



Commercial Data Exchange

www.commercialdataexchange.com

May-June Issue #24

7232 Balboa Blvd., Van Nuys, CA 91406

A HOT TOPIC! Split Property Tax Rolls

Our Speaker, **Joel Fox**, at our June 19th meeting will be addressing this topic. So little is known as to where this ugly plan originated, but what we do know, is that it is on the table to help close the gap in California's deficit problems. If this solution to the deficit problem were enacted, the consequences would be disastrous. The plan is deny commercial property protection under Proposition 13, the Jarvis Act. Residential real estate property taxes will not be touched. That is to lure the large residential real estate community into a false sense of security. But wait, small businesses do not normally own their premises, they are tenants. So the increased taxes will be passed on to them. Businesses have not been thriving, this maybe the last straw. Not being able to afford the additional rent, they will close their business. This will have a ripple

effect. Investors will leave California in droves. And there go the jobs. Will this affect the residential real estate market? You bet!

This is Joel Fox's topic. Don't miss it. See below:

The Commercial Data Exchange Meeting

Tuesday, June 19, 2012

Speaker: Joel Fox

SRAR Auditorium
7232 Balboa Blvd.
Van Nuys, CA 91406

**The Commercial Data Exchange Meeting
Is held the 3rd Tuesday
of every month
at 8:15 AM at
Southland Regional
Association of Realtors**

(Main Auditorium)
7232 Balboa Avenue
Van Nuys, CA 91406
**Central Valley Location
Great Parking
Lots of Seating**

**More Agents to pitch
Listings & Wants too!**
And, yes plenty of coffee!

Coming Attractions!

Tuesday, July 15, 2012
Elizabeth "Ella" Thompson,
Esq. California Land Use
Professionals, LLP
Ms. Thompson will speak
on Land Use in the City of
Los Angeles—the perils and
pitfalls. Also, changing zoning
use, easy? Expensive?
Time involved? Mixed use
properties, low income

THIS IS A NETWORKING MEETING WITH GREAT GUEST SPEAKERS

Bring your Flyers
Pitch your Listings
And your Wants
If you would like a
Power Point presentation

Arnie Garfinkel
at All Star Group, is our
Power Point guru, and he
can be reached at
323-728-7700

**Need more information?
Call SRAR
818-786-2110**

INTEREST RATE INDEX FOR COMMERCIAL REAL ESTATE

Rates updated June 15, 2012

Arnie Garfinkel 323-728-7700

| 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% | 1.140% | 0.147% | 0.737% | 2.69% | 1.58% | 1.04% | 0.67% |

SANTA CLARITA VALLEY

Their Networking Meeting is always held on the last Thursday of the month. Bob Khalsa runs the meetings, a knowledgeable Broker, very involved in Commercial Real Estate, in both Valleys. To reach **Bob Khalsa**, and learn more about commercial meetings in the Santa Clarita Valley

661-260-3911

www.bobfoxbat@gmail.com

NORTH LOS ANGELES COMMERCIAL NETWORKING MEETING SANTA CLARITA VALLEY

The meeting below, covered three topics. **Escrow Process for selling a business, Considerations when buying a single family home or condo for investment and writing a Letter of Intent prior to writing an offer on commercial property.** The audience included a number of residential agents and investors.

UPCOMING CLASSES ON COMMERCIAL REAL ESTATE

The class costs \$25.00 each
All Classes are held 9:00 AM to 12:00 Noon, at the SRAR Headquarters at 7232 Balboa Blvd. Van Nuys, CA 91406. For more information and to obtain a Registration Form contact the **Education Dept. 818-786-2110**

Wednesday, June 20th
Commercial Real Estate Purchase Contract Class
Bruce A. Hatkoff, Esq.

AIR and CAR contracts will be discussed. Protecting both the client and yourself.

Wednesday, July 15th
1031 Tax Deferred Exchange
Cynthia Pettyjohn, CES
Forward Exchanges, Reverse Exchanges, Personal Property Options, and more!



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