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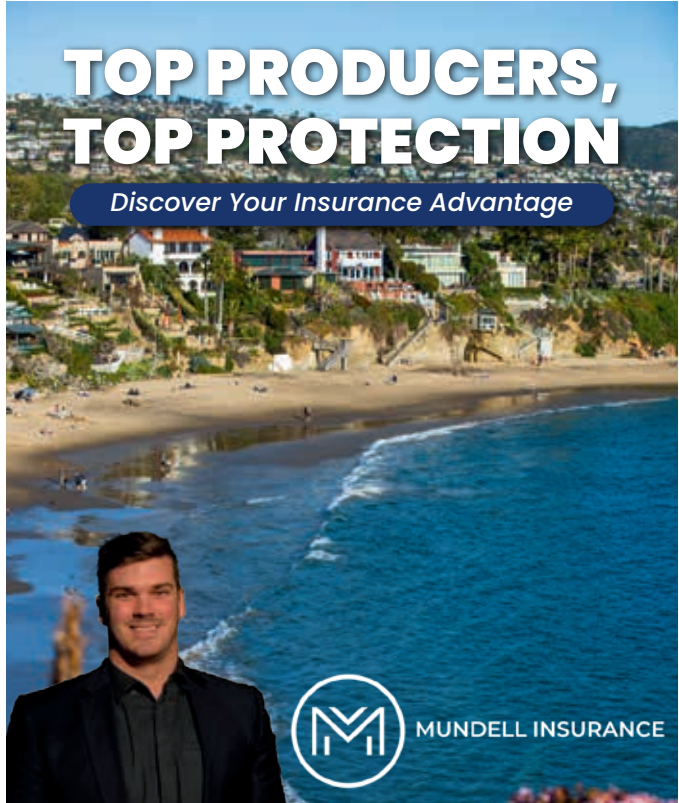
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Cheers to an Incredible 2025

As 2025 comes to a close, I can't help but reflect on what an incredible year it's been for our Real Producers community. From the first event of the year to the last, the energy, connection, and collaboration among our agents and partners have been nothing short of inspiring.

We hosted three amazing events this year—each one filled with laughter, great conversations, and a shared passion for our industry. Even when Mother Nature decided to rain on our parade during our second event, we didn't miss a beat. We huddled inside, shared stories, and turned it into one of the most memorable nights of the year!

Our 2nd Annual Awards Gala was truly a highlight of the year — what a joy to see everyone dressed to the nines, celebrating together and recognizing the outstanding achievements within our community. And earlier this year, our 40 Under 40 feature shined a spotlight on some of the brightest rising stars in real estate — a testament to the incredible talent and drive that make this community so special.

As we look ahead, I can't wait to share a *very exciting announcement* coming your way in January—plus a new lineup of events designed to bring us together in even bigger and better ways next year.

Thank you for your continued support, collaboration, and friendship. You are the heart of South OC Real Producers, and it's because of you that this community continues to grow stronger each year.

Here's to closing out 2025 with gratitude—and stepping boldly into 2026 with excitement for what's to come!

With gratitude,



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BY DAVE DANIELSON
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When Katie DiCaprio talks about Corner Escrow, her energy says it all—this is not just a business; it’s a community built on trust, teamwork, and genuine care for both clients and colleagues. As Chief Marketing and Operations Officer for Corner Escrow, Katie has spent her 25-year career building strong partnerships that have stood the test of time.

“I’ve worked with my escrow officers my entire career,” she says with pride. “That’s almost unheard of in this industry. There’s often so much turnover, but we’ve created something lasting—something that feels like family.”

Independent, Experienced, and Trusted

Founded in 1999, Corner Escrow is an independent escrow company with seven locations across Orange, Los Angeles, Riverside, and San Diego counties. The company has earned its reputation as one of Southern California’s most respected escrow providers by combining industry expertise with personal connection.

“We truly have the top-quality escrow officers in the business,” Katie explains. “That’s why we hold such strong market share in our territories. Our clients know that they can depend on us to get the job done right, every single time.”

As the company celebrates more than two decades of success, Katie continues to focus on maintaining Corner’s exceptional standards while supporting the people who make it all happen. “I love our staff,” she says. “Helping them reach their goals—professionally and personally—is one of the most rewarding parts of what I do.”

A Dynamic Team in South Orange County

Over the past year and a half, Katie has expanded her sales division in South Orange County, adding two key team members who have helped elevate Corner’s service and client experience.



“We focus on providing tools and support that make our clients’ lives easier. At the end of the day, our wins are their wins.”



She brought on JC Southwell as Account Executive and Jack Mayers as Marketing Coordinator—two professionals whose talents and enthusiasm have added new energy to the division.

“JC brought in a whole new set of tools and value that we weren’t offering before,” Katie shares. “His background, energy, and positive attitude have made a tremendous impact on our business development and client relationships. And Jack has done the same on the marketing side—his creativity and organization have really enhanced our platform.”

Together, Katie, JC, and Jack work tirelessly to maintain existing client relationships while continuously building new ones. Even during a challenging market, their focus on consistency, service, and innovation has kept Corner Escrow strong.

“When the market shifts, we double down on relationships,” Katie explains. “We stay visible, stay connected, and make sure our escrow officers have the support and new business they need to keep growing. It’s all about teamwork.”

Culture of Collaboration and Care

Ask anyone who works with Corner Escrow, and they’ll describe a culture that feels more like a family than a corporate structure. That’s by design.

“We know each other’s families, we celebrate each other’s milestones, and we share the same goals,” Katie says. “Even though our sales division and escrow officers have different roles, we’re united in purpose. We back each other up 100%.”

That unity has led to outstanding staff retention and long-term client loyalty. “Our clients know they can reach us anytime—whether it’s Tuesday at 9 p.m. or Sunday evening. We’re there,” Katie says. “That’s just how our industry works, and it’s how we’ve stayed at the top.”

Celebrating the Wins

Katie’s passion for her work is evident in the way she lights up when talking about her clients’ success stories. “I love when our team helps a client close a difficult transaction that could’ve fallen through,” she says. “Or when we get a call saying that a marketing idea helped them win a listing. Those are the moments that make everything worth it.”

The ability to make the complex feel simple—and the stressful feel manageable—is what sets Corner Escrow apart. “We focus on providing tools and support that make our clients’ lives easier,” Katie explains. “At the end of the day, our wins are their wins.”

A Full Life Beyond the Office

Outside of work, Katie leads a busy, joy-filled life with her three children—Gianna (13) and her identical twin boys, Enzo and Luca (11).

“Life is definitely busy,” she laughs. “Between sports, school, and activities, we’re always on the go—but it’s happy chaos.”

Her children’s athletic pursuits keep her constantly moving, and she credits them with inspiring her own active lifestyle. “My outlet is fitness,” Katie says. “I love working out, being outdoors, and traveling. Recently, I’ve even gotten into fishing—it’s been such a fun new adventure!”



Building Relationships That Last

Above all, Katie wants people to know that working with Corner Escrow means being treated like family. “Our clients become our friends and business partners,” she says. “They know that we’re dependable, loyal, and truly invested in their success.”

For Katie and her team, real estate isn’t just about transactions—it’s about people, trust, and shared victories. “We’re 24/7 because our clients are, too,” she adds. “And that’s why they continue to choose us—because they know that no matter what, we’ll always come through.”

After 25 years in the business, Katie DiCaprio still finds joy in every deal closed and every relationship strengthened. “We’ve built something really special here,” she says. “And I’m so proud to lead a team that truly lives by our values every single day.”



Katie DiCaprio & JC Southwell



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Carly Zamani

REDEFINING REAL ESTATE WITH INTEGRITY, HOSPITALITY, AND CINEMATIC PRECISION

BY CHRISTINA KITCHEN • PHOTOS BY JENNY MCMASTERS PHOTOGRAPHY

In an industry often measured by numbers and sales volume, Carly Zamani has built something far more enduring — a brand rooted in ethics, elegance, and emotional intelligence. As the Founder and Luxury Real Estate Broker of zRE Group, Carly has created a boutique firm that elevates every transaction into a curated experience, redefining what clients can expect from modern real estate representation.

From Fine Dining to Fine Homes

Before she became a standout in Orange County's competitive luxury market, Carly spent years mastering a different type of service — hospitality. She held senior management roles for high-profile restaurants, where she oversaw complex openings, intensive wine and culinary training, and the coordination of elite teams under immense pressure. Those years taught her more than leadership — they refined her understanding of people.

"My background in hospitality has significantly shaped the business model for zRE Group," she explains. "Every detail matters. Every interaction is an

opportunity to elevate the experience. I wanted to bring that same philosophy into real estate."

That background became the foundation for zRE Group's ethos — a commitment to exceptional service and bespoke representation. Just as she once created memorable dining experiences, Carly now orchestrates seamless real estate journeys that make every client feel seen, valued, and expertly guided.

Building a Legacy Through Real Estate

Carly's path to real estate was not a sudden pivot, but an evolution — the natural next step for someone drawn to high-level strategy, negotiation, and creativity. "After navigating complex restaurant openings and high-stakes negotiations, I realized real estate was the perfect intersection of legacy-building and creative strategy," she says. "I wanted to create a firm where every transaction felt like a boutique experience."

In 2017, she did just that. Armed with her hospitality expertise and a bold vision, Carly launched zRE Group — a







company that blends professionalism with personal touch, structure with soul. Her mission: to elevate the industry standard through ethical, emotionally intelligent representation.

“I saw an opportunity to bring integrity, hospitality, and cinematic precision to the real estate process,” Carly says. “Clients deserve to feel educated, empowered, and inspired every step of the way.”

The Gold Standard of Service

In a market where many agents delegate tasks or rely on outside vendors, Carly sets herself apart by being involved in every detail of the process — personally. “I clear, declutter, clean, pressure wash, stage, photograph, and oversee the entire real estate experience without the seller lifting a finger,” she says. “From day one until the keys are in hand, I’m there.”

Her clients know that when they hire Carly, they’re not just getting a broker — they’re getting a partner, advocate, and creative director. She attends every showing, inspection, and appraisal, ensuring her buyers are fully informed and her sellers are flawlessly represented.

Beyond her clients, Carly is also deeply invested in the next generation of real estate professionals. She mentors new agents through scenario-based training that combines compliance, strategy, hospitality, and emotional intelligence. Her goal is to create more agents who lead with integrity and empathy — values that she believes the industry desperately needs.

“We’re not just selling homes,” she says. “We’re protecting legacies and shaping lives. That deserves respect, care, and an unwavering work ethic.”

Rooted in Resilience

Carly’s drive and discipline are deeply personal. Raised in Carlsbad as one of nine children, she learned early the importance of hard work, adaptability, and teamwork. Later, as a single mother of two sons for fifteen years, she balanced parenting and high-level management with grit and grace — qualities that continue to define her success today.

“I will work harder for you than any other agent or broker you will ever encounter,” she says, not as a boast, but as a promise. “We are the new gold standard in real estate.”

Her story is a testament to perseverance — proof that excellence isn’t an accident,

but the product of relentless dedication. It's also a reflection of her belief that professionalism and kindness are not mutually exclusive, but complementary forces that, when combined, create something powerful.

A Legacy of Leadership

With over \$24 million in sales volume across 22 Orange County transactions last year, Carly's success speaks for itself. But numbers only tell part of the story. The rest is written in the gratitude of her clients, the loyalty of her peers, and the growing influence of zRE Group as a brand synonymous with authenticity and sophistication.

Carly's leadership is changing the perception of what it means to be a luxury broker. She's showing that true success in real estate isn't just about closing deals — it's about building relationships, nurturing trust, and creating experiences that clients remember long after the ink dries.

"Helping clients protect their legacies while crafting elevated experiences — that's what fulfills me," Carly shares. "Whether it's a first home, a fix and flip, or a luxury investment, I love turning complex deals into moments of clarity and celebration."

The Future of zRE Group

Looking ahead, Carly envisions zRE Group continuing to expand its influence while maintaining its boutique DNA. Each client will still receive the same hands-on service, strategic guidance, and white-glove attention that define the firm's reputation. For Carly, scaling doesn't mean losing the personal touch — it means multiplying it through mentorship and intentional growth. Her passion for education also continues to drive her. By teaching agents to blend professionalism with empathy, Carly hopes to leave an indelible mark on the industry — one rooted in collaboration, integrity, and hospitality.

At the heart of it all is a simple belief: real estate isn't just about property — it's about people.

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Whether it's a first home, a fix and flip, or a luxury investment, I love turning complex deals into moments of clarity and celebration.”



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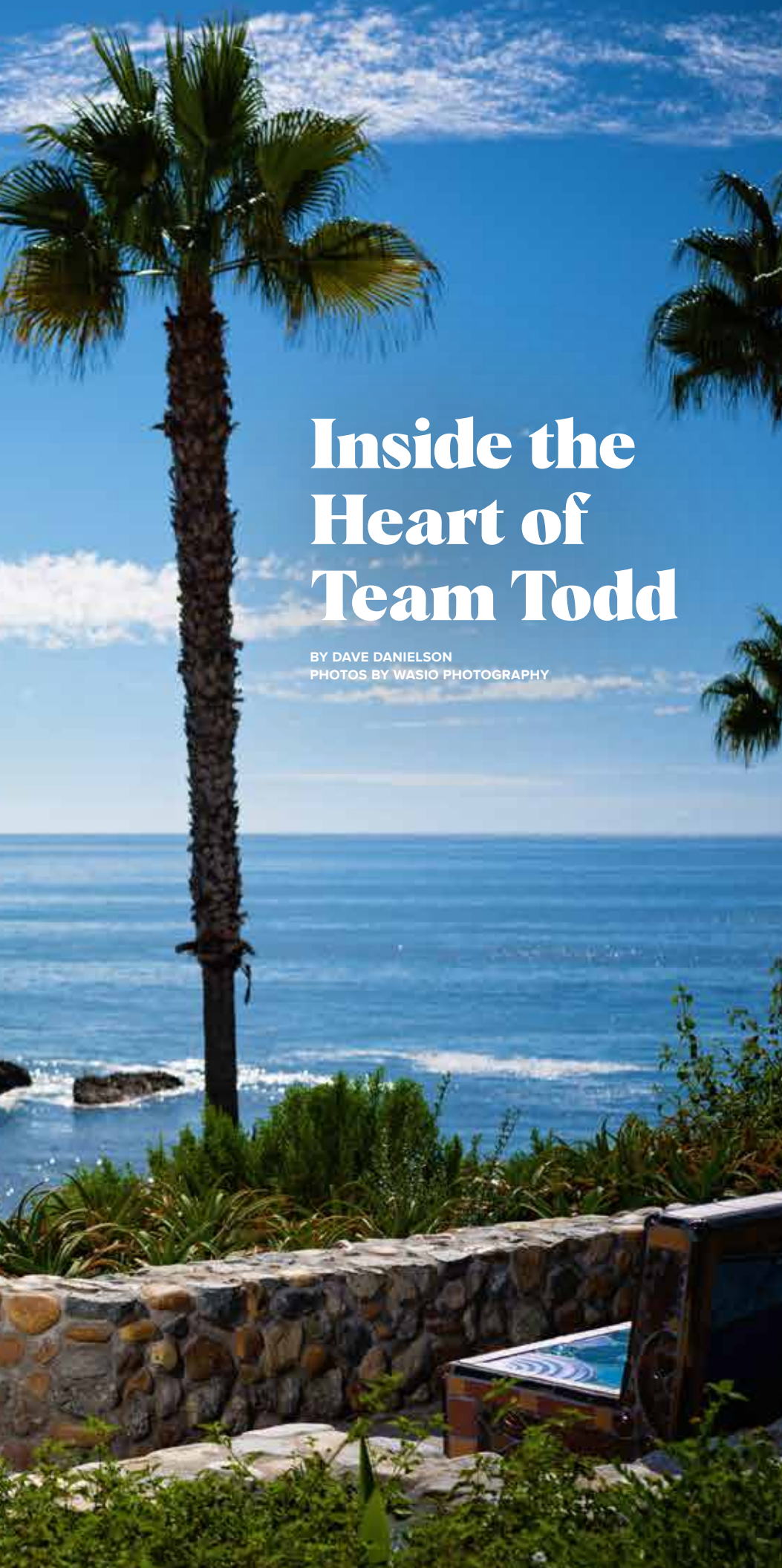
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COVER STORY

Where Trust Meets **Teamwork**





Inside the Heart of Team Todd

BY DAVE DANIELSON
PHOTOS BY WASIO PHOTOGRAPHY

For Todd Davis of Compass, real estate is about more than properties and contracts—it’s about people, respect, and lasting relationships. As the founder and leader of Team Todd, he’s built a group that blends experience, fresh perspective, and shared values into a real estate service rooted in care.

Todd, a veteran of nearly 25 years in real estate, had built a thriving business model in both California and New Mexico. Known for his early work in vacation rentals long before Airbnb or VRBO became household names, Todd carried the entrepreneurial spirit passed down from his father. “I always wanted multiple streams of income,” he says. “Real estate is seven days a week, and clients require us to be there when they need us. You have to love the business—or it will eat you up. I love it because I see it as serving the public.”

When Todd decided to officially form a team, Jorge Anzaldi joined as a founding member, helping to shape the supportive, service-driven culture that defines Team Todd today. The group has since grown to include Grayson Benson and Daniel Ramirez, each bringing unique strengths to the table.



A Record-Setting Year

This year has marked a major milestone for Todd and his team. They successfully represented the sale of an oceanfront property at 63 Monarch Bay Drive, setting a new record for the highest sale in Dana Point history. The achievement underscores Todd's reputation for excellence, precision, and deep local expertise. "It's been an incredible year," he says. "To be part of a team that delivers results like that while maintaining our integrity and client-first focus—it's something special."

Why a Team?

For Todd, forming a team was never about numbers—it was about people.

"Our business was growing, and our clients wanted to grow with us," Todd explains. "It required more manpower, but not for growth's sake. It was about the quality of the client experience."

That philosophy resonates with every member. "What stands out to people is our heart—who we are as human beings and how we treat others," Todd adds. "Everyone is worthy of respect. That's the foundation of our team, and we look for people who embody that same value."

Mentorship and Collaboration

Todd sees mentorship as a core responsibility. "It's inspiring to

empower young men and women through something as important as a real estate purchase or sale," he says. "It can be stressful, and it has tremendous consequences. To guide people through it requires finesse. Working with Jorge, Grayson, and Daniel is so rewarding. I'm not just building a brand for today—I want to help prepare the next generation to take the reins."

Beyond the Business

While real estate keeps him busy, Todd enjoys a full life outside of work. Todd is a proud owner of Tommie, his champion Doberman show dog, and enjoys swimming and working out.





“

I'm a person of integrity.

Clients can count on me to do exactly what I say I'm going to do—whether that's selling their home, meeting a contractor, or taking out the trash if they can't be there.”

Built on Trust

Trust is at the foundation of Todd's leadership and the team's reputation. “I'm a person of integrity,” Todd says. “Clients can count on me to do exactly what I say I'm going to do—whether that's selling their home, meeting a contractor, or taking out the trash if they can't be there. Big or small, it all comes down to trust.”

A Vision for the Future

Under Todd Davis's leadership, Team Todd continues to grow with a clear focus: excellence through service. By combining

Todd's decades of experience with teamwork, clients are served through collaboration, respect, and heart.

At the core of it all is a simple truth: people come first. “We're not just selling homes,” Todd says. “We're serving the community.”

Through that commitment, Todd Davis and his team have built more than a business—they've built a legacy of trust, mentorship, and lasting connection that will continue to shape Dana Point's real estate landscape for years to come.

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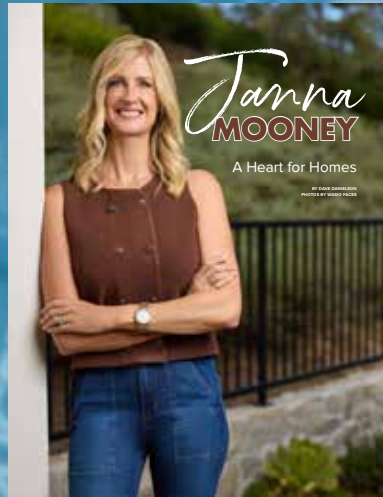
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Before she was Coldwell Banker Realty's top-producing real estate agent, Janna Mooney was already part of the same company—just on the other side of the business. For ten years, Janna managed marketing and corporate events at Coldwell Banker, building deep insight into the real estate world from behind the scenes. But around year nine, she began to feel the tug toward the "dark side," so she pivoted out of that, jumping into sales and becoming an agent herself.

It was a leap of faith. Leaving behind a salaried job, a stable 401(k) and a steady income to enter the world of commission-based income required more than a real estate license—think grit, vision, and tenacity. In July 2017, she made the switch, moving from Coldwell Banker to joining a local franchise. Eighteen years later, she's still going strong—and loving every minute of it.

Building a Business with Heart
One of the most striking things about Janna is her genuine care for people. "It's not just about real estate," she explains. "It's about helping people move forward in life—whether it's a first-time buyer, someone selling a loved one's home, or a family needing a transition."

The people-first approach has earned her a thriving referral-based business. In fact, 75% of her clients are referrals or repeat business. Janna isn't just their agent—she's their trusted advisor and friend. "I always tell my clients, 'I'm your realtor for life now,'" she says with a laugh. And she means it.

Janna shares on the fast pace of real estate, the challenge of juggling multiple roles, and the satisfaction of seeing complete transactions come to fruition. As she says, "I love the energy and chaos of it—of a good day."

Top Results, No Ego
Despite her impressive performance—often consistently in the top three agents in her office and a consistently ranked agent—Janna remains grounded. "I'm grateful for the sales and recognition. She admits that she is competitive with herself—challenging herself to continue to grow."

In 2023, she's closed about \$15 million in sales, and the year isn't over. But for her, the real prize isn't the figures; it's the relationships she's built, and the results she's able



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to deliver for her clients. "It's a bit of a system gone," she admits. "But these systems do not stay around for me; clients and consistently improve every year."

Janna doesn't chase after her metrics. Instead, she stays laser-focused on delivering service and creating the credible reputation. "If you're following the commission to your business, the business will come," she says.

More Than a Job: A Calling to Serve
When asked what drives her, Janna doesn't hesitate—she's about helping other people. "I don't really understand when I hear 'I just want to make a big amount of money,'" she says. Whether it's completing a seemingly impossible transaction or just being a source of calm during a stressful time, Janna's role goes far beyond helping or selling a home. It's about guidance, trust, and support.

Even in slower years, her success is less about her income and more about shared opportunities to serve. "I realized I just wasn't helping as many people," she recalls of a previous day. "And that was the hardest part."

Life Beyond Real Estate
When she's not negotiating offers or handling calls, Janna's most constant struggle is being with the people she loves. "I've been married for 20 years, and I go back 20 or 30 years," she shares. Though she and her husband, Kevin, are a life partner with children, she is also an active member of their church. Her life is a beautiful blend of their own lives and her family's.

Janna also gives back in a big way. She helped establish and now serves as president of the Madeline Day Foundation, a nonprofit supporting local firefighters and their families in times of need—especially those facing illness or personal crises. She's also the longtime president of her BSA troop, a role she's held for 10 years.

And you—she makes time for you, too, especially with Money, her two-wheeled and four-wheeled adventure companion.

By October 2023

Whether it's travel, dinner out, or spontaneous adventures, Janna's ideal day involves spending time with the people she loves most.

Advice to New Agents: Stick with it. For those just entering the world of real estate, Janna's advice is both practical and heartfelt. "It's easy to get frustrated early on," she says. "If you work hard, stay determined, and develop strong systems, it will come."

She also encourages leaving an open door to the industry and staying open to learning. "There are agents out there who are happy to guide you," she adds. "You just have to reach out and be willing to put in the work."



The Legacy She Wants to Leave
When asked how she hopes people would describe her, Janna laughs it up. "Hard-working. A big heart. Someone who listens."

In a business that often defines by competition and transactions, Janna Mooney is a reminder that true success is about relationships, generosity, and caring deeply for the people you serve. Whether you're helping your first home,

or selling a family estate, or serving in a new chapter, you can be sure Janna will want you there—with a promise to give, a strategy ready, and most importantly, her heart fully to it.



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