



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!

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PROPERTY MANAGEMENT

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

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A Word From Rudy LaBrada...

Welcome to our November Newsletter from The LaBrada Group!

Rather than bore you with my normal intro to the newsletter, I want to call your attention to the last page - our Annual The LaBrada Group Gives Back benefiting Walk Me Home Rescue Group. Hopefully, you all know how connected I am with dogs and will join us in raising money and donations, even lightly used dog stuff, for this amazing rescue. If you can help, we would all be so appreciative!

Happy Thanksgiving!

Rudy LaBrada, Broker/Owner

TLG Properties FOR LEASE/RENT



**3739 Country Oaks Loop #C
Ontario**

Lower Level Condo
with Detached 1 Car Garage
2BR/2BA - \$1,500



**383 Orchid Ln.
Pomona**

Lower Level Apartment
with Detached 1 Car Garage
2BR/1BA - \$1,250



**3335 Crowfoot Road
San Bernardino**

Two Story Home
with Attached 2 Car Garage
4BR/3BA - \$2,400



**13203 Copra Ave.
Chino**

Tri-Level Townhome
with Attached 2 Car Garage
2BR/2.5BA - \$1,800



**1503 N. Albright Ave.
Upland**

Single Story Home
with Attached 3 Car Garage
3BR/2BA - \$2,450



**383 Orchid Ln. #N
Pomona**

Lower Level Apartment
with Detached 1 Car Garage
1BR/1BA - \$TBD

CLICK HERE to view additional photos & information for all of our available properties!



Find us on
Facebook



Meet Our Property Management Team



Diana Padilla

Property Management Specialist

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Claudia Banh

Property Management Assistant

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Claudia.LaBradaGroup@gmail.com

BRE #01150167



Pattie Alexander

Property Manager/Leasing Agent

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Pattie.LaBradaGroup@gmail.com

BRE #01182281



Rosa Amaya

Receptionist/Assistant to

Diana Padilla

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Rosa.LaBradaGroup@gmail.com

DID YOU KNOW?



We offer both Lease Only & Full Service management options!

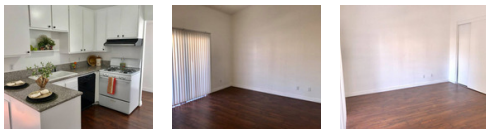
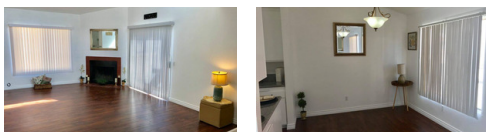
**Contact Team
Rudy LaBrada
today!**

(909) 981-3500

CLICK HERE
to view
our Rental
Application!

Check us
out on





**2023 S. Campus Ave. #G
Ontario**

Two Story Townhouse
with Attached 2 Car Garage
2BR/1BA - \$280,000



**311 S. Austin Way
Upland**

Single Story Home
with Attached 2 Car Garage
4BR/2BA - \$410,000

**Pending
Listings**



**3629 Oak Creek Dr. #C
Ontario**

Lower Level Condo
with Detached 1 Car Carport
1BR/1BA - \$157,500



**2274 Verbena Ave.
Upland**

Single Story Home
with Attached 2 Car Garage
4BR/3BA - \$560,000

**CLICK HERE to view
additional photos & information!**

Meet Our Agents



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PREPARING TO SELL YOUR HOME? THE BEST 5 PROJECTS TO DO NOW

Planning on selling your home soon? Take an objective look around your home from a buyer's perspective. What would stop you from making an offer? What do you need to do to put your home's best face forward? Here are some projects to jump on now in order for your home to be in tip-top shape for a sale:



#1 Update Your Curb Appeal - "Curb appeal is important," says Steve Modica, sales associate and property manager at HomeXpress Realty Inc. in Tampa and St. Petersburg, Fla. a) Make sure the bushes are all trimmed. b) Re-mulch or replace stone walkways and paths c) Remove any dead plants and trees, and aerate your lawn so it will be lush. d) Pressure wash the driveway, the front walk, and the exterior of your home. d) If need be, have the exterior of the house painted. e) At the very least, apply a fresh coat of paint on the front door.



#2 Get a Home Inspection - The NATIONAL ASSOCIATION OF REALTORS® says 77% of homebuyers have an inspection done before completing a home purchase. To avoid nasty surprises once you're in the process of selling your home, have your own inspection done, and make any repairs before you list the home. You should know that if the inspection does discover any flaws, even if you fix them, you will have to disclose them. But that's still a much better strategy than letting the buyer find flaws, which gives them bargaining leverage.



#3 Replace Flooring and Paint Walls - Determine if your carpets need replacing or just a deep, professional cleaning. If they need to go, consider if hardwood or another flooring material might be more appealing to buyers. You'll also want to inspect interior rooms for dirty or scuffed walls that need a fresh coat of paint. "Paint the whole wall, don't just do touch-up repair work, because it never looks as good," says Modica. Also, if you have eccentric or loud wall colors, now is the perfect time to update to a more neutral palette. Stagers recommend beiges, light grays, and off-whites.



#4 Tackle the Basement, Attic, and Garage -

Often overlooked, these storage meccas can become a catch-all for junk. Get down and dirty in these hot spots and organize them from top to bottom. Install shelving, pegboards for tools, and hanging brackets for bicycles and other large sporting equipment. Your goal is to pitch the junk, sell what you no longer need, and categorize the rest. "Donate or recycle clothes and bedding you don't use anymore in order to free up storage space in your closets, basement, and garage," says Amy Bly, a home stager at Great Impressions Home Staging in Montville, N.J. These areas should look roomy, well-organized, and clean.



#5 Consult a Stager - Buyers need to picture themselves living in the house, and they may have trouble doing that if all your personal effects are on display. In order to accomplish that, a professional stager can create a plan for you. Bly spends about two hours walking through a property assessing curb appeal, interior flow, closets, bookcases, media cabinets, flooring, and more. "I give homeowners a multi-page, room-by-room form they can use to take notes on my recommendations," says Bly. She typically recommends things like neutralizing out-of-date décor, removing old furnishings and carpeting, and updating light fixtures. She also suggests the type of shower curtains, towels, bedding, and pillows to display for an upscale look. Getting a jump on these fall projects will give you a leg up on selling in the spring. Today's buyers are savvier than ever before, so when you're ready, have a friend or relative drop by for a tour and point out anything you may have overlooked.

The Lighter Side of The LaBrada Group

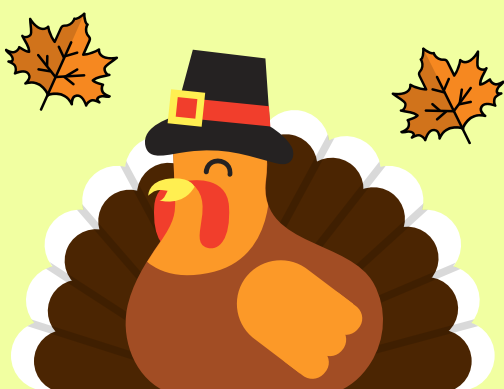


Ingredients:

- 1 1/2 cups crunchy peanut butter
- 1 cup packed light-brown sugar
- 1/2 cup (1 stick) softened unsalted butter
- 1 large egg
- 1 1/2 cups all-purpose flour
- 1 tsp baking powder

Peanut Butter Cookies

Preparation: Preheat oven to 350 degrees Fahrenheit. In a medium bowl whisk together flour and baking powder; set aside. In a large bowl beat peanut butter, sugar, and butter until smooth. Beat in egg. Gradually add flour mixture, beating to combine. Pinch off dough by the tablespoon; roll into balls. Place 2" apart on parchment-lined baking sheets. Using a fork, press balls to 1/2" thickness, making a crisscross pattern with tines. Bake cookies for 10 minutes, rotate pans, then continue baking until lightly golden for another 8 to 10 minutes. Cool cookies on a wire rack.



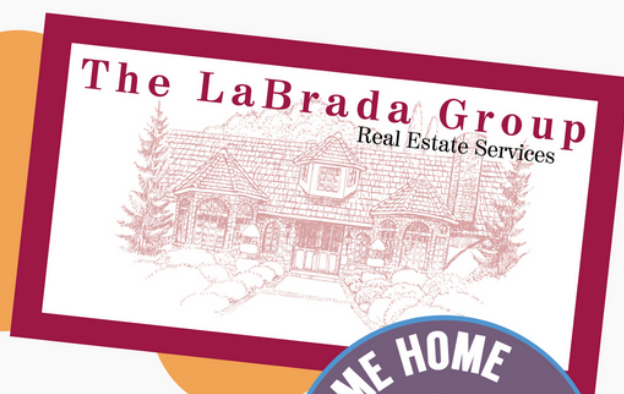
**Happy
Thanksgiving
from The
LaBrada Group!**



The LaBrada Group gives back...

HOLIDAY PET SUPPLY DRIVE *benefiting our friends at* **WALK ME HOME RESCUE GROUP**

*Donations will be
collected from
November 15th to
December 13th*



Examples of items to donate:

- Collars, leashes, & harnesses
- Beds & blankets
- Potty pads
- Dry kibble, wet food, & treats
- Crates, gates, & kennels
- Sweaters & shirts
- Bowls & brushes
- Play pins & toys
- Backpacks & slings
- Shampoo
- Gently used items and...
- Loving foster families!!!

**Monetary contributions accepted via
check payable to Walk Me Home Rescue Group
(EIN 81-2914798)*

Drop off location & hours:

155 East C Street, Suite D
Upland, CA 91786

Mon-Fri 9:00AM-5:30PM
Sat (first two of the month)
10:00AM-4:00PM

We appreciate your business! - The LaBrada Group