

LPC Luxury Property Club MAGAZINE

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luxproclub.com

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A large, dark industrial machine, possibly a coffee roaster, with a prominent perforated metal screen. A glass sphere is positioned in the foreground, reflecting the machine's interior. The text "An Indispensable Elixir" is overlaid in white.

An Indispensable Elixir

By

Tom i Asahi





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Thomas Charles
Director, Chief Editor

LPC



Special Report of *San Marino*

Editor: Thomas Charles

San Marino Housing Market Overview



54↑

Average Days
On Market



\$2.95m↑

Average List
Price



\$3.17m↑

Average **Sales**
Price



49↑

Total **Listing**
Houses

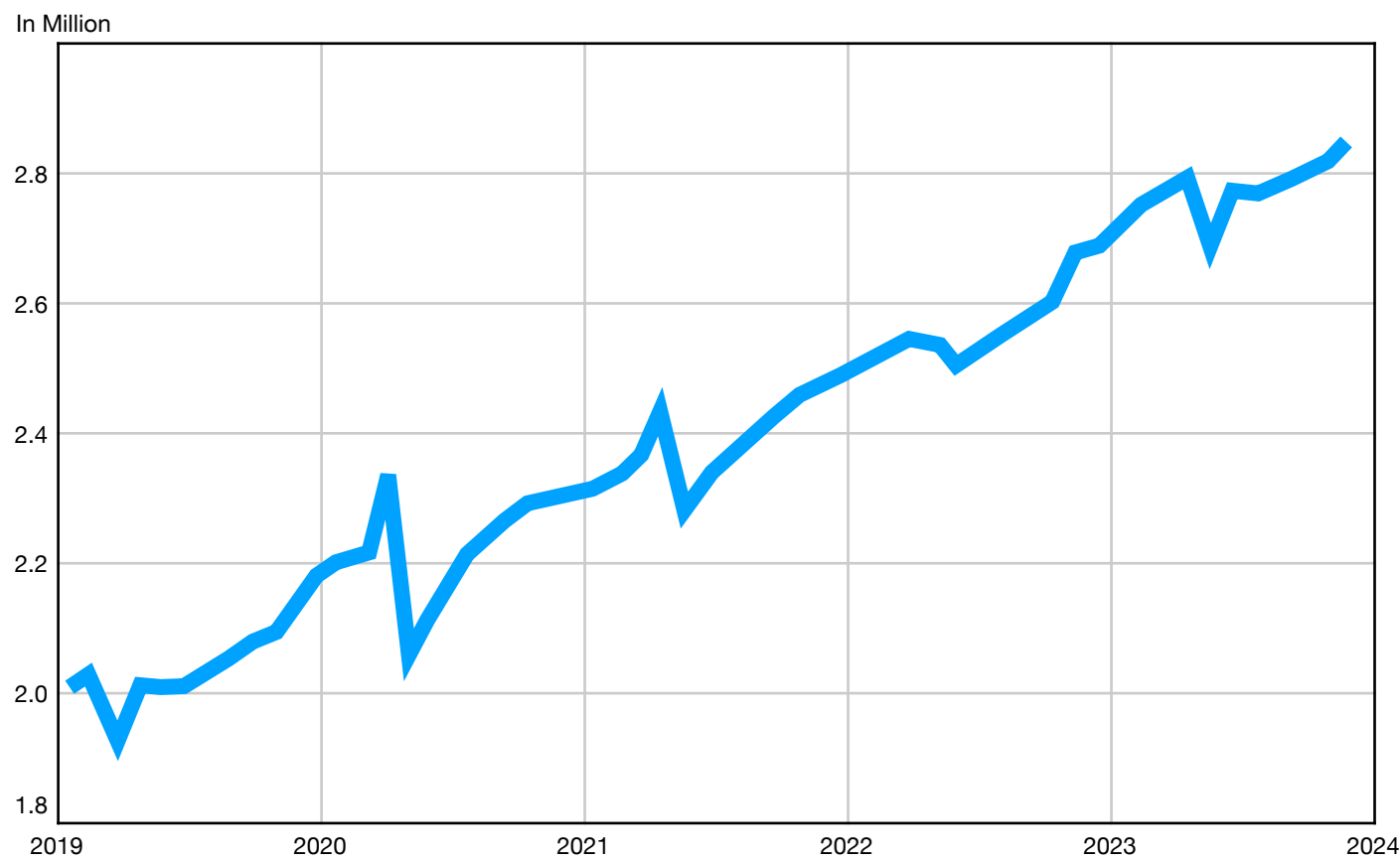
The population of San Marino is 13,549. Residents have a median household income of \$305,092. The occupancy is as much as that approximately 4,076 residents own their home and 435 rent their home.

In SAN MARINO, there are currently 49 homes for sale on the market, and these real estate listings have a median list price of \$1,950,000. The average local sale price last month was \$2,010,000. Our real estate agents are experts in the SAN MARINO housing market and are the best professionals to assist in any real estate transaction whether you are looking to buy or sell a property.

San Marino City Real Estate Chart, Short-Term

Housing Market Fluctuation Curve by End of Dec. 2023

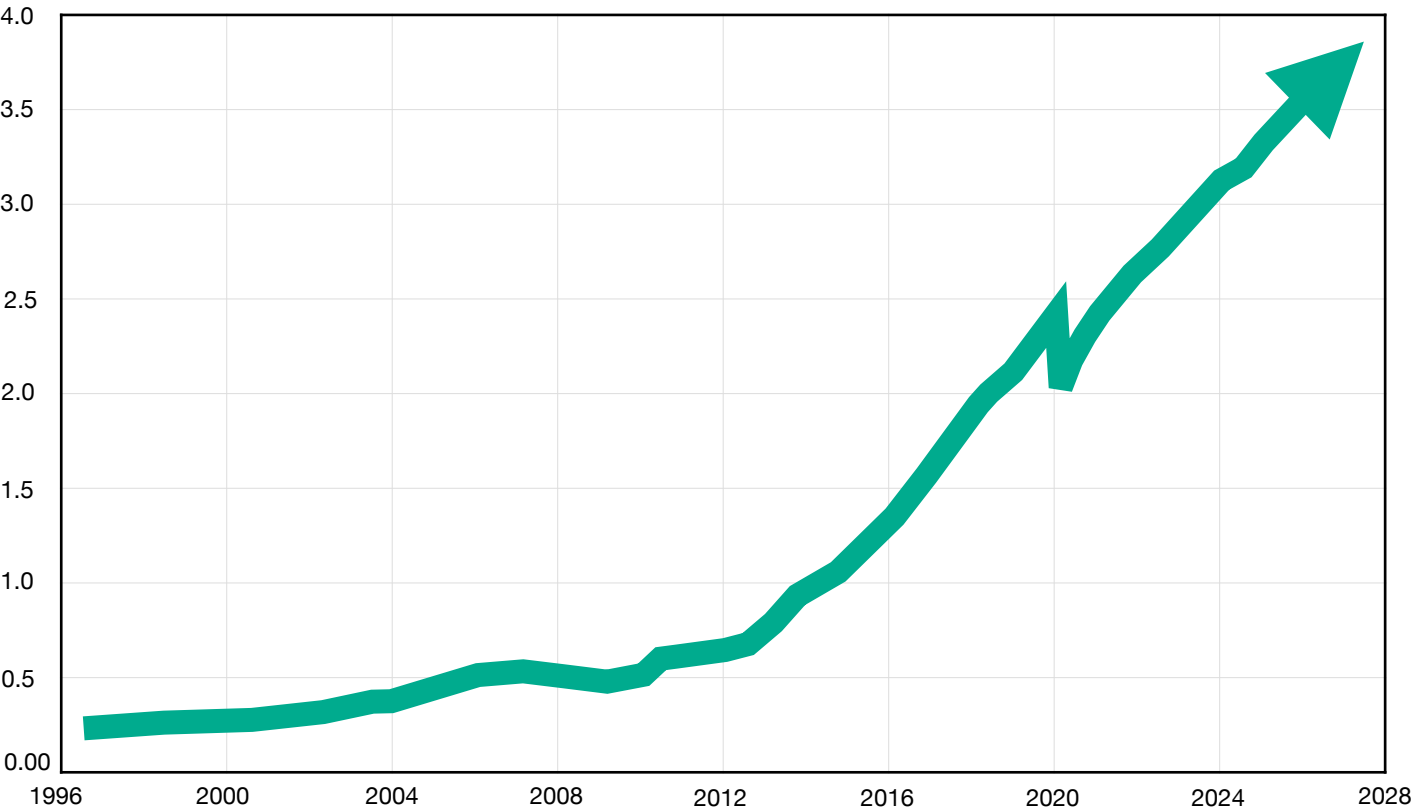
The short-term real estate market performance is based on the median home listing prices from the last 5 years.



San Marino House Price Forecast

Long-Term Price Predictions for Next Months and Years: 2024 - 2029

Long-term housing market forecast is based on the maximum time interval of median home price



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Thomas Charles
Real Estate Professional
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Designer Natalia Was Working On
One Of The Listing In Glendora

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Designer Mika Was Ironing On
Staged Beddings





Real Estate Financial Exclusive Interview

Michael Otto

Area Sales Manager

Mobile: (714) 310-9533

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123 N Lake Ave Pasadena, CA 91101

I started in the mortgage industry in 1986 and have seen every challenge that has manifested throughout the years. I consider myself an expert on all subjects and products related to residential lending. I pride myself in delivering excellent service and educating my clients on all aspects of the lending product that is applicable to their transaction. There is nothing more rewarding than helping people realize their homeownership dreams.

LPC: Please Introduce Yourself and Your Company

EPIQ Lending delivers the personal service of a local lender, leveraging the resources of a national brand. Currently operating in all 50 states and the District of Columbia, EPIQ Lending branches have earned over 1200 Zillow reviews praising reliable pre-approvals, ease of transaction, on-time closings, and transparency and communication throughout the mortgage process. EPIQ being a direct lender cuts out the middleman and saves our clients time and money.

LPC: What's Your Perspective On Real Estate Market On 2024

In our local California market inventory challenges will keep sale prices at a premium and as interest rates improve slightly this will increase the demand for housing putting even more pressure on the market.

LPC: What's Good for Sellers & Buyers

In today's market sellers have an opportunity to capitalize on the need for housing and with limited inventory can expect to be able to sell their homes at a premium price.

Buyers can expect interest rates to improve slightly which in turn will make buying a home more affordable.

LPC: Which Type Of Finance You Recommend In 2024

In most cases a 30-year fixed rate option will stay the favorite combined with a temporary interest rate buydown for the first two years. This temporary buydown is giving buyers the advantage of lower rates and payments while they adjust to being a new homeowner.

LPC: What's Your Most Challenging Job?

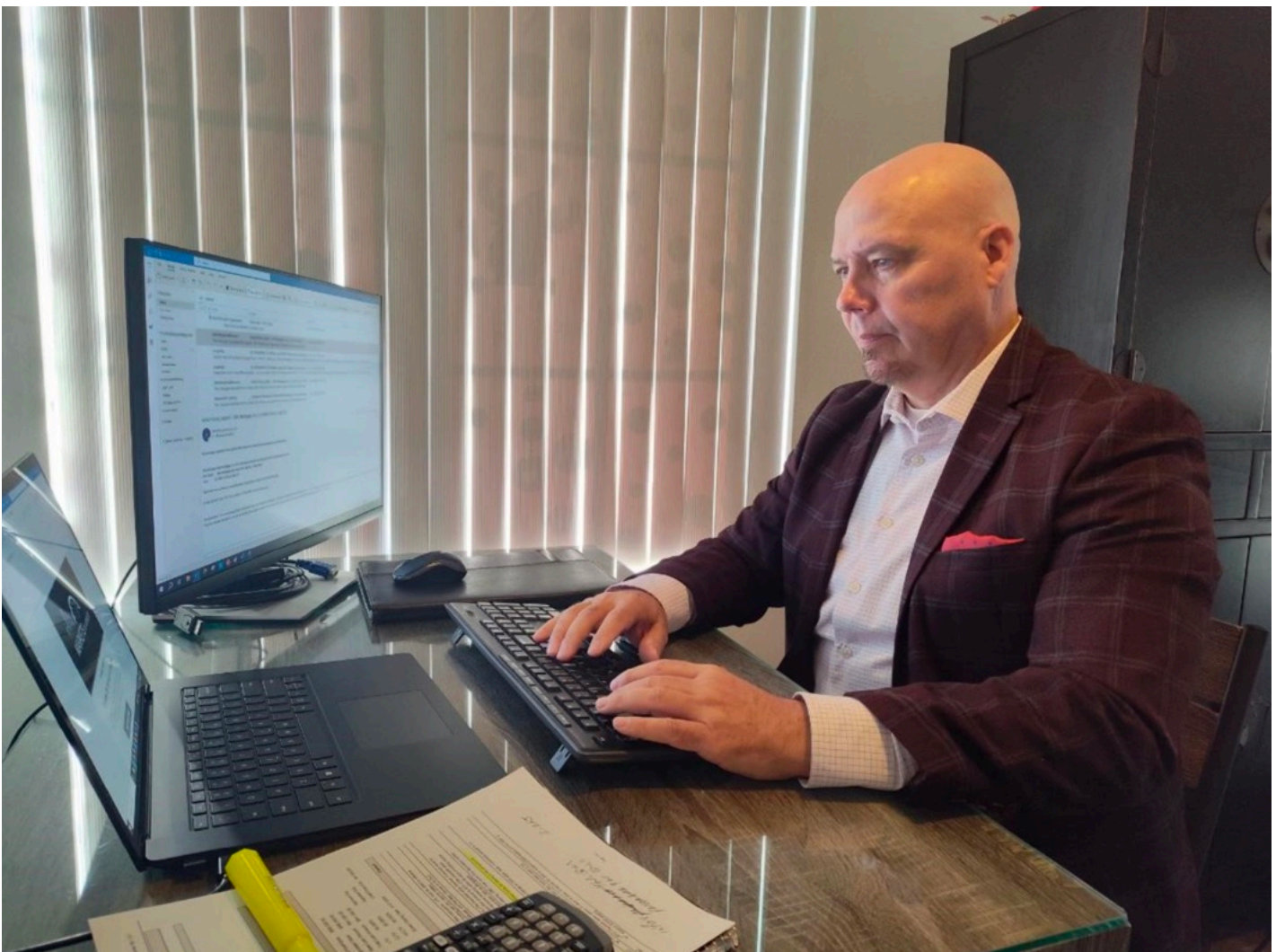
I would say one of my greatest challenges is helping new buyers understand that homeownership is one of the best ways to building wealth and that current interest rates shouldn't be the deciding factor in buying a home in today's market.

LPC: What's The Notable Trends In Southern California Real Estate Market In 2024?

2024 is still going to have its challenges with inventory and rates. Home values will continue to increase, and buyer's will have to accept that there will be more competition as the year passes.

LPC: What Would You Like To Say To Our Readers

My message is mainly to the buyers who want to continue to wait to buy a home but are qualified to currently buy a home in their current market. I would say this which is if you can afford to buy now then should do so. Inventory is not going to increase in the foreseeable future thus home prices aren't going to come down. However, rates will eventually drop, which in turn will allow current owners to refinance into a loan with better terms.





Thomas Charles

Funder & Director
Chief Editor
LPC California
創始人 兼 執行長
總編輯
LPC 加利福尼亞

luxproclub.com

Dear readers,

Welcome to this 2024 edition of the LPC Magazine!

This edition will allow you to browse through some of the spectacular luxury properties and to discover more about the fascinating world of LPC services.

The magazine will also allow you to discover the profiles of the most respected luxury property companies and Agents in the State of California, who are available to help you in your next home purchase and sales.

From San Francisco to Los Angeles, San Marino, Pasadena, Newport Beach, Irvine, Dona Point, and many more desirable destinations: get on board a voyage into the exclusive California most desirable properties and services.

親愛的讀者們，

歡迎來到《LPC雜誌》的2024年1月春季版！

這一期將讓您瀏覽一些壯麗的豪華物業，並深入了解LPC服務的迷人世界。

本雜誌還將介紹加州一些最受尊敬的豪華物業公司和經紀人的檔案，他們將在您的下一次房屋購買和銷售中提供幫助。

從舊金山到洛杉磯，聖馬力諾，帕薩迪納，新港灘，爾灣，多納角等眾多理想的目的地：一同踏上一場專屬於加州最理想物業和服務的旅程。



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Special Interview

How Termite Affects Properties



Since 2007

Frank Chen

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5027 Heleo Ave, Temple City CA 91780
Phone: (626)315-2048

antermitecontrol@gmail.com

www.antermitecontrol.com

Termites are a homeowner's worst nightmare. These silent invaders can cause extensive damage to your property, compromising its structural integrity and leading to costly repairs. Understand the urgency of protecting your most significant investment – your home. The expert termite control services are designed to eliminate termite infestations and prevent future invasions. Here's interview of one of outstanding professional who can answer all these questions we always wonder.

LPC: Why Termite Control Is Essential

Property Protection: Termites can eat through wood and other cellulose-based materials, causing severe structural damage.

Health and Safety: Termite infestations can lead to mold growth and weaken your home's structure, posing health and safety risks.

Prevent Financial Loss: Addressing termite issues promptly can save you from costly repairs down the line

Peace of Mind: With our termite control services, you can enjoy peace of mind, knowing your home is termite-free.

LPC: What are the signs Of Termite Infection? How Can I Tell?



Mud Tubes

These pencil-thin tunnels are often found on the exterior of your home and are constructed by termites to travel to and from their nest.



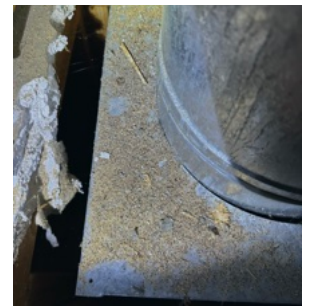
Discarded Wings

Swarming termites often shed their wings after landing, leaving behind a pile of tiny wings near windows and doors.



Damaged Wood

Termites feed on wood from the inside out, leaving hollowed-out wood that appears damaged and weakened.



Termite Droppings

Termite droppings, called frass, are a definite sign of termite activity. They look like tiny sawdust, usually found near where termites enter or infest. Termites use it these to build their nests and tunnels.

LPC: What Are The Different Types Of Termites, And How Do They Differ?

Subterranean termites live underground, while drywood termites infest dry wood, and dampwood termites thrive in damp or decaying wood.

LPC: Can I Use Diy Termite Control Methods?

DIY termite control is not recommended. Professionals have better, safer treatments.

LPC: How To Prevent Termite Infestations?

Ensure good ventilation and reduce moisture in your home, as termites are attracted to damp area. Regularly inspect and maintain your property, fixing any leaky pipes or wood rot promptly. Store firewood and wood debris away from your home's foundation. Consider professional termite inspections and preventive treatments for long-term protection

LPC: How Long Does Termite Treatment Take, And When Should I Expect Results?

Treatment duration varies. Results become evident as the termite population decreases, but follow-up inspections are vital for full resolution. By the way, **The termite inspection & consultation is free.**





1450 Westhaven Rd. San Marino, CA 91108

San Marino Special Report



Thomas Charles

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In the heart of San Marino, a real estate fairy tale unfolded on the weekend of August 18, 2023, as the remarkable 1450 Westhaven Rd. found its new owners under the expert guidance of Agent Thomas Charles.

Recognizing the unique charm of the property, Agent Charles and his dedicated team undertook an extraordinary journey of preparation, investing almost two consecutive weeks to transform the house into a showcase of unparalleled beauty. Their meticulous efforts unfolded like a symphony, orchestrating the perfect blend of nature's grace with vibrant flowers in full bloom, a meticulously manicured lawn radiating cleanliness and freshness, and an interior meticulously curated to captivate every visitor.

As the doors opened to potential buyers, the enchantment deepened with the soft glow of candles casting a warm embrace, and the offering of fine wines creating an ambiance of sophistication and allure. This carefully crafted experience not only drew a multitude of visitors but set the stage for a miraculous sale, a cash offer that soared an astounding \$200,000 over the asking price.



Agent Thomas Charles and his team didn't just sell a house; they curated an emotional journey, turning bricks and mortar into a dream fulfilled and creating memories that will linger in the hearts of both buyers and sellers for a lifetime. Their dedication and attention to detail transformed a real estate transaction into a genuine miracle, leaving an indelible mark on the canvas of San Marino's real estate landscape.



LPC

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Glendora Special Report



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Breaking Records in Glendora: A Weekend Triumph!

Thomas Charles, The Real Estate Professional

🏠 In the world of real estate, there are moments that transcend the ordinary—stories that redefine what's possible. Welcome to the tale of a mansion in the heart of Glendora that, just a year ago, stood unsold, patiently waiting for its perfect match. Fast forward to this weekend, and witness the magic unfold as it not only found a new owner but shattered records in the process.

🚀 **Unprecedented Success:** This wasn't just a sale; it was a triumph! Against the backdrop of a challenging market, our seasoned real estate expert defied the odds, orchestrating a cash transaction that exceeded the asking price by a staggering \$288,000. Yes, you read that right—a weekend that rewrote the record books.

🌟 **Unmatched Elegance, Unrivaled Results:** This mansion, once deemed elusive, now stands as a testament to the power of strategic marketing, unwavering dedication, and a keen understanding of the local market. Every inch of its opulent interiors and manicured grounds now whispers the tale of a successful sale that echoes far beyond its prestigious address.

🔑 **Setting the Standard:** Glendora is no stranger to luxury real estate, but this sale has set a new standard. Our real estate maven not only closed a deal; they orchestrated a symphony of success that resonates through the city, elevating the expectations of both buyers and sellers alike.

🌐 **From Unsold to Unforgettable:** What was once a property patiently waiting for the right match is now a beacon of triumph—a symbol of the extraordinary possibilities that unfold when expertise meets opportunity. The echoes of this remarkable weekend sale will undoubtedly linger in Glendora's real estate history for years to come.

🔗 **Read the Full Story:** Turn the pages to delve into the details of this weekend saga that unfolded in the world of Glendora real estate. Discover the strategies, the dedication, and the sheer brilliance that transformed a once-unsold mansion into a record-breaking success story.

In a city where every street tells a story, this mansion's tale is one for the books—a tale of resilience, strategy, and the unwavering pursuit of excellence. Glendora, brace yourself for a new benchmark in luxury real estate.



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Single Roast Artisan Coffee

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Process: Washed

Grade: G2

Drying: Sun-dried on raised bed

Altitude: 1700-2200 m

Harvest: Oct.-Jan.

Score: 86

Taste: black tea, floral, jasmine, and lemongrass

Roast: Medium Dark

Color Track: 60

Agtron: -40-45,

Lab*-L:29,a:3, B:8.

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