

LPC Luxury Property Club

MAGAZINE

May-June Edition
2025



luxproclub.com



Los Jardineros de Concord

T O M I A S A H I

《康科德的園丁》 Los Jardineros de Concord

康科德· 初夏 / 凸版版畫 Relief Print, Concord, Early Summer,

此作獻給那些在烈日下默默耕耘的雙手，他們的汗水濕透了衣襟，卻亦澆灌出堅韌與希望。他們以沉默承載尊嚴，以勞動書寫生命的詩行。我們見證的不只是汗水與疲憊，更是那份不屈不撓的靈魂與崇高的人性之光。

更將此畫，獻給我摯愛的妻子 Eva Li。她的陪伴如影隨形，在每一段旅程中與我並肩而行，沉靜而堅定，是我心中最柔軟卻最強大的力量所在。在藝術與生活的路上，她的存在，是我永不熄滅的靈感之源。

This work is dedicated to the hands that labor quietly under the blazing sun. Their sweat soaks through their clothes, yet nourishes resilience and hope. They carry dignity in silence and write poetry with every gesture of toil. What we witness is not just exhaustion, but the unyielding spirit and the noble light of humanity. To all who stand steadfast in the sun—we honor you.

And to my beloved wife, Eva Li, this piece is especially devoted. Her quiet companionship walks beside me through every path—steady, tender, unwavering. She is the gentle yet mighty force at the heart of all I do. In art and in life, her presence remains my deepest wellspring of inspiration.

— T.A., 二〇二五年初夏於安納海姆崗 Early Summer 2025 · Anaheim Hills



Disclaimer:

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Thomas Charles
Director, Chief Editor
LPC



San Marino Housing Market Overview-June, 2025

Never Miss Important Change In The San Marino Market

Median List Price	\$3,794,000
Median Prices Of New Listings	\$1,850,000
Per Square Foot	\$1,190
Average Days on Market	91
Median Days on Market	28
Price Decreased	12%
Price Increased	0%
Relisted	6%
Inventory	34
Median Rent	N/A
Market Action (1-100)	34



High Light of San Marino Geography & Populations

The city is located in the San Rafael Hills, and it is divided into seven zones, based on minimum lot size. The smallest lot size is about 4,500 square feet (420 m²), with many averaging over 30,000 square feet (2,800 m²). Because of this and other factors, most of the homes in San Marino, built between 1920 and 1950, San Marino has also fostered a sense of historic preservation. With minor exceptions, the city has strict design review and zoning laws.

The 2020 United States census[8] reported that San Marino's population was 12,513 residents. This is a decline from the 2010 census, where the population was 13,147. Asian Americans constituted the majority of San Marino residents at 8,061 (64.4%). White Americans were the second-largest group at 4,484 residents (35.8%). African Americans were the third-largest group at 109 residents (0.9%). American Indians or Native Americans represented 94 residents (0.8%). Native Hawaiians and Pacific Islanders represented 92 residents (0.7%). 722 residents responded as "some other race" (5.8%). 888 residents identified as Hispanic or Latino American (7.1%).



**In Escrow
Only In 7th Days**



ASKING: 2,190,000

**100 Edna Pkwy Lake Forest, Ca 92630
2,839 Sf | 4 BEDROOM + 4 BATH + LOFT**

A Miraculous Case — A home that had sat on the market for 6 months went into escrow on the very first weekend of our open house.

Curious Why?

Because what seems like a “miracle” to others is just another day’s work for us.

Exclusively Listed By Eva Thomas & Associates

Here's what made the difference:

- **We reimagined the entire presentation** — from professional staging to storytelling-driven photography and new designed staging, we brought out the soul of the home, not just its square footage.
- **We re-positioned the property** in the market, refining its price narrative and elevating its perceived value through curated visuals, targeted messaging, and emotional appeal.
- **We activated our private buyer and agent network**, not just relying on MLS or passive marketing. Weeks before the open house, the home was already in conversations.
- **We created an open house experience**, not just a showing — with ambiance, art, and architectural insight, designed to connect with buyers on a deeper level.

Exclusively Listed By Eva Thomas & Associates





Most resale homes inevitably carry a sense of wear — traces of past living that are hard to erase. This subtle yet persistent feeling can have a direct psychological impact on potential buyers. It disrupts, or even extinguishes, the emotional excitement and vision they may have for their new life in the home.

In consumer psychology, there's a well-documented principle often overlooked by both agents and sellers:

“Buyers don’t just purchase a property — they buy into the possibility of a new beginning”.

When remnants of the previous owner’s life linger — whether through worn finishes, outdated décor, or unresolved emotional cues — it unintentionally preserves the legacy of the former owner. This makes it harder for buyers to project their own dreams into the space.

Effective selling isn’t just about square footage or comps — it’s about clearing the emotional slate and making room for aspiration. That’s where thoughtful staging, storytelling, and presentation make all the difference.



Exclusively Listed By Eva Thomas & Associates

The result? Multiple offers and escrow — all in one weekend.
That's not luck. That's experience and profession



Exclusively Listed By Eva Thomas & Associates



In Escrow
Only In 7th Days
By Over Asking

2733 Versante Ter. Chino Hills, Ca 91709

2733 Versante Terrace, Chino Hills: 300 Days of Silence... Then Gone in 7

What Changed?

The Mystery:

This Chino Hills home sat on the market for nearly a year. Dozens of showings. No acceptable offers. No buzz. It became invisible— buyers walked in and walked right out.

The Shift:

When I stepped in, we didn't just relist the property — we reimagined it.

- ◆ Reframed the story buyers were being told
- ◆ Re-staged the interiors/exterior to spark emotional connection & Re-Adjust entire house lights
- ◆ Captured it through a new lens — literally used Hasselblad
- ◆ Activated a curated network that doesn't browse the MLS

The Twist:

In 7 days, it was in escrow. No price cut except over asking offer. No drama. Just the right buyer, drawn in by the right vision.



The Question:

Was it the house that changed — or the way it was seen?

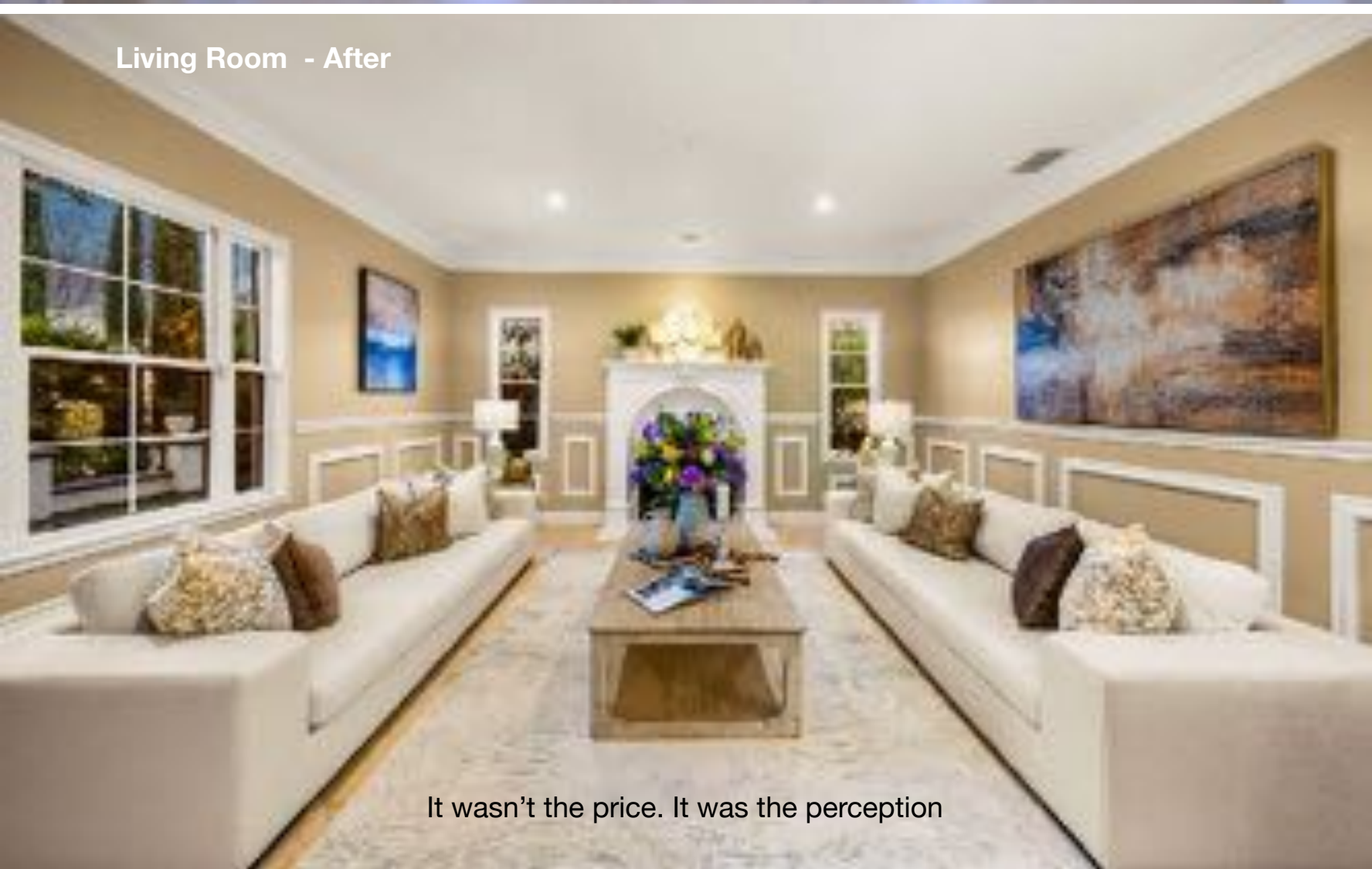
Curious how we did it? I'll show you the before and after — and what made all the difference.



2733 Versante Ter. Chino Hills, Ca 91709



Living Room - Before



Living Room - After

It wasn't the price. It was the perception



Dining Room - Before



Dining Room - After



Hallway - Before



Hallway - After



Study Room - Before



Study Room - After



Study Room - Before



Study Room - After



Guest Room - Before



Guest Room - After



Family Room - Before



Family Room - After



Kitchen - Before



Kitchen - After



Loft - Before



Loft - After



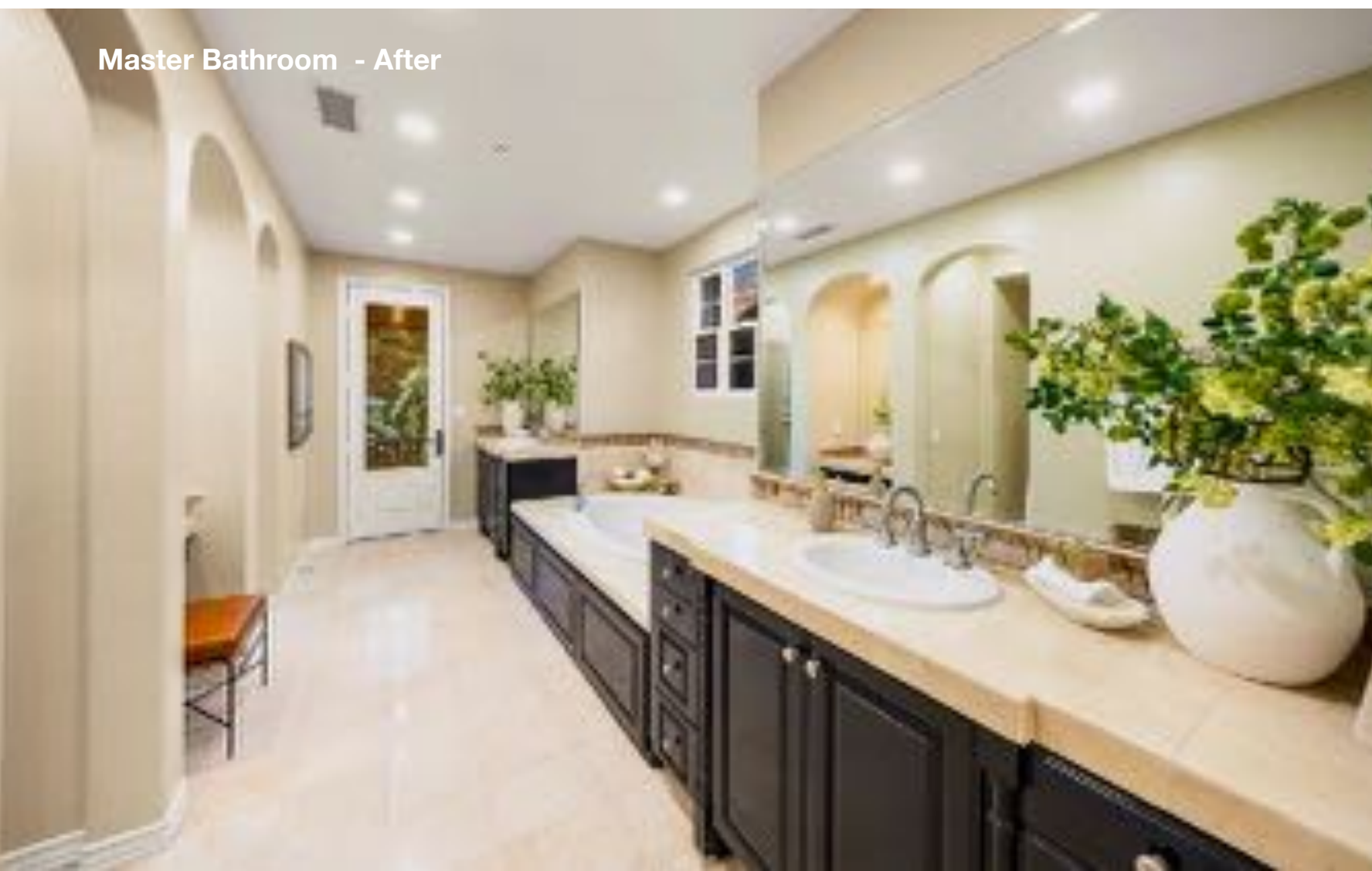
Master Bedroom - Before



Master Bedroom - After

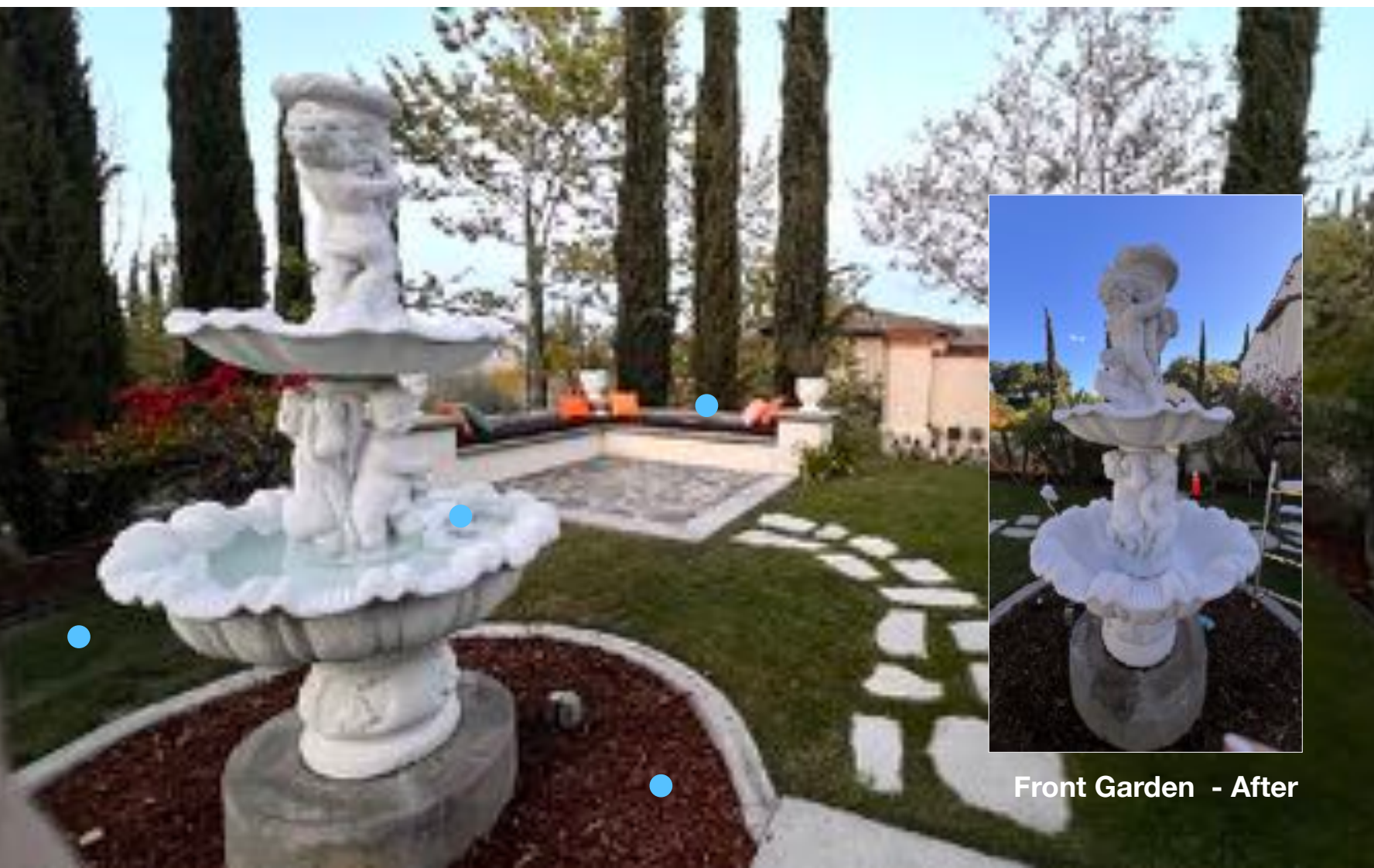


Master Bathroom - Before



Master Bathroom - After

Front Garden - Before



Front Garden - After



Back Yard Garden - Before



Back Yard Garden - After

What We Did at 2733 Versante Terrace

Precision, Atmosphere, and Presentation — Down to the Last Detail

- Replaced over 120 interior lights with full-spectrum sources.
- Upgraded all exterior lighting to warm, natural-spectrum fixtures.
- Removed and replaced old, stained flooring.
- Installed chandeliers and essential wall sconces.
- Styled with premium décor and high-end floral arrangements.
- Refreshed garden with mulch, flowers, and new turf.
- Power-washed patios, water fountains and hard scapes.
- Repaired and repainted faded balconies and entry trim.
- Staged outdoor areas with furniture, cushions, and scent.
- Professional Photography and Editing

The Lesson:

It wasn't the house that changed.

It was the *perception*.

And that perception was shaped — detail by detail.

Because in real estate,

👉 *details don't just matter — they decide everything.*

DM me if your home deserves more than just another listing. Let's talk strategy — and precision.

Thomas Charles

朝陽

Senior Real Estate Advisor

Architectural Strategist

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How Light Affects What We See — and How We Feel

Understanding Light Intensity, Spectrum, and Why Many LEDs Fall Short

When you walk into a space and it *feels* cold, dull, or strangely lifeless — it might not be the furniture or the layout. Often, it's simply the **light**.

1. Light Isn't Just Brightness — It's Information

Most people think of lighting only in terms of brightness. But there's something more important: the **spectrum** of light. Natural sunlight is “full spectrum.” That means it contains all the visible wavelengths your eyes need to see **true, rich, and balanced colors**.

But many common **LED lights are not full spectrum**. They produce light by combining just a few narrow bands of wavelengths — often missing critical ones like deep reds or purples. The result?

- Colors look flat or inaccurate
- Surfaces appear washed out or grayish
- People's skin tones can look pale & unhealthy
- The mood of the space becomes dull, boring, sterile or even harsh

2. Your Eyes and Brain React to Spectrum

Your brain interprets color based on signals from three types of cone cells in your retina (blue, green, red-sensitive). If certain wavelengths are missing in the light source, **the brain can't “see” that color properly**, even if the surface itself is vibrant.

It's not just about color — it's about **how you feel**. Studies have shown that poor spectrum lighting can cause:

- Visual fatigue and eye strain
- Decreased concentration
- Reduced emotional connection to a space

3. Why It Matters Indoors

In interior design, real estate, photography, and even retail — **lighting can make or break an environment**. A beautifully staged room under low-quality lighting will always underperform.

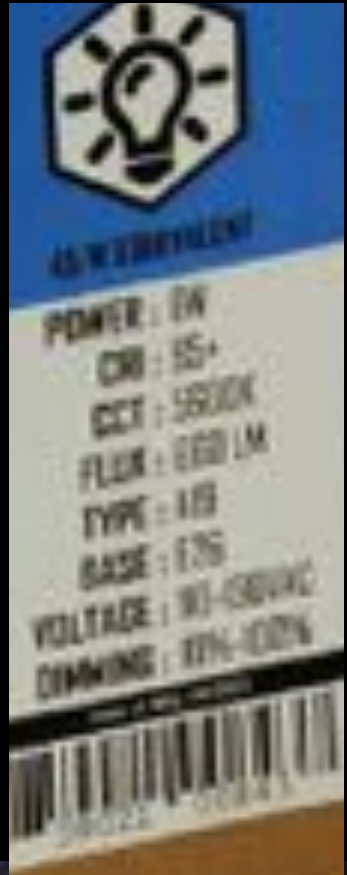
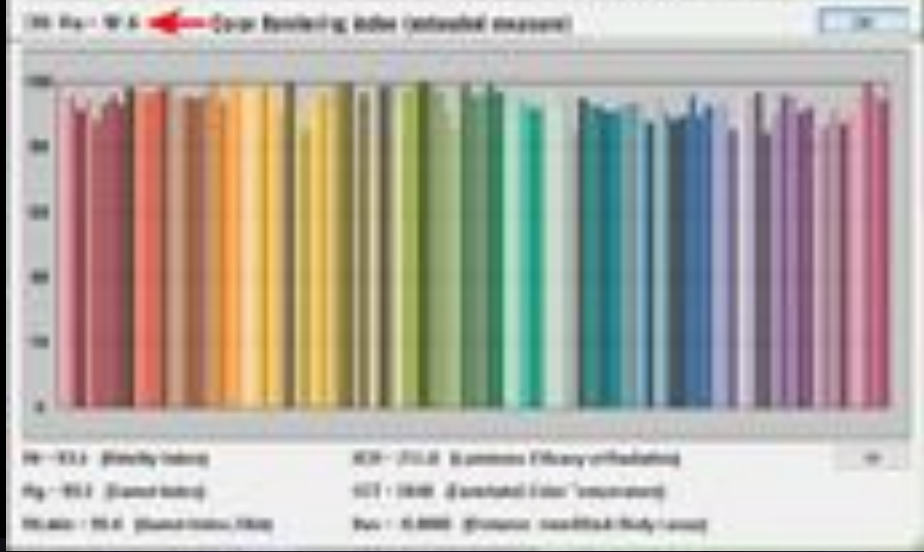
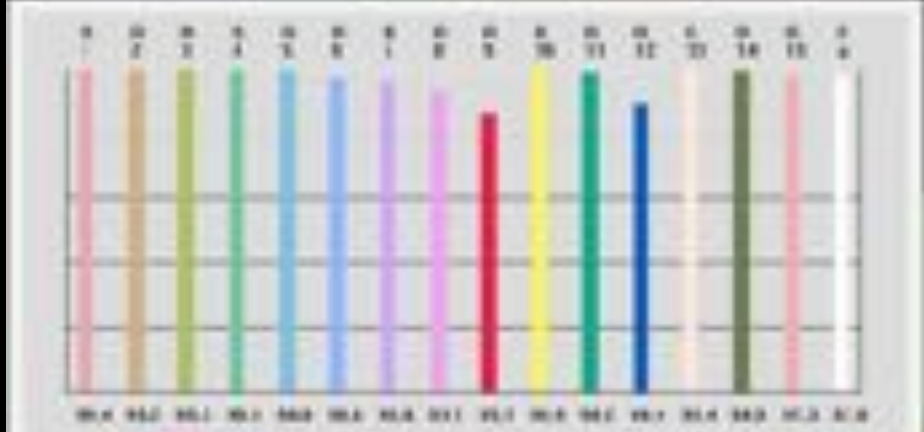
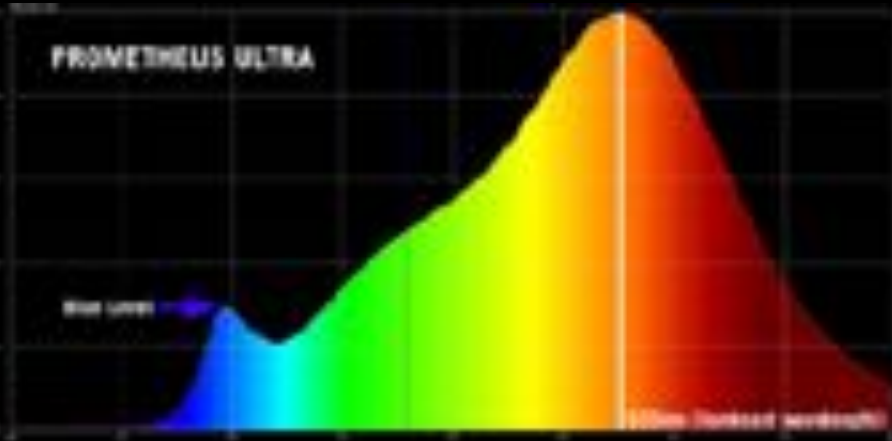
But when you use **high-CRI (Color Rendering Index) full-spectrum light sources**, everything changes:

- ✓ Wood grains look richer
- ✓ Fabrics show their true depth
- ✓ Art becomes vivid
- ✓ People feel more comfortable, engaged, and “at home”

4. How to Fix It

If your interiors feel flat or lifeless, here's what you can do:

- **Measure the light quality** — not just the **LUX**, but the **CRI & CCT**
- **Use full-spectrum LED bulbs** — look for CRI 95+ and strong R9 values (especially for red tones)
- **Balance intensity and direction** — avoid harsh glare or overly dim corners
- **Layer your lighting** — combine ambient, task, and accent lighting to create depth and mood
- **Test with real materials** — always check how lighting affects actual surfaces in your space



Power: 6W
 CRI: 95+
 CCT: 5600K
 FLUX: 660LM
 TYPE: A19
 BASE: E26
 VOLTAGE: 110-130VAC
 DIMMING: 10%-100%

CCT: 5600K is too high
 For residential interiors.
 3500-4000K would be
 Enough. Lux needs to
 be calculated base on
 size of space

95 CRI

80 CRI

65 CRI



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luxproclub.com

Dear readers,

Welcome to this 2025 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2025年5-6月初夏版！

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旅程。

Ethiopia Yirgacheffe

Single Roast Artisan Coffee

Prepare

For

Intoxicating & Invigorating

Origin: Ethiopia Yirgacheffe

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, S:8.

Absolute Sublime & Indulgent

Mastered By

Tomji Asahi



微信二维码





Grey Squirrel Resort

Asking: \$4,180,000.00

39372 Big Bear Blvd. Big Bear Lake, CA 92333

Exclusively Listing By: Eva Thomas & Associates



FOR SALE

Grey Squirrel Resort

Asking: \$4,180,000.00

19 Cabins

50 Beds

25 Baths

14,200 sf

3 Acres Lot

OM is Available upon request





拉古纳海滩特别报告 Laguna Beach, CA 92651



Thomas Charles
Director, Real Estate Professional
加州颐和地产

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这是一座采用超现代主义风格的新建建筑，由建筑事务所 Tag Front 设计和建造。因此，我有幸采访了著名建筑师 Mehdi Rafaty，他以现代主义设计和艺术才华闻名。我们的对话深入且极具专业性。

从每个项目的起始到完成，Mehdi 的设计理念“少即是多”贯穿于他的作品中。通过他的设计，能感受到他对当代消费族群对现代生活的理解以及对其艺术表达的娴熟手段。他坚守可持续性、极简主义、精心挑选材料、技术结构精准、工艺精湛，并从包豪斯原则中汲取灵感。他对空间和结构关系的精妙掌握，使这座建筑处处具有了迷人的魅力。

4 beds, 5 baths 6,280 sf 1.46acres lot.
Asking: \$11,700,000



Laguna Beach, CA 92651



Laguna Beach, CA 92651









ETA

In the interview, Mehdi repeatedly emphasized his meticulous attention to detail and how he balances materials, craftsmanship, and aesthetics. The floors, walls, and even the staircase were constructed using floating techniques, which, while increasing construction costs, significantly enhanced the visual refinement and cohesion of the space.

He juxtaposed raw concrete walls with finely crafted French oak flooring to create a striking contrast in surface energy. The rawness of the concrete, expressed through Tadao Ando's minimalist approach, is transformed into a distinct focal point by the refined presence of the French oak.

Mehdi's interpretation reveals that the walls themselves form the primary structural elements of the building. Their partial exposure invites people to sense and engage with the fundamental nature of the architecture, seamlessly integrating with the overall spatial experience. This user-centric design philosophy indeed brings a refreshing and emotionally resonant experience.



ETA

Just Listed



HOUSE FOR SALE

ASKING: 2.35Million

20100 Livorno Ln

Yorba Linda, CA 92886

4 Beds | 3.5 Baths

3,465 sf | 7,852 sf Lot

3 Car Garage

Built 2006

28 Solar Panel

Downstair Master Suite

School Rank 9-9-9

HOA: \$114

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**A True Story
Of Transformation**

4495 Juneberry Ct. Concord, Ca 94521

Left Behind... Then Loved Again — Sold Over Asking in Just One Weekend

They said no one would want it. I said, "Watch what happens when someone cares

Once dismissed as a lost cause, this nearly abandoned home was waiting for someone to see its soul. I stepped in — not just to list it, but to listen to it. With passion, precision, and a powerful open house, we turned silence into bidding. **Multiple offers. Sold over asking. First weekend !!!**

Because every home deserves its comeback story — and every seller deserves someone who believes.



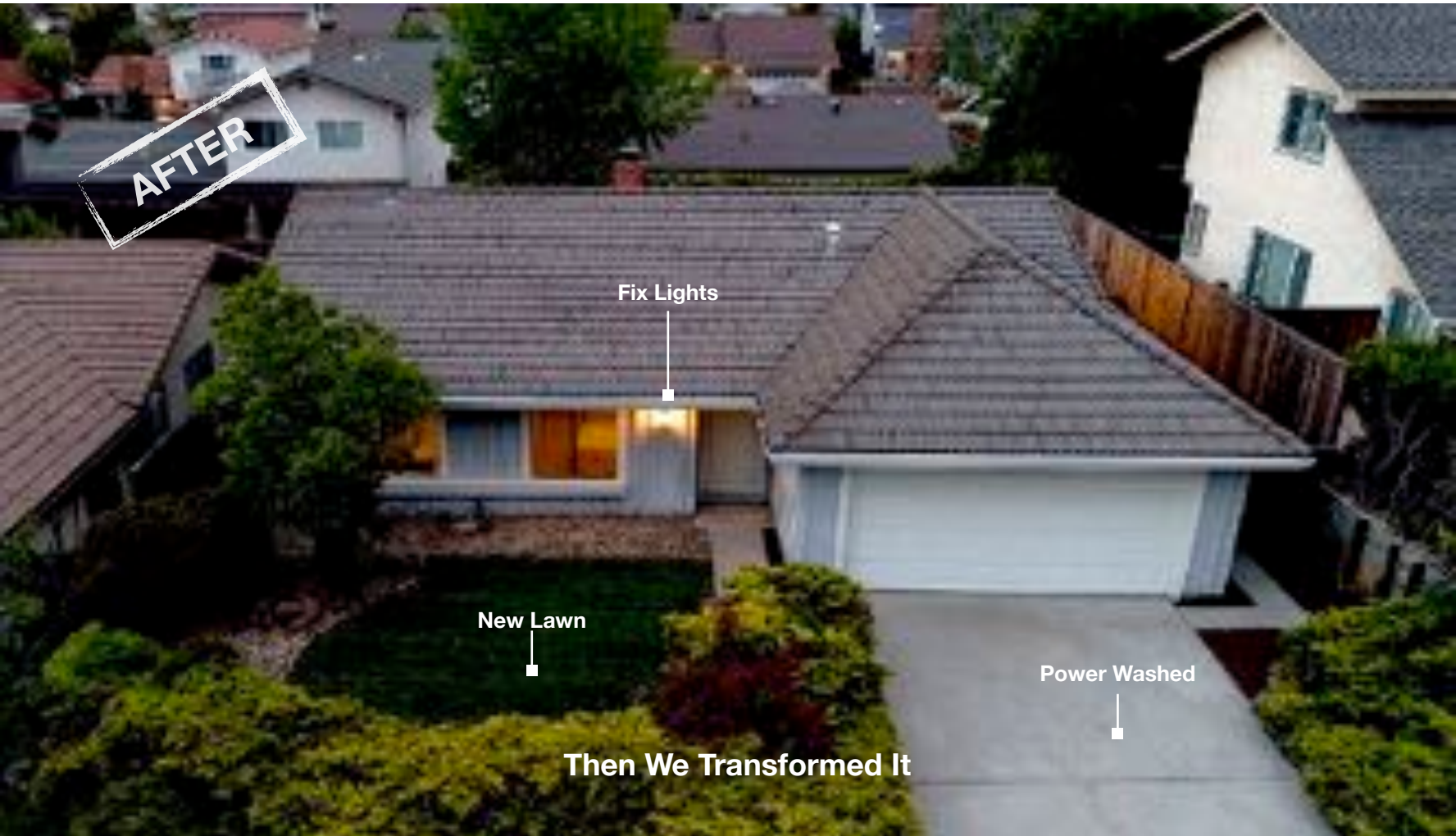
BEFORE



When I first took over as the listing agent, the house was in a state of quiet despair — untouched for years, weighed down by neglect, and nearly forgotten by time. But I didn't just see what it was — I saw what it could become.

Due to years of drought, the once-green lawn had vanished completely, leaving only dry soil behind. The sprinkler system, too, was left in ruin

AFTER



Fix Lights

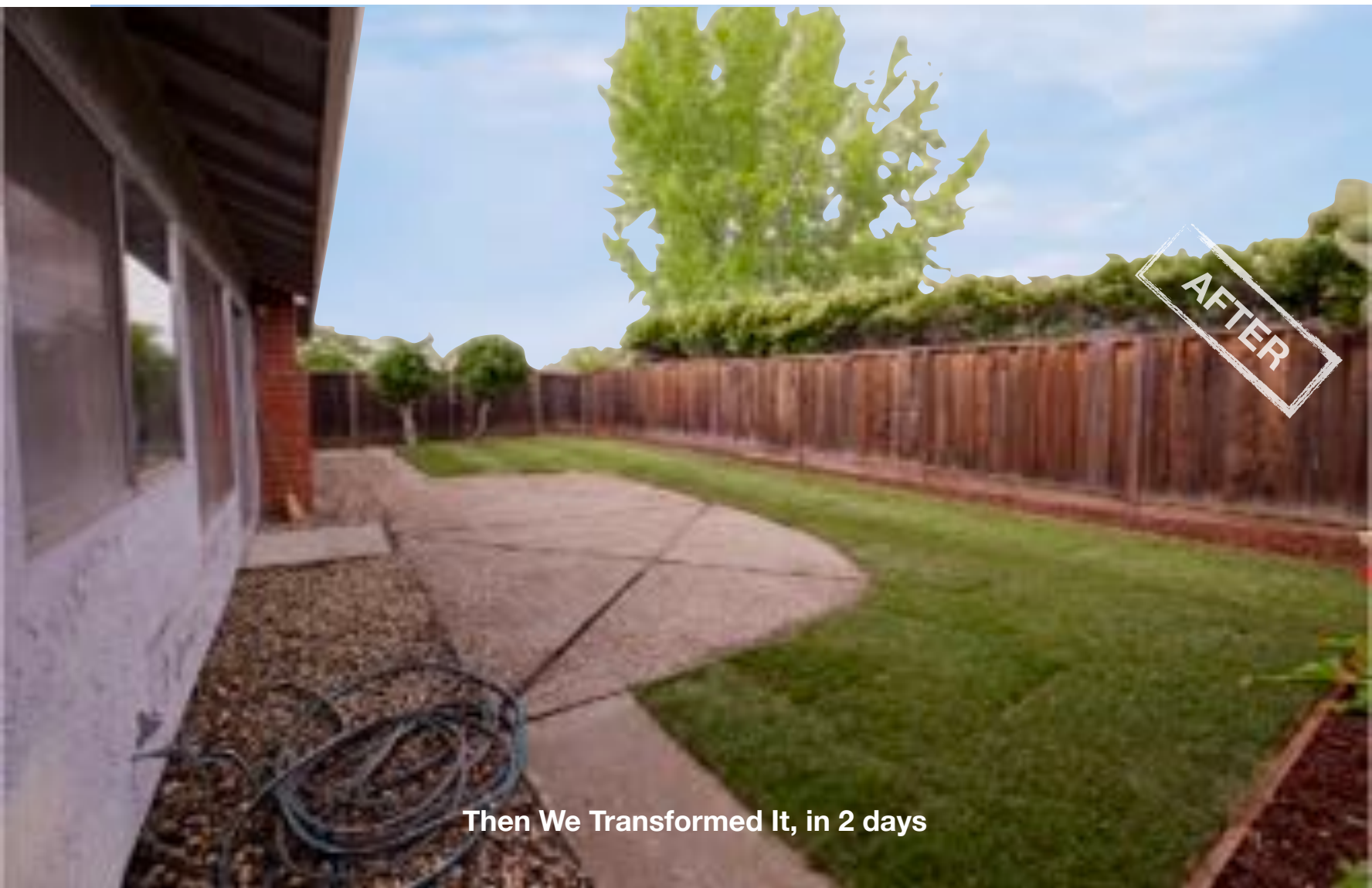
New Lawn

Power Washed

Then We Transformed It



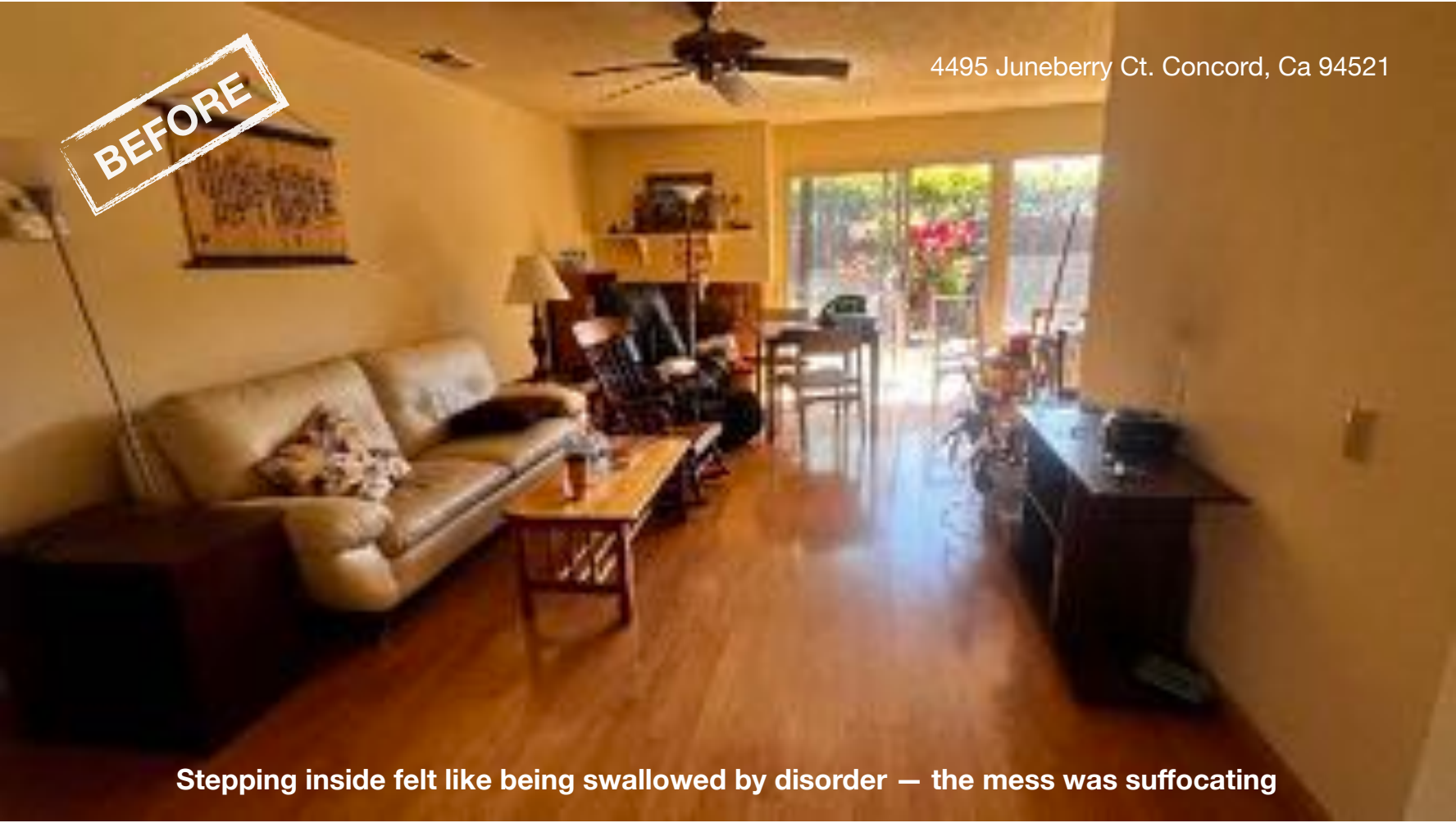
A backyard in shocking disrepair — overgrown, crumbling, and utterly forgotten



Then We Transformed It, in 2 days



BEFORE

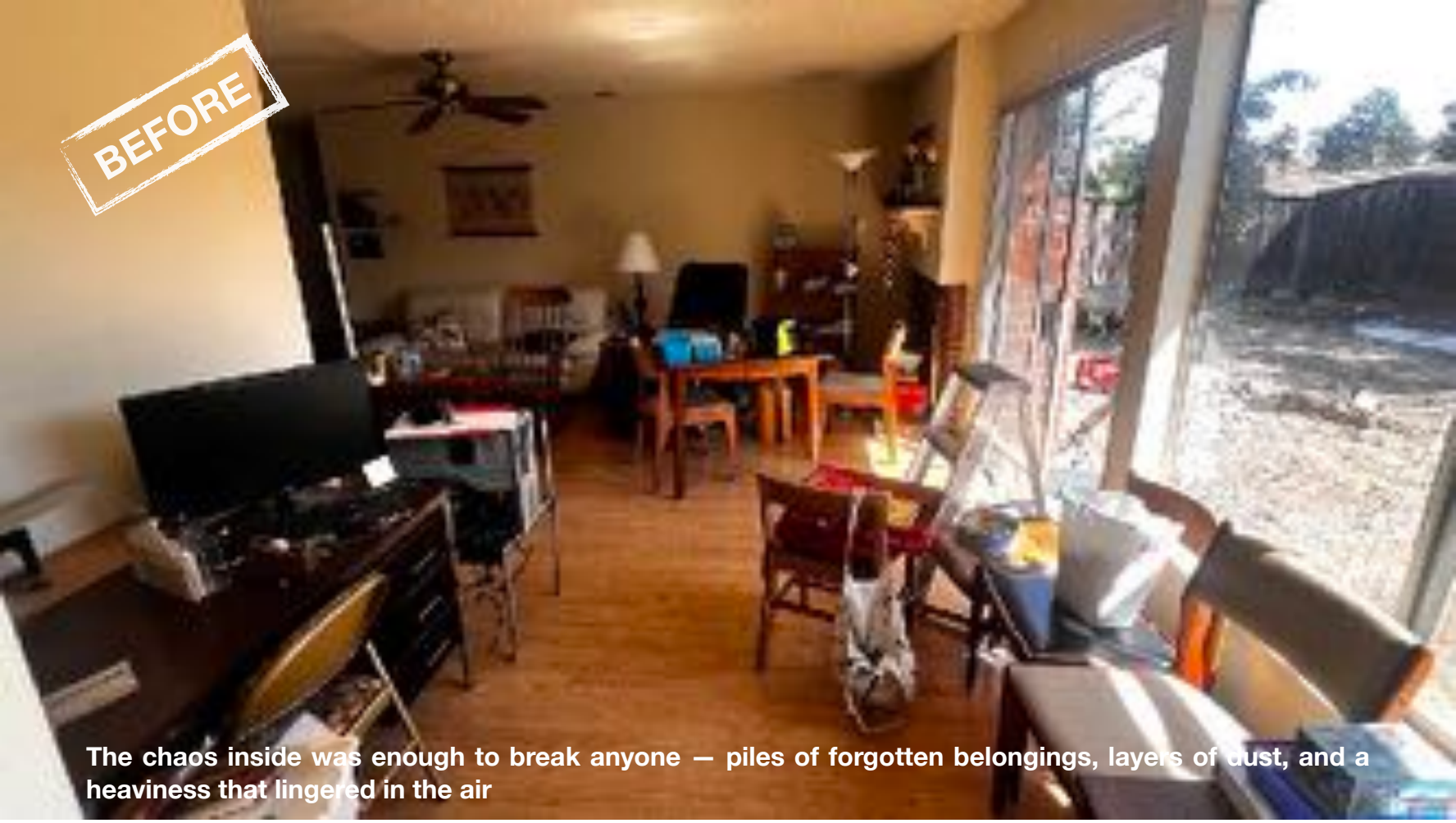


Stepping inside felt like being swallowed by disorder — the mess was suffocating

AFTER



BEFORE

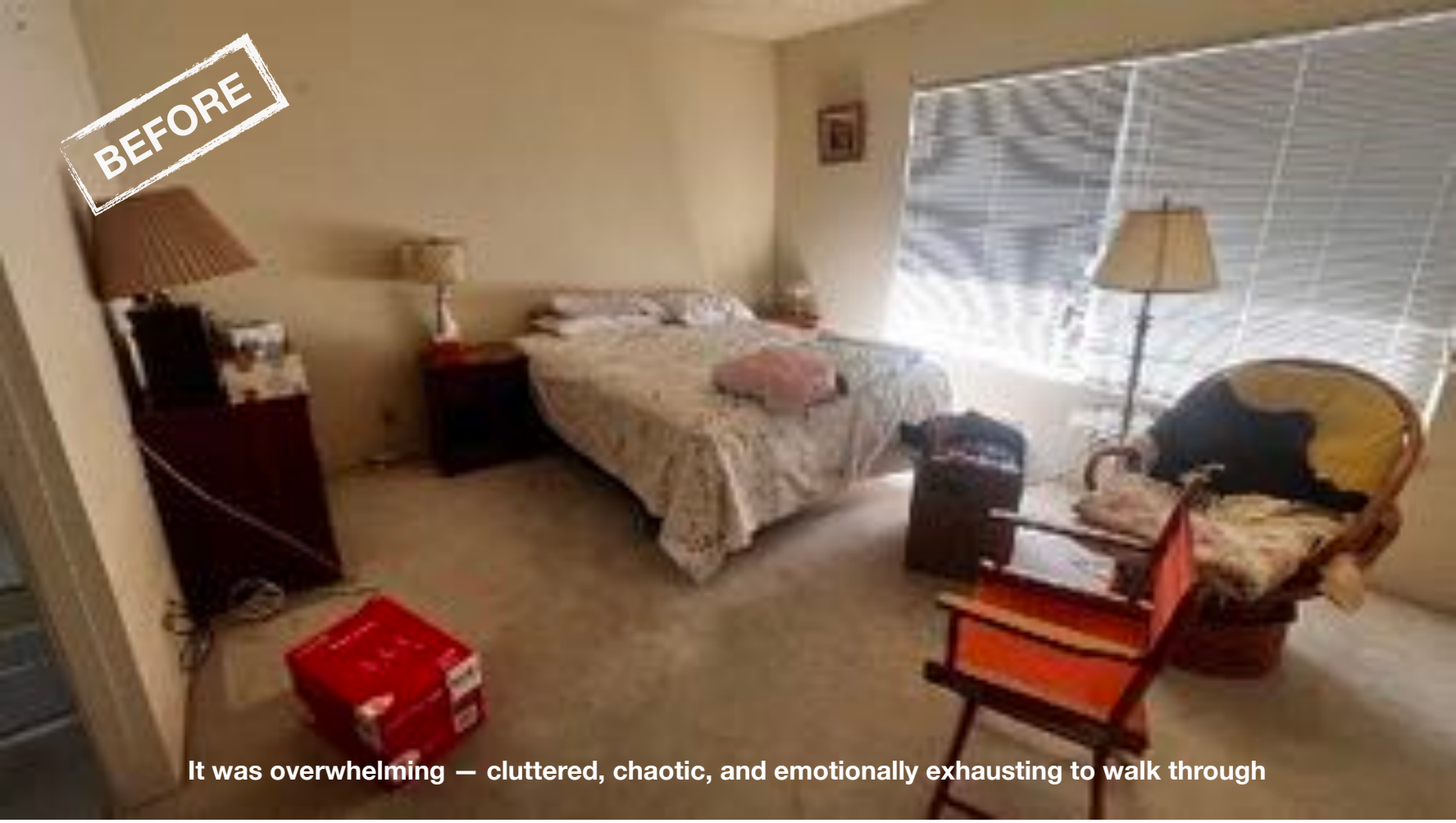


The chaos inside was enough to break anyone — piles of forgotten belongings, layers of dust, and a heaviness that lingered in the air

AFTER

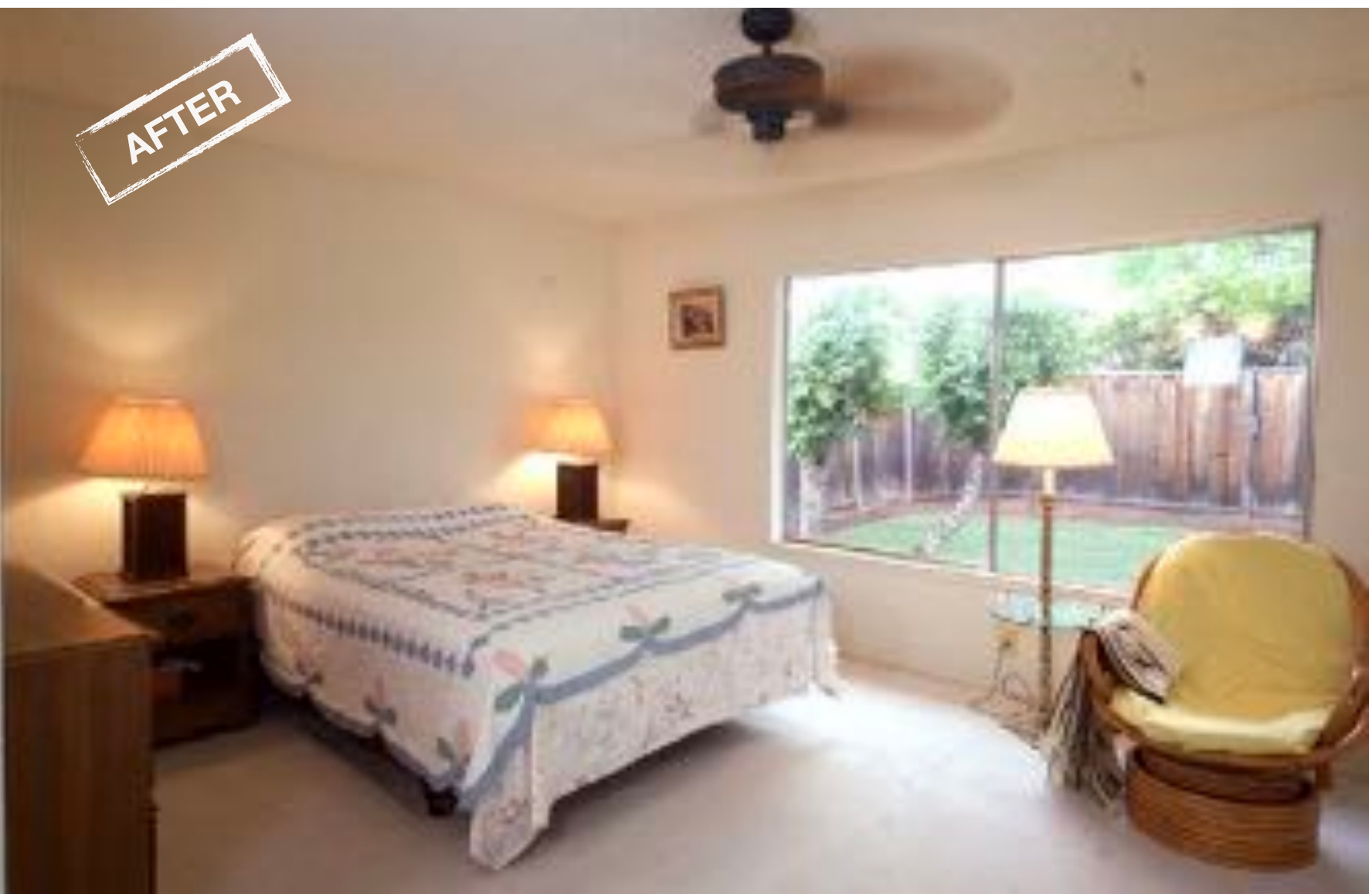


BEFORE



It was overwhelming — cluttered, chaotic, and emotionally exhausting to walk through

AFTER



BEFORE



The interior told a story of time frozen and forgotten

AFTER







4495 Juneberry Ct. Concord, Ca 94521

In just three days — what seemed abandoned, lifeless, and beyond hope was transformed into a warm, inviting home. This wasn't a miracle. It was the result of vision, relentless dedication, and years of deeply honed intuition.

The outcome? Multiple offers. Sold over asking. Escrow closed before you even saw this post.

If you're wondering whether your home could tell the same story — the answer is yes. Because for us, this isn't a one-time triumph. It's what we do — again and again.

When you bring heart, discipline, and excellence to every listing, the market responds.

 *Let's talk. Your home could be our next transformation.*



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An Unexpected Gift of Inspiration

It was a late spring Saturday in Northern California, but the sun beat down like mid-July. Under its unforgiving glare, two landscape workers labored tirelessly — no shade, no pause, just a quiet rhythm of motion, soaked in sweat and purpose.

Suddenly, something stirred deep within me. There it was — the most beautiful thing in the world: the silent dignity of those who give everything they have, moment by moment, in the heat of honest labor.

That image branded itself into my mind. I couldn't shake it. Compared to their unrelenting effort, what I do felt so small... so effortless. And yet, I knew I had to respond.

So I came back and began to paint — not a portrait of them, but of what they gave me in that moment: humility, reverence, and the quiet poetry of work.

This is the beauty I live for !



Los Jardineros de Concord

T O M I A S A H I

Los Jardineros de Concord

Relief Print, Concord, Early Summer

This print is a tribute to the quiet dignity of labor—etched in sunlight and shadow, witnessed during our long journeys across Northern California. It honors the strength and beauty found in hard work, and the quiet triumph of fulfilling a promise for a dear friend.

Most of all, it is dedicated to my beloved wife, Eva Li, whose unwavering presence and grace accompanied every mile of the road, and every step of the way.

— T.A., Early Summer 2025 · Anaheim Hills



AMELAB

3D Modeling Concept Design For LingYen Mt. Temple



Thomas Charles

Design Professional,
Applied Material Specialist
Chief Editor of LPC Magazine

AMELAB

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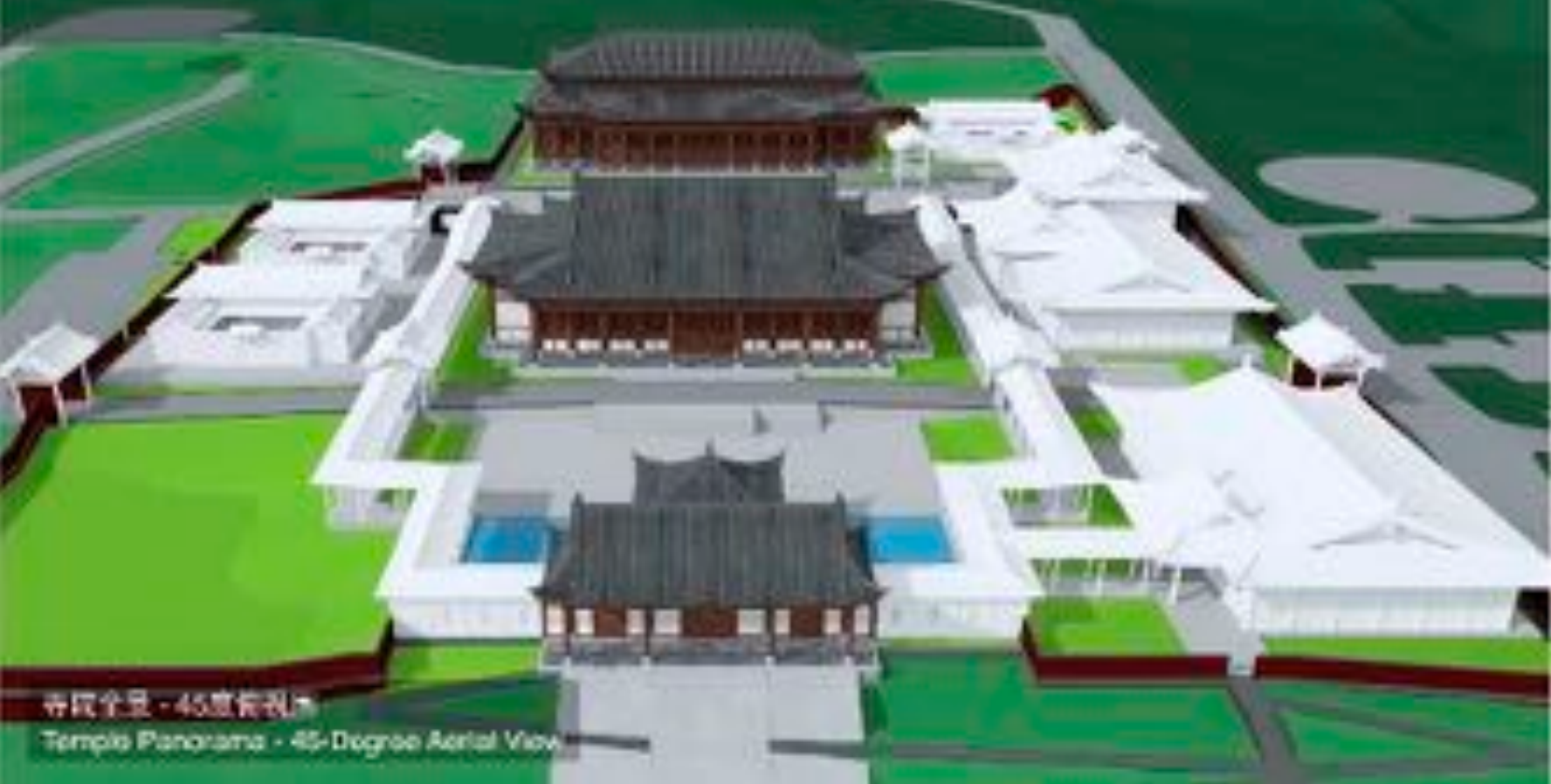
Email: tomch3000@gmail.com

Indeed, this is precisely the miracle I brought to life amidst the barren hillsides of Rancho Cucamonga in Southern California—**LingYen Mountain Temple**. Modeled after the architectural traditions of the Song Dynasty, this monumental public structure was born from years of hardship and countless challenges faced with clients. Yet, against all odds, it raised the aesthetic standards of temple architecture to an unprecedented level of professionalism.

Spanning over 1.5 million square feet of land with 93,000 square feet of built area, the temple stands as a cultural landmark of profound meaning and influence. The design masterfully integrates intricate dougong brackets and gracefully upturned eaves angled at 8 and 12 degrees, transforming what was once a heavy classical form into a soaring work of architectural art.

The inspiration came from the majestic eagle in flight—its wings arching upward under the force of air, enabling it to glide effortlessly through the skies. It evokes a sense of ease, movement, and spiritual grace. As the Spanish architect Antoni Gaudí once said, “Straight lines belong to man, but curves belong to God.” A building devoid of curves feels rigid and lifeless.

Given that the temple’s weighty roof comprises more than half of its entire structure, the articulation of its rooflines became a defining feature—endowing the whole edifice with solemnity, elegance, and enduring presence.



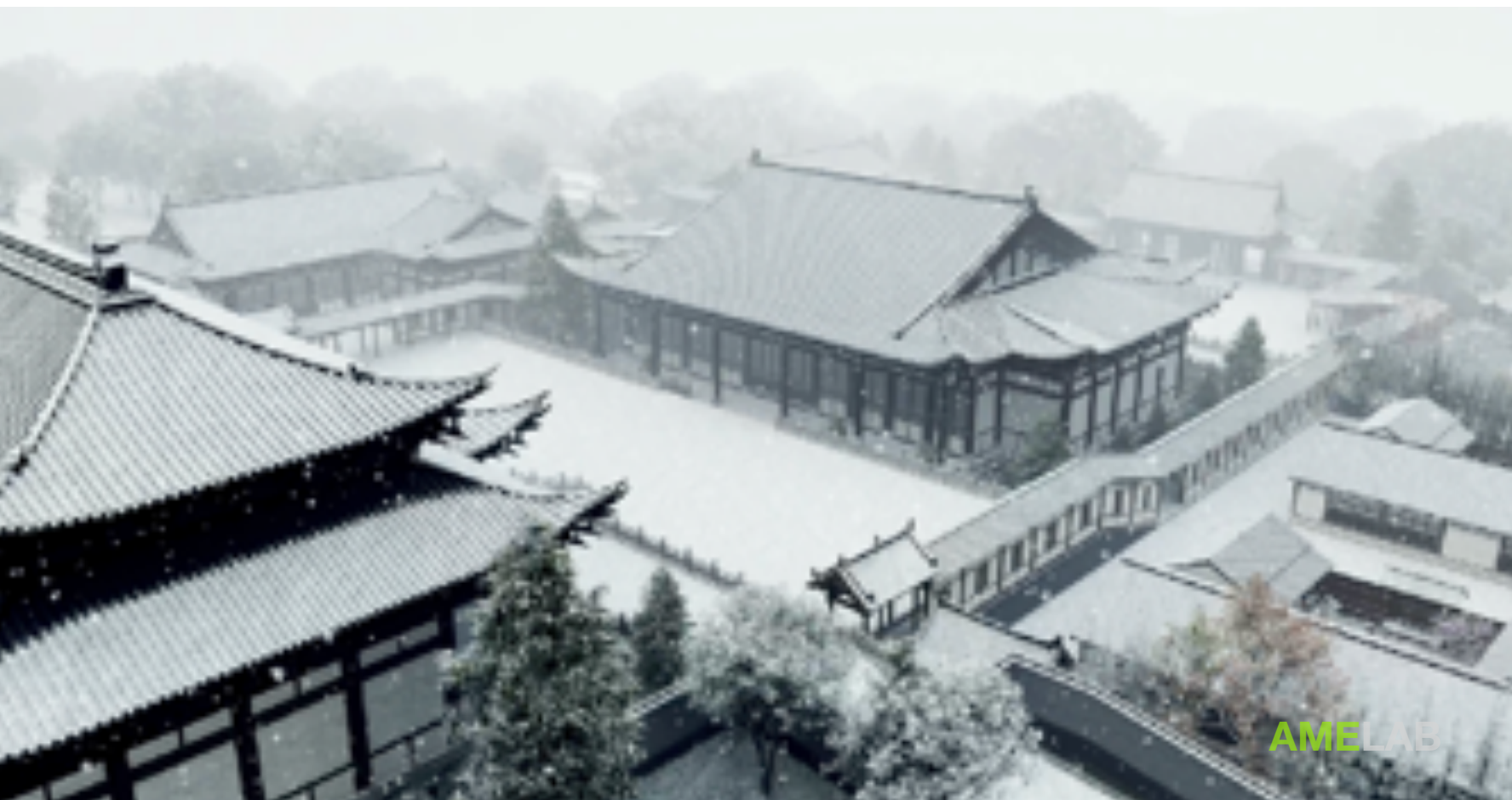
Conceptual design is a critical cornerstone not only in architecture but across all disciplines of design—even those rooted in everyday, vernacular expressions. A concept is the convergence of direction and creativity; it is the wellspring from which all artistic creation flows.

The conceptual design of LingYen Mountain Temple is no exception. Its inspiration did not arise by chance. Rather, it emerged as the distilled essence of years of accumulated knowledge, study, and reflection—a quiet force cultivated over time, now revealed in full expression.





We used computer animation to render the overall effect of the temple based on detailed 3D design models, including a scene showcasing the temple in a snowy landscape. While the temple is located at the foothills of Rancho Cucamonga, and recent increases in rainfall may suggest a gradual lowering of the snow line, substantial snowfall at the base of the mountain has yet to occur. The snow scene was created not to depict literal reality, but to evoke a sense of warmth and romanticism in contrast to the temple's inherent solemnity. Art, after all, is born from life—but it is also a transcendent expression of life itself.





AMELAB

Designing the overall architecture of a temple is an ambitious and monumental undertaking. Although we are still in the early conceptual phase, a clear understanding of the design direction and stylistic positioning is crucial—it directly shapes the subsequent stages of detailed and structural design.

In today's world, whether in North America or Asia, it is exceedingly rare to encounter classical architectural styles infused with Zen aesthetics. Beyond cultural differences and gaps in design education, another key reason lies in the immense resources required—significant manpower, substantial water supply, and seamless team collaboration. It is precisely because of these challenges that such high-difficulty projects remain so rare and extraordinary.



AMELAB



不动产置业 - Luxury Property



Residential Development - 土地开发



商業地產 - Commercial Property



Property Management - 物業管理



加州頤和地產

EVA THOMAS & ASSOCIATES



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We are California's premier real estate brokerage, offering unparalleled expertise in both residential and commercial properties, whether for primary or investment. From design to building regulations, financial services to property management, our team delivers professional precision, exceptional care, and the highest ethical standards. With 35 years of established expertise and an impeccable reputation, we pride ourselves on providing tailored solutions that meet your unique needs. Trust us to transform your vision into reality with unmatched professionalism and service excellence.

我们是一家深耕加州的不动产的專業Brokerage，专注于住宅与商业地产领域，无论是置业还是投资，我们都以卓越的专业能力为客户提供贴心服务。从设计到建筑法规、财务咨询到物业管理，我们始终秉持严谨、细致和高标准的职业道德。凭借35年的行业经验和良好口碑，我们致力于为每一位客户量身打造契合需求的解决方案。我们深知信任的可贵，因此以专业和真诚，帮助您将蓝图变为现实。期待有机会成为您值得依赖的合作伙伴。

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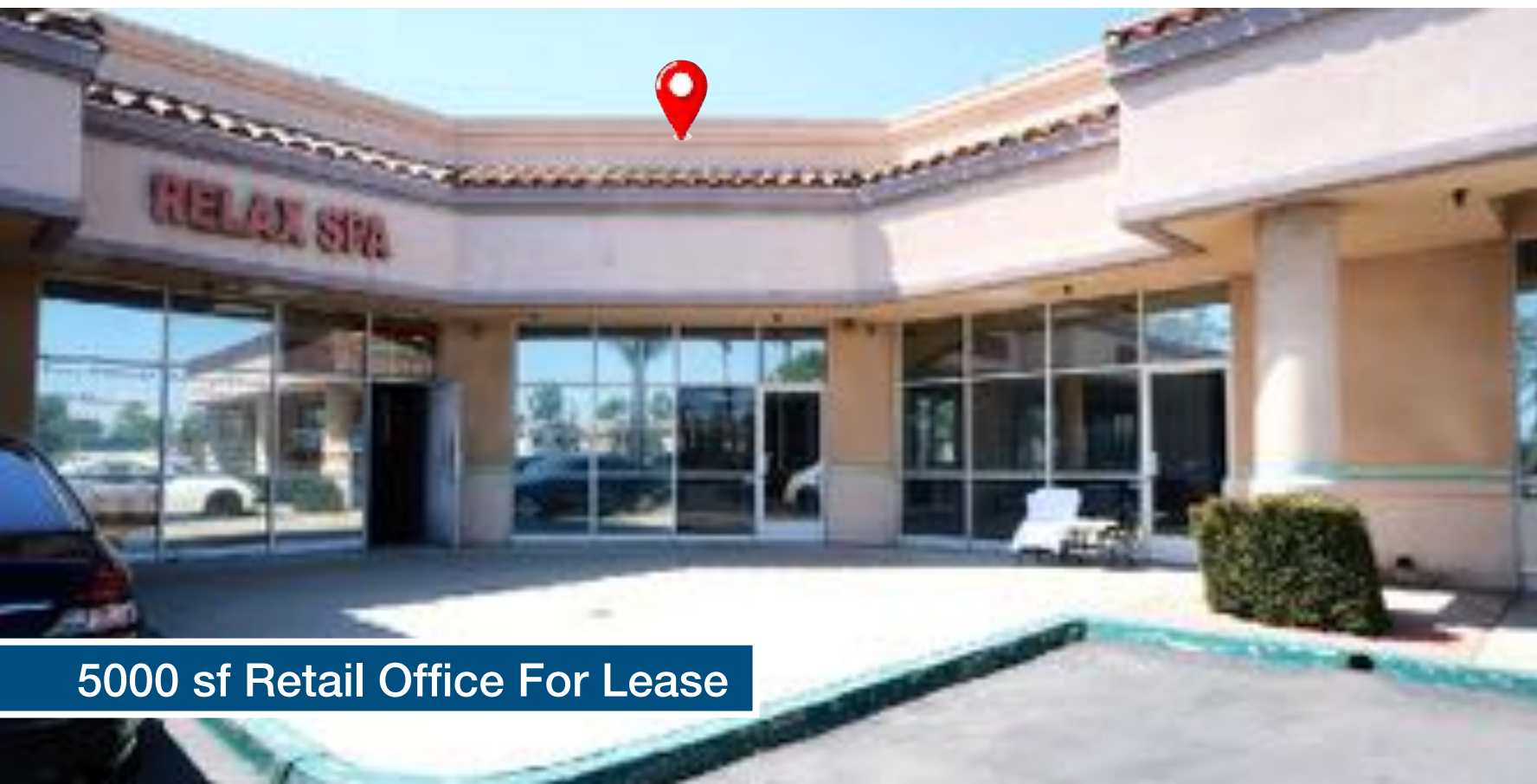
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t o m i a s a h i



Thomas Charles

Senior Real Estate Professional
Architecture Strategies | Applied Material Specialist
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With over 30 years of expertise, I am not just a real estate professional but also a dedicated researcher in architectural aesthetics, material science, and optical lighting. I perceive what others overlook — from the subtle influence of light spectra and sources on interior ambiance, to the seamless harmony of architectural space and visual flow, to the integration of material textures and landscaping.

I also apply consumer psychology to create spaces that emotionally captivate buyers at first glance, inspiring them to commit. These specialized insights and unique perspectives form my irreplaceable edge in the market — your greatest assurance for a successful transaction. Choosing me means choosing professionalism and excellence.

擁有逾三十多年資深經驗的朝陽不僅是資深的房地產工作者，更是建築美學、材料科學與光學照明的深度研究者。別人看不到的細節，他洞察入微——從光譜與燈源對室內氛圍的微妙影響，到建築空間與視覺動線的完美協調，再到材料質感與園林景觀的整合，他悉心、熟練、準確而精緻把控每一環節，那種出乎意料的結果驚喜到每一個客戶。

他更懂得如何運用消費心理學，讓潛在買家在第一眼便被空間感染，心甘情願、甚至迫不及待地想擁有經過他的手調整的物業。這些專業知識和豐富的經驗以及獨到眼光和見解，遍佈亞太地區的龐大的高淨值客戶群體和網絡，是他在市場上無可取代的核心競爭力，也是您成功交易的最大保障。選擇他，就是選擇專業與卓越，也是獲取令人驚喜的結果的途徑。

3 Reasons To Choose EVA THOMAS & ASSOCIATES ?

1. Unmatched Professional Expertise

With a background in architectural design and material science, We master the impact from light spectra to presentable showcasing your property in the best light.

2. Comprehensive Market Insight & Network

Covering luxury residential and commercial markets across regions, I leverage extensive international investor connections to unlock premium buyer channels for your property.

3. Psychology-Driven Sales Strategy

Applying consumer psychology to create emotionally engaging spaces, boosting your property's appeal, sale success, and value.





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選擇 EVA THOMAS & ASSOCIATES 的3個理由

1. 專業深度獨一無二

擁有建築設計與材料學的專業背景，精通光譜與燈光對空間氛圍的影響，從建築空間到室內設計的陳設，園林景觀到藝術氛圍，讓您的房產呈現最佳視覺與體驗效果。

2. 全方位市場洞察與資源

橫跨多地區豪華住宅與商業市場，擁有廣泛國際化投資渠道，為您的房產開啟更多優質買家渠道。

3. 心理學加持的銷售策略

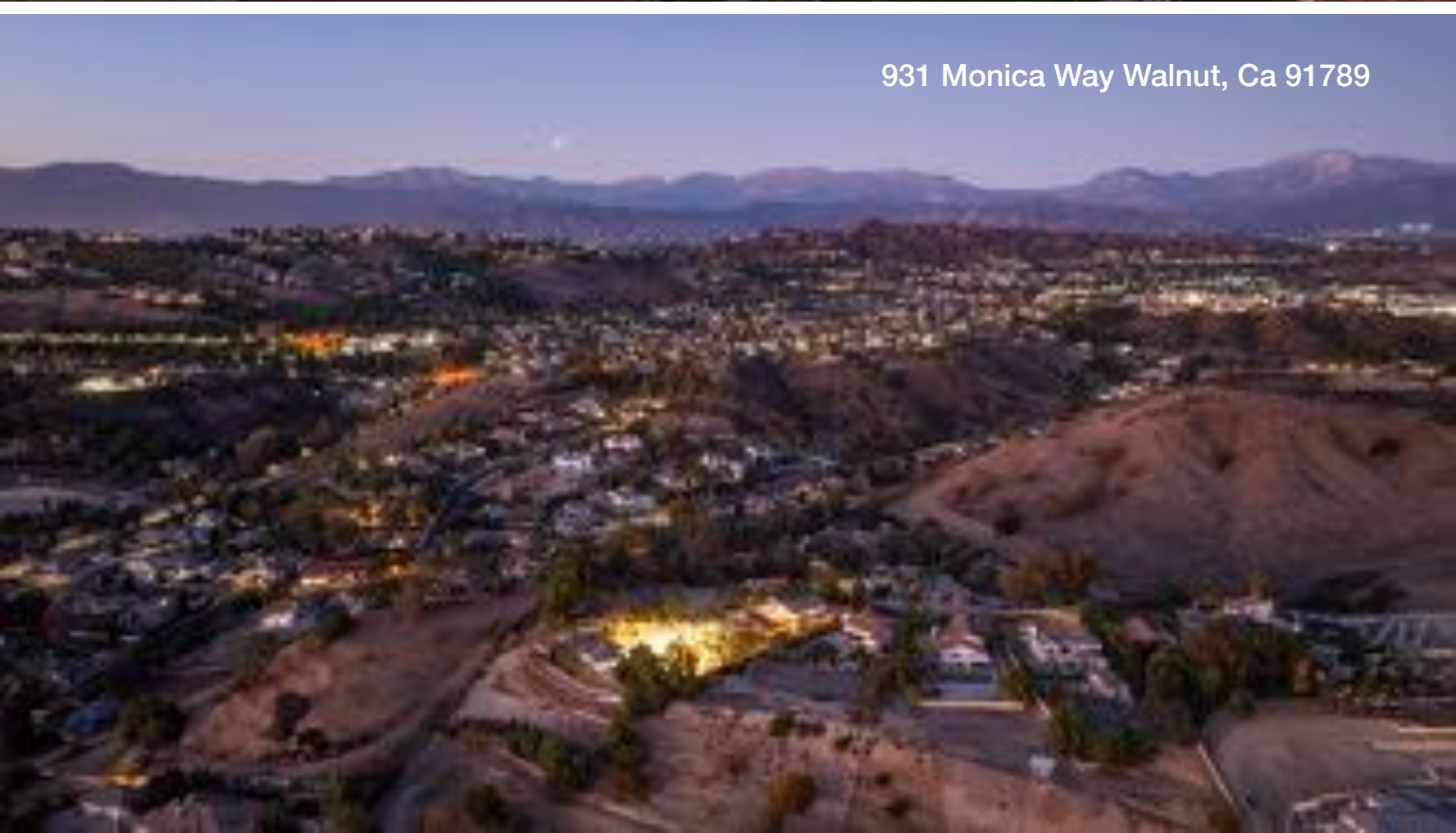
熟練運用消費者心理學，打造能觸動人心的空間體驗，提升成交率與資產價值。

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An aerial photograph of a town during autumn. The houses have colorful roofs, and the trees are in shades of orange, yellow, and red. In the background, there are green fields and a blue sky with scattered clouds. The text is overlaid on the top and bottom of the image.

We Don't Just List. We Deliver Results

Eva Thomas & Associates

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