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ASIAN | REAL | ESTATE

The official publication of the Asian Real Estate Association of America



Recounting harrowing journeys to the United States to reunite families and seek new life opportunities

LA's Sawtelle Neighborhood: shaped by Asian immigrants of yesterday and today

AAPI Advocacy: Speaking up for home owners on Capitol Hill

Market Showcase: Austin, Texas is hot thanks to education and technology

THE IMPACT OF ASIAN IMMIGRATION IN AMERICA

BY JOHN PERETZ

ASIAN IMMIGRATION TO THE UNITED STATES CAN SOMETIMES READ LIKE A MYSTERY THRILLER, FILLED WITH STORIES OF PROSECUTION, DISPLACEMENT, WAR, POLITICAL UPHEAVAL, NATURAL DISASTERS AND TRAGEDY.

But unlike an opera, which almost never has a joyful ending, America is still seen as the land of opportunity for those who work hard, persevere and have the determination and courage to make it in a new land.

To better understand the Asian housing market in America, we thought we'd take a look at immigration patterns of the various ethnic groups that make up the Asian American community, and also share some immigration stories from individuals across the country. Although we are one, we make up an amazingly diverse group, each with its unique family view and singular story of immigration to the United States.

It is estimated that there are approximately 18.2 million Asians (including those of more than one race) living in the United States as of 2011. The six largest Asian groups in the U.S. (by total numbers) are Chinese, Filipinos, Asian Indians, Vietnamese, Koreans and Japanese. Together, these top six eth-

nicities represent approximately 88.7 percent of all Asian Americans.

And the Asian American population is growing rapidly. The U.S. Census Bureau projects that by the year 2050, there will be more than 40.6 million Asians living in America, more than doubling its current size and representing 9.2 percent of the population.

In fact, according to 2013 Pew Research Social & Demographic Trends, Asian Americans are the highest-income, best-educated and fastest-growing racial group in the United States.

Recent analysis also shows that Asians overtook Hispanics as the No. 1 group immigrating to the United States by percent (37) as of 2010.

It's also clear that this new wave of Asian immigrants is the most highly educated in U.S. history. A full 61 percent of Asian immigrants who have arrived in America in recent years have at least a bachelor's degree (adults 25-64), double the share of recent non-Asian arrivals.

And, according to a new and comprehensive nationwide survey by Pew Research, Asian Americans are more satisfied than the general public with their lives, finances and the direction of the country, and they place more value than other Americans do on marriage, parenthood, hard work and career success.

Maybe it's that many Asian Americans really appreciate the opportunity they have in America,

AREAA is committed to representing the interests of the diverse Asian American community from the past, the present and the future, especially as it relates to homeownership opportunities. Learn more at www.areaa.org

61%

Percentage of recent Asian arrivals of adults ages 25 to 64 with at least a bachelor's degree, compared to 28.5 percent of all Americans 25 years and older.

Source: Pew Research Center

74% Percentage of Asian American adults 18+ who are foreign born (outside the U.S.)

Source: Pew Research Center

18.2 MILLION Estimated number of U.S. residents in 2011 who were Asian, either alone or in a combination with one or more additional races

Source: U.S. Census Bureau

46%↑

Growth of the Asian-American population between 2000 and 2010.

Source: U.S. Census Bureau

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THE BACKLASH AGAINST THE CHINESE IMMIGRANTS WAS SO GREAT THAT IN 1882, CONGRESS PASSED THE CHINESE EXCLUSION ACT, PROHIBITING ALL IMMIGRATION OF CHINESE LABORERS. MANY CONSIDER IT THE MOST RESTRICTIVE ACT ON FREE IMMIGRATION IN U.S. HISTORY...

since they're new immigrants. Almost 75 percent of all current Asian American adults were born outside the U.S., making them primarily first-generation Asian Americans. Of these, only half say they speak English very well; half say they don't.

States with the highest number of Asian Americans are led by California (estimated at 5.8 million) and New York (1.7 million). Hawaii has the largest *percentage* of Asian Americans as part of the total population, at 57 percent. This is partly due to its location on the Pacific Rim and its long history of Asian Americans living there. There were thousands of Asians already in Hawaii in 1898 when it was annexed to the United States, and they all were granted full citizenship at that time.

But Asian immigration wasn't always like this.

The original Asian immigrants came primarily from China, as workers in the California gold rush era from 1848 to 1855, and then as laborers for big projects, like the transcontinental railroad. But as the

CHINA

economy hit the skids in the post-Civil War period, many people blamed the Chinese immigrants for depressing wages and taking jobs away from other Americans.

The backlash against the Chinese immigrants was so great that in 1882, Congress passed the Chinese Exclusion Act, prohibiting all immigration of Chinese laborers. Many consider it the most restrictive act on free immigration in U.S. history, and the only one to single out one specific ethnic group or nationality. Originally intended to last for only 10 years, it was renewed in 1892 and made permanent in 1902. The Magnuson Act repealed the Chinese Exclusion Act in 1943, more than sixty years later – ironically, during a time when China had become an ally of the U.S. during World War II. But large-scale Chinese immigration did not occur until 1965 with

the passage of the Immigration and Nationality Act.

Of course, the Chinese-American ethnic population wasn't the only group to be singled out. Consider the fate of many Japanese Americans.

JAPAN

Japanese immigration patterns began in about 1868 as a result of political, cultural and social changes from the Meiji Restoration, in which large numbers of Japanese immigrants went to Hawaii and the West Coast. In 1907, the Gentleman's Agreement between the two countries ended immigration of Japanese laborers but permitted immigration of businessmen, students and spouses of Japanese Americans already in the U.S.

U.S. immigration policies have created staggered and well-defined generational groups within many Asian-American communities, including Japanese Americans.

The Immigration Act of 1924 banned the immigration of nearly all Japanese to America.

During World War II, 120,000 Japanese Americans were forcibly sent to 10 internment camps (officially called relocation centers). In 1988, the U.S. Congress passed legislation that awarded \$20,000 each to the surviving internees.

Once again, the Immigration Act of 1965 ended forty years of bans against immigration from Japan and other countries.

INDIA

About 3.18 million Indian Americans live in America, making them the nation's third-largest Asian ancestral group. After the Luce-Cellar Act of 1946, Indian Americans were restored naturalization rights in the U.S., but the Immigration Act of 1965 opened up more opportunities.

the PHILIPPINES

In the case of Filipino Americans, the first documented immigration began way back in the 16th century, and small settlements started to pop up in the 18th century. Mass immigration did not begin until the early 1900s, when the Philippines were ceded by Spain to the United States in the Treaty of Paris in 1898. Immigration was virtually stopped in the 1930s except for those who served in the U.S. Navy but increased again following the Immigration Act of 1965.

the MODERN ERA

THAILAND

Thai immigration into the U.S. started very slowly, perhaps partly due to the nation's long and valiant history as the only country in Southeast Asia that was never colonized by a foreign power. Immigration of Thai residents was virtually unheard of, compared to their Asian counterparts, until during and after the Vietnam War. Thailand was an ally of the both the U.S. and South Vietnam.

the MODERN ERA

Fast forward to 2013, in a modern era of Asian immigration to America. Today, many of the reasons for coming to America are different while some, like family and education, remain. Here are factors impacting Asian immigration to America.

Improved Communication and Travel Options. We live in a much more interconnected world. The cost of air travel has fallen drastically, relative to incomes. And people can stay in touch with friends and family through email, Internet phone calls and streaming video for pennies on the dollar.

Education. There currently are a record number of international students in U.S. universities. America is still considered to have the best higher education system in the world, which presents a tremendous opportunity both here and abroad. Estimates suggest that somewhere between 30 and 40 percent of international students will end up buying a home or condo in America.

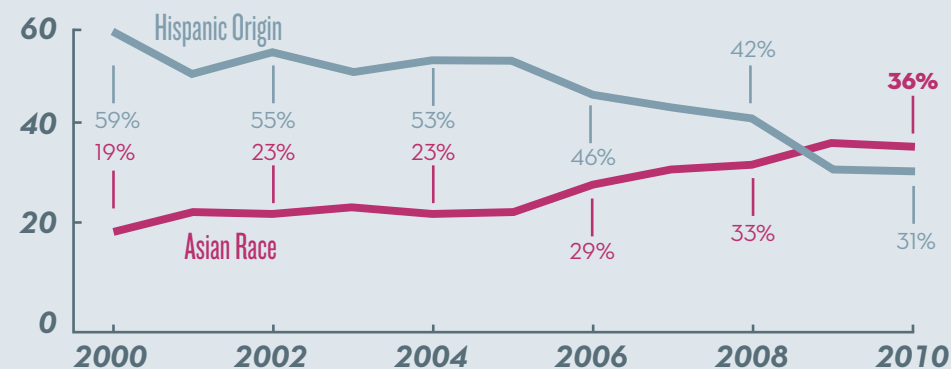
Opportunity. America is still rightly seen as a country that rewards hard work and advanced education. It's entrepreneurial spirit and level playing field rewards the achievers. Many Asian countries suffer from overcrowding, overcompetition and government interference.

Family Reunification. Asian immigration is still fueled by family reunification, and always will be. Oftentimes parents from Asian countries want to send their children to school here, so their younger siblings also have an opportunity to come to America.

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ASIANS Overtake Hispanics As AMERICA'S LEADING IMMIGRANTS

Percent of immigrants, by year of arrival, 2000-2010



Source: Source: Pew Research Center analysis of 2010 American Community Survey, Integrated Public Use Microdata Sample (IPUMS) files.

KOREA

The first groups of Korean Americans arrived in Hawaii in 1903 to help fill gaps created by problems between Chinese and Japanese laborers. But most immigration was halted after the annexation of Korea by Japan in 1910 and the effects of the Immigration Act of 1924.

Much like Vietnam in later years, the Korean War also influenced immigration patterns as Korean students and businessmen began arriving in 1953. One in four Korean Americans can trace their immigration to the wife of an American serviceman. When the Immigration Act of 1965 passed, Koreans became one of the fastest-growing Asian groups in America, surpassed only by the Filipinos during this time period.

VIETNAM

Vietnamese immigration in the U.S. started in earnest in 1975, after the end of the Vietnam War. Early immigrants were forced to flee their homes and land, and faced significant and often deadly persecution and poverty as a result of their loyalties in the war and their affiliation with the Americans and the French.

Better in AMERICA?

The Pew Research Center asked Asian Americans if each of the following aspects of life are better in the U.S. or their country of origin

	Country of Origin	U.S.
Opportunity to get ahead	5%	73%
Freedom to express political views	3%	69%
Treatment of the poor	9%	64%
Conditions for raising children	13%	62%
Freedom to practice religion	7%	52%
Moral Values of society	28%	34%
Strength of family ties	56%	14%

Source: Pew Research Center

BELOW: Carmen Chong (far right) with her sisters and uncle

RIGHT: A young Carmen Chong with her Chinese teacher from Taiwan

OPPOSITE PAGE, TOP LEFT: The Chong Family (Carmen on the far left)

The Rising Asian Middle Class. Many countries, particularly China, have a burgeoning middle class, mostly with money from their housing market escalation. Many Asians see America as a safe haven for their money and would like to invest in real estate.

Safety. The U.S. is viewed as a very safe country where the government will not step in and seize property or assets. In many countries, the government has the final say in everything, and people are wary because of historical precedence. There is also a lot of skepticism of local political systems outside America.

Housing Prices and Space. Considering the space per square foot (or meter), U.S. housing remains very affordable, especially with the perception of a beat-down U.S. housing market. Many Asians are looking for opportunities to reinvest their money safely outside of their country, especially from a hot housing market like China.

The EB-5 Program. The stimulus program helps foreigners earn their green cards with qualifying investments and job creation. AREAA Global will be helping AREAA members get involved more with the EB-5 program.

As America continues its progression into a diverse, multicultural nation, Asian Americans will continue to contribute in ways unimagined just a few decades ago. And AREAA is proud to be the voice of the Asian American real estate community both in the United States and abroad.

And now we're going to switch gears and share some immigration stories of families who have made the -- often indirect -- journey from Asia to America.

MS. CARMEN CHONG

This is the immigration story of Ms. Carmen Chong, AREAA's 2014 chair-elect. The story started when her grandfather left Canton, China and moved to Bluefields, Nicaragua to work in the family import/export business, and eventually moved the family there.

Both her grandfather and father spoke fluent Cantonese, Spanish and English, an unusual combination that served them well in their line of work.

When the family moved to Managua, Nicaragua (the capital city), the family started a



restaurant and grocery business, and a young Ms. Chong started working at 7 years old.

Their family had amazing perseverance, having lost everything in a powerful earthquake in 1972 and then again when their restaurant burned to the ground in a tragic fire several years later.

But nothing could prepare them for the civil war that broke out in 1979. Her family moved to the outskirts of Managua, but things became more and more unsafe as the Sandinistas took control of the city.

As the city crumbled, her family made a bold decision to send her out of the country on the very last flight to leave the city at the age of 16 with some family friends. They landed in El Salvador and spent a week trying to get a visa from the American Embassy, but it was denied. Then they went to Guatemala where they stayed for over a month in hopes of getting a visa, and miraculously the U.S. Embassy granted their request and she was able to fly to San Francisco to start a new life.

Meanwhile, her mom, dad and four brothers and sisters moved to Costa Rica because of death threats to her father. They had to leave everything behind, again. Once in Costa Rica, they got back into the restaurant business and started a new life there.

Ms. Chong had no communication with her family for five full years, which matured her quickly.

Going to high school, and not having a great command of the English language, Ms. Chong persevered. She really didn't fit in to any one group because of her cultural differences and unusual background but graduated high school under very difficult circumstances. She attended San Francisco City College, and then transferred



I REALLY APPRECIATE THE CHANCE I'VE GOTTEN IN THE UNITED STATES. I'VE SEEN HOW HARD MY FATHER AND GRANDFATHER WORKED TO GET AHEAD, AND IN OTHER COUNTRIES, IT CAN BE GONE IN A SECOND. HERE, IF YOU WORK HARD, YOU CAN MAKE SOMETHING OF YOURSELF.

- CARMEN CHONG



MR. VINNY MANGUYEN



Mr. Vinny MaNguyen was just 9 years old, but he remembers it like it was yesterday.

In his hometown of Saigon, on the evening of April 30, 1975, he heard the "pop, pop, pop" of guns going off in a celebratory way and saw people waving red flags all around.

Little did he know at that moment that it was the North Vietnamese celebrating the fall of Saigon, marking the end of the Vietnam War. All military personnel and their families had to leave within 24 hours.

As they were gathering their belongings, it was decided that Mr. MaNguyen's father would stay behind to take care of his parents, who weren't going to evacuate that night because of their advanced age. Mr. MaNguyen's father actually worked for the French secret service during the war.

After several attempts to escape failed, Mr. MaNguyen and his mother, another brother and two sisters found themselves on a boat drifting secretly away toward Bangkok. Instead, it drifted off course to Chanthaburi, a small town south of Thailand and they soon found themselves in a refugee camp.

After almost a half year, the family was able to process the paperwork from the French Embassy in Bangkok, and moved to a refugee camp in Chatillon-sur-Seine in France. Mr. MaNguyen's father worked in a chain factory while staying at the refugee camp, where it was hard, greasy labor that took almost an hour a night just to clean up. His father spoke fluent French, but his mother did not, and she would sit



TOP: Vinny (front) hangs on to the boat, leaving Vietnam in April of 1976

BOTTOM: The Nguyen Family (Vinny front row, second from right) outside the French Embassy in Thailand, November 1976

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I LOVE AMERICA. THERE'S NO OTHER PLACE WITH THE SAME OPPORTUNITIES, SECURITY AND SAFETY OF THE GOVERNMENT. I'M JUST SO THANKFUL MY FATHER WAS ABLE TO GET THE WHOLE FAMILY OUT OF VIETNAM SAFELY.

- VINNY MANGUYEN

BELOW: Outside Meiling's Shanghai Restaurant in Plainfield, New Jersey, 1973

RIGHT: Meiling (front row, third from left) and family in Hong Kong, 1968

on the steps of the camp crying, missing everything about Vietnam and having no communication with others in their extended family. She was miserable.

After almost two years at the refugee camp in France, they were able to move to San Francisco, sponsored by his father's sister. The family loved coming the U.S., especially the ethnically diverse Vietnamese and Asian cultures, and the freedom, safety and security of America.

Today, Mr. MaNguyen is a successful real estate broker in the Bay Area, and with his partners owns Michael James Real Estate (named after his two younger sons). He has been happily married for more than 20 years to his wife, Denise, and actually took on the "Ma" in his last name from his wife (Mr. MaNguyen's original last name was Nguyen).

Although his father passed away in 2009, his mother is still with them, living in a Vietnamese community in the Sacramento area.

"I love America," Mr. MaNguyen says. "There's no other place with the same opportunities, security and safety of the government. I'm just so thankful my father was able to get the whole family out of Vietnam safely."

Mr. MaNguyen visits Vietnam regularly, though. It's in his blood.

MS. MEILING KRAVARIK

Ms. Meiling Kravarik, a Chinese-American AREAA member, is fond of saying, "we are the offspring of World War II."

She and her husband (a third-generation Slovak) are in the United States because their parents all fled from war-torn countries.

In the case of Ms. Kravarik, her father escaped during the Japanese invasion of Shanghai just before the start of World War II. Her mother escaped during the Japanese occupation of Canton during the same time period, and they met each other in a factory in Hong Kong.

Her husband's mother had to escape from the war in Romania and then settled in England before immigrating to the United States.

In the case of Ms. Kravarik, she came to America in 1969 at the age of 7 from Hong Kong, with



her parents and younger brother and sister.

At first, they settled in New York City's Chinatown, where the entire family lived with relatives who owned a restaurant, and they were all put to work.

After a little while, they moved to suburban New Jersey, where Ms. Kravarik's parents bought a Chinese take-out restaurant when she was 10 years old. Her parents later named the restaurant after her - Meiling's Shanghai Restaurant.

No longer among entirely Chinese customers, Ms. Kravarik was forced to be the official business translator, conversing in English, Mandarin and Cantonese. At one point, things got really hectic after The New York Times did a wonderful article on the authenticity and quality of the food, and business nearly quadrupled overnight.

But working in a restaurant is a lot of hard work, and a rebellious teenage side started to take over. Her parents wanted her to work, work, work, and she thought her parents didn't quite understand all the demands of being an American teenager.

With grades starting to slide, they gave her an ultimatum - shape up, or go back to Hong Kong.

Well, not wanting that, and also not wanting to

spend the rest of her life in the restaurant business, she improved her studying habits and got accepted into Cornell University, an Ivy League school.

After graduating from Cornell, she worked in Boston and then on Madison Avenue in New York City. But Ms. Kravarik's parents were also expanding into real estate investments, which led her to acquire her real estate license. Within a year, Ms. Kravarik had become a million-dollar producer.

At 27 years old, Ms. Kravarik started her own real estate company called M-3 Realty, and in 2011, she aligned her company with a national franchise, becoming Nextage M3 Realty. Next year, Ms. Kravarik will be celebrating her 25th anniversary with the company she founded.

Ms. Kravarik also finds time for things outside real estate. She has a wonderful husband, Martin, who is an engineer, and a beautiful daughter named Morgan Mei.

Not bad for a teenage rebel who almost got sent back to Hong Kong!



MR. KEN AVELINO

Mr. Ken Avelino is an AREAA member, attorney and real estate broker in El Dorado Hills, California, with an encouraging and relatively recent immigration success story.

Born of Asian immigrants (his mother is Japanese and his father is Filipino), and one of six children, Mr. Avelino's parents worked hard to put all their children through school with advanced degrees,

and the family now boasts a doctor, genetic engineer, computer engineer and three attorneys.

But Mr. Avelino's immigration story involves his wife's side of the family. You see, he married Maricel Baquerfo, a wonderful Filipina woman. This is where the story of hope and perseverance comes to fruition, even under the most dire of immigration circumstances.

Maricel's father, Benjamin Baquerfo, was a very hard worker in the international oil drilling business. When he lost his eye in an oil platform accident off the coast of Norway, his employer worked hard to help her father get his visa, and he eventually became an American citizen, bringing his wife and their two youngest children to the U.S.

However, Benjamin Baquerfo (also a United States Vietnam veteran) was haunted by the fact that he couldn't take his entire family; he had one son left behind in the Philippines who never got the chance to immigrate to the United States. He and his family were still awaiting their opportunity to join the rest of his family, and it had been nearly 17 years.

Then, about a year and half ago, a terrible accident happened. Mr. Avelino's father-in-law fell and hit his head on a concrete platform. His last wishes were to somehow bring his son to America. But everyone said that was impossible because he was over the age of 21.

Although he is not an immigration attorney, Mr. Avelino reached out to former Rep. Dan Lungren from California's 3rd Congressional District and, with the tireless help of his staff, worked around the clock to speed up the process.

What may have taken up to 10 years was accomplished in three weeks. If his father-in-law passed away before his son was approved to immigrate to the United States, then his son's sponsor would have passed away, and his son would not be able to come to the United States. His son was finally coming to America!



TOP: Benjamin Baquerfo serving in the Vietnam War

MIDDLE: Baquerfo on the oil drilling team
BOTTOM: Baquerfo (middle) with his children and grandchildren residing in the United States, including Maricel and Ken Avelino (back row far left)

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“AMERICA IS A GREAT COUNTRY FOR IMMIGRANTS. YOU CAN GET AN EDUCATION, AND IF YOU WORK HARD, THE SKY’S THE LIMIT.”

- JOHN LIN



Mr. Avelino’s father-in-law died shortly after the good news had come, knowing fully that his last wish was granted.

Today, his brother-in-law and his family are all living and working in America, paying taxes and contributing to society. They are very proud of the fact that despite language difficulties, their daughter is in school and earning straight A’s.

“I want people to know that there’s hope,” Mr. Avelino comments. “Don’t ever give up, work through all your resources and see if you can get some elected officials to help you out. We’re especially appreciative of all of the efforts of former Rep. Daniel Lundgren and his entire office.”

It’s nice to know that “the government of the people, by the people, for the people” still works in America despite our political differences.

MR. JOHN LIN

Mr. John Lin had an auspicious start to his immigration to the United States.

In 1977, at 22 years old, with limited knowledge of English and almost no conversational English, Mr. Lin boarded a plane that would take him from Taipei to Honolulu, Los Angeles and then finally New York City, where his sister was waiting.

Well, on the flight out of Taipei, the plane had an engine malfunction and the flight was delayed for hours, making Mr. Lin miss his connection in Honolulu.

While waiting for the next flight, he noticed that his wallet was missing – he had been pickpocketed. Lucky for him, he had stashed \$100 in another pocket.

When the flight finally did take off the next day, it had to return to Honolulu after two hours because a traveler had died on the plane.

When they finally took off again, he missed his connection in Los Angeles.

He finally boarded a plane to New York City the next day with a suitcase of dreams and \$100 in his pocket.

After arriving, Mr. Lin visited with his sister in New York City, and she helped him find a job working at a restaurant in the Washington, D.C. area. He worked hard to attend school first at Prince George’s Community College and then moved on and graduated from the University of Maryland at College Park.

Mr. Lin eventually got into the real estate business, and in 1994 he established CapStar Commercial Realty, serving the Maryland, Northern Virginia and D.C. area with more than 40 agents.

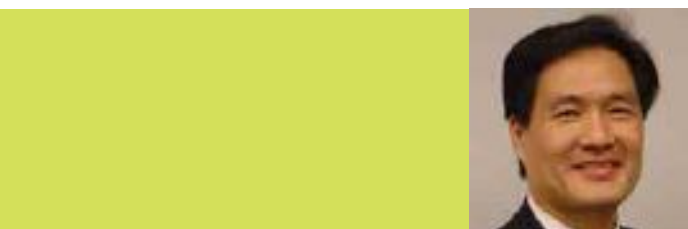
It took Mr. Lin more than 20 years to go back to Taiwan – you see, he never took weekends off, and kept a job in a restaurant for the first seven years.

Today, Mr. Lin has been married for 28 years to his wonderful bride, Lee, whom he met at a friend’s wedding in 1985. They have a 24-year-old son who’s working with him and a 21-year-old daughter who attends the University of Maryland.

Mr. Lin feels that the U.S. is truly the land of opportunity. “America is a great country for immigrants,” he states. “You can get an education, and if you work hard, the sky’s the limit.” He’s very grateful for a safe home and a stable political system.

What does he miss most about Taiwan? “Absolutely, the family roots. And there’s a certain familiarity in the area where you grew up that’s always a part of you,” Mr. Lin concludes.

Nice to hear about another American success story that started with literally \$100 and a pretty turbulent plane ride.



The Lin Family: James, Lee, John and Victoria

She called about an ad for Tokai Bank of California, and they gave her bus directions to go downtown...Before she got home, she received a message and a job offer – she was the new secretary in the international trade department. It may have helped that she knows how to speak Taiwanese, Japanese, Mandarin and English.



DR. SHIRLEY HUANG BATMAN

When Dr. Shirley Huang Batman first came to the Los Angeles area right out of college from Feng Chia University in Taiwan in 1986, she had no idea what a wild ride it would be.

Her goal was to pursue a master’s degree to augment her degree in international trade. Instead, she found herself married within six months to the Caucasian man she had known as a student in Taiwan.

But her plans for her master’s degree would have to wait. She found out early on that she would have to be the primary breadwinner for a husband who was a substitute elementary school teacher and her new mother-in-law and brother-in-law, who were out of work.

Looking simply to have an exploratory interview, she perused the classified section of the Los Angeles Times. She called about an ad for Tokai Bank of California, and they gave her bus directions to go downtown. Upon arrival, she found herself taking test after test and on the same day interviewed with a new executive who had just arrived from Japan. Before she got home, she received a message and a job offer – she was the new secretary in the international trade department. It may have helped that she knows how to speak Taiwanese, Japanese, Mandarin and English.

Working her way up in the banking industry, she left Tokai Bank and worked at several smaller Asian-Chinese banks before moving to Omni Bank in a junior management position. The chairman at Omni Bank wasn’t very well versed in English, so Dr. Batman found herself doing a lot of different things, including being his primary translator. She also set up a new wholesale

and retail mortgage department, an REO department, and got her real estate broker’s license to help manage the bank’s assets.

Having developed an exceptional reputation for integrity and by this time considered somewhat of a turnaround expert, she was hired by California Federal Bank as a branch manager. She was assigned one of the toughest branches and in four years made it the No. 1 branch out of more than 400 locations. And even while working, she received her MBA from Pepperdine University.

Wells Fargo Bank recruited Dr. Batman, and by the time she left six years later, she also had the most profitable branch in the region, helping to grow the retail side of the business substantially.

For the last eight years, she had been at Bank of America, serving as their vice president and home loan manager for the retail consumer real estate division. During her time at Bank of America, she also squeezed in time to earn her doctorate degree from the University of La Verne in organizational leadership.

Dr. Batman also makes the time to do a lot of community service. In 2006, she received the Community Champion award for her devotion to community advocacy. And she serves on many boards, as well as being the president of the Southern California Tri-County AREA Chapter. And she’s an accomplished artist, author and mentor.

She also has two wonderful children, a 24-year old daughter who is in Dartmouth’s medical school and a 22-year old son in Santa Barbara who works for Wells Fargo. And she’s done all of this despite being a single mom since 2001.

“I don’t think of myself as a banker,” Dr. Batman explains. “I think of myself much more as an educator. I want to really help people and make a difference in their lives.”

By the way – the Batman name? She got it from her husband through marriage. **a|r|e**



Dr. Shirley Huang Batman when she first arrived in the U.S. in 1986