

Albert M. Hairapetian

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DRE# 01305995



Rossmoyne - Woodlands - Oakmont CC - Royal Cyn - Sparr Heights - Montecito Park - Emerald Isle - Chevy Chase - Glenoaks Cyn - Col...endale

It's all about changing diapers at the Hairapetian household these days!

Mania and I are thrilled to announce the birth of our second child, Nicole. On May 19, 2011, a healthy daughter was delivered at 2:00 a.m. She weighed 6 lbs., 7 ozs., with a height of 20 inches. Though it seems like Joey was born yesterday, Nicole's arrival just made it that much more special. She's got a dark complexion, beautiful black hair, and we still can't figure out who she resembles. Can you? 🐣

I guess the birth of a daughter is not quite the same as a son. When they say, "she's going to be daddy's little princess" I never knew what they meant exactly until the morning she was born. Guess who had the most amounts of tears in their eyes? Well, to prepare for the arrival, daddy had to give up his home office for the "precious little one" that still sleeps in a bassinet next to mommy – go figure! She now has a bright pink bedroom which I now call the "Pepto Bismol" room.

Continued on Page 4



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INTEREST Rates/Programs at a Glance...

30-year fixed (<\$417k) 4.375% APR 4.408%
Super Jumbo Program
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 Interest Rate: 3.99% APR 4.225% 🐣
 Term: 7/1 ARM
 15 Year Fixed: 4.25% APR 4.335%
 * minimum fico 700
 * 12 months PITI reserves



* Rates, points APR's and programs are subject to change at anytime until locked-in. Refinancing or taking out a home equity loan or line of credit may increase the total number of monthly payments and the total amount paid when comparing to your current situation. Some loan programs may increase your principal balance.

In This Issue

- 🐣 Nicole has arrived!!!
- Today's amazing rates/programs
- Free App for iPhone
- Properties Coming Soon!
- Baja Fish Tacos
- Pacifier Scavenger Hunt
- Fuel up at Arbitrage
- and much more

Arbitrage Congratulates and thanks the following clients for their loyalty, trust, and of course, business!

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Anahit Boghozian



Available
Royal Canyon Beauty x.5385
2,748 sq.ft. / 4 Bed/3 Ba / Private



Available
Glendale/College Hills x.5335
4 Bed / 3 Ba / ~3,000 sq.ft. / Great lot



Coming Soon!
Turnkey 3 Bedroom in BBK x.5395
New floors, kitchen & baths



Coming Soon!
3 Units in Upper Glendale x.5445
All 2 bedrooms/1 bath



Coming Soon!
Greenbriar 5 Bedroom x.5375
Pool / View / 3,200+ sq.ft.



Available
Turnkey in Valley Village x.5285
Newly remodeled throughout!



Available
Prime Glendale Condo x.5315
Top floor corner unit - move in ready!



Coming Soon!
Newer Glendale Condo x.5415
Represented Buyer



Available
NW Glendale Starter x.5355
2 Bedroom home priced like a condo!



Available
Excellent Adams Hill location x.5365
Vaulted Ceiling w/ Views Views Views



In Escrow
3 Bedroom with Pool x.5265
Representing Seller



In Escrow
Burbank Family Home x.4995
Representing Buyer



In Escrow
NW Glendale View Home x.5305
Representing Seller



SOLD
Glendale 4 Bd. Fixer x.5295
Represented Seller



SOLD
Gated in Northridge x.5345
Represented Seller



SOLD
Verdugo Woodlands 4 Bm x.4995
Represented Buyer & Seller



SOLD
Old Phillips 5 Bedroom x.5225
Represented Seller & Buyer



SOLD
3 Units in Rossmoyne x.4995
Represented Buyer



SOLD
Porter Ranch x.4995
Represented Buyer



SOLD
Eagle Rock Charming x.5235
Represented Seller

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Baja Fish Tacos with Mango Salsa



Ingredients

Mango Salsa

- 2 large ripe mangos, peeled, pitted and chopped
- 1/4 cup minced red bell pepper
- 1 tablespoon lime juice
- 1 tablespoon chopped fresh cilantro
- 2 green onions, sliced (green tops only) or 1/4 cup finely chopped purple onion
- 1 small jalapeno pepper, stem, seeds and membrane removed

Taco Shells

- 2 large ripe mangos, peeled, pitted and chopped
- 1/4 cup minced red bell pepper
- 1 tablespoon lime juice
- 1 tablespoon chopped fresh cilantro
- 2 green onions, sliced (green tops only) or 1/4 cup finely chopped purple onion
- 1 small jalapeno pepper, stem, seeds and membrane removed

Directions

1. Preheat oven to 425°F. Stir together mango, bell pepper, lime juice, cilantro, onions and jalapeno in a medium bowl; set aside. Place cod on 2 large sheets of parchment paper.
2. Stir together dry seasonings in a small bowl and sprinkle over cod. Bring edges of parchment paper together and fold twice. Fold ends under to enclose fish. Place packets on a baking sheet and bake for 15 to 18 minutes. Open packets carefully to let steam escape. Place equal amounts of cod in each torilla and top with cabbage, cheese and mango salsa.

Simply call our 24-hour Recorded Hotline at **(800) 522-1803** and enter the appropriate extension for more information.



Coming Soon!
 Modern Fixer in NW Glendale x.5465
 Great opportunity w/ the right touches



Coming Soon!
 Glendale Starter Condo x.5485
 New floors, gated, end unit



Available
 Burbank Turnkey Gem x.5245
 2,000 sq.ft. / hw floors / New kitchen



Coming Soon!
 Burbank New Condo x.5495
 High Ceilings / First level



Coming Soon!
 Greenbriar 2 Story Trad'l x.5455
 4 Bedrooms / Pool / 3,800+ sq.ft.



Coming Soon!
 Verdugo Woodlands x.5475
 4 Bedroom in Tranquil setting



SOLD
 Glendale Starter Condo x.5435
 Turnkey, low HOA, hw floors



Available
 3 Units in Glendale x.5425
 \$3,320 monthly rental income



Coming Soon!
 Valley Village 3 bedroom x.5404
 Pool 12,900 sq.ft. lot!



Available
 Glendale 4 Bedroom w/ view x.5145
 Present w/ only 2 bedrooms!



In Escrow
 Glendale x.4995
 Representing Buyer



In Escrow
 Burbank Starter x.4995
 Representing Seller



In Escrow
 Great opportunity in Glendale x.4995
 Representing Seller



In Escrow
 Short Sale Approved! x.4995
 Representing Buyer & Seller



In Escrow
 Glendale 2 Bedroom Condo x.5275
 Representing Buyer



SOLD
 Verdugo Woodlands x.4995
 Represented Buyer



SOLD
 Chevy Chase 4 Bedroom x.4995
 Represented Buyer



SOLD
 Glendale Starter x.4995
 Represented Seller & Buyer



SOLD
 2 Bed/1 Ba w/ RV Parking x.4995
 Represented Buyer



SOLD
 Glendale 2 Bedroom Condo x.4995
 Represented Buyer & Seller



SOLD
 Altadena 4 Bedroom x.5155
 Represented Seller & Buyer



SOLD
 Burbank Pool Home x.4995
 Represented Buyer



SOLD
 Glendale 2Bd/2Ba Bargain x.4995
 Represented Seller & Buyer



SOLD
 Old Phillips Fixer x.5215
 Represented Seller & Buyer

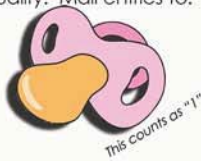


SOLD
 Rossmoyne Spanish x.5255
 Represented Buyer

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Arbitrage Real Estate Group
 300 W. Glenoaks Blvd. #106
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 Deadline is July 31, 2011



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*Certain restrictions apply. This offer must be presented during time of filling with Albert. Offer good for one passenger vehicle in household, and will be limited to \$150/month for up to 3 months. Offer will expire once an offer is accepted on the listed property. Credit will be issued based on receipts collected. This offer can be revoked at anytime at the discretion of Arbitrage. This offer is valid through 06/31/2011.

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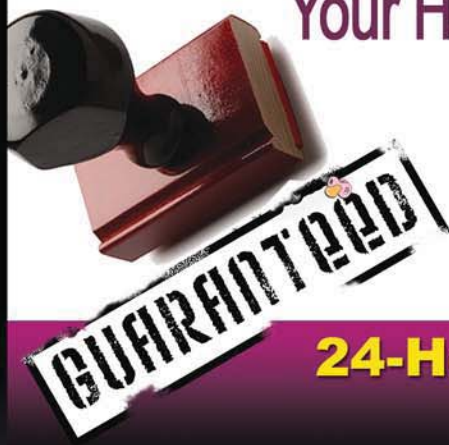
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Continued from Page 1

During the course of her pregnancy, Mania was fortunate enough not to experience any nausea. She progressed each month as beautifully as she did with Joey. Even at her 9th month, Mania was an absolute trooper and had the natural talent of jumping from the front passenger seat to Joey in seconds -- just like a 14 year old teenager! The natural delivery only required a 15 minute "push", while Mania opted for the Epidural much sooner than she did with Joey when we checked into Huntington Memorial Hospital. Fortunately, labor lasted for only 10 hours! 🍌

We made it back home in less than 2 days. It took a while for Joey to adjust to his new sister, especially when he realized that this girl is just not a "visitor". The jealousy is slowly beginning to subside and his willingness to share is only improving as he embraces the fact that he now has a sibling.

It's back to reality now for daddy. I got a reality check a few days ago when a friend asked me "how are the kids doing?" Having one child for 22 months was fun. Two of them with different sleeping/eating cycles are definitely a new challenge, but we're slowly getting a grip on it! Thanks for all your support, parental advice, and for helping us welcome Nicole into our home!

See more pictures at www.RealEstate123.com/Nicole

