

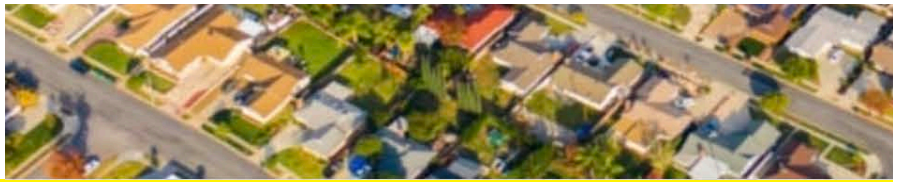
**ARCADIA ASSOC. OF REALTORS**

601 S. First Avenue, Arcadia

Office Phone: 626-446-2115

ContactUs@theaar.com

www.theaar.com

**MAY 21, 2025 MLS MARKETING MEETING LISTINGS****1.****630 W Huntington Dr # 235, Arcadia 91007 CONDO**STATUS: **Active**PRICE: **\$4,000**BED / BATH: **3/1,1,0,0**YEAR BLT: **1967**APN: **5778001071**ORIG \$: **\$4,000**SQFT: **1,703**\$ PER SQFT: **\$2.35**ML#: **P1-22230**

TERMS:

GARAGE: **0**DOM / CDOM: **7/7**VIEW / Pvt.POOL: **No/Yes**POSS: **05/15/25**AREA: **605 - Arcadia**LIST: **05/14/2025**LA: **Jason Berns, 01787757, (626) 826-4544**Next OH: **Public: Wed May 21, 11:00AM-2:00PM****2.****777 E Valley Blvd # 105, Alhambra 91801 CONDO**STATUS: **Active**PRICE: **\$728,000**BED / BATH: **3/1,1,0,0**YEAR BLT: **1963 (ASR)**APN: **5349017135**PRICE PER SQFT: **\$522.99**SQFT: **1,392**

LOT:

ML#: **P1-22242**ORIG \$: **\$728,000**GARAGE: **2/Detached**DOM / CDOM: **6/6**VIEW / Pvt.POOL: **Yes/Yes**SALE TYPE: **Standard, Trust**AREA: **601 - Alhambra**LIST: **05/13/2025**LA: **J.C. Hsu, 01044953, (626) 318-4391**Next OH: **Public: Sat May 24, 2:00PM-4:00PM****3.****1032 Royal Oaks Dr # B, Monrovia 91016 TWNHS**STATUS: **Active**PRICE: **\$785,000**BED / BATH: **3/2,0,1,0**YEAR BLT: **1979 (ASR)**APN: **8530024072**PRICE PER SQFT: **\$573.41**SQFT: **1,369**LOT: **2,172/0.0499**ML#: **P1-22284**ORIG \$: **\$785,000**GARAGE: **2/Detached**DOM / CDOM: **5/5**VIEW / Pvt.POOL: **No/Yes**SALE TYPE: **Standard**AREA: **639 - Monrovia**LIST: **04/09/2025**LA: **Augusta Sanborn, 01226787, (626) 252-5711**Next OH: **Public: Wed May 21, 11:00AM-2:00PM****4.****9850 E Lemon Ave, Arcadia 91007 STATUS: Active SFR**PRICE: **\$899,000**BED / BATH: **3/2,0,0,0**YEAR BLT: **1957 (ASR)**APN: **5383025021**PRICE PER SQFT: **\$619.15**SQFT: **1,452**LOT: **4,995/0.1147**ML#: **GD25103689**ORIG \$: **\$899,000**GARAGE: **2/Detached**DOM / CDOM: **1/1**VIEW / Pvt.POOL: **No/No**SALE TYPE: **Standard**AREA: **605 - Arcadia**LIST: **05/19/2025**LA: **Phyllis****Harb, 00848750, phyllis@realtorharb.com**Next OH: **Broker: Wed May 21, 11:00AM-2:00PM****5.****619 E Walnut, Monrovia 91016 STATUS: Active SFR**PRICE: **\$989,000**BED / BATH: **3/2,1,0,0**YEAR BLT: **2025 (ASR)**

APN:

PRICE PER SQFT: **\$744.17**SQFT: **1,329**LOT: **3,000/0.0689**ML#: **AR25110008**ORIG \$: **\$989,000**GARAGE: **2/Detached**DOM / CDOM: **4/4**VIEW / Pvt.POOL: **No/No**SALE TYPE: **Standard**AREA: **639 - Monrovia**LIST: **05/16/2025**LA: **Henry Nunez, 00921085,****6.****617 E Walnut Ave, Monrovia 91016 STATUS: Active SFR**PRICE: **\$989,000**BED / BATH: **3/2,1,0,0**YEAR BLT: **2025 (ASR)**

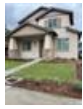
APN:

PRICE PER SQFT: **\$744.17**SQFT: **1,329**LOT: **3,000/0.0689**ML#: **AR25109979**ORIG \$: **\$989,000**GARAGE: **2/Detached**DOM / CDOM: **4/4**VIEW / Pvt.POOL: **No/No**SALE TYPE: **Standard**AREA: **639 - Monrovia**LIST: **05/16/2025**LA: **Henry Nunez, 00921085,****7.****615 E Walnut Ave, Monrovia 91016 STATUS: Active Under Contract SFR**PRICE: **\$999,000**BED / BATH: **3/2,1,0,0**YEAR BLT: **2025 (ASR)**

APN:

PRICE PER SQFT: **\$764.35**SQFT: **1,307**LOT: **3,000/0.0689**ML#: **AR25109929**ORIG \$: **\$999,000**GARAGE: **2/Attached**DOM / CDOM: **4/4**VIEW / Pvt.POOL: **No/No**SALE TYPE: **Standard**AREA: **639 - Monrovia**LIST: **05/16/2025**LA: **Henry Nunez, 00921085,****NO CASH NEEDED...
USE VENMO.****AAR UPCOMING EVENTS
& EVENT REGISTRATION**

8.



613 E Walnut Ave, Monrovia 91016 STATUS: **Active SFR** PRICE: **\$999,000**
 BED / BATH: **3/2,1,0,0** YEAR BLT: **2025 (ASR)** APN: **5767013011** PRICE PER SQFT: **\$764.35**
 SQFT: **1,307** LOT: **3,000/0.0689** ML#: **AR25109738** ORIG \$: **\$999,000**
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **05/16/2025** LA: **Henry Nunez, 00921085,**

9.



94 E Highland Ave, Sierra Madre 91024 STATUS: **Active SFR** PRICE: **\$1,175,000**
 BED / BATH: **2/2,0,0,0** YEAR BLT: **1931 (APP)** APN: **5767013011** PRICE PER SQFT: **\$1,103.29**
 SQFT: **1,065** LOT: **8,731/0.2004** ML#: **AR25095434** ORIG \$: **\$1,175,000**
 GARAGE: **1/Detached** DOM / CDOM: **3/3** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **656 - Sierra Madre** LIST: **05/17/2025** LA: **Jan Greteman, 01943630, 626-975-4033**
 Next OH: **Broker: Wed May 21, 11:00AM-2:00PM**

10.



2634 Paisly Ct, Arcadia 91007 STATUS: **Active TWNHS** PRICE: **\$1,298,000**
 BED / BATH: **3/4,0,0,0** YEAR BLT: **2020 (ASR)** APN: **5788020075** PRICE PER SQFT: **\$624.04**
 SQFT: **2,080** LOT: **48,280/1.1084** ML#: **WS25111357** ORIG \$: **\$1,298,000**
 GARAGE: **2/Attached** DOM / CDOM: **1/277** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/19/2025** LA: **JASON WEI, 01968787, 626-678-7009**
 Next OH: **Public: Wed May 21, 11:00AM-2:00PM**

11.



37 Sierra Madre Blvd, Arcadia 91006 STATUS: **Active SFR** PRICE: **\$1,790,000**
 BED / BATH: **4/2,0,1,0** YEAR BLT: **1950 (ASR)** APN: **5766012009** PRICE PER SQFT: **\$619.38**
 SQFT: **2,890** LOT: **11,129/0.2555** ML#: **AR25109118** ORIG \$: **\$1,790,000**
 GARAGE: **2/Attached** DOM / CDOM: **4/122** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Notice Of Default**
 AREA: **605 - Arcadia** LIST: **05/15/2025** LA: **Watson Gan, 01320297, 626-298-0789**
 Next OH: **Public: Wed May 21, 11:00AM-2:00PM**

12.



2520 Louise Ave, Arcadia 91006 STATUS: **Active SFR** PRICE: **\$1,980,000**
 BED / BATH: **4/3,0,0,0** YEAR BLT: **1957 (APP)** APN: **5789027018** PRICE PER SQFT: **\$984.10**
 SQFT: **2,012** LOT: **15,289/0.351** ML#: **WS25106956** ORIG \$: **\$1,980,000**
 GARAGE: **2/Attached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/12/2025** LA: **JASON WEI, 01968787, 626-678-7009**
 Next OH: **Public: Wed May 21, 11:00AM-2:00PM**

13.



2639 Glamis Ct, Arcadia 91007 STATUS: **Active TWNHS** PRICE: **\$1,998,000**
 BED / BATH: **3/4,0,0,0** YEAR BLT: **2020 (ASR)** APN: **5788020132** PRICE PER SQFT: **\$555.31**
 SQFT: **3,598** LOT: **15,943/0.366** ML#: **WS25111340** ORIG \$: **\$1,998,000**
 GARAGE: **2/Attached** DOM / CDOM: **1/262** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/19/2025** LA: **JASON WEI, 01968787, 626-678-7009**
 Next OH: **Public: Wed May 21, 11:00AM-2:00PM**

14.



1850 S 2nd Ave, Arcadia 91006 STATUS: **Active SFR** PRICE: **\$2,250,000**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1947 (ASR)** APN: **5790006023** PRICE PER SQFT: **\$725.81**
 SQFT: **3,100** LOT: **25,057/0.5752** ML#: **AR25108917** ORIG \$: **\$2,250,000**
 GARAGE: **3/Detached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/15/2025** LA: **Margaret Lee, 00976428, 626-236-0199**
 Next OH: **Broker: Wed May 21, 11:00AM-2:00PM**

15.



214 W Le Roy Ave, Arcadia 91007 STATUS: **Active SFR** PRICE: **\$2,888,000**
 BED / BATH: **4/2,0,1,0** YEAR BLT: **1963 (ASR)** APN: **5784019020** PRICE PER SQFT: **\$1,620.65**
 SQFT: **1,782** LOT: **29,401/0.675** ML#: **AR25108803** ORIG \$: **\$2,888,000**
 GARAGE: **2/Detached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard, Trust**
 AREA: **605 - Arcadia** LIST: **05/15/2025** LA: **Hank Hoang, 01421175, 626-523-8787**

16.




6023 Kauffman Ave, Temple City 91780 STATUS: **Active DPLX** PRICE: **\$2,998,800**
 BED / BATH: **6/6,0,2,0** YEAR BLT: **2025 (PUB)** APN: **5385018009** PRICE PER SQFT: **\$770.90**
 SQFT: **3,890** LOT: **9,250/0.2124** ML#: **AR25091857** ORIG \$: **\$2,998,800**
 GARAGE: **4/Attached** DOM / CDOM: **20/20** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **661 - Temple City** LIST: **05/01/2024** LA: **Wei Zhu, 01444889, 626-861-6276**

Article 2

REALTORS® shall avoid exaggeration, misrepresentation, or concealment of pertinent facts relating to the property or the transaction. REALTORS® shall not, however, be obligated to discover latent defects in the property, to advise on matters outside the scope of their real estate license, or to disclose facts which are confidential under the scope of agency or non-agency relationships as defined by state law.

7.27 REP Disclosure

Listing Brokers submitting foreclosure, bank-owned or real estate owned (“REO”) listings to the service shall disclose said status upon submission of the listing to the service.




Defer Capital Gains
Structured Installment Sale

Convert sales proceeds into a guaranteed income stream.

Speaker: Angel N. Viera, Arcadia Settlements Group

ONLINE



Payments Consist of:

- Return of Basis
- Capital Gains
- Interest

New Tax-Deferral of Capital Gains Annuity Online

Thursday, May 29, 2025 – 11:00AM

Free to AAR Members | \$10 Non-Members



CRMLS Training - Online Virtual Training

Friday, May 30, 2025 – 1:00PM : Down Payment Resource

Monday, June 2, 2025 – 9:00AM: Matrix Managing Listings

Cost: FREE to CRMLS Members



VIRTUAL TRAINING




FREE Product Training • Elevate Your Business • All Skill Levels

CRMLS Training - Online Virtual Training

Friday, May 30, 2025 – 1:00PM : Down Payment Resource

Monday, June 2, 2025 – 9:00AM: Matrix Managing Listings

Cost: FREE to CRMLS Members




The AAR Education Committee Presents


Financial Tax Strategies For Realtors:

Maximizing Deductions and Setting Up for Success

Nicole Green, a Tax Advisor from Robert Hall & Associates



ONLINE MEETING



Financial Tax Strategies for REALTORS | Online

Tuesday, June 3, 2025 – 2:00PM

Cost: FREE to AAR Members | \$10 Non-Members

ARCADIA ECO HOME TOUR

Saturday, June 7, 2025

9:15am ~ 11:30am

A rare opportunity to visit a multiple award winning environmentally friendly designed home in Arcadia. Learn what you can do to your home to preserve and conserve.



Presented by



Property has served as a venue in many environmental/ecological/climax awareness campaigns and as a lab/observation station in several community/citizen science projects, listed as a participatory site on a number of maps & lists recording habitat conservation & regeneration activities, and has received several designations by different NPOs, including a registered Pollinator Habitat with Xerces' "Bring back the Pollinators", a Monarch Watch certified Monarch Waystation, a Surfrider Foundation's verified Ocean Friendly Garden, a National Wildlife Federation's Certified Wildlife Habitat, a Pollinator.org's Certified Bee-friendly Farm, a MAG's Certified Pollinator Habitat, a Build It Green's GreenPoint RATED Home, and an EPA's Energy StarHome.

Dr. Edward Huang, owner-builder, will lead the walking tour showcasing a variety of eco-friendly features and practices incorporated in the design, building and management of the property. He will focus on the Eco Home site, architectural and landscaping applications that have been adapted to the drought and the current climate and crisis in the American West, capturing, restoring and recycling the use of carbon energy and water.

THIS IS A PRIVATE TOUR - LIMITED TO 25 CAREPA GUESTS.

FIRST COME FIRST SERVE.

WAIVER/LIABILITY FORM MUST BE COMPLETED AND SIGNED PRIOR TO TOUR.

TOUR WILL START PROMPTLY AT 9:30 AM. NO LATE ADMITTANCE.

CARPPOOLING IS ENCOURAGED. LIMITED PARKING ON THE STREET.

WE'LL ENGAGE IN RECYCLING PRACTICES ON SITE

To reserve your spot, please contact

Lucia Tam @ 626-221-2888

LOCATION WILL BE PROVIDED TO CONFIRMED REGISTERED GUESTS PRIOR TO TOUR.

Guests under 18 years old and walk-ins WILL NOT be allowed on tour.

CAREPA ♥ CHINESE AMERICAN REAL ESTATE PROFESSIONALS ASSOCIATION ♥ P.O. BOX 1435 ♥ SAN GABRIEL ♥ CALIFORNIA ♥ 91776



The AAR Commercial Committee Presents



DOWNSTREAM

Commercial and Investment
Networking and Education Lunch

1031 Exchange

MARKETING MIXER

Speaker: Anthony Philips, Downstream Exchange Company

Commercial Mixer: 1031 Exchange | In-Person

Thursday, June 5, 2025 – 11:00AM

Cost: FREE to Everyone



Thrive Broker Summit - In-Person
Pasea Hotel, Huntington Beach | June 8-9, 2025
Cost: \$349.00 +11.76 (Fee) - USE: AARThrivesfor \$100 OFF

YPN Presents

YPN Coffee Mixer

Network, Socialize, Mingle, and Have Fun!
 Klatch Coffee and Pastries provided by Corner Bakery

Monday, June 9, 2025 • 8:30 am - 10:30 am

YPN Coffee Mixer | In-Person
Monday, June 9, 2025 – 8:30AM-10:30AM
Cost: FREE to Everyone

AI Made Easy

AI & Video Marketing for the Modern Agent

JOHN D. Reyes, Real Estate & Mortgage Broker, National Speaker

Learn how to master AI tools for Real Estate Success, create video content with AI Twin Technology and boost engagement with cutting-edge strategies.

AI Made Easy | In-Person
Tuesday, June 10, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members

LEGAL UPDATE

Kelly Richardson, Attorney

Legal Update | MLS Marketing Meeting | Masonic Center
Wednesday, June 11, 2025 – 9:00AM



Sip and Paint | In-Person – AAR
Thursday, June 12, 2025 – 6:00 PM -8:00PM
Cost: \$45 per person – Registration closes June 5

CRMLS

FREE Product Training - Elevate Your Business - All Skill Levels

CRMLS Training: Realist Tax
Online Virtual Training - Friday, June 27, 2025
Cost: FREE to CRMLS Members

STAYIN' ALIVE in 2025

HUSTLE UP AN EXTRA LISTING THIS YEAR!

Speaker: Ryan Kleis, Reverse Mortgage Educator

July 8, 2025 | 11AM - 12:30PM

Stayin' Alive in 2025 Reverse Mortgage
In-Person - Lunch and Learn | Tuesday, July 8, 2025 - 11AM

REALTOR ACTION FUND
 CALIFORNIA ASSOCIATION OF REALTORS®

OFFICE to OFFICE Contest

JOIN our OFFICE TO OFFICE RAF Contest May 1 - June 30

Each office that has the highest percentage of voluntary investments in the REALTOR® Action Fund (RAF) from each category listed below between the 2025 dues billing cycle and **June 30, 2025** will win a lunch party for the winning office. Winners will be announced at **Caravan on July 16th!**

- Small Office 1-5 Agents \$100.00 Door Dash Gift Card for your Lunch PARTY!!
- Medium Office 6-20 Agents \$175.00 Door Dash Gift Card for your Lunch PARTY!!
- Large Office 21+ Agents \$475.00 Door Dash Gift Card for your Lunch PARTY!!