



August 2013, Issue #31  
7232 Balboa Blvd., Van Nuys, CA 91406

**INVESTMENT REAL ESTATE SYMPOSIUM**

**Tuesday, August 27, 2013 8:00 am—Noon**

**SRAR AUDITORIUM**

**7232 Balboa Blvd., Van Nuys, CA 91406**

**Jan Perry** is our distinguished Keynote Speaker

Listen to nine Commercial Real Estate Practitioners  
Each an Expert in their Chosen Field

**Arnie Garfinkel**, together with the sub-committee, have put together this incredible gathering of experts, and Arnie will be emceeding the event. This event is free to those who have pre-registered. If you missed the pre-registration window, it will cost you \$20.00 to attend, but you had better come early as seating is limited.

Breakfast will be served promptly at 8:00 a.m.

*This event was made possible by a Grant from our National Association of Realtors*

## INTEREST RATE INDEX FOR COMMERCIAL REAL ESTATE

Rates effective August 18, 2013

Index	Prime	C.O.F.I.	12 MTA	6 mo. LIBOR	30 yr Treasury	10 yr Treasury	7 yr Treasury	5 yr Treasury
Rate	3.25%	0.954%	0.153%	0.395%	3.86%	2.83%	2.12%	1.571%

### UP TO SPEED IN COMMERCIAL REAL ESTATE

Every third Tuesday from 8:30 AM (doors open at 8:00), at the SRAR Auditorium. Brian Hatkoff, CCIM, a long time Commercial Real Estate Broker will moderate the meeting. Ample parking, a Continental Breakfast, a Guest Speaker, and at no cost to attend. What a bargain! The speakers, hand-picked by Brian, will cover such necessary and exciting topics as Rent Control, Property Management, Tax Deferred Exchange, Economic Forecasts, Locally, Regionally and Nationally, and much more. You will get a wealth of useable information. Time to promote your listed properties, and broadcast the needs of your buyers.

Bring a friend!

### Upcoming Classes



### UPCOMING MEETINGS

**Tuesday 8/20/13**

Speaker: **Ronald A. Flate**  
Law Offices of Ronald A. Flate. Topic: The potential Aftermath Of a Commercial Real Estate Transaction.

—

**Wednesday 8/21/13**

Speaker: **Brian Hatkoff, CCIM**, Hatkoff Investments  
Gross Rent Multiplier. Cap Rates, Rent Control, and much, much more.

—

**Mon, 9/23 - Tues 9/24/13**

9:00 am - 12:00 noon  
Mechanics of Valuing Commercial Real Estate, Tax Aspects and more.

*For more information on the above classes, contact the Education Department Office*

**818-947-2268**

### COMMERCIAL INVESTMENT WEB PAGE

Is in the works.  
More later!

### ***THE POLITICAL SCENE***

Every so often our California Association of Realtors sends out a **RED ALERT**. This means there is trouble on the political front, and we need to address it. The most recent was CAR telling us that the State Senate had passed SB 30, without a single "no" vote. SB 30 was a CAR sponsored bill providing tax relief for those home-owners involved in a Short Sale. Then the Senate Appropriations Committee, linked SB 391 (Creating a Recording Tax) to bill SB 30. This was dirty pool! CAR has asked us to contact our Senators, as the tax will be across the board and thus will affect Commercial real estate.

*Editor*

### EDITOR

Pauline Tallent  
Tallent & Assoc, Realtors  
818-998-3833  
tallent@instanet.com  
www.tallentrealestate.com