



July 2013, Issue #30
7232 Balboa Blvd., Van Nuys, CA 91406

**INVESTMENT REAL ESTATE
SYMPOSIUM
August 27, 2013**

The Commercial & Investment Division of the SRAR will be hosting this Symposium, which is funded by a grant from the National Association of Realtors. The Event will feature a three-session look at Commercial Real Estate:

**Identify Your Property
Purchase Your Property
Manage Your Property**

Speakers will include:

Jan Perry, Keynote
Dino Champagne, Asset Prevention Services
David Flamer, CPA
Eric Salter, Fidelity National Title
Brad Luster, Major Properties
James Arom, Wells Fargo Bank
Randall Blaesi, Property Sciences
Jim Walls, Walls Property Management
Alan Gecht, Corporate Realty Associates
Eric Dean, The Wolf Firm
Arnie Garfinkel, Moderator

*The Symposium is free to attend thanks to the NAR Grant,
and will include a hot breakfast.*

**COMMERCIAL &
INVESTMENT
CLASSES**

Interested in learning more about Commercial Real Estate? There are on-going classes that can bring you up to speed. They are all held in the SRAR Auditorium, and cost \$25.00 each class. For more information, and registration, call the Education Department at:818-947-2268. All classes are held on a Wednesday, from 9:00 AM to 12:00 PM.

**August 20: 8:15 AM—
9:30 Speaker: Ronald A.
Flate, Esquire.** His topic, The potential aftermath of a Commercial Real Estate transaction. Bring your Listings and Wants. Free Continental Breakfast.

SRAR Auditorium

INTEREST RATE INDEX FOR COMMERCIAL REAL ESTATE

Rates effective July 8, 2013
Arnie Garfinkel 323-728-7700
 All Star Group, Inc.

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%	0.951%	0.159%	0.410%	3.71%	2.74%	1.97%	1.61%

Enterprise Zones

The system was started in Great Britain in the 1970's. In the United States, Enterprise Zones were adapted & adopted and signed into law, by President Reagan in 1981. The law was designed to encourage business development in economically depressed area, by offering tax incentives. This was done to help to help boost employment in these areas. Initially this worked. However, there was discontent from business owners who were established, but not within the designated zones, as they were left to carry the tax burden. Then businesses started closing down and relocating in Enterprise Zones, where the tax incentives improved the bottom line. This resulted in zero increase in employment, and to boost employment was one of the original goals. Governor Brown, with his Bill 434, wants to do away with Enterprise Zones, and return all commercial holdings to a level playing field. Makes

sense, but what else is in that bill? Anyone read it in total? If you have, please respond to the Editor, information below.

THOUGHT FOR THE DAY!

We live very close together. So our prime purpose in this life is to help others. And if you can't help them, at least don't hurt them.

The Dalai Lama

John Shamoun

Remember the brief bio in the last Newsletter. The Editor messed up and printed the wrong cell number. Below, the correct number:

818-744-2020

Jerry Rosenfeld promised to forward all calls. Thank you Jerry!

UP TO SPEED IN COMMERCIAL REAL ESTATE

Every third Tuesday from 8:30 AM (doors open at 8:00), at the SRAR, 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!

EDITOR

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