

Weekly Updates

March 23, 2017

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Breakfast Meeting...

March Program Chair:

Silvia Rosich, Landz Real Estate, Inc.

- **March 23rd** ... Art Carter, Chief Executive Officer, CRMLS, Inc. His topic will be "CRMLS Update."
- **March 30th** ... Affiliate Title Panel: Angie Tang, First American Title; Nancy Chan, Lawyers Title Company; Yolanda Martinez-Arenas, WFG Title Company; Annie Fan, Chicago Title.

Attendance Drawing (3/16/17)

Mayu Arai Kao's name from Re/Max Premier Properties was drawn; however she was not present. This week's drawing will be for \$300.00.

50/50 Winner (3/16/17)

Congratulations to Donald Yue from Fortuna Real Estate & Development who won \$61.00 at our last MLS Breakfast Meeting. He generously donated \$100.00 to the WSGVAR Foundation to become a Century Club Member.

Inspirational Quote from 3/16/17:

"Every time you are tempted to react in the same old way, ask if you want to be a prisoner of the past or a pioneer of the future."
By Deepak Chopra

Did You Know?

- Weekly Caravan listings are printed on pages 7 and 8.

Save the Date

Join us for March Madness Championship Game!
Monday, April 3, 2017 @ 5:30 p.m.
West San Gabriel Valley Association of REALTORS®
1039 E. Valley Blvd., #205B, San Gabriel, CA
Pizza* Hot Dogs* Drinks
FREE
RSVP by March 31st to Belen Berrios (626) 288-6212
Or email Belen@wsgvar.com

**Upcoming Chambers of Commerce
Mixers & Events
San Gabriel Chamber of Commerce**

"Complimentary Business Networking Breakfast"
Friday, March 31, 2017 from 7:00 a.m. to 9:00 a.m.
Elks Lodge
1373 E. Las Tunas Drive, San Gabriel, CA

Upcoming Committee Meetings:

Thursday, March 23rd ...
Board of Directors Meeting, 9:30 a.m. to 12:00 p.m.

Education Schedule

All education classes can be found at www.wsgvar.com by clicking on the "Education Schedule" under the "Education & Events" menu.



Friday, March 24, 2017 from 11:30 a.m. to 12:30 p.m. **"Brown Bag Lunch and Learn: IRS 1031"** Speaker: Jeff Huang, CPA, J Huang & Associates



Monday, March 27, 2017 from 1:00 p.m. to 2:30 p.m. **"Staying Out of Court"** Speaker: Robert Brand, Real Estate Risk Management Training



Wednesday, March 29, 2017 from 9:30 a.m. to 10:30 a.m. **"Top Tax Secrets for the Successful REALTOR®/Investor"** Speaker: Tony Watson, Robert Hall & Associates



Wednesday, March 29, 2017 from 12:00 p.m. to 2:30 p.m. **"2017 Spring Kick off – Step into the Future"** Speaker: Daniel Pendley, International Speaker, Author, Career and Wealth Trainer



Friday, March 31, 2017 from 10:00 a.m. to 11:00 a.m. **"Estate Planning"** Speaker: Tracy Kayser, Esq., Kayser Pahor, LLP



Monday, April 3, 2017 from 8:30 a.m. to 5:00 p.m. **"New Salesperson & New Broker Exam 1-Day Crash Course"** Instructor: Duane Gomer Seminars



Friday, April 7, 2017 from 11:30 a.m. to 12:30 p.m. **"Brown Bag Lunch and Learn: 1% Down Program & Digital Mortgage"** Speaker: Richard Zaleta, Guaranteed Rate



MLS MONTHLY PROGRAM CHAIR ...MARCH 2017

Silvia Rosich, Landz Real Estate, Inc.



Silvia is a full time REALTOR® at Landz Real Estate. She is currently serving as Vice Chair for the Global Business Council and Grievance Committee. Silvia is also serving her fourth year as a member of the Education Committee and her third year as a member of the MLS Committee. In the past, she was Co-Chair of Special Events. Silvia takes pride in her professionalism, ethics and customer service skills. She developed these traits early in her career working in the banking industry from 1978 until 2009. Silvia has been a member of the WSGVAR since she got her license in 2005. After becoming a REALTOR®, Silvia went on to get designations and certifications, such as GRI, SFR®, SRES®, CNE, ABR®, CIPS, GREEN, and is currently a CRS Candidate.

Silvia developed a passion for singing at a very young age. At the age of 13, her father prompted her to start singing with a mariachi band in Los Angeles where he was a member himself. She later joined her brother's band as the lead singer. Soon she took ownership of her family owned musical group as the manager, where she, her two sisters, brother and friends performed as the *Santa Maria Band* and *Silvia, "La Baby"*. Santa Maria Band has two single 45 rpm records and you can find two of her big hits on YouTube as well as on "[Klie Radiosuerte.com](http://Klie.Radiosuerte.com)". Silvia is married to her second husband and they will be celebrating their 26th Wedding Anniversary this year. Silvia has one daughter, she is married and together they have two children, ages 5 and 3. Silvia is bilingual, fluent in both Spanish and English. She has resided in Alhambra since 1989 and loves the community she serves.

March 23rd Breakfast Meeting

Art Carter, Chief Executive Officer CRMLS, Inc.



His topic will be "CRMLS Update"

Art Carter is CEO of California Regional Multiple Listing Service, Inc. (CRMLS), the nation's largest and most recognized subscriber-based Multiple Listing Service (MLS).

Carter oversees strategic direction of the San Dimas, CA based company. With nearly 80,000 member agents from 34 Associations, 3 Board of REALTORS® and 1 MLS, CRMLS connects California real estate professionals to millions of property listings across the state. Carter joined as Chief Executive Officer in August of 2005. Before that, he served as Chief Financial Officer of Pacific West REALTORS®.

Carter is a tenacious advocate for brokers and leads the data share initiative in California. He is the driving force in uniting MLSs across the state with the intent to form a single, shared database for the benefit of all California real estate professionals. Under Carter's leadership, CRMLS has successfully merged with three MLSs since 2008, obtaining over 40,000 new members.

March 30th Breakfast Meeting

Affiliate Title Panel Discussion Topic: "2017 Title Issues"



Angie Tang
First American Title



Nancy Chan
Lawyers Title Company



Yolanda Martinez-Arenas
WFG Title Company



Annie Fan
Chicago Title

**March 16, 2017 MLS Breakfast Meeting
50/50 Drawing**

Congratulations to Donald Yue from Fortuna Real Estate and Development who won \$61.00 at the last MLS Breakfast Meeting. He generously donated \$100.00 to the WSGVAR Foundation to become a Century Club Member.



Theresa Lam
North American Title
20651 Golden Springs Dr.
Walnut, CA 91789
626-715-2769
tlam@nat.com



MLS Breakfast Meeting on March 16, 2017

West San Gabriel Valley Association of REALTORS® would like to thank Julie Tran of C.A.R. for her informative presentation.



The National Association of REALTORS®

Code of Ethics

Article 3

REALTORS® shall cooperate with other brokers except when cooperation is not in the client's best interest. The obligation to cooperate does not include the obligation to share commissions, fees, or to otherwise compensate another broker.

www.realtor.org/code-of-ethics

Our MLS Breakfast Meetings are available on WSGVAR TV.

You may follow us on
www.youtube.com/WSGVAR10

Watch us on
YouTube!



WATCH US LIVE ON:



Join us for

MARCH

MADNESS

Championship Game



FREE!

Time: 5:30PM (Game starts at 6PM)

Date: Monday, April 3, 2017

**Place: WSGVAR Association Office
1039 E. Valley Blvd., #205B
San Gabriel, CA 91776**



**PIZZA!
HOT DOGS!
DRINKS!**



**RSVP by March 31st to
Belen Berrios (626) 288-6212
or belen@wsgvar.com**

Brought to you by
the Membership Committee

SMART CONSUMERS. SMARTER YOU.



NATIONAL
ASSOCIATION of
REALTORS®
Official Certification



Wednesday, April 26, 2017 from 9AM to 5PM

Instructor: Albert Tran, e-PRO® Certified Trainer and WSGVAR Executive Officer

Course Fees:

- **\$68** Early-bird pricing for all REALTORS® until 4/14/2017
- **\$88** for all REALTORS® who sign up on or after 4/15/2017

A continental breakfast and lunch will be provided during this course!

ELEVATE YOUR DIGITAL EXPERTISE WITH DAY 1 OF THE e-PRO® CERTIFICATION.

Whether you're already a social media rockstar, or you're just getting ramped up online and need to learn the basics — e-PRO® is for you.

The first day of e-PRO® coursework covers a wide range of topics, including:

- Changing technology
- Connecting the modern consumer
- Reputation management
- How to use new real estate technologies to your advantage

SIGN UP FOR e-PRO® DAY 1 TODAY!

The e-PRO® certification program is broken into 2 parts. Take Day 1 at WSGVAR and Day 2 online (\$129) at your convenience. You may register for Day 2 at <http://bit.ly/1mgtFLo>. After you've completed the coursework for both days, simply submit your certification application online with a one-time application fee (\$110.50).

For more information on earning NAR's e-PRO® certification, visit ePRONAR.com.

Register for the course now!

Register Online at www.wsgvar.com, OR

Make check payable to **WSGVAR** and mail it to:

WSGVAR – 1039 E. Valley Blvd. #205B, San Gabriel, CA 91776, OR
Fill out credit card info below and drop it off at the Association Office.

Name: _____

NRDS #: _____

Phone #: _____

E-mail: _____

Credit Card: Visa MasterCard AMEX Discover

Cardholder Name: _____

Credit Card #: _____

Exp. Date: _____

Signature: _____

Please note cancellations within 7 days before the course will result in a \$10 cancellation fee or you may apply it as a credit towards another WSGVAR class within the same calendar year.

Real Estate Safety Matters: Safe Business = Smart Business

Monday, April 17, 2017
12PM to 4PM

WSGVAR

1039 E. Valley Blvd., #205B
San Gabriel, CA 91776

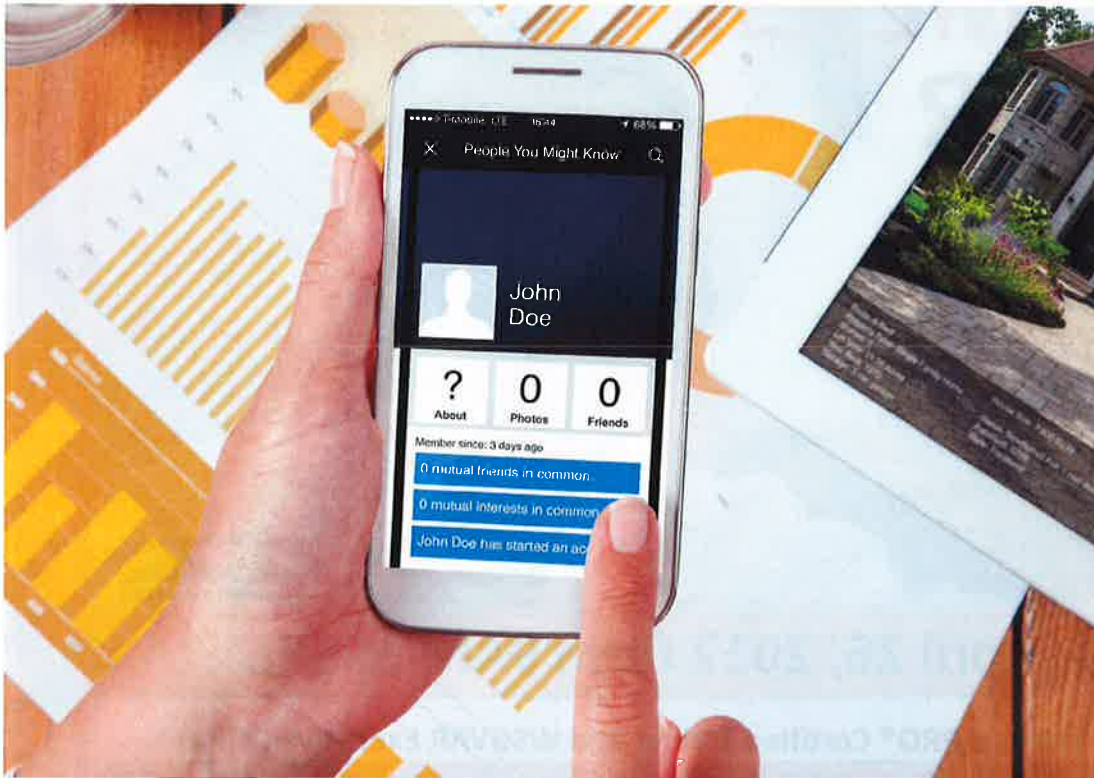
This course is **FREE**
Lunch will be provided.

INSTRUCTORS:

Suzi Dunkel-Soto, NAR's Real Estate Safety Certified Instructor and 2017 WSGVAR President

&

Albert Tran, NAR's Real Estate Safety Certified Instructor and WSGVAR Executive Officer



Ready to protect your business from real estate safety risks?

Working in real estate means working with a lot of people in a variety of locations and online. While focusing on finding the best real estate opportunities for your clients, you need to keep an eye on the risks of doing business.

Real Estate Safety Matters: Safe Business = Smart Business, is a **three-hour course brought to you by Realtor® University**. Learn how you can easily keep business risks low while increasing opportunities for growth by:

- Developing safety protocols for client meetings, open houses, showings and online interactions
- Understanding responses to threats or attacks
- Maintaining data security
- Protecting personal and electronic information



Register online by visiting: www.wsgvar.com and click on the *Education Schedule* under the *Education & Events* tab or fill out the information below and mail to WSGVAR, 1039 E. Valley Blvd. #205B, San Gabriel, CA 91776 or fax to 626-288-7658

Name: _____

Member #: _____

Phone #: _____

E-mail: _____

Contact: Education Department

1039 E. Valley Blvd., #205B, San Gabriel, CA 91776 | Office: (626) 288-6212 | Fax: (626) 288-7658

Email: education@wsgvar.com Website: <http://www.wsgvar.com/>

Register today to learn how.



WEST SAN GABRIEL VALLEY ASSOCIATION OF REALTORS®, INC.

Multiple Listing Service Caravan Thursday ... 10:00 A.M. - 1:00 P.M. PREVIEW OF HOMES

Caravan – March 23, 2017



2234 Graydon Av, Monrovia 91016
North of Camino Real Ave. West of Myrtle Ave.



BED / BATH: **2/1,0,0,0**
SQFT(src): **1,278 (A)**
LOT(src): **0.2152/9,375 (A)**
GARAGE: **1/Attached**
YEAR BLT(src): **1950 (ASR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **2/2**

LO: [BERGE COMPANY](#)
LA: ([W72652](#)) [MIKE BERGE](#)

STATUS: **Active**

SALE TYPE: **Probate Listing**
APN: [8510010005](#)
ML#: **WS17057602**
B TRACT / MODEL:
VIEW / Pvt.POOL: **Yes/No**
AREA: **639 - Monrovia**

PRICE PER SQFT: **\$461.66**
ORIGINAL \$: **\$590,000**
BAC: **2.5%**
HOA: **\$0**
OCCUPANT TYPE: **Owner**
OWNER'S NAME:

LIST PRICE: **\$590,000**

1.LA CELL: **626-688-5698**
LA CalBRE: [00889827](#)

SHOWING: **call listing agent Call Listing Office/call listing agent**

AGENT REMARKS: **NO court confirmation. Please submit offers on Probate Purchase Agreement (CAR form PPA). Owner passed away at the age of 86 while under hospice care. Natural causes.**

AGENT SHORT: Residential ML#: WS17057602

1501 S Marengo Av, Pasadena 91106
From 210 Fwy exit Corson St, merge onto Corson St, turn right on Marengo



BED / BATH: **5/4,0,0,0**
SQFT(src): **4,484 (A)**
LOT(src): **2.33/101,495 (A)**
GARAGE: **2**
YEAR BLT(src): **1915 (ASR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **59/59**

LO: [SERGE MAALOUF, BROKER](#)
LA: ([WS78821](#)) [SERGE MAALOUF](#)

STATUS: **Active**

SALE TYPE: **Standard**
APN: [5324020042](#)
ML#: **WS17014298**
B TRACT / MODEL:
VIEW / Pvt.POOL: **Yes/Yes**
AREA: **648 - Pasadena (SE)**

PRICE PER SQFT: **\$820.70**
ORIGINAL \$: **\$3,680,000**
BAC: **2.5%**
HOA: **\$0**
OCCUPANT TYPE: **Owner**
OWNER'S NAME:

LIST PRICE: **\$3,680,000**

1.LA CELL: **626-999-7058**
LA CalBRE: [01932248](#)

SHOWING: **Please do not disturb occupants, showing by appointment only. Open House on Saturday, April 1st, from 1 - 4pm.6269997058 None**

AGENT REMARKS: **Sellers reserve All services. Trust sale, property to be sold "As Is." Seller will not be performing any repairs. Buyer to sign Transfer of responsibility for City Occupancy. No showings until February 10th. Please call Serge if you have any question at (626)999-7058. You can email me at MaaloufSerge@gmail.com. Thank you for showing!**

AGENT SHORT: Residential ML#: WS17014298

8143 E Loren Ln, Rosemead 91770
E on Fwy 60, off Wilcox/Potrero. Make qk L then R to Potrero Grande. Head towards San Gabriel Blvd on Potrero Grande. Unit located in Vista Grande Townhomes complex on corner of PGrande & San Gabriel. Call agent from gate nearest San Gabriel.



BED / BATH: **2/2,0,1,0**
SQFT(src): **1,363 (P)**
LOT(src): **0.0235/1,023 (P)**
GARAGE: **2/Attached**
YEAR BLT(src): **1987 (PUB)**
SUB TYPE: **TWNHS (A)**
DOM / CDOM: **5/5**

LO: [Keller Williams Beach Cities](#)
LA: ([sbnagajun](#)) [June Nagata](#)

STATUS: **Active**

SALE TYPE: **Standard**
APN:
ML#: **SB17055868**
B TRACT / MODEL:
VIEW / Pvt.POOL: **Yes/No**
AREA: **651 - Rosemead/S. San Gabriel**

PRICE PER SQFT: **\$315.48**
ORIGINAL \$: **\$429,999**
BAC: **2.5%**
HOA: **\$180 (MO)**
OCCUPANT TYPE: **Owner**
OWNER'S NAME:

LIST PRICE: **\$429,999**

1.LA CELL:
LA CalBRE: [02000174](#)

SHOWING: **Email /or Call Agent None/Email /or Call Agent**

AGENT REMARKS:

AGENT SHORT: Residential ML#: SB17055868

9082 E Fairview Av, San Gabriel 91775
East of Rosemead Blvd. South of Huntington Drive

STATUS: **Active**

LIST PRICE: **\$635,000** ↓



BED / BATH: **3/1,1,0,0**
SQFT(src): **1,531 (A)**
LOT(src): **0.1302/5,670 (A)**
GARAGE: **2**
YEAR BLT(src): **1963 (ASR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **47/47**

SALE TYPE: **Probate Listing**
APN: **5379026056**
ML#: **WS17023772**
B TRACT / MODEL:
VIEW / Pvt.POOL: **No/No**
AREA: **654 - San Gabriel**

PRICE PER SQFT: **\$414.76**
ORIGINAL \$: **\$685,000**
BAC: **2.5%**
HOA: **\$0**
OCCUPANT TYPE: **Owner**
OWNER'S NAME:

LO: **BERGE COMPANY**
LA: **(W72652) MIKE BERGE**

1.LA CELL: **626-688-5698**
LA CalBRE: **00889827**

SHOWING: **Go Direct Supra/FD**

AGENT REMARKS: **NO court confirmation. The property is being sold "As Is" in its present physical condition as of the date of acceptance and seller makes no warranties of physical condition, including all landscaping, and grounds, and Seller shall not be required to make any repairs of any kind. Offers should be on the Probate Purchase Agreement (C.A.R. Form PPA)**

AGENT SHORT: Residential ML#: WS17023772

9144 1/2 Arcadia Av, San Gabriel 91775
East of Rosemead Blvd. and North of Duarte Road

STATUS: **Active**

LIST PRICE: **\$719,000** ↑



BED / BATH: **3/1,1,1,0**
SQFT(src): **1,520 (A)**
LOT(src): **0.1463/6,375 (A)**
GARAGE: **2**
YEAR BLT(src): **1964 (ASR)**
SUB TYPE: **SFR (A)**
DOM / CDOM: **49/49**

SALE TYPE: **Standard**
APN: **5379023035**
ML#: **WS17009642**
B TRACT / MODEL:
VIEW / Pvt.POOL: **Yes/No**
AREA: **654 - San Gabriel**

PRICE PER SQFT: **\$473.03**
ORIGINAL \$: **\$689,000**
BAC: **2.5%**
HOA: **\$0**
OCCUPANT TYPE: **Owner**
OWNER'S NAME:

LO: **RE/MAX ELITE REALTY**
LA: **(W76423) JUDY CHAO DI CHOW**

1.LA CELL:
LA CalBRE: **01022442**

SHOWING: **Appointment Only (please give minimum 24 hours notice). Thank you! ***Broker's Open House: March 23, 2017 (Thursday: from 10am to 1pm) *** Public Open House: April 2, 2017 (Sunday: From 2pm to 5pm)*** See Remarks**

AGENT REMARKS: **Sold "As Is." This is the third Single Family House on a lot with four properties on it. The properties share the drive way (Easement). Buyer to verify Temple City School District for elementary school, middle school, and high school. Seller choice of all services. Submit offer with pre-approval letter, copy of credit report and source of fund bank statement to judychow@msn.com / Fax# (626) 701-3328. Text to: 818-481-8368 to inform listing agent offer has been submitted.**

AGENT SHORT: Residential ML#: WS17009642

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.



Your home is a big investment. Protect it.
Call me today.

Pomes Insurance Services, Inc.
626-286-7734

CA Insurance
Agent #: 0728948

Leticiapomes@allstate.com

