



Weekly Bulletin

July 20, 2023



- Upcoming MLS Breakfast Meetings **1**
- MLS Breakfast Meeting Today **2**
- Caravan Listings **3**
- Installation Gala **4**
- Office-to-Office Contest! Battle Royale **5**
- At Home With Diversity **6**
- YPN Summer Mixer **7**
- CCIM 102 **8**

OFFICERS

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BRIAN CHEN

CHIEF EXECUTIVE
OFFICER
ALBERT TRAN

MLS Breakfast Meeting

Earl Knudson, July 2023 Monthly Program Chair

Upcoming MLS Breakfast Meetings

July 27, 2023 - Affiliate Program -
Probate & Title.

August 3, 2023 – Government Affairs
Director Report.

***** ** *****

Amazon Gift Card Winners: \$25 each

Mindy Yeh
Cecilia Huynh
Jacqueline Cheou

50/50
Sandy Sai

***** ** *****

Upcoming Committee Meetings

Thursday, July 20th
Special Events/Membership Committee
Meeting, 10:30 a.m.

Thursday, July 20th
Board of Directors Meeting, 10:30 a.m.

Wednesday, August 2nd
Global Business Council Meeting, 1 p.m.

Thursday, August 3rd
Legislative Committee Meeting, 10:30 a.m.

Friday, August 4th
YPN 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.

***** ** *****

Friday, July 21, 2023, from 9:30 a.m. to
12:30 p.m. **“45-Hour DRE License
Renewal.”**

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

Wednesday, July 26, 2023, from 9:00
a.m. to 10:00 a.m. **“CRMLS Virtual
Training: Homesnap Pro App.”**

Friday, August 4, 2023, from 9:30 a.m.
to 12:30 p.m. **“45-Hour DRE License
Renewal.”**

Monday, August 7, 2023, from 9:30 a.m.
to 4:30 p.m. **“At Home with Diversity.”**

Tuesday, August 8, 2023, at 12:00 p.m.
**“Commercial Seminar: Know the Law,
Commercial NHD, Environmental
Requirements in CA.”**

Wednesday, August 9, 2023, from 9:00
a.m. to 10:00 a.m. **“CRMLS Virtual
Training: Marketing Solutions.”**

MLS Breakfast Meeting Today!

Earl Knudson, July 2023 Program Chair



Earl Knudson
Pinnacle Real Estate Group
Earlrealtor24@gmail.com
626-262-4624

Featured Speaker



Ross Maza
Vice Mayor
City of Alhambra
(626) 570-5010

Affiliate Spotlight



Sue Chong
Acazza
Acazza88@gmail.com
909-636-5555

Caravan Listings

 **850 Cambon Ave, Walnut 91789** STATUS: **Active SFR** PRICE: **\$898,000**
BED / BATH: **5/2,0,0,0** YEAR BLT: **1964 (ASR)** APN: **[8760017038](#)** PRICE PER SQFT: **\$512.26**
SQFT: **1,753** LOT: **8,918/0.2047** ML#: **[OC23125698](#)** ORIG \$: **\$898,000**
GARAGE: **2/Attached** DOM / CDOM: **[5/5](#)** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
AREA: **668 - Walnut** LIST: **07/12/2023** LA: **[Yuemei Cheng, 01953253, 626-374-3781](#)**
Next OH: **Public: Thu Jul 20, 5:00PM-7:00PM**





Foundation

Benefitting Scholarships & Charities

On behalf of the WSGVAR Foundation, we sincerely thank our generous sponsors for making our charity golf tournament an overwhelming success.

- California Regional MLS (CRMLS)
- West San Gabriel Valley REALTORS® (WSGVR)
- GlenOaks Escrow
- CAREPA
- Champion Escrow
- Loyalty Escrow
- American Heritage, REALTORS
- Boda Restaurant
- Seafood Paradise Fish Market
- Green Zone Restaurant
- Handfore Realty
- Moy Escrow
- RE/MAX Elite Realty
- Olympus Escrow
- SnapNHD
- New Capital Seafood Restaurant

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:

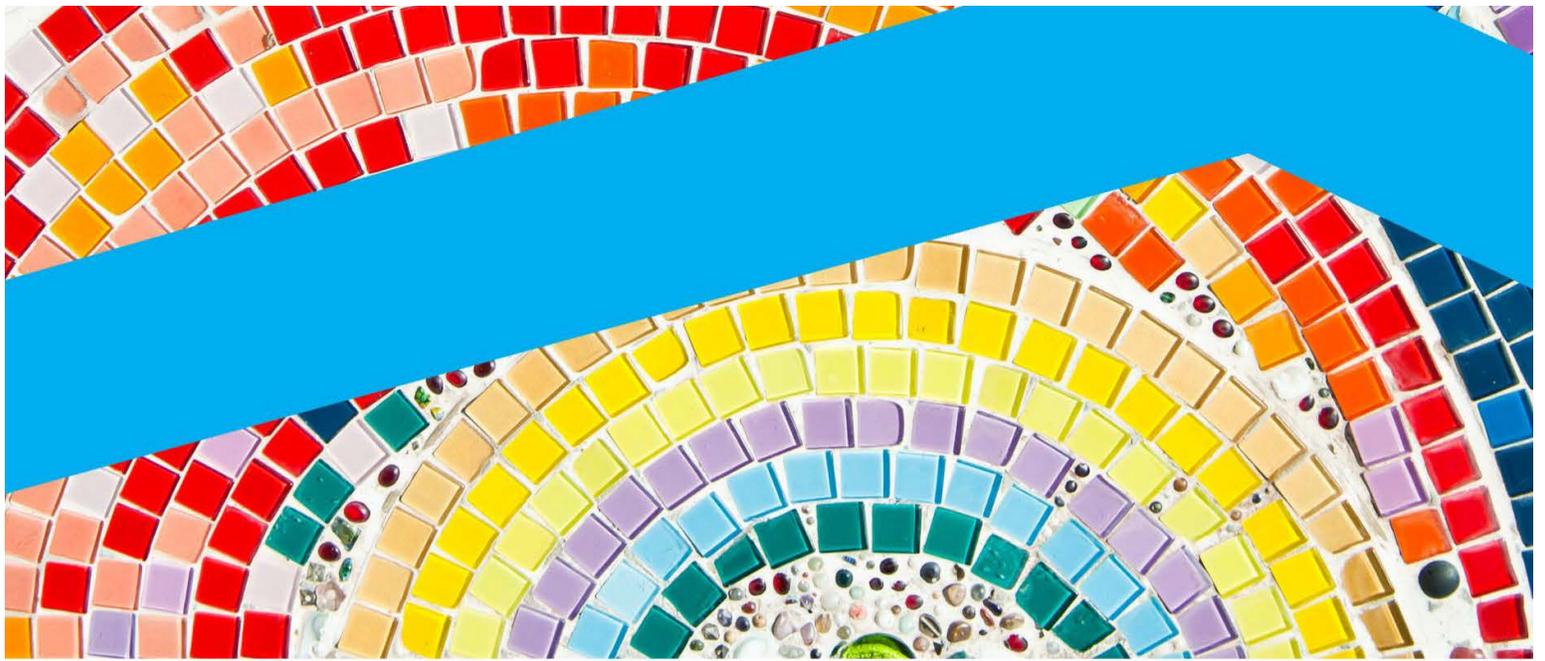
- Costly and Time Consuming Point of Sale Bills
- Independent Contractor Withholding
- Preserving Dual Agency

**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!**



Expand Your Business and Horizons

Cultivating Multicultural Relationships is Good for Business

REALTORS® know the importance of adapting and remaining relevant in today's marketplace. By developing a business practice rooted in inclusion and equality, you can help buyers of all cultural backgrounds achieve the dream of homeownership.

The At Home With Diversity® (AHWD) certification course teaches you how to work effectively with diverse populations so you can build business success in today's multicultural real estate market.

Bonus! The At Home With Diversity® certification course counts as an elective for the Accredited Buyer's Representative (ABR®) Designation and Certified International Property Specialist (CIPS) Designation, and towards the C2EX Endorsement.

- Upon registration for Zoom, **webinar link** will be sent 1-2 days before the course date.
- All **materials** will be emailed one week before the course via **PDF format**. Hardcopy will NOT be provided.

AHWD Certification are for REALTORS® only.

For more information visit [NAR.realtor/AHWD](https://www.nar.realtor/AHWD).

Register for this course today!

<https://tinyurl.com/6va2a9jz>

Date: Monday, August 7, 2023

Time: 9:30AM to 4:30PM

Where: Hybrid

In-Person @ WSGVR headquarter –
1039 E. Valley Blvd #205B
San Gabriel, CA 91776

Online via Zoom

Course Fee: \$39

(Refresher: \$20. Certification will be verified)

Instructor: Albert Tran, MBA, M.S., RCE, AHWD®,
e-PRO®, CIPS, WSGVR CEO

Continental breakfast & lunch will be provided for those attending live.

One-time certification fee to NAR: \$75





YOUNG PROFESSIONALS NETWORKING



SUMMER MIXER

THURSDAY, JULY 27TH

 **SUMMER FUN BEGINS AT 5PM** 

CHEERS BAR & GRILL

717 S. San Gabriel Blvd, San Gabriel, CA 91776

Join us for this **AMAZING SUMMER NETWORKING** event!
Brought to you by **WSGVR YPN!**

Summer/Beach/Hawaiian Attire Optional

FREE Admission ✦ Complimentary Appetizers ✦ Kindly RSVP

<https://tinyurl.com/2etwfmav>

Contact info@wsgvar.com or 626.288.6212 for any questions

CI102: MARKET ANALYSIS FOR COMMERCIAL INVESTMENT REAL ESTATE | SAN GABRIEL, CA

 July 24 - 27, 2023, Monday - Thursday

 West San Gabriel Valley Realtors



After completing this course, you will be able to:

- Apply Market and Competitive Analysis, Political and Legal Analysis, Location and Site Analysis, and Financial Analysis to make fundamental investment decisions;
- perform state-of-the-art geospatial analyses; and
- forecast future demand and opportunities for investment.

Learn in a traditional classroom environment. Interact and network with other professionals in a collaborative, small-group setting.

One of CCIM's most innovative core courses, CI 102 shows you how to deploy "big data" and the most advanced digital tools to assess critical issues like market demand, location facility, and supply-chain strategy. CI 102 students have learned BAO mapping and data analytics to help their clients select store locations; others used Tapestry Segmentation to determine demand for apartment properties. In CI 102 you'll work with four case studies covering each of the major property types: office, industrial, multifamily, and retail.

Prerequisite: None

Course Length: 4 days in class + online exam

Required Equipment: A laptop computer with Excel Program

Instructor:

Carl Russell, CCIM

H. Pearce Commercial Real Estate

Carl Russell, CCIM, is Senior Commercial Broker at Pearce/George J. Smith in Milford, Conn. He has over 42 years of commercial real estate experience and has worked with prominent clients such as McDonald's Corp., Sikorsky Aircraft, Yale University, A.T.&T., Keystone Automotive, Luxo Corp., Batteries Plus, and 3M

Russell has been a CCIM Institute instructor since 1980 and was recognized as Instructor of the Year in 1996 by the Institute faculty. In 1997, he also received the Victor L. Lyon Award, which is awarded to individuals who have made valuable contributions to CCIM Institute education.

Russell earned his Bachelor of Science degree in accounting and business management at Boston University and his MBA for international trade and finance from Lehigh University.

Courses

- CI 102: Market Analysis for Commercial Investment Real Estate
- CI 104: Investment Decision Analysis for Commercial Investment Real Estate
- Course Concepts Review (CCR) for the Comprehensive Exam

Registrations:

Members Rate: \$1,200.00

Realtors® Rate: \$1,460.00

Non-Members Rate: \$1,735.00

Location, Dates and Times:

West San Gabriel Valley Realtors

1039 E Valley Bl., Suite 205B

San Gabriel, CA 91776

July 24 - 27, 2023

Registration: 8:00 - 8:30 AM DAY 1

Time: 8:30 am - 5:30 pm PT

Click Button Down Below:

REGISTER NOW



Or Call:

CCIM Registration: (800) 621-7027 press 2

For concerns regarding registration:

Contact: Lexi Moriarty

Telephone: (310) 889-8486