



# 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!

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## A Word From Rudy LaBrada...

Can you believe it's December and almost the start of a New Year? Thanks for taking the time to review our Newsletter from The LaBrada Group! I want to take this time to thank you for your support in our 20 years of The LaBrada Group! We value you and all our clients and wish you a happy Holiday Season and New Year. Our Annual The LaBrada Group Gives Back benefitting Walk Me Home Rescue Group was a great success and again thank you to all who donated.

And, as always, when looking for a new family pet, always remember to look for rescue animals and shelter animals. They make the best pets! And, spay and neuter to help control the pet population. If looking to adopt, I adopted my Bandit from [www.walkmehomerescue.org](http://www.walkmehomerescue.org)! Remember, don't go shopping for a new fur-baby when you can rescue one and save their life!

*Rudy LaBrada, Broker/Owner*

# **TLG Properties** **FOR LEASE/RENT**



**1039 W. Francis St. #A**  
**Ontario**

Single Story Condo  
 with Carport & Attached 1 Car Garage  
 2BR/1BA - \$1,600



**213 West J Street**  
**Ontario**

Vintage Single Story Home  
 with Carport Parking  
 2BR/1BA - \$1,600

Find your new  
 home today!



**3335 Crowfoot Road**  
**San Bernardino**

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



**584 East Arrow Hwy #A**  
**Upland**

Upstairs Apartment in Triplex  
 with Detached 1 Car Garage  
 2BR/1BA - \$1,200

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



**538 N. Virginia Ave.**  
**Azusa**

Unit in a Duplex  
 with 2 Parking Spaces & Pool  
 2BR/1BA - \$TBD



**12410 Baca Ave.**  
**Chino**

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



**383 Orchid Ln. #N**  
**Pomona**

Upper Level Apartment  
 with Detached 1 Car Garage  
 1BR/1BA - \$1,000



**120 N. 13th Ave. #C**  
**Upland**

Townhouse Style Apartment  
 with Detached 1 Car Garage  
 2BR/1.5BA - \$TBD



**1246 Woodbury Ct. #D**  
**Upland**

Upstairs Unit in a 4-plex  
 with 1 Car Carport Space  
 2BR/1.5BA - \$1,350





# Meet Our Property Management Team



**Diana Padilla**

*Property Management Specialist*

909-981-3500 x208

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**Claudia Banh**

*Property Management Assistant*

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**Pattie Alexander**

*Property Manager/Leasing Agent*

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**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





### 311 S. Austin Way, Upland

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

[CLICK HERE to view additional photos & information!](#)

### Pending Listings



2023 S. Campus Ave. #G  
Ontario

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



2274 Verbena Ave.  
Upland

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

## Meet Our Agents



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**Troy S. Edwards**  
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## 5 SURPRISINGLY SMART REASONS TO BUY A HOME DURING THE HOLIDAYS



Turkeys and tinsel, dreidels and pumpkin pie. Yes friends, the holidays are here again, and it's the perfect time for ... house hunting? OK, we know you're busy enough planning family feasts and much-needed vacations while dealing with blustery weather, but hear us out. While it might seem counterintuitive to put a big-ticket item like a home on your holiday shopping list, it really does make sense.

Don't believe us? Check out these surprisingly smart reasons to let everyone else hit the mall to buy half-off sweaters while you make the purchase of a lifetime: a new house to ring in the New Year.

**1. Less competition from home buyers** - Most buyers take the month off to celebrate the holidays, attend parties, host out-of-town guests and, quite frankly, avoid trudging around in inclement weather to look at houses. Or, maybe they've heard that this is a lousy time to buy a house. Whatever the reason, shopping for real estate at a time when fewer buyers are in the market can pay off big.

That's because competing with multiple offers is one of the most stressful parts of the home-buying process, says Brian Wasson, a real estate broker with Center Coast Realty in Chicago.

**2. Motivated (OK, desperate) home sellers** - The December seller is likely to be serious and motivated—and therefore more open to negotiation. So, what you might lack in choice of available homes could be balanced out by dealing with a more flexible seller. Most sellers have a compelling reason for putting their house on the market during the holidays. (Let's face it: It's no holiday party for them to have strangers wandering through their house.) They might be facing a relocation and want to get their kids settled before the new term. Or they might just be feeling some stress if they listed their home in the fall and it's still languishing post-Turkey Day, making them just a little more desperate and anxious to deal. Many sellers might also want a contract in hand for tax advantages. If it's a rental property on which they incurred a loss, they are likely to want to take the deduction this calendar year, Wasson says. Another tax-related reason: If sellers are likely to make a hefty profit and have a salary raise set to kick in on Jan. 1, they might be subject to a higher capital gains tax on their home sale in the coming year. In this scenario, sellers may want to unload a property before the new year. Sellers are exempt from paying capital gains tax on the first \$250,000 in proceeds from a home sale for a single person, or \$500,000 for a couple. After that, the capital gains tax kicks in, based on their income bracket.

**3. Tax advantages** - In case you weren't aware, the tax benefits go both ways, notes REALTOR® Al Cannistra with Texas Premier Realty in San Antonio. Buying now can help you save in April and beyond. Homeownership brings numerous tax perks, from deducting mortgage interest to property taxes. (Update: As of publication, the House of Representatives passed its version of the GOP proposed tax plan, which would cap the property tax deduction at \$10,000. The House bill also would only allow homeowners to deduct the interest on mortgages up to \$500,000, down from the current \$1 million.)

Some states also might have a homeowner's tax exemption, says Cannistra: "If your state does, closing the deal by Dec. 31 rather than waiting for the first week of the new year can make a year's difference in whether or not you get that valuable tax savings." Also, many closing fees are tax-deductible if you itemize—although you should always double-check with your accountant about any tax questions.

**4. A realistic picture of the house** - What house doesn't look amazing in the typical spring buying season, with newly planted flowers and plenty of sunlight streaming through the windows? Checking it out during the miserable winter season, on the other hand, might give you a more accurate idea of what you might be living with the rest of the year. In addition to seeing the house, warts and all, you can check for issues that you'd notice only during cold weather. "Maybe there's a bedroom in the home that doesn't get sufficient heat, or the front door gets jammed in icy conditions," says Wasson. "Inspectors are less likely to catch these issues with the home when they check them out of season." Of course, don't forget that issues that crop up more during summer will be less accessible—such as how well the air conditioning works or what the roof really looks like under all that snow and ice—so make sure that your home inspector does a thorough job on those fronts, too.

**5. Greater accessibility to professionals** - "Since December is usually a slower month all around, you will have easier access to movers, inspectors, and mortgage brokers," says Jennifer Sommers with Sotheby's International Realty in Boca Raton, Fla. In addition, motivated real estate agents will bend over backward to provide service with fewer client demands and will share your desire to get it done and in the books before the new year rolls around. Ditto on your mortgage broker, who is bound to speed your closing through.

**CONTACT RUDY LABRADA TODAY  
WITH YOUR REAL ESTATE NEEDS!**

# The Lighter Side of The LaBrada Group



Happy Holidays from  
The LaBrada Group!



This weekend we celebrated the holidays and our 20th year off business at our Annual LaBrada Group Holiday Party!

Thank you to our amazing staff for all that they do to make The LaBrada Group what it is! We appreciate you!

Thank you to our loyal clients for trusting us with your business!

We look forward to an amazing 2018!

WE WOULD LIKE TO WISH A VERY HAPPY BIRTHDAY TO DIANA, OUR PROPERTY MANAGEMENT SPECIALIST!



**HAPPY BIRTHDAY**

SHE CELEBRATES HER BIRTHDAY ON DECEMBER 24TH BUT IN OUR OFFICE WE LIKE TO CALL IT "BIRTHDAY MONTH"!

Another successful LaBrada Group Holiday Drive! We were so happy to host a Pet Supply Drive benefiting our friends at Walk Me Home Rescue Group! With your help and generosity we not only gathered tons of goodies but we also raised almost \$1,000! All for a great cause!



## Ingredients:

- 1/4 cup coconut milk
- 1 1/2 cups water
- 1/4 cup chocolate chips or chunks
- 1 tbsp honey
- 3 peppermint tea bags

## Peppermint Hot Chocolate

**Preparation:** In a saucepan bring coconut milk, water, and peppermint tea to a boil. Reduce heat and simmer for 15 minutes. Remove from heat and remove tea bags. Stir in chocolate chips or chunks and honey, mixing until melted. Pour into mugs and serve warm.

We appreciate your business! - The LaBrada Group