



Weekly Bulletin

August 10, 2023



- Upcoming MLS Breakfast Meetings **1**
- MLS Breakfast Meeting Today **2**
- Caravan Listings **3**
- Installation Gala **4**
- Office-to-Office Contest! Battle Royale **5**
- Affiliate Mixer **6**

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ALBERT TRAN

MLS Breakfast Meeting

Rosa Santibanez & Olivia Anderson, August 2023 Monthly Program Chairs

Upcoming MLS Breakfast Meetings

August 17, 2023 – Landlord & Tenants Rights.

August 24, 2023 – Accessory Dwelling Units (ADU's)

August 31, 2023 – Affiliate Panel Discussions

Amazon Gift Card Winners: \$25 each

Oriana Chan
Jacqueline Cheou
William Wei

50/50

Eugene Sun

Upcoming Committee Meetings

Thursday, August 10th

Affiliate Committee Meeting, 10:30 a.m.

Thursday, August 10th

MLS Committee Meeting, 10:30 a.m.

Wednesday, August 16th

Finance Committee Meeting, 9:30 a.m.

Thursday, August 17th

Membership/Special Events Committee Meeting, 10:30 a.m.

Education Schedule

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

Monday, August 14, 2023, from 9:30 a.m. to 12:30 p.m. **"Lone Wolf Transaction – zipForm® Edition Training."**

Tuesday, August 15, 2023, from 11:00 a.m. to 12:00 p.m. **"Meet & Learn: Title Red Flags, Escrow Red Flags, and Real Estate Fraud."**

Friday, August 18, 2023, from 9:30 a.m. to 12:30 p.m. **"45-Hour DRE License Renewal."**

Tuesday, August 22, 2023, from 11:00 a.m. to 12:00 p.m. **"How to Streamline Land Entitlement Process and ADU Process."**

Wednesday, August 23, 2023, from 9:00 a.m. to 10:00 a.m. **"CRMLS: Down Payment Resource."**

Wednesday, September 27, 2023, from 10:00 a.m. to 2:00 p.m. **"REALTOR® Safety Summit."**

MLS Breakfast Meeting Today!

August 2023 Program Chairs

Rosa Santibanez

Realty Solutions

Rosarealtys@gmail.com

626-627-6178

Olivia Anderson

Realty Solutions

Ovalibby@yahoo.com

626-487-1042

Featured Speaker



Jared Duke is the Business Development Manager and Director of Educational Outreach with Optimum Seismic. Jared has a background in commercial, industrial, and multi-family residential seismic retrofitting and project administration. He has been involved in, and overseen the design, and construction of over 200 commercial and multi-family retrofit projects and over the previous 4 years has performed public outreach and education surrounding seismic resilience for vulnerable buildings in California cities. His focus is on identifying vulnerable building types and how best to approach and complete retrofit or the repair/reinforcement processes from a building owner's perspective.

Jared holds Bachelor of Science in Business Administration and Marketing from Lucas College and Graduate School of Business at SJSU.

Affiliate Spotlight



Chris Haun

Guild Mortgage

Chaun@Guildmortgage.net

626-315-0563

Caravan Listings

170 E Floral Dr, Monterey Park 91755 STATUS: **Active** LIST PRICE: **\$840,000** ↓

East of Garfield Ave. North of Riggins St.



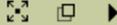
BED / BATH: **4/2,1,1,0**
SQFT(src): **1,420 (P)**
LOT(src): **6,062/0.13**
GARAGE: **1/Attached**
YEAR BLT(src): **1949**
SUB TYPE: **SFR/D**
DOM / CDOM: **23/23**

SALE TYPE: **Standard**
APN: **5274019010**
ML#: **P1-14378**
B TRACT / MODEL:
VIEW / Pvt.POOL: **No/No**
AREA: **641 - Monterey Park**

PRICE PER SQFT: **\$591.55**
ORIGINAL \$: **\$867,000**
BAC: **2.5%**
HOA: **\$**
OCCUPANT TYPE: **Owner**
OWNER'S NAME:

IN ESCROW

1 / 24



LO: **Coldwell Banker Realty**
LA: **(p785423) Ellie Viray**

LO State License: **00616212**
LA State License: **01239528**
1.LA DIRECT: **(626) 524-4136**

3675 Locksley Dr, Pasadena 91107 STATUS: **Active** LIST PRICE: **\$3,180,000**

Huntington Dr and Rosemead Blvd to Madre St



BED / BATH: **5/6,0,0,0**
SQFT(src): **4,811 (A)**
LOT(src): **25,344/0.5818 (A)**
GARAGE: **3/Detached**
YEAR BLT(src): **1946 (PUB)**
SUB TYPE: **SFR/D**
DOM / CDOM: **11/11**

SALE TYPE: **Standard**
APN: **5378007008**
ML#: **WS23140296**
B TRACT / MODEL:
VIEW / Pvt.POOL: **Yes/Yes**
AREA: **648 - Pasadena (SE)**

PRICE PER SQFT: **\$660.99**
ORIGINAL \$: **\$3,180,000**
BAC: **2%**
HOA: **\$0**
OCCUPANT TYPE: **Owner**
OWNER'S NAME:

1 / 44



LO: **Pinnacle Real Estate Group**
LA: **(WS81402) ZIREN WANG**

LO State License: **01918023**
LA State License: **02034493**
1.LA CELL: **626-698-5627**

1014 Fairview Ave # 10, Arcadia 91007 STATUS: **Hold** LIST PRICE: **\$1,138,000**

One block south of Huntington Dr between Sunset & Golden West FWY Exit Santa Anita



BED / BATH: **2/3,0,0,0**
SQFT(src): **2,116 (A)**
LOT(src): **75,783/1.7397 (A)**
GARAGE: **2/Attached**
YEAR BLT(src): **1977 (PUB)**
SUB TYPE: **TWNHS/A**
DOM / CDOM: **0/0**

SALE TYPE: **Standard**
APN: **5783003053**
ML#: **WS23143470**
B TRACT / MODEL:
VIEW / Pvt.POOL: **No/No**
AREA: **605 - Arcadia**

PRICE PER SQFT: **\$537.81**
ORIGINAL \$: **\$1,138,000**
BAC: **2.5%**
HOA: **\$440 (MO)**
OCCUPANT TYPE: **Vacant**
OWNER'S NAME:

1 / 1



LO: **Pinnacle Real Estate Group**
LA: **(WS81402) ZIREN WANG**

LO State License: **01918023**
LA State License: **02034493**
1.LA CELL: **626-698-5627**

An American flag is draped across the top and bottom of the page, framing the central text. The stars and stripes are clearly visible.

West San Gabriel Valley REALTORS®

INVITES YOU TO OUR

Installation Gala

"LIVING THE AMERICAN DREAM"

HONORING OUR 2024 PRESIDENT

**CECELIA RUDAR
&
2024 BOARD OF DIRECTORS**

Friday, December 8, 2023

Members: \$65.00



Non-Members: \$75.00

**Hilton San Gabriel
225 W. Valley Blvd
San Gabriel, CA 91776**

6:00 pm

Deadline to Purchase Tickets is Friday, November 17, 2023

www.wsgvar.com

626-288-6212

OFFICE to OFFICE CONTEST!

WEST SAN GABRIEL REALTORS®

BATTLE ROYALE

Each office that has the highest percentage of voluntary contributions to the REALTOR® Action Fund (RAF), within their specified categories, will win a lunch for your office.

To be eligible to win, all REALTOR® Action Fund investments of \$20 or more must be received by **August 31, 2023**.



**REALTOR®
ACTION FUND**
Fighting For Our Profession
CALIFORNIA ASSOCIATION of REALTORS®

(916) 492-5211
<http://raf.car.org>

Contest will be based on the office agent count:

Small	1-4 Agents
Medium	5-15 Agents
Large	16 + Agents

HELP PROTECT YOUR LIVELIHOOD

What's at stake:

- Costly and Time Consuming Point of Sale Bills
- Independent Contractor Withholding
- Preserving Dual Agency

**THESE WILL AFFECT YOUR BOTTOM LINE
HELP US HELP YOU!**

**WEST SAN GABRIEL VALLEY
REALTORS®**
Where Members Come First!

For questions please contact:
JIM CLARKE
714.342.3949
clarkejb@msn.com

INVEST TODAY! **ALL RAF INVESTMENTS MADE
ARE APPLIED TO YEARLY AND
LIFETIME BALANCES!**

West San Gabriel Valley Realtors®

Affiliate Committee

Invites You To



**MIXER
2023**

August 24, 2023

4pm - 8pm

Sponsors

- *Brandon Lam, Olympus Escrow
- *Yunita Wu, Home Warranty of America
- *Tony Escamilla, Villa Home Inspections
- *Johnny Wang, Servpro San Gabriel
- *Sage Gomez, My NHD
- *James Chen, State Farm

Roe Fusion

**120 W. Sierra Madre Blvd.
Sierra Madre, CA 91024**

Appetizers & Drinks

Realtors & Affiliates Are Invited

*To RSVP go to www.wsgvar.com
or check your Email for our flyer*