on building the internal structures that will support our giant phoenix. Another experienced team has designed and is now installing the rear tow-hitch assembly on the float chassis. This addition was one of the safety changes mandated by Tournament officials for all floats that will participate in the 2020 parade.

Other volunteers (non-welders) have

helped by cutting and grinding the steel to prepare it for the welders. We have created drawing packages so that even if you can't assemble a bookcase from IKEA, you can probably help us! In addition to building frames for giant flowers, our beginner welding volunteers can help by building assemblies that will hold dozens of roses in vials. Erik Andersen, our Design Chairman, has some ideas to create exciting arrangements with those roses.

Our first test drive for Tournament officials is scheduled for Saturday October 5. That gives us just two months to finish building the big stuff. We would like to demonstrate how the phoenix can retract to his travel configuration, with all major movements, including wing structures, working.

Save the date. On Saturday October 5 we will be holding our annual Craft Faire Fundraiser at our float construction site. It is a great way to get a jump on your holiday shopping while supporting Burbank's Rose Parade float. Attention crafters: if you are interested in becoming one of the vendors at this event, visit our website at [www.BurbankRoseFloat.com](http://www.BurbankRoseFloat.com), then click on the "Open House and Craft Faire" tab and request a vendor packet, or contact event chairman, Kim Bossley directly at (818) 515-6658.

To get involved, come down to the float construction Barn on Wednesdays or Saturdays between 10:00 AM and 4:00 PM. The Barn is located at 123 W. Olive Ave. (under the Olive Ave. over-pass). Please park in the Metro Link lot because parking is VERY limited! For a complete schedule of activities, historical photos of Burbank's floats and coming events, check out our web page: [www.BurbankRoseFloat.com](http://www.BurbankRoseFloat.com). ■

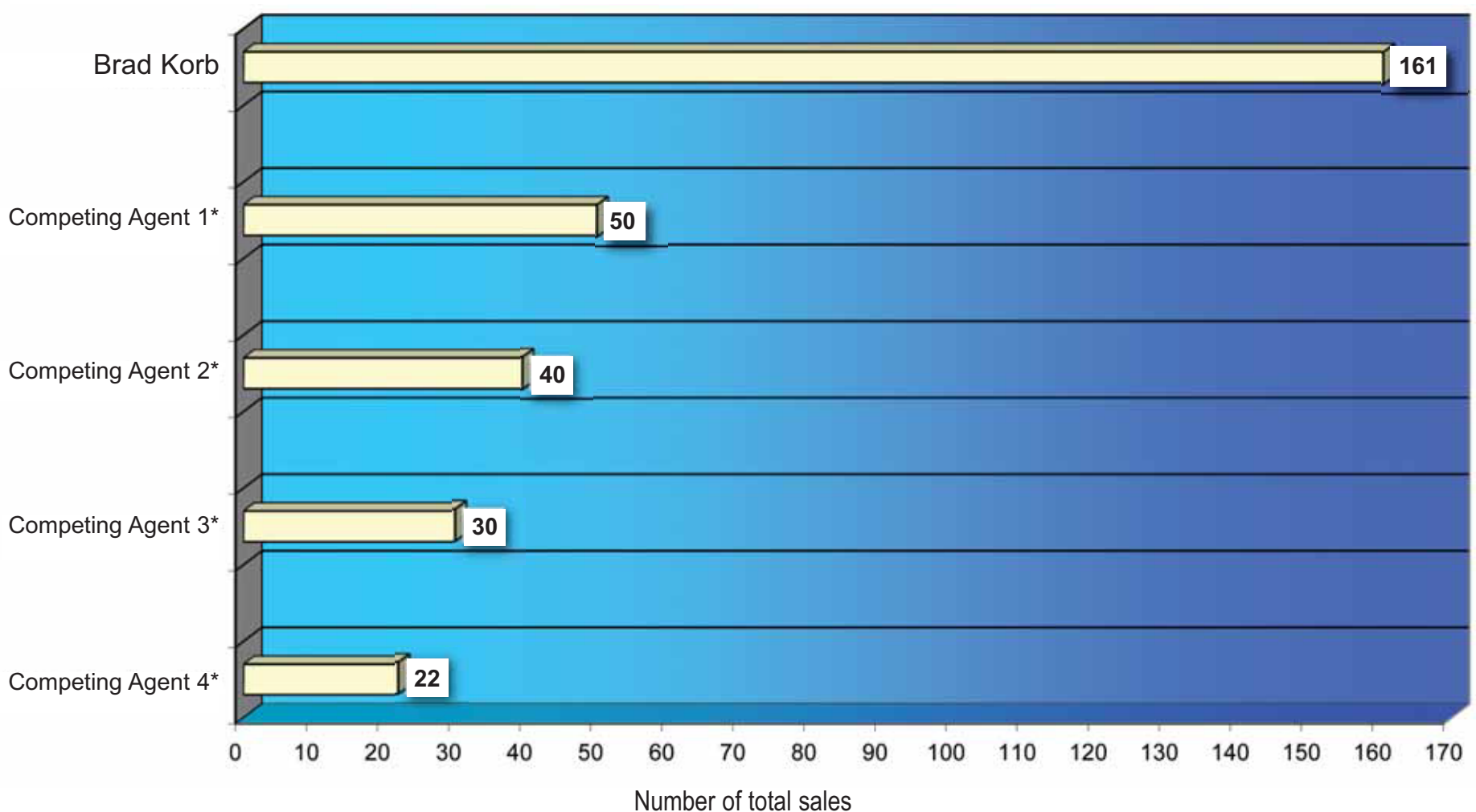
### Brad Did It Again!



*Brad Did It Again with the purchase of Veronica Gomez-Martinez's home in San Fernando!*

### Burbank Agents Number of Sales

January 1, 2018 through December 31, 2018



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

\* Agent names available upon request. Current CRMLS members.

# In The Community

## Burbank News & Events

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



“Here is a proven solution – that works”

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

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

#### “What We Do - For Our Clients”

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

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



John Janis, Platinum Resources and Brad Korb

#### CLIENT - REVIEWS

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

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

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



### Burbank Temporary Aid Center Updates

#### Help Create a ‘Super bloom’ in Burbank

You've probably already received your letter asking for support to help create a super bloom in Burbank – but for people who are in need. Whether helping with utility bills, sprucing up resumes or providing groceries, our friends and neighbors need your help for them to “bloom”.

Your support is very important to BTAC. Please remember to make your donation – either by mail or online. If you didn't receive our mailing, please let us know at info@theBTAC.org and we'll get one out to you ASAP.

#### BTAC's SCHEDULE

Homeless Services: On Monday and Friday BTAC will strictly be focusing on Homeless services. Services for those who are housed: Tuesday, Wednesday and Thursday BTAC will focus on preventing homelessness. BTAC's hours for services 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.

#### 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.

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

#### BTAC Needs Volunteers!

BTAC has numerous opportunities for volunteers, especially for those looking for an ongoing volunteer experience. Currently, we have openings for Mondays, Wednesdays and Thursday morning, helping in the area where clients are registered and assisted. Check in occasionally for additional openings. For more information, contact volunteer@theBTAC.org.

#### DONATIONS ARE ALWAYS NEEDED

There are many forms of donations we accept. Food, hygiene supplies are always welcome. However, during the summer, we hope you also will consider financially supporting BTAC. Monetary contributions can be made by visiting www.theBTAC.org and clicking the “PayPal Donate” button. If you have questions, please contact bhowell@theBTAC.org. All donations are accepted at the rear of the building. A reminder that even the smallest contribution makes a difference in people's lives.

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



## Burbank Chorale

### Burbank Chorale Auditions for the Fall Semester

Tues., Sept. 10, 2019 • Tues., Sept. 17, 2019 • Tues., Sept. 24, 2019

Rehearsals begin at 7:00pm. Auditions will be held at the end of rehearsal.

Auditions and rehearsals will be held in the Sanctuary of

St. Matthews Lutheran Church

1920 W. Glenoaks Blvd., Glendale, CA 91201

To set up an appointment please contact the Burbank Chorale either by voicemail or email.

• Voicemail: (818) 759-9177

• Email: membership@burbankchorale.

**Call the Bank Foreclosure Hotline now to find out about the current REOs. 1-800-473-0599 / Enter Code 4208**

**Visit www.BradKorb.com For All Your Real Estate Needs!**

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.

#### Mobility Solutions: Helping People Stay Safe in their Home ✓

Friday, August 2nd @ 10:00AM

Learn about the options available for  
those who wish to stay in their home  
through all the ages and stages of life!  
You will learn about: home safety, solu-  
tions that are not costly, the most danger-  
ous room in the house, key elements to  
look for in a company.

#### Vitamin Mineral Class ✓

Wednesday, August 7th @ 12:30PM

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

#### Senior Lecture ✓

Monday, August 12th @ 12:15PM -  
3:00PM

The Senior Seminar, hosted by the Office  
of Senator Anthony Portantino, features  
presentations from the Department of  
Motor Vehicles, the Office of State  
Controller Betty Yee and the Office of  
Los Angeles County Assessor Jeffrey  
Prang. In This seminar attendees will  
have an opportunity to learn about the  
DMV Real ID, California's property tax

postponement program, unclaimed prop-  
erty and special property assessment  
opportunities for seniors.

#### Valley Harmony Singers ✓

Wednesday, August 14th @ 12:30PM

The Valley Harmony Singers Barbershop  
Mixed Chorus and our quartet "Bill's  
Bari Pie" are looking forward to enter-  
taining you. We will be singing 4-Part  
Harmony A Cappella and some  
Broadway songs such as "Give My  
Regards to Broadway". Don't miss this  
unique American style of music.

#### Hydration ✓

Friday, August 16th @ 1:00PM

Water is what the body needs - especially  
when the temperature reaches triple dig-  
its. Hydration is the process by which  
water is ingested and absorbed into the  
body. Given the essential role that water  
plays in so many bodily processes,  
hydration is crucial to human function at  
any time. This program will cover how  
water makes you energized, how to  
check for dehydration, calculating your  
H2O intake, tap or bottled, electrolytes  
and other issues that affect your fluid  
intake.

#### Off-Site Trips

#### Ronald Reagan Library ✓

Wednesday, August 14th from

10:00am - 4:00pm

Price: \$47.00 (\$45.00 with BSAC card)

The Ronald Reagan Presidential Library is  
the repository of presidential records from  
the administration of Ronald Reagan. At  
the time of this trip there will be a special  
exhibit viewing, The World of da Vinci,  
featuring over three-dozen reconstructions  
of Leonardo da Vinci's fantastic work.  
Please bring money to purchase lunch as  
it is not included in the ticket price.

#### Del Mar Track ✓

Thursday, August 29th from

10:00am - 8:00pm

Price: \$49.00 (\$47.00 with BSAC card)

The Del Mar Thoroughbred horse racing  
Club from Southern California, where  
the turf meets the surf. Race card is  
included with the ticket price and seating  
will be in the clubhouse reserved seating  
area. Please bring money to purchase  
lunch as it is not included in the ticket  
price.



### 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](http://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](http://www.BradKorb.com)

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

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



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

Stephen McCrorry 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](http://www.EstateSalesByConnor.com) or call Stephen McCrorry 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
- Advertising and mailing to our 2000+ mailing list.
- Less than 48 hour notice clean outs (move-in ready).
- Security and a professional staff during the sale.
- Antique, art and collectibles consignment process.
- Clean up and packing services.
- Consignments and buy outs.
- Researching and valuing all items over \$50.00 through our network of appraisers, databases, auction houses and experts.
- Detailed accounting.
- No out of pocket fees.
- Professional References.

We aim to be of assistance to YOU

818-848-3278 or 818-422-0558

## Rave Reviews

I called you after receiving your advertisement in the mail and I am so happy that I did! I was kept informed throughout the sale. You and your transaction coordinator were always available to answer any of my questions. You have a great team!

—Patricia Mongiello  
Home Seller, North Hollywood, CA

I knew you from the Burbank YMCA Indian Guides and AYSO Soccer and am very glad I did. Your buyers' agent was fantastic! I would not hesitate to refer people to your team or use your services again myself.

—Karen Christoffersen  
Home Buyer, Burbank, CA

I had my home listed with another agent. When it didn't sell, I contacted you after seeing your ads. I am very glad that I did. I will send you referrals whenever the opportunities are there!

—Anmin Liu  
Home Seller, Burbank, CA

# Featured Homes

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

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

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



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

Call **Brad Korb's**  
**24 Hour HOTLINE**  
Get detailed information on any of Brad's listings  
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Simply call the number above  
and dial the code #.

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

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**\$579,975**  
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Luxury Division



**SUN VALLEY** **\$1,299,992**  
Call 1-800-473-0599, Enter Code 2618



**BURBANK** **\$1,175,571**  
Call 1-800-473-0599, Enter Code 2778



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



**BURBANK** **\$849,948**  
Call 1-800-473-0599, Enter Code 3418



**BURBANK HILLS** **\$849,948**  
Call 1-800-473-0599, Enter Code 2488



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



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



**BURBANK HILLS** **\$759,957**  
Call 1-800-473-0599, Enter Code 2428



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



**VALLEY VILLAGE** **\$729,927**  
Call 1-800-473-0599, Enter Code 2118

## 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](http://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](http://www.bradkorb.com) email: [brad@bradkorb.com](mailto:brad@bradkorb.com)

# Featured Homes

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**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!



Horse Property

**LAKEVIEW TERRACE** \$699,996  
Call 1-800-473-0599, Enter Code 3448



View

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



3 Beds + Den

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



2 Beds 2 Baths

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



New Remodel

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



All New Inside

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



Guest House

**SUN VALLEY** \$625,526  
Call 1-800-473-0599, Enter Code 2788



4 Bedrooms

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



50k Upgrade

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



3 Beds 2 Baths

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



Master Suite

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



3 Beds 3 Baths

**STUDIO CITY** \$539,935  
Call 1-800-473-0599, Enter Code 2038



3 Beds + Den

**PICO RIVERA** \$529,925  
Call 1-800-473-0599, Enter Code 2268



Media District

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



2 Beds 2 Baths

**NO HO ARTS DISTRICT** \$499,994  
Call 1-800-473-0599, Enter Code 3518



Newly Remodeled

**PACOIMA** \$449,944  
Call 1-800-473-0599, Enter Code 3198



3 Beds 3 Baths

**VAN NUYS** \$389,983  
Call 1-800-473-0599, Enter Code 3298



End Unit Townhouse

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



Pool & Spa

**TORRANCE** \$299,992  
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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	2	1	50.0%	0	4	1	3.0	\$373,000	\$367,000	98.4%	85
\$400,001 to \$500,000	4	7	175.0%	2	19	3	1.3	\$445,325	\$452,576	101.6%	24
\$500,001 to \$600,000	8	10	125.0%	10	34	6	1.4	\$553,560	\$552,264	99.8%	34
\$600,001 to \$700,000	11	12	109.1%	8	34	6	1.9	\$660,580	\$655,436	99.2%	49
\$700,001 to \$800,000	13	13	100.0%	19	49	8	1.6	\$750,208	\$749,169	99.9%	34
\$800,001 to \$900,000	15	14	93.3%	15	62	10	1.5	\$849,261	\$852,581	100.4%	31
\$900,001 to \$1,000,000	11	12	109.1%	11	44	7	1.5	\$948,557	\$949,416	100.1%	36
\$1,000,000+	20	0	NA	0	77	13	1.6	\$1,333,350	\$1,322,938	99.2%	48
Market Totals	84	70	83.3%	65	323	54	1.6	\$882,516	\$880,305	99.7%	39

## Lake View Terrace Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	3	1	0.0	\$639,648	\$642,667	100.5%	31
\$700,001 to \$800,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	1	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	0	0	NA	0	1	0	0.0	\$1,499,999	\$1,080,000	72.0%	137
Market Totals	1	0	0.0%	0	4	1	1.5	\$854,736	\$752,000	88.0%	58

## Sylmar Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	1	0	0.0	\$315,000	\$320,000	101.6%	5
\$400,001 to \$500,000	0	1	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	2	0	NA	1	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	2	2	100.0%	1	4	1	3.0	\$749,600	\$753,250	100.5%	9
\$800,001 to \$900,000	1	0	NA	1	1	0	6.0	\$799,999	\$818,000	102.3%	31
\$900,001 to \$1,000,000	0	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	1	0	6.0	\$1,250,000	\$1,401,500	112.1%	1
Market Totals	6	4	66.7%	3	7	1	5.1	\$766,200	\$793,214	103.5%	10

## Shadow Hills Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	1	0	0.0	\$759,000	\$650,000	85.6%	87
\$700,001 to \$800,000	1	0	NA	0	1	0	6.0	\$649,000	\$711,000	109.6%	13
\$800,001 to \$900,000	0	1	NA	1	3	1	0.0	\$854,643	\$832,667	97.4%	57
\$900,001 to \$1,000,000	1	0	NA	2	1	0	6.0	\$1,049,999	\$990,000	94.3%	132
\$1,000,000+	5	0	NA	0	3	1	10.0	\$1,791,667	\$1,715,000	95.7%	29
Market Totals	7	1	14.3%	3	9	2	4.7	\$1,155,214	\$1,110,445	96.1%	54

## 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	\$709,999	\$645,000	90.8%	124
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$699,000	\$732,500	104.8%	8
\$800,001 to \$900,000	1	1	100.0%	1	3	1	2.0	\$872,656	\$865,000	99.1%	26
\$900,001 to \$1,000,000	0	0	NA	1	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	2	2	100.0%	2	5	1	2.4	\$805,393	\$794,500	98.6%	42

## 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	1	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	1	0	NA	0	1	0	6.0	\$579,000	\$579,000	100.0%	22
\$600,001 to \$700,000	1	0	NA	0	3	1	2.0	\$635,967	\$638,333	100.4%	31
\$700,001 to \$800,000	1	0	NA	1	3	1	2.0	\$745,667	\$756,667	101.5%	24
\$800,001 to \$900,000	1	0	NA	0	1	0	6.0	\$860,000	\$870,000	101.2%	2
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	0	0	NA	0	1	0	0.0	\$1,149,000	\$1,100,000	95.7%	36
Market Totals	4	0	0.0%	2	9	2	2.7	\$748,000	\$748,222	100.0%	25