

# THE LABRADA GROUP

*Specializing in Residential Sales & Property Management in the San Gabriel Valley & Inland Empire*



## OUR SERVICES

### REAL ESTATE

The LaBrada Group can help you buy your next home or sell your current home!

[Read More...](#)

### PROPERTY MANAGEMENT

The LaBrada Group can manage and lease your rental/investment properties!

[Read More...](#)

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PLATFORMS

## A Word From Rudy LaBrada...

Welcome to our December 2018 Newsletter.

Exciting news, The LaBrada Group is expanding our service areas to include Moreno Valley, Perris, San Jacinto, Hemet, and Menifee. If you know of anyone who has property in those communities and needs management services, please pass our information along to them. Our second office will be located in Hemet! More to follow....

We at The LaBrada Group wish you and your family a very Happy Holiday Season and we will see you in 2019! Cheers!

*Rudy LaBrada, Broker/Owner*

## TLG Properties FOR LEASE/RENT



**17409 1/2 Marygold Ave., Bloomington**

Back House  
with 2 Car Garage  
2BR/2BA - \$1,450



**14105 Owen St., Fontana**

Single Story Home  
with Attached 2 Car Garage  
4BR/2BA - \$2,200



**11474 Teak Ln., Fontana**

Single Story Home  
with Attached 2 Car Garage  
4BR/2BA - \$1,850



**486 Roosevelt Ave., Pomona**

Single Story Home  
with Attached 2 Car Garage  
3BR/2BA - \$2,200



**1043 N. Lilac Ave. #D, Rialto**

Townhouse Style Apartment  
with Detached 1 Car Garage  
2 BR / 1 BA - \$1,250



**381 Corte Rojo, Upland**

End Unit Townhome  
with Attached 2 Car Garage  
2 BR / 2.5 BA - \$1,900



**434 N. Terry Way #C, Upland**

Upstairs Apartment  
with Detached 1 Car Garage  
2 BR / 1.5 BA - \$1,350



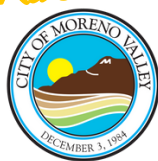
**2010 Chparral St., West Covina**

End Unit Townhome  
with Attached 2 Car Garage  
2 BR / 1.5 BA - \$2,000

[Click Here  
For Our  
Rental  
Application](#)

## WE ARE EXPANDING!

*Looking for a place to lease  
in Riverside County?*



The LaBrada Group is now proudly expanding to Riverside County! We will now be managing properties in the cities of Hemet, Moreno Valley, Perris, and San Jacinto! In addition, we are also looking to take on more properties in neighboring cities as well. If you are in need of a professional and experienced property management team to help you get the most out of your investment property, give us a call today at 909-981-3500.



# Meet Our Property Management Team



**Diana Padilla**

*Maintenance Specialist*

909-981-3500 x206

Diana.LaBradaGroup@gmail.com



**Pattie Alexander**

*Senior Property Manager*

909-981-3500 x202

Pattie.LaBradaGroup@gmail.com

BRE #01182281



**Laura Lomas**

*Assistant Property Manager*

909-981-3500 x 207

Laura.LaBradaGroup@gmail.com



**Rosa Amaya**

*Accounts Payable and Receptionist*

909-981-3500 x208

Rosa.LaBradaGroup@gmail.com



**Claudia Banh**

*Rudy LaBrada's & Property  
Management Assistant*

909-981-3500 x204

Claudia.LaBradaGroup@gmail.com

BRE #01150167

**Contact Team**  
**Rudy LaBrada today!**

We offer both  
Lease Only & Full Service  
management options!

**(909) 981-3500**

*Click Here For  
Our Property  
Management  
Brochure*



PEOPLE LOVE  
US ON YELP

Refer our  
services for a  
\$25 Starbucks  
gift card



## TLG Properties **FOR SALE**

### *14148 Remington Ct., Fontana*

4 Bedroom / 3 Bath Two Story Home in Heritage Village  
with family room and attached 3 car garage.



### **Rudy LaBrada**

*Broker/Owner*

909-981-3500 x201 (Main)

909-560-2827 (Cell)

Rudy.LaBrada@gmail.com

BRE #01117345

***Click Here For  
Our Real Estate  
Brochure***

*Having started real estate as a Residential Sales Specialist, Rudy is well versed in all aspects of a real estate transaction and looks forward to assisting you and your family through this process. With over 23 years of experience, you will truly appreciate Rudy's skills in negotiating, marketing and overall, being a well respected confidant.*

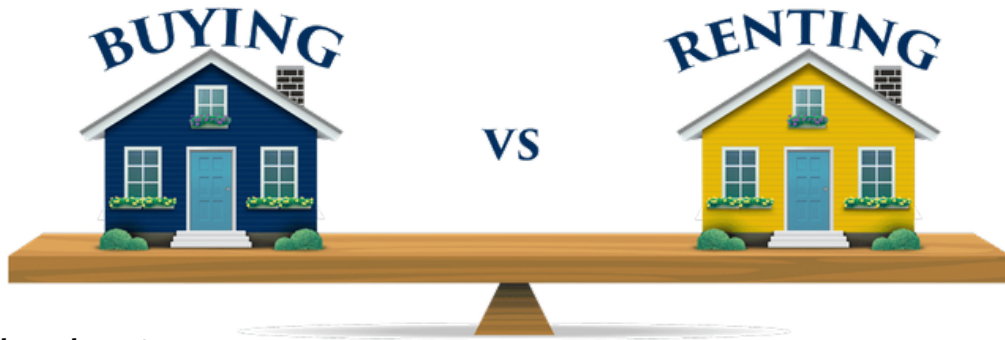


## New Year Moves: From Renting to Owning a Home

With the New Year approaching, many may be pondering a change in their living quarters. Are you ready to move out of a rental into a home you can call your own?

Buying a house, after all, is a great way to put down roots and build wealth (since homes tend to appreciate so you can sell later for a profit). But purchasing property isn't a simple process, so you should make sure you're prepared.

So, how do you know if you're ready to move from an apartment to a house? Ask yourself these questions below to get a sense of where you're at—or what you have to do to transition easily into home-buying mode once the time is right.



Can you afford to buy a home?

For starters, let's talk money. Buying a home is a hefty purchase, probably the largest you'll ever make. So, you'll need a down payment (typically recommended to be 20% of the home's purchase price) and steady income (i.e., a job) to pay your mortgage.

There are other costs also associated with homeownership:

- Closing costs (typically 2% to 5% of the home's purchase price)
- Home insurance (cost varies by state)
- Maintenance
- Utilities
- Budget for unseen repairs and emergencies

While renting might seem more economical than owning at first glance, that's not always the case. You might be surprised by the results!

Another good first step to figuring out whether you can afford a house is to enter your salary and town of residence into a home affordability calculator, which will show you how much you'd pay for a mortgage on a typical house in that area. Or talk with a loan officer about whether you would qualify for a mortgage, and how much you can spend comfortably. Such consultations are free, and will give you a concrete dollars-and-cents sense of where you stand.

Are you settled in your job?

Your job situation is not only important in terms of income to buy a home, but also whether you're happy where you work and plan to stay put. Because once you own a home, your career prospects do narrow somewhat, purely because a home anchors you to one area.

Do you know where you want to live?

Since moving once you own a home is not as easy as just packing your bags (which, let's face it, is a hassle in itself), you really need to make sure you're picking a home in an area where you'll be happy.

When in doubt, try renting for a few months to make sure you like the area before you start shopping for a home to own for good.

How much home maintenance are you willing to tackle?

If you love the challenge of fixing a leaky faucet and figuring out which shrubs will flourish in your yard, homeownership may be right up your alley. But if the idea of mowing a lawn or messing with the HVAC makes you depressed, then you may want to stick with renting, which gives you a roof over your head without the work.

Living in a house you own is a different story. There's no landlord to call if anything goes wrong; it's all up to you. So you have to be either adept as a handyman, or willing to find and pay someone else to do such tasks. Or else consider buying a condo or co-op, where the lawns and public areas around your home are maintained by hired help.

Bottom line: Owning a home is a big commitment. So before you jump into it, you should have confidence that it works for your circumstances.

# The Lighter Side of The LaBrada Group



We celebrated our Annual LaBrada Group Holiday Party at the Sycamore Inn this weekend! Cheers to our amazing team!





# The Lighter Side of The LaBrada Group

## Happy Birthday

*We would like to wish a Happy Birthday to Diana, our Maintenance Specialist! She celebrates on the 24th!*



## The LaBrada Group

Real Estate Services



*Happy Holidays!*

## Santa's Favorite Cookies



- 1/2 cup unsalted butter, softened
- 3/4 cup brown sugar, packed
- 1 tsp vanilla extract
- 1 egg
- 1 package (3.4 oz) instant vanilla pudding mix, not sugar free)
- 1/2 tsp baking soda
- 1/4 tsp salt
- 1 1/4 cups all purpose flour
- 1/4 cup red and green sprinkles
- 3/4 cup peanut butter M&M's in Christmas colors

In electric mixer bowl, cream together butter and sugar. Mix in egg and vanilla until smooth. Add pudding mix, baking soda, and salt; mix until combined. Stir in flour, then stir in sprinkles and M&M's. Scoop dough in 2-tbsp balls onto a cookie sheet or platter covered with parchment or a silicone baking mat. Cover and chill for at least 30 minutes. Preheat oven to 350 degrees F. Line cookie sheets with parchment paper or Silpat baking mats. Arrange chilled cookie dough balls on cookie sheets, 2" apart. Bake 9 to 11 minutes or until the edges just start to turn brown. Cool on cookie sheet for 5 minutes before transferring to a rack to cool completely.

**We appreciate your business! - The LaBrada Group**