



Weekly Bulletin

June 22, 2023



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MLS Breakfast Meeting

Victoria Stapleton, June 2023 Monthly Program Chair

Upcoming MLS Breakfast Meetings

June 29, 2023 – The Fourth of July Celebration.

July 6, 2023 – C.A.R. Updates

July 13, 2023 – Taxes

Amazon Gift Card Winners: \$25 each

Lucia Tam
Gustavo Enriquez
Eduardo Higuchi

50/50
Nee Wong

Upcoming Committee Meetings

Friday, June 23rd
Executive Committee Meeting, 2 p.m.

Thursday, June 29th
Board of Directors Meeting, 10:30 a.m.

Thursday, July 6th
Affiliate Committee Meeting, 10:00 a.m.

Thursday, July 6th
Legislative Committee Meeting, 10:30 a.m.

Friday, July 7th
Young Professional Network Meeting, 9:30 a.m.

Education Schedule

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

Wednesday, June 28, 2023, from 9 a.m. to 10 a.m. **"CRMLS Virtual Training: Showing Time for the MLS"**.

Friday, July 7, 2023, from 11 a.m. to 4:00 p.m. **"2023 Global Summit"**.

Friday, July 7, 2023, from 9:30am to 12:30pm. **"45-Hour DRE License Renewal – CE Webinar"**.

Tuesday, July 11, 2023, from 12 p.m. to 1 p.m. **"Commercial Seminar: Proposed Government Changes - Technical Issues Concerning the 1031 Exchanges"**.

Wednesday, July 12, 2023, from 9 a.m. to 10 a.m. **"CRMLS Virtual Training: Searching 101"**.

Monday-Thursday, July 24-27, 2023, from 8:30 a.m. to 5:30 a.m. **"CCIM 102: Market Analysis for Commercial Investment Real Estate."**

Thursday, August 24, 2023, from 10 a.m. to 3 p.m. **"2023 Broker Summit"**.

MLS Breakfast Meeting Today!

Victoria Stapleton, June 2023 Program Chair

Masters Realty, Realtor.victoria@gmail.com, 626-716-6988



Victoria is a licensed real estate sales associate with Masters Realty, San Marino; licensed since November 2004 to present.

She began her real estate career working for a local real estate office in San Marino as an office administrator, later transaction coordinator, and ultimately sales associate handling numerous listings. She met her husband, Buck Stapleton, after pitching a listing at the WSGVR Auditorium, became his assistant, and then he became her assistant. She assisted Buck in coordinating the N.A.R. Designation, Graduate Realtor Institute (GRI) on behalf of C.A.R. Victoria has served on several committees, presently the Finance Committee and MLS. Previously, she was elected to the WSGVR Board of Directors and served as Secretary in 2009.

Prior to real estate Victoria worked behind the camera as a photographer's assistant when she was approached by a talent agent to appear in a television commercial and print advertising, which led to a career as an actress and a model, joining the SAG/AFTRA in 1994, including TV commercials for major companies, including the National Association of REALTORS®. Print advertising includes California Association of REALTORS®, major automotive and financial institutions, Recent Print ad is with her husband Buck in Chase Bank for Veteran Loan, and for film she was featured in the motion picture Windtalkers, John Woo, director.

"I like to travel with my husband, and watch movies and television. We enjoy going out to dinner, meeting new people, and learning about different cultures. One of my most memorable moments was being selected to ride in the 2013 Rose Parade, City of Los Angeles Float, Representing Sister Cities, winning the Mayors Trophy."

Speakers



Sandi Franco
First American Home Warranty
Sfranco@firstam.com
626-348-3046



Yunita Wu
Home Warranty of America
Ywu@hwahomewarranty.com
213-880-4085



Tony Escamilla
Villa Home Inspections
Tony@inspectaproperty.com
626-755-3683



MacKenzie Hong
Morrisson Plus Property
Inspections
Mhong@morrisoninspects.com
877-735-7050

Affiliate Spotlight



Henry Wang
LAW OFFICE OF HENRY WANG
626-863-6662
Henry@Henrywanglaw.com

Caravan Listings

350 E Garvey Ave # 1 **Active** • **Retail** • **\$34,000**



7 days on the market • Listed On 06/12/2023

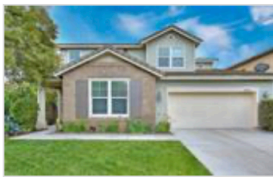
ML#: [WS23104024](#) STATUS: **Active** DOM: **7** LIST: **06/12/2023**
 PTYPE: **CLSE** STYPE: **RET** AC: **Yes** PARKING SPACES: **23**
 SQFT: **8000** LTYPE: **NNN** YRBLT: **1970** LEASE BEGINS:
 BAC: **1.5%**

Attention Grocery Market Entrepreneurs: Thrive in a Historic Neighborhood Gem! Calling all grocery market experience enthusiasts! Here's an extraordinary opportunity tailored to your expertise—a historic neighborhood market that has been a community staple since the 1950s. This 8,000 sq ft stand-alone building, nestled in a highly walkable residential neighborhood, awaits an experienced business own... [More](#)

Monterey Park • [Map](#)

ML# **WS23104024**

45658 Honeysuckle Ct **Active** • **Single Family Residence** • **\$869,000**



4 days on the market • Listed On 06/16/2023

4 beds, 3 baths • **3,045 sqft** • **6,970 sqft lot** • **\$285.39/sqft** • **Built in 2006**
 BAC: **2%**

Fall in love with this fabulous 2 story home located in the prestigious community of Wolf Creek, Temecula. Features 5 beds/ 3 baths with 3045 sqft living space. (County shows 4 bedrooms, the house being used 5 bedrooms). From the moment you walk into the foyer you will be impressed by the high ceilings with walls of windows that flood the home with natural light. The spacious open floor-plan and conte... [More](#)

Temecula • [Map](#)



ML# **WS23107195**

5563 N Burton Ave **Active** • **Condominium** • **\$1,229,000**



1 days on the market • Listed On 06/12/2023

4 beds, 3 baths • **2,108 sqft** • **3,128 sqft lot** • **\$583.02/sqft** • **Built in 2023**
 BAC: **2.5%**

A rare, new construction home for you in San Gabriel - completed in 2023 - and close to shops, supermarkets and restaurants. This light and bright 2-story, Detached condo has no shared walls but does have an attached 2-car garage. It looks and feels like a single family home but without the lawn care headaches that come with a house. Designed with your comfort in mind, the living spaces are downstairs... [More](#)

San Gabriel • [Map](#)



Next OH: **Public: Sat Jun 24, 1:00PM-4:00PM**

ML# **DW23103978**



Join Us For A
4th
of July
Celebration

MLS Breakfast Meeting
Thursday, June 29, 2023

Full Breakfast @ 8:30am ★ Games ★ Cash Prizes

Patriotic Contest

Dress in Red, White & Blue! Patriotic Attire!

We will have 1st., 2nd., & 3rd Place Winners



2023 GLOBAL SUMMIT

Join the West San Gabriel Valley REALTORS® and the Global Business Council for a 2023 Global Summit!

📅 Friday, July 7, 2023
🕒 11:00 AM - 4:00 PM

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

LIVE ONLY SPACE IS LIMITED
MUST RSVP

Register now at :

www.wsgvar.com



626.288.6212 | info@wsgvar.com



Introduction to Global Programs

John Sebree, CEO,
California Association of REALTORS®

Immigrant Visas and EB-5

Victoria Kajo, Senior Counsel,
Gordon Rees Scully Mansukhani, LLP

Foreign Taxes

Michelle Quan, CPA, MTX CPA

Lender Panel

- Jeff Needham, HSBC Bank
- Joe Lam, Loan Direct
- Phoebe Lew, East West Bank

Escrow and Title Panel

- Jacqueline Cheou, Champion Escrow
- Juliana Tu, Viva Escrow
- Nancy Chan, Lawyers Title
- Yolanda Martinez-Arenas,
WFG Title Company of California



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

West San Gabriel Valley Association
of REALTORS® Foundation

GOLF TOURNAMENT



Friday July 14, 2023
Registration: 12 Noon
Shotgun: 1:00 pm
Format: Scramble

California Country Club
1509 Workman Mill Rd.
Whittier CA 90601

* \$150 per golfer - Includes green fee, cart, dinner, beverages,
and other tee prizes. Awards banquet immediately following play.

* \$50 dinner only

Dress code strictly observed. Collared
shirts required. Denims and jeans are not
permitted.

For sponsorship and additional information

Please contact:

Tomas Wong

or

Bob Cheou

Tournament Chair

Tournament Director

Cell: (626) 215-4352

Direct Tel: (626) 382-1889

Email: Tomas.Wong@sbcglobal.net

bc@championescrow.com

Please return this portion with your registration.

Golfer:	Phone or Email:	Golfer:	Phone or Email:
<input type="checkbox"/> Eagle Sponsor \$1000	<input type="checkbox"/> Birdie Sponsor \$500	<input type="checkbox"/> Tee Sign Sponsor - \$150	
<input type="checkbox"/> Golfer \$150	<input type="checkbox"/> Dinner Only \$50		
Artwork and sign message for tee sign MUST be in no later than June 18.			
Check No.:		Amount Enclosed: \$	
<p>Please make check payable to: WSGVAR Foundation</p> <p>Please mail payment and registration to: 1039 E. Valley Blvd. #205B, San Gabriel, CA 91776. Attn: WSGVAR Foundation</p>			

The West San Gabriel Valley Association of REALTORS® Foundation is hosting our 7th charity golf tournament at California Country Club on Friday, July 14, 2023. Each year we award grants to local graduating high school seniors who will be attending a school of higher learning and to non-profit organizations . Please help us achieve this goal and make a difference in someone’s life by becoming a sponsor and/or a participant.

The sponsorship levels are as follows:

Eagle sponsor \$1,000 - Includes 1 foursome, company logo on the event banner, and acknowledgement on the event program.

Birdie sponsor \$500 - Includes 2 golfers, company logo on the event banner, and acknowledgement on the event program.

Tee Sign sponsor \$150 - For a 4-color sign, sponsors MUST provide hi-res artwork in PDF or JPEG format. Artwork and sign message MUST be in no later than June 18.

We look forward to having you and your friends join us for a fun day at California Country Club on July 14, 2023