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Burbank Bulletin™

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

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The **BradKorb** REAL ESTATE GROUP

Focused on What Matters to You
Real Estate Since 1979

Office 818.953.5300

Email Brad@BradKorb.com

www.BradKorb.com

BRE #00698730

3813 W. Magnolia Blvd.
Burbank, CA 91505



Certain Forecast of Snow and You are Invited!

Join us to play in the snow starting at 5 p.m. on November 22 during Burbank's Annual Holiday in the Park. Though skies may be clear, there'll be tons – literally -- of the fluffy white stuff in Magnolia Park in the UMe parking lot on the Friday before Thanksgiving. Fresh snow for a pure white playground highlights a full evening of fun (5 – 9 p.m.) with stores open late, a delicious array of food trucks, and all kinds of attractions for the whole family to greet the holidays in style, including Santa himself!

This year, aside from sponsoring the well-timed snowfall for a 6th year in a row, Brad Korb Real Estate Group will also host a drawing for five \$100 Amazon.com gift cards. The lucky winners, whose names will be drawn the following week from those signing up at the Brad Korb Real Estate Group table!

"Holiday in the Park is a kind of combination hol-



iday celebration and open house for our Magnolia Park neighborhood. But mostly, the holidays are all about the wonderment of children," said Korb, a long-time co-sponsor of the event. "We first brought snow to Magnolia Park in 2014. It is so much fun to see little kids experience snow for the first time that we've been doing it ever since. It's our way of saying Happy Holidays and Happy New Year!"



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



- FACEBOOK: Brad Korb
- TWITTER: @BradKorb



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INSIDE



BURBANK NEWS

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FEATURED HOMES

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AREA MARKET TRENDS

Page 12 **NEW**

www.BradKorbForeclosureHelp.com

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In The Community

Burbank News & Events



BURBANK-VALLEY GARDEN CLUB

The Burbank-Valley Garden Club meets, Thursday, NOVEMBER 7, 2019 at 10:00 a.m., at the Little White Chapel, 1711 N. Avon St., Burbank.

We are honored to have Jeff Rothenbach, the Deputy Director of the Sogetsu School, San Fernando Branch, as



Photo credit: Jeff Rothenbach



Photo credit: Jeff Rothenbach



Photo credit: Jeff Rothenbach



Photo credit: Jeff Rothenbach

our speaker in November. Sogetsu is one of the largest schools of Ikebana and Ikebana is the art of Japanese flower arranging. Sogetsu follows the principles that one may create an arrangement using a variety of materials and doing it anywhere and at any time. It is noted for its unique and simple design.

During his presentation, he will create four arrangements while explaining the guiding principles of the Sogetsu School while explaining the design principles of color, space, mass and depth.

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

Burbank African Violet Society

The Burbank African Violet Society will be having their next club meeting on Thursday morning November 21, 2019 @ 10:00 A.M. The location is The Little White Chapel Christian Church, 1711 North Avon Street in Burbank.

The program will be "How African Violets Became So Popular," presented by Club Member, Susan Eyraud.

Refreshments are served and friendships are made. There is a door prize, raffle and silent auction tables. Guests, are always welcome to attend our meetings. For more information please telephone (323) 236-0104 or reference our website: www.burbankafrikanviolets.weebly.com. ■



The Importance of Wealth Management in a Dynamic World

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

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

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



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

Richard V. Bertain, CFP, CIMA, ChFC
Senior Vice President
UBS Financial Services
200 South Los Robles, Suite 600,
Pasadena, CA 91101-2479, Tel. (800) 451-3954, Tel. (626)405-4710 Direct, Fax (855) 203-6443, Richard.Bertain@UBS.com
David E. Escobar, CFP®
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 ■

We can take toy donations from
November 1st to December 13th



3813 W. Magnolia Blvd. ❄ Burbank, CA 91505

❄ Monday through Saturday 9 am to 5 pm

❄ Sunday 10 am to 4 pm

MISSION: The mission of the U. S. Marine Corps Reserve Toys for Tots Program is to collect new, unwrapped toys during October, November and December each year, and distribute those toys as Christmas gifts to less fortunate children in the community in which the campaign is conducted.

GOAL: The primary goal of Toys for Tots is to deliver, through a new toy at Christmas, a message of hope to less fortunate youngsters that will assist them in becoming responsible, productive, patriotic citizens.

OBJECTIVES: The objectives of Toys for Tots are to help less fortunate children throughout the United States experience the joy of Christmas; to play an active role in the development of one of our nation's most valuable resources – our children; to unite all members of local communities in a common cause for three months each year during the annual toy collection and distribution campaign; and to contribute to better communities in the future. ■

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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. ■

The Brad Korb Team is Growing!

Due to growth, The Brad Korb Real Estate Group in Burbank has a unique opportunity for talented Buyer's Agents. In addition to being endorsed by Barbara Corcoran, we are the only company in our area that offers an iron-clad guarantee – we either sell the home or we buy it. The ideal person should be decisive, self-motivated & have a consultative style. Should be aggressive, competitive & a high performer. Must be a persuasive, outgoing, people-person. We have more qualified leads than we can handle & therefore we need you! Income is commission with no ceiling. Please send your resume to courtney@bradkorb.com.

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We look forward to hearing from you.

Gary LeVox of Rascal Flatts says,

Call the agent who makes DREAMS COME TRUE!

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

**when you're buying or selling a home, you need a
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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 FALL

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BRAD KORB'S RECENT LISTINGS

10617 Vanora	3528
20434 S. Vermont #72	2248
11433 Fox Hollow	3198
616 E. San Jose #103	2428
2681 Roseview	3468
7550 Zombar #8	3298
355 N. Maple #208	2938
4630 Willis #105	2518
11610 Strathern	3158
11437 Riverside	2658
9347 Via Patricia	2138
6425 Elmer	2608
212 N. Valley #10	2508
10240 Camarillo #303	2318
5145 Yarmouth #30	2358
810 E. Harvard	2258
4630 Willis #309	2578
5043 Meridian	2498
5414 Newcastle #7	2438
28073 River Trail	2048
14712 Hiawatha	2448
8031 Via Latina	2688
2820 W. Chandler	2628
7209 N. Chestnut	2698
3756 Sawtelle	2768
7735 Via Capri	2298
901 S. Glendale	2818

BRAD KORB'S RECENT SALES

4200 W. McFarlane	3008
11453 Delano, Seller	3148
11453 Delano, Buyer	3148
520 N. Louise #201	3128
745 N. Myers	3078
1494 Stonewood	2478
6646 Fulton	2758
8402 Cravell	2268
11437 Riverside, Seller	2118
11437 Riverside, Buyer	2118
220 N. Beachwood	3418
333 W. Alameda #103	2188
616 E. San Jose #103	2428
9816 Foothill	3448
11433 Fox Hollow	3198
5227 Denny #104	3518
10617 Vanora, Seller	3528
10617 Vanora, Buyer	3528
2144 N. Buena Vista	2898
9805 Samoa, Seller	3478
9805 Samoa, Buyer	3478
536 Stanford	2488
355 N. Maple #208	2938
435 N. Beachwood	3258
6425 Elmer	2608
14710 Tupper	5728
5252 Coldwater Canyon #212	5748
5401 Morella #109	5738
5447 Zelzah #112	5758

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BRAD KORB'S RECENT SALES...Continued

355 Stanton	5768
4558 Willis #116	5808
4817 Satsuma Unit 4	5788
4140 Warner #106	5798
4517 Franklin	5848
4447 Conchita	5778
13658 1/2 Dronfield	5838
436 E. Palm #311	5858
801 E. Doran	5818
705 N. Lima	5828
18620 Hatteras #277	5878
13916 Daphne	5868
18152 Lull	5888

Call the Brad Korb Team
(818) 953-5300

City of Burbank's BEST Program / WorkForce Connection

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



Are you interested in EXPANDING your support of Burbank's youth?
Participate in the City of Burbank's BEST Program (Burbank Employment & Student Training) by hiring a qualified and pre-screened student today!



Are you an Adult looking for employment?
Come to City of Burbank's WorkForce Connection (A FREE self-serve job resource center)

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



City of Glendale Parks, Recreation and Community Services Department

Check out all of the Glendale upcoming events and the Leisure Guide for classes, leagues, senior programs, etc. at:

www.parks.ci.glendale.ca

Los Angeles Equestrian Center

E V E N T S

DATE	EVENT	CONTACT
Oct. 30- Nov. 3	Goldmine Circuit Horse Show	Carolyn Dobbins (480) 695-6283
Nov. 6-10	Camelot Autumn Classic	Camelot Events (818) 259-4364
Nov. 20-24	Camelot Autumn Jubilee	Camelot Events (818) 259-4364
Nov. 30 Dec. 1	Dressage Holiday Special	Cornerstone Event Management (818) 841-3554
Dec. 7-8	Thoroughbred Holiday Classic Horse Show at LAEC	(818) 840-9063
Dec. 29	Pasadena Tournament of Roses Equestfest / 10 a.m.-3 p.m.	(818) 840-9063

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

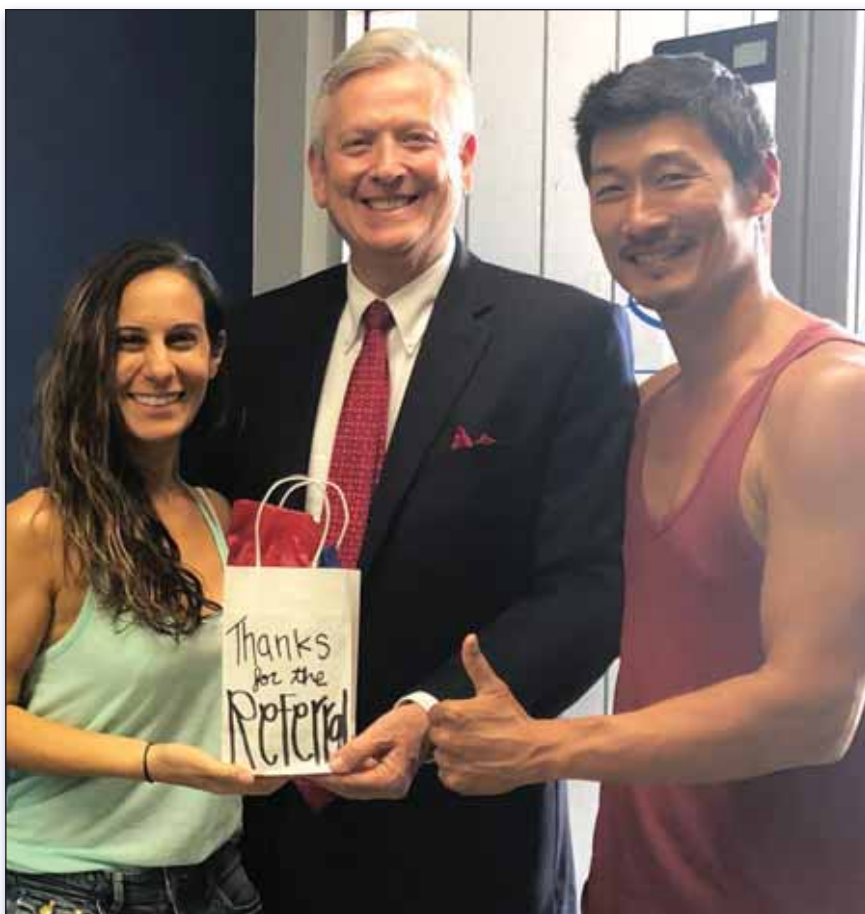
In The Community

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 Il Ram Choi and Justine Kennedy (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



Pictured left to right: Katie Nakamura (USC '22), Clester Ramos (USC '22), Fariba Kainmajd (UDM '22), Sreynoch Lach, Dale Gorman, Nicole Siripon (UCLA '22), Benjamin Farnad, Mineli Av, Amber Gomez (USC '21), Lucero Barillas (USC '22)

Kids' Community Dental Clinic in Burbank: A Hidden Gem for Prospective Pre-Dental Applicants

By: **Marc Montano, KCDC Staff**

The Kids' Community Dental Clinic (KCDC) just wrapped up their annual fundraiser, celebrating a milestone of helping over 14,200 children in the 2018-2019 year. Tracing back almost 40 years, KCDC is proud of its roots and humble beginnings from the Sisters of Providence, St. Joseph Medical Center. Composed of volunteer dental professionals, community leaders, and everyday people, KCDC regularly helps children inside the clinic and outside at over 88 remote sites throughout Los Angeles county. However, one of KCDC's most overlooked services is their pre-dental program, which consistently sees their pre-dental volunteers, or "pre-dents" attend dental schools.

Starting from high school, KCDC regularly visits local high schools to introduce and promote dental careers. However, the bulk of volunteers come from college students, and recent graduates who seek clinical experience. According to recent Illinois State University graduate and KCDC pre-dent Lilianna Estrada, KCDC "helps you gain so much experience in so little time" due to the high volume of patients and outside opportunities to provide oral hygiene edu-

cation during school or community dental screenings. Through KCDC's oral hygiene education programs throughout the community, they separate themselves from traditional dental offices that may only offer shadowing experience to pre-dents. This was the perfect fit for Sreynoch Lach, a local pre-dent and RDA, who holds bachelor's degrees in both biological sciences and educational sciences from UC Irvine. As an RDA, Sreynoch would assist dentists in the clinic, and as an educator, she would provide oral hygiene instruction (OHI) to children at local elementary schools. "KCDC gives me the opportunity to network with many dentists and gain valuable knowledge about the dental profession. Most importantly, KCDC exposes me to social problems that affect patients' access to affordable dental care. It is a place where like-minded professionals, passionate about oral care, come together and work to serve disadvantaged communities in California," Sreynoch said.

While most pre-dents choose to attend local dental schools such as UCLA, USC, UCSF, Western University, and Midwestern University, a few pre-dents have gone to dental schools further out of state to University of Detroit Mercy

Continued on page 9

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

**"In Los Angeles
I would hire Brad Korb.**

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

Brad will BUY IT!"



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

SOLD

In The Community

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So You Wanna Be a Rock and Roll Star: The Randy Rhoades Story

By Susie Hodgson

Maybe you're a Beatles fan; maybe you're a Waylon Jennings fan. Maybe you don't like heavy metal at all. But if you live in Burbank, chances are you've heard of Randy Rhoades, a hometown hero.

Randy was born in 1956. He came from a musical family and his mother owned a popular music school in North Hollywood (now Valley Village) called Musiana. Dad left the family early on. Mom (Delores) had a BA in music from UCLA and played piano professionally. Randy started taking guitar lessons at his mom's school when he was about six-and-a-half. He quickly moved on to electric guitar when the teacher soon had to dejectedly tell Mom that he could no longer teach Randy. Little Randy already knew more than he did.

Randy's sister Kathy describes how tight they were as kids – until Randy met a friend named Kelly Garni at John Muir middle school (then a junior high, no doubt). The two bonded over music and stayed close till the end. In 1971, Randy got to see Alice Cooper play live and, according to Randy's brother, it changed his life. Randy had an epiphany, declaring, "I can do that!"

Throughout Burbank High School, Randy and his friend Kelly Garni kept forming and re-forming rock groups. This continued for a while and they even practiced at the well-known Rodney Bingenheimer's English Disco, where Randy perfected his work on lead guitar.

Then, while teaching guitar classes at his mother's school and fooling around with his rock groups, Randy had his "aha" moment – and Quiet Riot was born. The lead singer was a guy no one particularly liked, but even Randy had to admit the guy was enthusiastic and persistent. So they let him in. His name was Kevin DuBrow.

Have you ever heard the DuBrow name? You may not admit to it publicly, but if you watch TV, you may know a certain plastic surgeon on "Botched" named Terry DuBrow. He was Kevin's little brother. Or maybe you're a secret Real Housewives aficionado. Remember Heather DuBrow from the Orange County franchise? That's Terry's wife. Sister-in-law of Kevin DuBrow.

Soon Quiet Riot was one of the hottest bands on the L.A. circuit. They even signed a deal with CBS records. But the deal went nowhere. Their first two albums (Quiet Riot I and Quiet Riot II) were never even released in the United States. Plus the tension in Quiet Riot was through the roof. Still Randy was starting to gather a following. He had a habit of wearing polka-dotted clothes and playing a polka-dotted guitar and soon his fans began piling into the clubs wearing polka dots. But it wasn't enough. Old pal Kelly Garni hated Kevin DuBrow and a scene involving a gun, alcohol and a threat promising to kill DuBrow (by Garni) was leveled. Randy had no choice but to fire his old friend.

Reeling from the chaos that was Quiet



Riot AND the lack of any record deals in the States, in 1979 Randy entertained an invitation to join Ozzy Osbourne's new band. (Osbourne had been fired from Black Sabbath.) In a drunken haze, Ozzy hired Randy.

Randy thought life would stabilize and for a while, it was great. Ozzy let Randy have a lot more freedom to play his adventurous riffs and classical influences. But soon, the chaos set in again. Ozzy was married with kids, but was dating Sharon Arden, the daughter of his manager. Ozzy was also perpetually inebriated. In one concert, Ozzy bit a live bat for which he had to undergo painful rabies shots. In another he literally bit the head off a chicken. Good clean living...

There were also money troubles which led to even more fighting. So Randy decided to play out his contract and not sign up again. He wanted to go home, enroll at UCLA and get a degree in classical music, his secret love. Randy did not do drugs and barely drank. Dealing with Ozzy was one nightmare after another. Ozzy also fought all the time with his future wife Sharon. All in all, not fun.

Still, Randy's fame as a star guitarist only grew. Among other accolades, he was voted the Best New Talent by Guitar Player magazine in 1981 and named on Rolling Stone magazine's list of 100 Greatest Guitarists... all while Ozzy kept right on doing drugs, drinking booze and fighting. The last words Ozzy ever heard Randy utter were words of advice to him, "You'll kill yourself, you know? One of these days..." But it wasn't Ozzy who died.

It was March of 1982 in Orlando. The band's bus driver and Sharon's assistant and Randy all decided to take a ride in an old plane they had no permission to fly. Details are murky. Some say the pilot was playing a prank on Ozzy, swooping way down clipping Ozzy's bus to wake him out of his drunken stupor. Others say the pilot had cocaine in his system. Still others say the pilot wasn't properly certified. But the end result was the same: the plane hit a tree, then a mansion and burst into flames. All aboard died instantly. Randy was only 25.

Today Randy's older brother directs the Musiana music school and plays music himself. Sister Kathy married into a wine family and operates D'Argenzio Wine Tasting bar in Burbank. (Come try the Randy Rhoades edition of Cabernet Sauvignon!) Mother Delores passed away in 2015. Garni owns a restaurant/art studio north of Las Vegas.

As for Kevin DuBrow? He stayed with Quiet Riot, mostly. He lived in Las Vegas and became a morning DJ. But in 2007, Kevin DuBrow was found dead. He'd overdosed on cocaine, pain killers and alcohol. His corpse had been rotting there for nearly a week.

Everyone everywhere said how nice Randy was. Humble, kind, never bragging. Many say he was on the verge of being one of the world's best guitarists ever. Maybe it's like they say: Only the good die young.

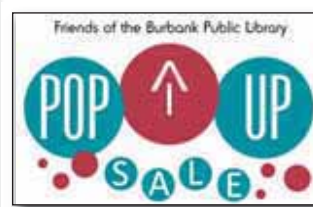


Burbank Public Library! Fall Into Your LIBRARY!

November is National Novel Writing Month (NaNoWriMo)

Anyone can join in the fun! Participants begin writing on November 1, working toward the goal of writing a 50,000-word novel by 11:59 PM on November 30. Valuing enthusiasm, determination, and a deadline, NaNoWriMo is for anyone who has ever thought about writing a novel.

Come Write In! The library is scheduling Thursday Night Write-Ins from 6:30 - 8:30 p.m. on November 6 & 27. Join with other writers to participate in a writing warm-up and enjoy 2 hours of distraction-free writing at the Burbank Central Library.



Pre Holiday Booksale

The Friends of the Library are having a One Day Booksale.

Find thousands of books in the AUDITORIUM of the Burbank Central Library.

Book BARGAINS galore! Prices start at 25 cents.

Joy of Coloring – A Program for Adults

As holiday season approaches, we often need time to sit back, relax, and let our cares fade away. That is exactly what will happen when you stop in the Central Library auditorium on Tuesday evening, November 19, from 6-8 pm for an evening of coloring.



No reservations needed for this program.

Materials will be provided, or you can bring your own. Gather with your friends, or come and meet new ones. Stop in, sit down, get creative.



The Department of Public Social Services (DPSS) will be at the Burbank Central Library from 12:30 – 4:30 pm on Thursday, November 21. They will be here to assist with CalFresh and Medi-Cal enrollment. For more information, contact the DPSS Customer Service Center at 866-613-3777.

Check out the event calendar on our website burbanklibrary.org/events to learn more about library programs, Lego Club, Storytime, Opera Talks, movies, and more!

Burbank Central Library
110 N. Glenoaks Blvd.

Buena Vista Branch Library
300 N. Buena Vista St.

Northwest Branch Library
3323 W. Victory Blvd.

burbanklibrary.org

Rave Reviews

Any chance I get, I will refer you to anyone needing real estate assistance. You sold my property quickly and I felt very positive throughout the transaction. Thank you!

—Betty Hsu
Home Seller, Burbank, CA

After watching houses sell in the area for years, we knew you sold more than anyone else and decided to list our home with you. It was a challenging situation, but you handled it like a pro and took care of my needs. Thank you!

—Sharon Dilks
Home Seller, Burbank, CA

The transaction went as smoothly as possible! The property was sold very fast at a super price!

—Emanuel Fernando
Home Seller, North Hollywood, CA

The Burbank Historical Society/Gordon R. Howard Museum
OPEN SATURDAYS & SUNDAYS, 1 TO 4 pm - FREE Admission!

Located in George Izay Park, right next to the Creative Arts Center
Phone: (818) 841-6333/ Web site: www.burbankhistoricalsoc.org

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

FACEBOOK: Brad Korb (personal page)

The Brad Korb Team (fan site)

LINKEDIN: Brad Korb // TWITTER: @BradKorb

In The Community

Burbank News & Events

Brad Did It Again!



Brad Did It Again with the purchase of Matt Lawson's house in Burbank!

Burbank Tournament of Roses Association

By Robert Hutt

We would like to thank everyone who visited us during our Craft Faire Fundraiser and Open House! A special thanks to Chairman Kim Bosley for organizing the event. Double thanks if you bought some merchandise or booked a future event with one of our fundraising vendor-partners. If you missed our Craft Faire, you can still contact our partners by visiting our website at www.BurbankRoseFloat.com.

Thanks also to Construction Chairman, Jon Reeves. Our first test drive for Tournament inspectors went flawlessly with NO open action items that will need to be revisited! We are fully compliant with the new 2020 safety rules. We are even ahead of schedule for the 2021 parade. Thanks to Doug Gamble, our new rear-tow assembly is fully installed, a year before the new rule becomes mandatory.

There is still a fair amount of light construction to be done. A great project for our new welders is to help build some manufactured (think giant) flowers. Our new welding graduates can also help with gridwork on the pod.

The big milestone for November is Thanksgiving weekend when any remaining gridded areas of the pod get covered with chicken wire and bedsheets in preparation for foaming. The foam is applied with a large spray nozzle and, were it not for the bed sheets, would pass right through the chicken wire and cover the engines, crew seats, wiring, etc. making a giant mess! However, once the foam has cured and it is hard enough to walk on, the pod can be painted and is ready for decoration!

To make decorating the phoenix's wings easier, they were built to be removeable. We've made work-stands to support the wings while they are being screened and decorated. Screening really brings the float elements to life! The bare framework of steel

pencil rods doesn't look like much. It's even difficult to take a useful picture because the framework just fades into the background. The screen provides a foundation for the floral decorations yet to come. The basic process is to apply glue to both the pencil rods and the part of the screen that will touch the rods. After the glue sets for a few minutes, press the screen into place and, voila, the character has a skin. Naturally, the glue doesn't just stick to the steel and the screen. It sticks to fingers, hands, hair, everything. Aside from the minor challenges, the results are spectacular! The framework is transformed into a solid looking element. After screening comes cocooning and painting. Although cocooning is pretty much a one-man operation, we DO have lots of paintbrushes and drop cloths!

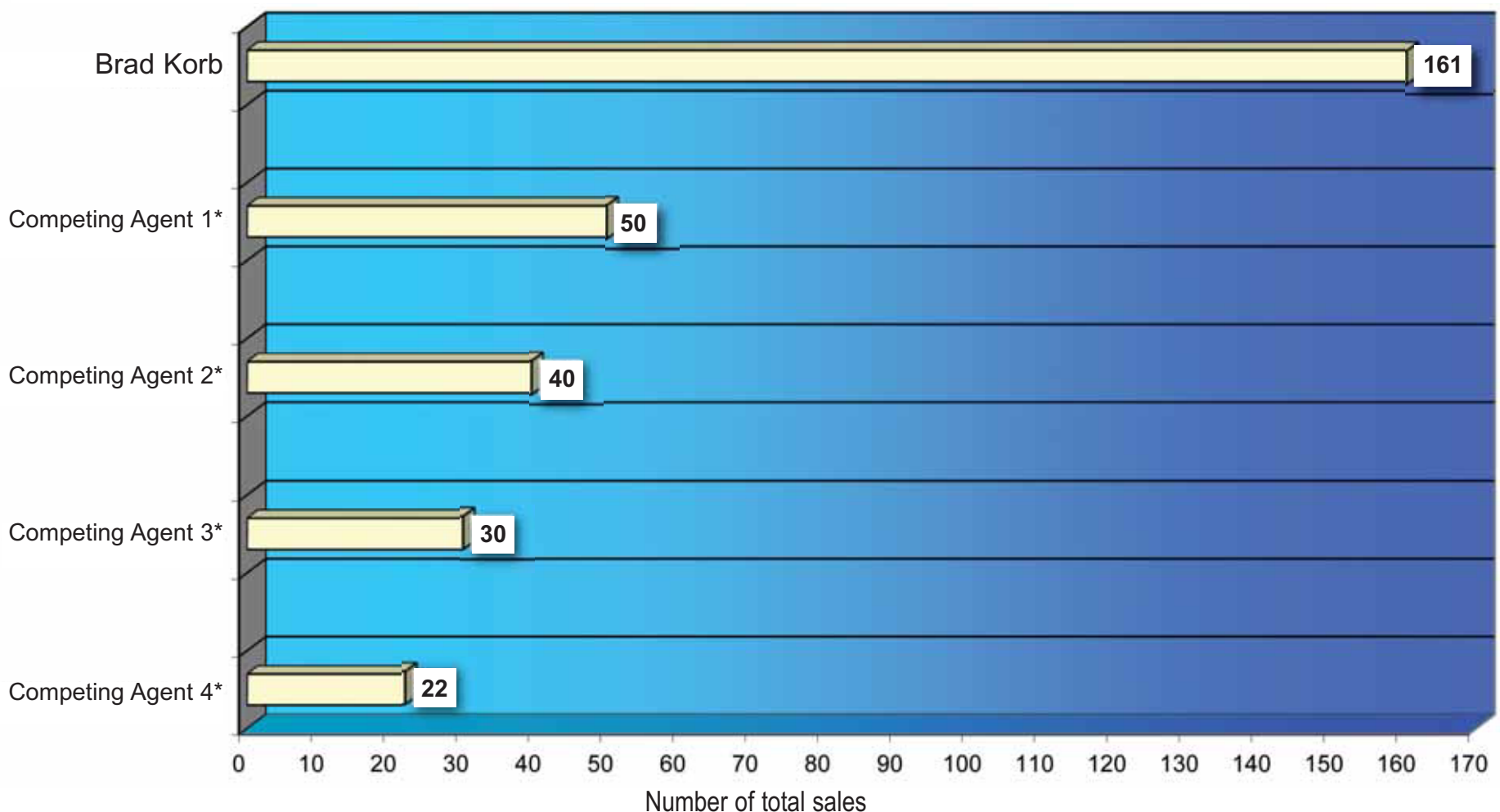
The body of our phoenix needs to be screened. Our giant manufactured flowers need to be screened. The manufactured tree stumps and logs need to be screened. (See the pattern?) We need volunteers NOW to bring everything together!

More volunteers are needed to help the Deco Team. Hundreds of bunches of statice and marigolds have been prepped and dried by volunteers; now we need cutters. We have boxes of dried marigolds and strawflowers and statice (in several colors) that all need the colored petals cut and saved. Cutting is a very important job. We need the bits of colored petals for decorating, come December!

Our current work schedule is Tuesdays, Wednesdays, Thursdays and Saturdays between 10:00 AM and 4:00 PM. The construction site is located at 123 W. Olive Ave. (Please park in the Metro Link lot.) Questions?? Call the Barn at 818-840-0060 or visit our website at: www.BurbankRoseFloat.com! Check out our Facebook page, too! ■

Burbank Agents Number of Sales

January 1, 2018 through December 31, 2018



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

* Agent names available upon request. Current CRMLS members.

In The Community

Burbank News & Events

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



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

John Janis's compassion for helping individuals and families experiencing financial challenges led him to founding Platinum Resources.

The Company successfully provides financial relief to clients:

- Who are retired and faced with lost or fixed-income
- Exposed to out-of-pocket medical expenses
- Who have accrued high balance credit/card usage
- Unfortunately, lost a loved one (widow/widower)
- Experiencing an emotional, financial divorce/separation
- Served a law suit and overwhelmed with concern
- Buying a home but cannot qualify due to credit
- Afraid to lose their home due to affordability

Added Client Value - John's unique Business Guarantee...doesn't charge upfront fees/costs nor monthly costs of any kind until they get results.

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).



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.

Thom Mason – Musical Presentation Monday, November 4th @ 12:30PM

Thom will be giving a high quality multimedia presentation titled "Giants of American Jazz and Swing" that includes rare photos, videos, film clips, music and anecdotal stories drawn from his years of teaching at USC. In addition, as part of the presentation, he will play live clarinet solos. ✓

Healthy Happy Holiday with Harry from Regal Friday, November 8th @ 1:00PM

How do you spell holiday? H – healthy serving size; O – only one indulgence; L – leave something on the plate; I – interact rather than indulge; D – daily exercise; A – alcohol in moderation; Y – your family traditions. These are some of the topics that will be covered and hopefully make this year's holiday the best ever! ✓

Health, Wellness and Wholeness – Healthy Aging Wednesday, November 13th @ 3:00PM

Discover how staying emotionally and physically fit can keep you healthy and give you a positive attitude. ✓

Signs of Alzheimer's/Dementia – Regal/Lakeside Friday, November 15th @ 9:00AM

Community Forum on Alzheimer's/Dementia Disease. This forum will help you learn about the following: different types of Dementia, signs of the disease, when it is important to see your doctor, treatment, research studies, and how to get help caring for a person with Dementia. ✓

MEDICARE LECTURE BY REGAL FRIDAY, NOVEMBER 15TH @ 12:30PM

Choosing the right health care plan for you can feel overwhelming – don't make this complex decision alone! Get your questions answered and compare plan options with an unbiased independent insurance agent who specializes in Medicare. This seminar is purely educational and there will be NO enrollments or sales. Refreshments will be served. ✓

Dr. Ther Hacopain – Health Care Partners Wednesday, November 20th @ 12:30PM

This presentation by Dr. Beatris Ther Hacopian, MD provides an overview on evidence based practices for health maintenance. ✓

Off-Site Trips

You must register for off-site trips at the Joslyn Adult Center front desk or Joslyn Adult Center travel office both located at 1301 West Olive Avenue Burbank, California 91506. All Trips will leave from, and return to, the Joslyn Adult Center.

Morongo Casino Wednesday, November 13th from 8:00AM-6:00PM

Price: \$23.00 (\$21.00 with BSAC card) Morongo is all thrill and high energy. Feeling lucky? Come join us and take a spin on one of their many slot machines or play your favorite table game; 15,000 feet of gaming will keep you busy all day long. Bring money for lunch. Morongo is home to a variety of restaurants, a food court, and cafes. Get your holiday shopping done early with a free trip to the Cabazon Outlets provided by Morongo. ✓

Police Dispatch 818-238-3000	The Brad Korb Team Your Realtors For Life 818-953-5300 www.BradKorb.com		Fire Info 818-238-3473
Police Detectives 818-238-3210			Parks & Recreation 818-238-5300
Animal Shelter 818-238-3340	Graffiti Hotline 818-238-3806	Streets/ Sanitation 818-238-3800	Water/ Power 818-238-3700



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

PLANNING TO HAVE A GARAGE SALE?

Call Us Today to Borrow

Garage Sale Signs
818-953-5300

In The Community

Burbank News & Events



Burbank Temporary Aid Center Updates

NOVEMBER IS BTAC MONTH

If your service club, congregation or business would like to plan a project, collect donations (food or funds!) to help support BTAC during this time, please contact Barbara at 818-848-2822 ext. 110.

Cheers to BTAC! A wine event:

Join us November 7th from 6:00 p.m. – 8:00 p.m. at Urban Press for an evening of wine and friendship. Tickets are \$50 per person, which includes wood-fired pizza, appetizers

For more information or to purchase tickets, visit www.theBTAC.org or contact Barbara at bhowell@theBTAC.org or 818-848-2822 ext. 110



The holidays are just around the corner:

It may seem early to think about the holidays, but at BTAC, we are already making plans and preparations to meet the needs. 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! In November and December, BTAC will distribute almost 1,000 turkeys!

Donation Policy

BTAC can accept only monetary and food donations. We cannot accept clothing at this time. If you have questions, please call BTAC at 818/848-2822. All donations are accepted at the rear of the building.



DONATE STOCKS

Do you have stocks that have gone up in value? If you do then DONATING to BTAC could be a good tax move for you. If your interested in doing this, make sure to consult with your financial planner if this might benefit you and BTAC. If your interested in donating to BTAC contact bhowell@thebtac.org

BTAC Needs Volunteers!

BTAC has numerous opportunities for volunteers. Whether you are looking for an ongoing volunteer experience or would like a team building experience for your office, service organization or family, we hope you will consider BTAC as the place you want to volunteer. Contact awest-fall@thebtac.org for more information.

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



Burbank Chorale



Burbank Chorale Holiday Concert

Saturday December 07, 2019 7:30 pm
American Lutheran Church

755 N. Whitnall Highway, Burbank, CA 91505

To purchase tickets for the concert please contact the

Burbank Chorale either by voicemail or email

Voicemail: (818) 759-9177 || Email: tickets@burbankchorale.org

Burbank Chorale Rehearsal and Audition Information:

Rehearsals for the Spring Semester begin January 14, 2020 and will be held every Tuesday through April 21, 2020 from 7:00pm to 9:30pm

Auditions for the Spring Semester -

January 14, 2019 - January 28, 2019 at the end of rehearsal.

Auditions and rehearsals will be held in the Sanctuary of

St. Matthew's 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: tickets@burbankchorale.org

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 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 turn-around times, while providing quality service that ensures a smooth transaction. Not only are we estate sale professionals, who have been working within the industry for over 20 years, we have access to some of the top appraisers, auction houses and dealers in the industry. We offer exceptional service and oversee your sale (and belongings) as if they were our own. Our goal is to help you sell and liquidate your estate in a professional and profitable manner.

We are a Licensed, Bonded and Insured California Estate Sale Company

Our Services:

- > Free appraisals and estate consultations.
- > Estate staging and organization
- > Advertising and mailing to our 2000+ mailing list.
- > Less than 48 hour notice clean outs (move-in ready).
- > Security and a professional staff during the sale.
- > Antique, art and collectibles consignment process.
- > Clean up and packing services.
- > Professional References.
- > Consignments and buy outs.
- > Researching and valuing all items over \$50.00 through our network of appraisers, databases, auction houses and experts.
- > Detailed accounting.
- > No out of pocket fees.

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

Kids' Community Dental Clinic

Continued from page 5

(UDM), Boston University, and Harvard. This network proved invaluable to Sreynoch as she prepared to attend her dental school interview at UDM. She met with former KCDC pre-dent and current UDM 2nd year student Fariba Kianmajd in Detroit prior to her interview. Sreynoch credits Fariba for helping her prepare for the daunting dental school interview and providing a direct source of invaluable information. "Fariba spent additional time sharing what's unique about UDM and believes that it's critical for me to have all of the necessary information about a school before deciding to attend," Sreynoch told KCDC. Most KCDC pre-dent alumni go on to start their own prac-

tices throughout the country. However, some have stayed local and continued to volunteer with KCDC upon graduating from dental school and KCDC would like to give a special thank you to: Dr. Ariga Abrahamian, DDS (USC '18), Dr. Nareh Abrahamian, DDS (USC '14), Dr. Jeffrey Asano, DDS (UCLA '18), Dr. Heather Householter, DDS (UCLA '18), Dr. Melissa Shimizu Weaver, DDS (UCSF '15), Dr. Autumn Abadesco, DDS (UCSF '16), Dr. Manjiri Vartak, DDS (UCLA '17) for their continued support since their time as volunteers until today. Sreynoch hopes to one day join this list of selfless dentists who continue to serve our community. ■

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.

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Get detailed information on any of Brad's listings
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and dial the code #.

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or I'll Buy It!**

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Great Location

BURBANK HILLS **\$1,029,920**
Call 1-800-473-0599, Enter Code 2258

View

BURBANK HILLS **\$929,929**
Call 1-800-473-0599, Enter Code 2838

Remodeled Kitchen

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

Custom Built

BURBANK HILLS **\$889,988**
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Great Build Site

MAR VISTA **\$839,938**
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4 Beds 2 Baths

BURBANK **\$829,928**
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Guest House

HIGHLAND PARK **\$799,997**
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Pool & Spa

BURBANK MEDIA DISTRICT **\$759,957**
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5 Acre Horse Ranch

ACTON **\$729,999**
Call 1-800-473-0599, Enter Code 2748

Prime Duplex

VALLEY VILLAGE **\$699,996**
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“True success is found when you stay focused on **what’s really important**— family, friends and community.” — *Brad Korb*

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

Featured Homes

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



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



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SUN VALLEY CABRINI VILLAS \$619,916
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MISSION HILLS \$609,906
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TOLUCA LAKE \$539,935
Call 1-800-473-0599, Enter Code 2508



CABRINI VILLAS \$539,935
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SHERMAN OAKS \$529,925
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SUNLAND \$519,915
Call 1-800-473-0599, Enter Code 2828



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



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



TOLUCA LAKE \$479,974
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PANORAMA CITY \$369,963
Call 1-800-473-0599, Enter Code 2728



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



GRANADA HILLS \$359,953
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Market Trends

Burbank

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	1	2	200.0%	0	1	0	6.0	\$400,000	\$400,000	100.0%	76
\$400,001 to \$500,000	0	2	NA	2	23	4	0.0	\$457,892	\$460,087	100.5%	33
\$500,001 to \$600,000	10	7	70.0%	12	43	7	1.4	\$553,551	\$549,921	99.3%	28
\$600,001 to \$700,000	14	8	57.1%	6	39	7	2.2	\$661,685	\$658,485	99.5%	36
\$700,001 to \$800,000	5	14	280.0%	17	59	10	0.5	\$755,606	\$756,703	100.1%	30
\$800,001 to \$900,000	19	14	73.7%	10	66	11	1.7	\$838,784	\$850,954	101.5%	31
\$900,001 to \$1,000,000	10	6	60.0%	9	49	8	1.2	\$937,595	\$949,995	101.3%	25
\$1,000,000+	29	0	NA	0	96	16	1.8	\$1,263,816	\$12,742,333	1008.2%	45
Market Totals	88	53	60.2%	56	376	63	1.4	\$871,673	\$3,805,669	436.6%	34

Lake View Terrace Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	2	0	0.0	\$772,474	\$766,000	99.2%	60
\$800,001 to \$900,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	2	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	2	0	0.0%	0	2	0	6.0	\$772,474	\$766,000	99.2%	60

Sylmar Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	1	1	0	0.0	\$599,000	\$575,000	96.0%	115
\$600,001 to \$700,000	1	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	1	NA	0	8	1	0.0	\$724,381	\$745,125	102.9%	18
\$800,001 to \$900,000	1	1	100.0%	0	2	0	3.0	\$835,000	\$841,000	100.7%	48
\$900,001 to \$1,000,000	0	0	NA	0	2	0	0.0	\$894,950	\$923,500	903.2%	12
\$1,000,000+	1	0	NA	0	2	0	3.0	\$1,675,000	\$1,500,750	89.6%	9
Market Totals	3	2	66.7%	1	15	3	1.2	\$880,263	\$871,100	99.0%	26

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	1	0	NA	0	1	0	6.0	\$729,000	\$680,000	93.3%	62
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$649,000	\$711,000	109.6%	13
\$800,001 to \$900,000	0	0	NA	0	2	0	0.0	\$842,000	\$821,500	97.6%	21
\$900,001 to \$1,000,000	1	1	100.0%	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	4	0	NA	0	5	1	4.8	\$1,311,800	\$1,287,800	98.2%	58
Market Totals	6	1	16.7%	0	9	2	4.0	\$1,069,000	\$1,052,556	98.5%	45

Sun Valley Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	1	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	1	0	0.0	\$699,000	\$699,000	100.0%	0
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$699,000	\$732,500	104.8%	8
\$800,001 to \$900,000	0	0	NA	0	3	1	0.0	\$852,667	\$883,333	103.6%	23
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	2	0	3.0	\$1,104,000	\$1,125,000	101.9%	48
Market Totals	1	1	100.0%	0	7	1	0.9	\$880,572	\$904,500	102.7%	25

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	1	0	0.0	\$599,000	\$585,000	97.7%	99
\$600,001 to \$700,000	0	2	NA	0	1	0	0.0	\$699,000	\$680,000	97.3%	22
\$700,001 to \$800,000	2	0	NA	1	3	1	4.0	\$732,617	\$462,333	104.1%	14
\$800,001 to \$900,000	3	0	NA	1	1	0	18.0	\$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+	2	0	NA	0	2	0	6.0	\$1,087,000	\$1,062,500	97.7%	18
Market Totals	7	2	28.6%	2	8	1	5.3	\$816,231	\$818,375	100.3%	25