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Realtor on the Rise:  
**Angelica Delgado**

Event Recap:  
**The Silos  
Winter Social**

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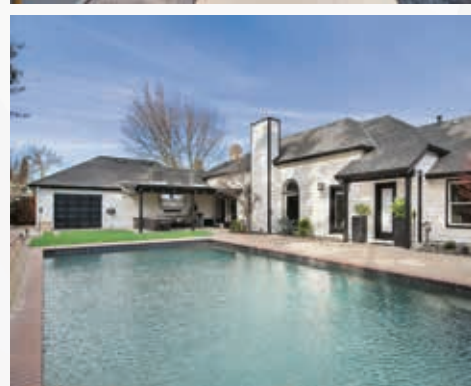


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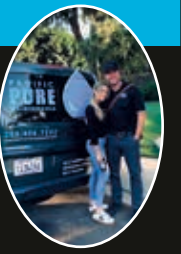


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# Mark Silva

## Driving Success On the Green and in the Market

On the golf course, every swing is a mix of focus, strategy, and timing—qualities Mark Silva knows well from his real estate career. With Roscoe, his loyal dog, by his side, Mark navigates both the greens and the property market with the same steady hand. For him, golf and real estate share the same rhythm—both come with their challenges, and you're constantly trying to improve. There are peaks and valleys in both, and it's all about being patient and strategic.

Growing up, he watched his grandparents and parents manage a four-plex they purchased in the early '90s. That rental income not only supported the family but also paid for his college education. "Seeing that made me realize I wanted to do something similar," Mark reflects. "I didn't want a regular 9-to-5 job. I wanted the flexibility and potential that real estate could offer."

His father owned an HVAC business, while his mother worked in marketing at Save Mart in Modesto, balancing work with family life by coming home on lunch breaks. Mark and his older brother saw firsthand the benefits of hard work and smart investing. After graduating from Fresno State—he worked for a company in Folsom buying homes at foreclosure auctions. Then he shifted to commercial real estate in Houston, leasing light industrial spaces.

Mark returned to California in 2016, joining Wedgwood as a project manager. Overseeing the renovation and sale of 60 to 70 homes a year, he gained

hands-on experience in the real estate world. When Wedgwood launched its own brokerage, Mark became their first agent. "I never really planned on being a full-time realtor," he admits, but in his first year, he closed over 60 transactions—a milestone that exceeded his expectations.

Mark's passion lies in helping others build wealth through real estate. "Helping people buy their first homes and watching them grow their equity is really rewarding," he shares. One client recently purchased a home with an attached mother-in-law unit to rent out—a strategy known as house hacking—which reminded Mark of his own family's investment journey. Work-life balance has become a cornerstone of Mark's life. Before meeting his wife, he often worked around the clock. Now, he prioritizes boundaries. "I try to start my day at 9 AM and wrap up by 5 or 6 PM, though that's not always easy," he laughs. His wife, Shay, a physical and occupational therapist, runs her own business helping children with developmental



delays, autism, and childhood cancer. Together, they share a love for travel, sports, and, naturally, golf. Roscoe, their Christmas gift-turned-family-member, is a frequent companion on the course, adding a personal touch to Mark's professional journey.

Roscoe isn't just a spectator—he's an active part of Mark's golfing routine. At Spring Creek Country Club, where they live in Ripon, Roscoe loves chasing golf balls down the fairway and running alongside Mark's golf cart. When they're not playing, the two enjoy walks on the course, making it not just a place for business and sport, but for family moments too.

Mark initially avoided golf, thinking it would consume too much time. But once he picked up the clubs, he was hooked. "I've always played sports, and

golf became another challenge," he says. Within four years, he lowered his handicap to three and discovered the sport's networking potential. "I've met clients and made business connections on the course," he notes. "Golf and real estate are similar—both require patience, strategy, and the ability to navigate highs and lows."

Whether navigating the fairways or the real estate market, Mark Silva has proven that patience, strategy, and a steady hand lead to success. His journey is a reminder that with the right mindset, life beyond the 9-to-5 can be as rewarding as a perfect round on the green. Through strategic moves, unexpected successes, and a passion for helping others, Mark has found his perfect balance—both on and off the course.

“  
Golf and real estate are similar—both require patience, strategy, and the ability to navigate highs and lows.”





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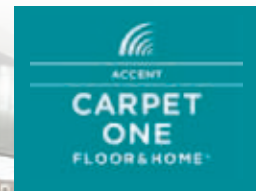


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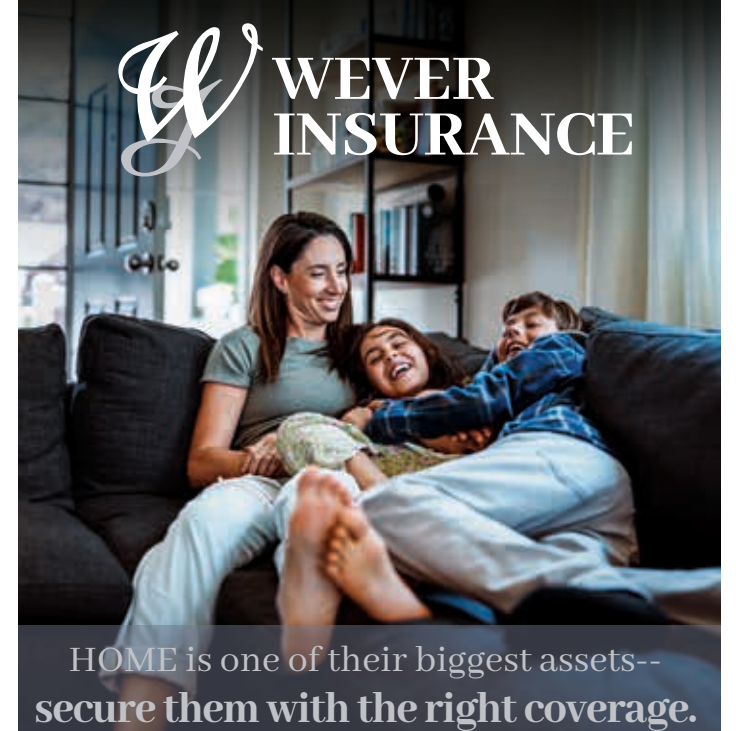
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# Angelica Delgado



## A Foundation of Family, Fitness, and Real Estate

PHOTOGRAPHY: MOMENTS BY YENI

When Angelica Delgado moved to the United States at 18 years old, pregnant and adjusting to a new culture and language, she couldn't have imagined where life would take her. Today, as a successful real estate agent at Lifestyle Realty, Angelica is living proof that hard work and determination can turn challenges into opportunities.

Angelica spent eight years working in a warehouse, a job that provided stability and even allowed her to buy her own home. But deep down, she always felt there was more she could achieve. Her sister-in-law, a loan officer, saw Angelica's potential and encouraged her to consider real estate. At first, Angelica doubted herself, worried that her limited English and lack of experience would hold her back. But when the pandemic hit in 2020, Angelica made the bold decision to take a leap. "I told myself I had to pass the real estate exam on the first try," she recalls. And she did just that.

With her license in hand, Angelica wasted no time. Her first deal came from an unexpected conversation at a

baby shower, and within two months, she closed her first transaction. That moment marked the beginning of a career that would quickly flourish. "I know I work hard, but I also believe God has blessed me every step of the way," she says.

Angelica's journey wouldn't have been possible without the support of her family. Her husband has been a steady source of encouragement, providing the love and stability she needed as she pursued her dreams. At the same time, her oldest daughter, who was just 13 when Angelica started her real estate career, became her biggest supporter. "She would babysit her younger siblings so I could focus on studying and building my business," Angelica shares. "I couldn't have done it without her." Their collective support gave her the strength to overcome challenges and build a meaningful career.

Her broker, Eric, was another important figure in her journey. Eric first met Angelica through her sister-in-law and immediately saw her potential. "I saw an interest in her and in real estate, and I knew she had a lot of potential," Eric says. "So anytime she had a question about real estate, I helped her." His mentorship played a key role in Angelica's confidence and early success.

One of Angelica's passions outside of real estate is fitness. She shared how much she loves going to the gym, which inspired her and her family to open a gym in Patterson during the pandemic. It was a family effort, transforming the space with months of hands-on work and dedication. Today, the gym is not only a thriving business but also a space that brings the community together.

Angelica and her husband are also working toward another dream—building a custom home for their family in Patterson. The project is almost complete, and Angelica is excited to see their hard work paying off. "It's been a journey, but it's so rewarding to see everything coming together," she says.



Angelica describes herself as humble, driven, and full of integrity—qualities that define her work and her approach to life. Whether she's helping a client find their dream home, managing her gym, or building a life for her family, Angelica is a shining example of what's possible when you stay true to your values and commit to your goals.

"It's been a journey, but it's so rewarding to see everything coming together."



# The Modesto Silos

## Winter Social



Amethyst Reyes



Jose Bernardo

Our first Real Producers event of 2025 at **The Modesto Silos** was an unforgettable evening, bringing together top agents and industry professionals to celebrate and connect. The purpose of this event was to build meaningful relationships within the real estate community, creating opportunities for collaboration and growth, and it was accomplished. The event wouldn't have been possible without the support of our incredible sponsors who added their unique touches to make the night special.

Amethyst, a Moving Coordinator and Professional Organizer, delighted our guests with Nothing Bundt Cakes desserts that perfectly capped off the evening.

Jose Bernardo, kept everyone refreshed with a fantastic selection of drinks, adding to the vibrant atmosphere. The delicious food was provided by **Delicioso**, a local favorite located in downtown Modesto at 1410 H St. Their flavorful dishes were a crowd favorite, and you can find more about them at [deliciosomodesto.com](http://deliciosomodesto.com).

Capturing every memorable moment was photographer **Yeni** – check out her stunning work on Instagram: [@moments.by.yeni](https://www.instagram.com/moments.by.yeni). Videographer **Devonte Williams** from *SomethinVisual* made sure the energy and highlights of the night were beautifully recorded – follow him on Instagram: [@SomethinVisual](https://www.instagram.com/SomethinVisual). **Art By Audie** brought a creative vibe to the event as our live artist, painting the Silos throughout the night, [@art\\_by\\_audie](https://www.instagram.com/art_by_audie). Special thank you to Megan's Catering Services for the excellent service.

Thank you to all our amazing partners and top agents who attended and helped make our first event of 2025 a success! We can't wait to grow stronger together and see you at the next one.

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# All About 209 Real Producers



Real Producers magazine started in Indianapolis in 2015 and is now in over 130 markets across the nation and continues to spread rapidly.

**Q: WHO RECEIVES Real Producers MAGAZINES?**

**A:** The top 300 real estate agents in the Stanislaus and San Joaquin Counties.

**Q: WHAT IS THE GOAL OF THIS MAGAZINE?**

**A:** We believe that we are better together. When we surround ourselves with other successful, like-minded people, we grow to new heights. Real Producers is a platform that brings together the most elite individuals in the 209 real estate industry.

We take the top 300 real estate agents and RP-vetted businesses in every market, and we build an exclusive community around that group. We share their stories, successes, market trends, and upcoming events — really, anything that will connect, inform and inspire, we put in our monthly publication.

**Q: DOES Real Producers HAVE EVENTS?**

**A:** Yes! We will have specific networking events throughout the year.

**Q: WHAT IS THE PROCESS FOR BEING FEATURED IN THIS MAGAZINE?**

**A:** It's really simple. You have to be on the top 300 list, and we take nominations seriously. You can nominate other real estate agents, businesses, brokers, owners or even yourself! Office leaders can also nominate real estate agents. We will consider anyone brought to our attention who is in the top 300 because we don't know everyone's story, so we need your help to learn about them. We cannot guarantee a feature, but

we encourage you to meet with one of our team members, support Real Producers and attend our private events to increase your chances.

To submit a nomination, please send us an email!

**Q: WHAT DOES IT COST A REAL ESTATE AGENT/TEAM TO BE FEATURED?**

**A:** Zero, zilch, zippo, nada, nil. It costs nothing to agents, so nominate away! We are not a pay-to-play model. We share **REAL** stories of **Real Producers**.

**Q: WHO ARE THE RP-VETTED BUSINESSES?**

**A:** They are one of the best businesses in the Central Valley in their category, and you can find them listed in our index! We don't just find these businesses off the street, nor do we work with all businesses that approach us. Many of the top agents have recommended every single business you see in this publication. We will not even meet with a business that has not been vetted by one of you and "stamped for approval," in a sense. Our team will further vet every business to make sure they are a good fit and bring value to our community. Our goal is to create a powerhouse network, not only for the best real estate agents in the area but the best businesses so we can grow stronger together.

**Q: HOW CAN I RECOMMEND A BUSINESS?**

**A:** If you want to recommend a business that works with top real estate agents, please email or message us!



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# She Became

**She Became** is a nonprofit organization based in Modesto, CA, dedicated to empowering girls and young women through mentorship, education, and leadership development. Founded by Joanna Esparza, the organization provides programs and events that inspire confidence, self-worth, and career exploration. She Became hosts workshops, empowerment

rallies, and networking opportunities, including the *A Day of Inspiration – Entrepreneur & Career Exploration* event, which connects young women with professionals and industry leaders. Their *Choose2bee* workshop teaches positive self-talk, affirmations, and empowerment strategies. Through a culturally inclusive approach, She Became uplifts Hispanic and underserved communities by offering resources that help young women build resilience and pursue their goals. The organization also partners with schools and businesses to expand its reach, creating opportunities for personal and professional growth. As a 501(c)(3) nonprofit, She Became relies on sponsorships and community support to continue making a lasting impact on the lives of young women.



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