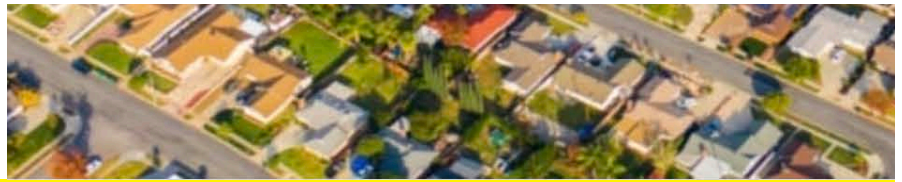




**ARCADIA ASSOC. OF REALTORS**


601 S. First Avenue, Arcadia  
 Office Phone: 626-446-2115  
 ContactUs@theaar.com  
 www.theaar.com


**November 6, 2024 MLS MARKETING MEETING LISTINGS**


**1.**  **1610 S Mayflower Ave # F, Monrovia 91016** STATUS: **Active** PRICE: **\$560,000**  
**TWNHS**  
 BED / BATH: **2/2,0,1,0** YEAR BLT: **1986 (PUB)** APN: **8507005078** PRICE PER SQFT: **\$502.24**  
 SQFT: **1,115** LOT: **50,841/1.1671** ML#: **P1-19809** ORIG \$: **\$560,000**  
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**  
 AREA: **639 - Monrovia** LIST: **10/29/2024** LA: **Sarkis Aleksanian, 01214017, (626) 399-9060**  
 Next OH: **Public: Wed Nov 6, 10:00AM-1:00PM**

**2.**  **630 W Huntington Dr # 236, Arcadia 91007** STATUS: **Active** PRICE: **\$648,000**  
**CONDO**  
 BED / BATH: **2/2,0,0,0** YEAR BLT: **1967 (ASR)** APN: **5778001070** PRICE PER SQFT: **\$475.42**  
 SQFT: **1,363** LOT: **149,080/3.4224** ML#: **AR24226110** ORIG \$: **\$648,000**  
 GARAGE: **2/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard, Trust**  
 AREA: **605 - Arcadia** LIST: **11/01/2024** LA: **Pamela DelRey, 00864033, 626-841-2387**  
 Next OH: **Broker: Wed Nov 6, 10:00PM-1:00PM**

**3.**  **3244 Leyburn Dr, Rosemead 91770** STATUS: **Active SFR** PRICE: **\$799,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1963 (ASR)** APN: **8595008049** PRICE PER SQFT: **\$613.67**  
 SQFT: **1,302** LOT: **4,947/0.1136** ML#: **PF24224526** ORIG \$: **\$799,000**  
 GARAGE: **2/Detached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **651 - Rosemead/S.** LIST: **11/02/2024** LA: **Elizabeth Kho, 00970729, 626-286-5222**  
 Next OH: **Broker: Wed Nov 6, 10:00AM-1:00PM**

**4.**  **826 N Monterey St # D, Alhambra 91801** STATUS: **Active** PRICE: **\$838,000**  
**CONDO**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **2005 (PUB)** APN: **5322016078** PRICE PER SQFT: **\$585.20**  
 SQFT: **1,432** LOT: YEAR BLT: **2005 (PUB)** ML#: **OC24219610** ORIG \$: **\$838,000**  
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **601 - Alhambra** LIST: **10/01/2024** LA: **Jason Abboud, 00936727, 626-374-3781**  
 Next OH: **Broker: Wed Nov 6, 10:30AM-12:00PM**

**5.**  **10639 Danbury St, Temple City 91780** STATUS: **Active SFR** PRICE: **\$899,000**  
 BED / BATH: **3/1,0,1,0** YEAR BLT: **1958 (ASR)** APN: **8586010014** PRICE PER SQFT: **\$841.76**  
 SQFT: **1,068** LOT: **5,425/0.1245** ML#: **AR24219973** ORIG \$: **\$899,000**  
 GARAGE: **2/Attached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **661 - Temple City** LIST: **10/25/2024** LA: **Pauline Cheng, 00993691, 626-278-4587**  
 Next OH: **Broker: Wed Nov 6, 10:00AM-1:00PM**

**6.**  **1346 Mount Vernon Dr, San Gabriel 91775** STATUS: **Active** PRICE: **\$1,088,000**  
**SFR**  
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1941 (PUB)** APN: **5335027014** PRICE PER SQFT: **\$930.71**  
 SQFT: **1,169** LOT: **10,500/0.241** ML#: **WS24224776** ORIG \$: **\$1,088,000**  
 GARAGE: **2/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **654 - San Gabriel** LIST: **10/09/2024** LA: **LEI SHEN, 02149555, 626-328-9331**

**7.**  **931 E Walnut St # 206, Pasadena 91106** STATUS: **Active** PRICE: **\$1,099,000**  
**CONDO**  
 BED / BATH: **2/3,0,0,0** YEAR BLT: **2007 (ASR)** APN: **5738001101** PRICE PER SQFT: **\$654.17**  
 SQFT: **1,680** LOT: **49,563/1.1378** ML#: **AR24216172** ORIG \$: **\$1,099,000**  
 GARAGE: **2/Detached** DOM / CDOM: **17/17** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard, Trust**  
 AREA: **647 - Pasadena** LIST: **10/11/2024** LA: **Marshall Mar, 02026978, 626-271-3320**  
 (SW)





**NO CASH NEEDED...  
 USE VENMO.**





**AAR UPCOMING EVENTS  
 & EVENT REGISTRATION**



**8.**  **2666 Lincoln Ave, Altadena 91001** STATUS: **Active SFR** PRICE: **\$1,298,000**  
 BED / BATH: **4/3,0,0,0** YEAR BLT: **1963 (ASR)** APN: **5828008027** PRICE PER SQFT: **\$607.11**  
 SQFT: **2,138** LOT: **15,608/0.3583** ML#: **AR24224156** ORIG \$: **\$1,298,000**  
 GARAGE: **0** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **604 - Altadena** LIST: **10/31/2024** LA: **Ash Rizk, 01503342, 626-393-5695**  
 Next OH: **Public: Wed Nov 6, 10:00AM-1:00PM**

**9.**  **2025 Fox Ridge Dr, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$1,495,000**  
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1955 (ASR)** APN: **5857017032** PRICE PER SQFT: **\$850.40**  
 SQFT: **1,758** LOT: **8,536/0.196** ML#: **PF24217119** ORIG \$: **\$1,495,000**  
 GARAGE: **2/Attached** DOM / CDOM: **15/15** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**  
 AREA: **646 - Pasadena (NE)** LIST: **10/18/2024** LA: **James Tripodes, 01455574, 626-202-9444**  
 Next OH: **Broker: Tue Nov 5, 11:00AM-2:00PM**

**10.**  **709 S 2nd Ave # 1, Arcadia 91006** STATUS: **Active CONDO** PRICE: **\$1,498,000**  
 BED / BATH: **4/4,0,0,0** YEAR BLT: **2024 (BLD)** APN: PRICE PER SQFT: **\$766.24**  
 SQFT: **1,955** LOT: ML#: **AR24210540** ORIG \$: **\$1,498,000**  
 GARAGE: **2/Attached** DOM / CDOM: **22/22** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **10/10/2024** LA: **Janet Chan, 01818618, 626-538-7423**

**11.**  **405 Canon Ave., Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,498,000**  
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1951 (ASR)** APN: PRICE PER SQFT: **\$689.37**  
 SQFT: **2,173** LOT: **15,522/0.3563** ML#: **AR24198374** ORIG \$: **\$1,498,000**  
 GARAGE: **2/Attached** DOM / CDOM: **3/3** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **656 - Sierra Madre** LIST: **11/02/2024** LA: **Ash Rizk, 01503342, 626-393-5695**  
 Next OH: **Public: Wed Nov 6, 10:00AM-1:00PM**

**Article 1**  
 When representing a buyer, seller, landlord, tenant, or other client as an agent, REALTORS® pledge themselves to protect and promote the interests of their client. This obligation to the client is primary, but it does not relieve REALTORS® of their obligation to treat all parties honestly. When serving a buyer, seller, landlord, tenant or other party in a non-agency capacity, REALTORS® remain obligated to treat all parties honestly.

**12.12 Confidentiality of MLS Information.** Any information provided by the MLS to the Participants and Subscribers shall be considered and treated as confidential by Participants and Subscribers and shall be for the exclusive use of the Participants and Subscribers for purposes described in Sections 2, 12.7, 12.11, 12.14, 12.15, 19.2 and this section. Participants and Subscribers shall at all times maintain control over and responsibility for each copy of any MLS compilation leased to them by the MLS and shall not distribute any such copies to persons other than Participants and Subscribers. Participants and Subscribers are responsible for the security of their pass codes and shall not give or allow use of or make available their pass codes to any person. Participants and Subscribers may reproduce or display the information as provided in these rules.



**Homelessness and the Effects on Local Real Estate**

**Homelessness Policy Research Institute**

**USC University of Southern California**



Seth Pickens, Managing Director, USC Homelessness Policy Research Institute (HPRI)

**Homelessness and the Effects on Local Real Estate**  
**ONLINE - Thursday, November 7, 2024 – 10:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Members**



**Commercial and Investment Networking and Education Lunch**

**Don't Let Your Deal Die, Do Your Due Diligence**

**MARKETING MIXER**

**SPEAKERS: Sam Wright - State Farm Insurance, Ami Adini - Ami Adini Environmental Service & Mary Kay Keshishian - Advanced Group Property Inspections**

**Commercial Mixer - IN-PERSON**  
**Thursday, November 7, 2024 – 11:00AM**  
**Cost: FREE to EVERYONE**



**LEGAL UPDATE**  
 Kelly Richardson, Attorney

**LEGAL UPDATE with Kelly Richardson, Attorney**  
**WEDNESDAY, NOVEMBER 13 - 8:30AM**  
**IN-PERSON - MLS Marketing Meeting**





The AAR Education Committee Presents



# Buyer Representation Broker Compensation (BRBC)

Instructor: Joel Carlson, DREI, CREC, Owner/Broker of MJC Realty

**BRBC – Buyer Representation Broker Compensation**  
**ONLINE MEETING**

**Tuesday, November 12, 2024 – 10:00AM – 1:00PM**  
**Cost: FREE to AAR Members | \$10 Non-Members**



The LGR Committee Presents



# MEET AND GREET NEW CAR's CEO Phil Hawkins



Phil Hawkins, CAR Chief Executive Officer and State Secretary

**Meet and Greet Phil Hawkins, new CAR CEO**  
**ONLINE - Wednesday, November 20, 2024 – 2:00PM**  
**Cost: FREE to AAR Members**

**FREE BENEFIT!**



# CRMLS TRAINING

California Regional Multiple Listing Service, Inc.

## FREE FOR REALTORS®

**CRMLS TRAINING: CRMLS APP**  
**Online Virtual Training**  
**Monday, November 25, 2024 – 1:00PM**



The AAR Education Committee Presents



Lone Wolf Transactions Training 2024



# TRANSACTIONS zipForm Edition

Instructor: Michael Flores, Arcadia Association of REALTORS

**ZipForms Basic Training**  
**IN-PERSON – AAR Classroom**  
**Tuesday, December 10, 2024 – 11:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Members**



**NOVEMBER 13, 2024 LIVE GENERAL MEETING**

**NBC SEAFOOD RESTAURANT**  
404 S. ATLANTIC BLVD., MONTEREY PARK, CA 91754  
**6pm networking - 7pm dinner - 8pm speakers**  
**Member free Guest \$30pp**

## CHALLENGES or OPPORTUNITIES “EMBRACE THE CHANGES”



**KELLY G. RICHARDSON** is co-founder and Partner of Richardson|Ober. In practice since 1983, Kelly is known as a devoted and successful trial attorney and advisor to real estate professionals, property and business owners, and common interest developments. Kelly is heavily committed to the real estate profession. He serves as legal counsel for Six Southern California Associations of Realtors (“CAR”), and is a member of the CAR Legal Affairs Forum and Housing Committees. For more than 20 years, Kelly was a GRI faculty member teaching GRI coursework on risk management, construction and development issues to hundreds of Realtors® annually. Kelly is a popular lecturer to Associations of Realtors, professional real estate organizations and major brokerages and has authored numerous articles on real estate law in local and national business and trade publications. He is a licensed real estate broker, and is periodically consulted as an expert witness on the standard of care of real estate professionals. Kelly is a leading advocate for California community associations, serving common interest developments for over 34 years. In 2006 he was the 16th California attorney admitted into the College of Community Association Lawyers (CCAL), an elite group of attorneys serving the common interest community housing sector. In 2016, he was the international President of the Community Associations Institute (CAI), an organization with 45,000 members in four countries, and served on its Board of Trustees for seven years. For 18 years he has authored a weekly syndicated column on homeowner association legal issues, currently appearing in approximately 17 publications. While he uses his experience and expertise to help clients steer clear of litigation, when litigation proves to be necessary and unavoidable, Richardson is an accomplished trial attorney and fierce courtroom advocate. He was in 2010 admitted to the American Board of Trial Advocates, an elite jury trial attorney organization, skipping its entry-level membership and receiving admission as an “Associate” ABOTA member. He has prosecuted and defended major claims in construction, corporate and real estate law, as well as claims of breach of contract, franchise fraud, personal injury, unfair competition, professional negligence, wrongful death, breach of fiduciary duty, construction defect, and banking negligence. Mr. Richardson is licensed to practice before all California state and local federal jurisdictions, and is a member of the Real Estate and Litigation Sections of the State Bar, Los Angeles County and Pasadena Bar Associations. He holds an “AV” rating with the prestigious Martindale Hubbell attorney listing organization – the highest available rating for competence and ethics, based upon peer review input.

### CORPORATE MEMBERS

<b>MUTUAL ESCROW</b> Janna Tsai 626-297-9866 janna@mutualscrow.com	Joyce Liu 909-493-9094 joyce@mutualscrow.com	<b>HWA</b> YUNITA WU 212-882-4085 ywu@hwa.com	<b>Royal Business Bank</b> CHANTAL KO 626-831-9986 AARONGUAN@RBBUSA.COM	<b>FAKERS</b> FARMERS INSURANCE 2738 W Main St Alhambra, CA 91801 Phone: (626) 282-7282
<b>ibank</b> Leena Sankary 626-375-1195 leena.sankary@usbank.com	<b>Choo Hung</b> 626-506-0008 choo.hung@usbank.com	<b>State Farm</b> JAMES CHEN 909-598-0808 (626) 522-1299 james@jameschen.com	<b>CHAMPION</b> BOB CHEOU 626-831-9986 jacqueline.cheou@championescrow.com	<b>ACG FUNDING</b> Tracy Shaw 626-758-0588

**EDUCATION PROGRAM SPONSORS**

<b>MILLION DOLLAR DESIGN</b> Katherine Bath 909-493-9094 kath@milliondollar.com	<b>Feng Shui Master</b> Alex 万 626-322-8682 master@alex2168@gmail.com	<b>New York Life Insurance Company</b> 3115 Niles Blvd Roseland, CA 91370 8 424 872 9877 matthar@nyl.newyorklife.com
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**SAVE THE DATE**  
**ANNUAL HOLIDAY and INSTALLATION BANQUET**  
Saturday, December 14, 2024 from 6pm - 10pm  
San Gabriel Hilton 225 W, Valley Blvd., San Gabriel, CA  
Let's end 2024 having fun!!!

**HAPPY THANKSGIVING**

CAREPA - CHINESE AMERICAN REAL ESTATE PROFESSIONALS ASSOCIATION - P.O. BOX 1435 SAN GABRIEL, CA 91776



**BUILDING VALUE WITH YOUR CLIENT:**  
**What clients expect you to know today...**  
**Two-Hour Training: ELECTRIFICATION and INDUCTION**  
Franklin Energy, Southern California Edison and Building Decarb Coalition

**Two-Hour Training: Electrification and Induction**  
**IN-PERSON - AAR Classroom**  
**Thursday, December 12, 2024 – 10:00AM - 12:00PM**  
**Cost: FREE to AAR Members | Non-Members \$10**



**Supra eKEY Tips and Tricks**  
**ONLINE TRAINING - Thursday, December 17, 2024 – 10:00AM**  
**Cost: FREE to AAR Members | Non-Members \$10**  
**Instructor: Dawn Willey, Supra Senior Sales Account Manager**