



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...](#)

SHORT SALE

The LaBrada Group can assist you in completing a short sale on your current home!

[Read More...](#)

A Word From Rudy LaBrada...

Welcome to our July Newsletter from The LaBrada Group!

In this newsletter, as always, we highlight our rentals available, we also have a few in rehab that are coming soon and our listings for sale. Be sure to check our website www.thelabradagroup.com if you are in the market for a rental or to purchase a new home.

We have an amazing team both on the sales side and the property management side. Always feel free to call in and speak with any of our team members. In this newsletter we give you ideas on how to keep your house cool without air conditioning! The recipe of the month is ice cream!

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!

Rudy LaBrada, Broker/Owner

TLG Properties FOR LEASE/RENT



**907 N. Dalton Ave. #D
Azusa**

Upper Level Apartment
with Detached 1 Car Garage
2BR/1BA - \$1,550



**11889 Seneca Way
Chino**

Two Story Condo
with Attached 2 Car Garage
2BR/2.5BA - \$1,850



**47 Carriage Way
Pomona (Phillips Ranch)**

Single Story Condo
with Detached 1 Car Garage &
Assigned 1 Car Parking Space
2BR/2BA - \$1,500



**525 W. Berkeley Ct.
Ontario**

Single Story Home
with Attached 2 Car Garage
3BR/2BA - \$2,100



**383 Orchid Ln. #Q
Pomona**

Upper Level Apartment
with Detached 1 Car Garage
3BR/1BA - \$1,500



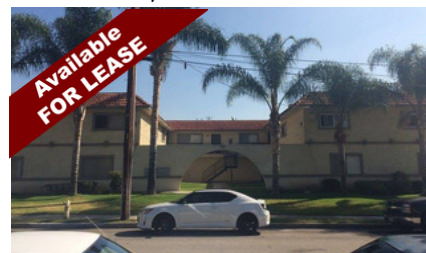
**383 Orchid Ln. #R
Pomona**

Upper Level Apartment
with Detached 1 Car Garage
3BR/1BA - \$1,500



**9524 Church St.
Rancho Cucamonga**

Single Story Home
with Attached 2 Car Garage
3BR/2BA - \$2,300



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

Townhouse Style Apartment
with Small Yard, 1 Car Garage, & 1
Assigned Parking Space
2BR/1.5BA - \$1,450



**1194 E. Eddington St.
Upland**

Two Story Home
with Attached 2 Car Garage
5BR/3BA - \$2,150



View additional
photos & information
by clicking the
following link:

[Click Here](#)



*3267 Ashgate Way,
Ontario*

Single Story
Single Family Home
LAKEFRONT
3BR/2BA - \$430,000



*2274 Verbena Ave.
Upland*

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



**2918 Truckee River Ln.,
Ontario**

Single Story Home
with Attached 2 Car Garage
3BR/2BA - \$420,000



**3601 Alabama St.
West Covina**

Single Story Condo
with Attached 2 Car Garage
1BR/1BA - \$290,000

View additional
photos & information
by clicking the
following link:

[Click Here](#)



16908 Hillside Dr., Chino Hills
SOLD - \$650,000



**FIND YOUR
SUMMER
NEW HOME**

Our Real Estate Sales Team



Rudy LaBrada
BRE #01117345
909-560-2827
Rudy.LaBrada@gmail.com



Dalilah Bernardo
BRE #01409519
909-770-2680
DBernardo.lbg@gmail.com



Maryanne Carrillo
BRE #01951353
626-255-4364
Maryanne.LaBradaGroup@gmail.com



Pam Albrecht
BR# #01940950
909-706-57409
Pam.Alb@hotmail.com



Rick T. Fruchey, Jr.
BRE #02005953
909-952-5481
RickyFruchey@outlook.com



Troy S. Edwards
BRE #01854039
818-321-0147
TroySEdwards@gmail.com

HOW TO KEEP YOUR HOUSE COOL WITHOUT AC



You don't have to switch on the air conditioner to get a big chill this summer. These tips will help you keep your house cool without AC, which will save energy and avoid AC wars with your family.

Block That Sun! When sunlight enters your house, it turns into heat. You'll keep your house cooler if you reduce solar heat gain by keeping sunlight out.

Close the drapes: Line them with light-colored fabric that reflects the sun, and close them during the hottest part of the day. Let them pillow onto the floor to block air movement.

Add awnings: Install them on south- and west-facing windows to reduce solar heat gain by up to 77%, says the U.S. Department of Energy. Make your own by tacking up sheets outside your windows and draping the ends over a railing or lawn chair.

Install shutters: Interior and exterior shutters not only reduce heat gain and loss, but they also add security and protect against bad weather. Interior shutters with adjustable slats let you control how much sun you let in.

Apply high-reflectivity window film: Install energy-saving window films on east- and west-facing windows, which will keep you cool in summer, but let in warming sun in the winter. Mirror-like films are more effective than colored transparent films.

Open Those Windows

Be sure to open windows when the outside temperature is lower than the inside. Cool air helps lower the temps of everything – walls, floors, furniture – that will absorb heat as temps rise, helping inside air stay cooler longer. To create cross-ventilation, open windows on opposite sides of the house. Good ventilation helps reduce VOCs and prevents mold.

Fire Up Fans

Portable fans: At night, place fans in open windows to move cool air. In the day, put fans where you feel their cooling breezes (moving air evaporates perspiration and lowers your body temperature). To get extra cool, place glasses or bowls of ice water in front of fans, which will chill the moving air.

Ceiling fans: For maximum cooling effect, make sure ceiling fans spin in the direction that pushes air down, rather than sucks it up. Be sure to turn off fans when you're not in the room, because fan motors give off heat, too.

Whole house fans: A whole-house fan (\$1,000 to \$1,600, including install) exhausts hot inside air out through roof vents. Make sure your windows are open when you run a whole-house fan.

Power Down Appliances

You'll save money and reduce heat output by turning off appliances you're not using, particularly your computer and television. Powering down multiple appliances is easier if you connect them to the same power strip. Don't use heat- and steam-generating appliances – ranges, ovens, washers, dryers – during the hottest part of the day. In fact, take advantage of the heat by drying clothes outside on a line.

Plant Trees and Vines

These green house-coolers shade your home's exterior and keep sunlight out of windows. Plant them by west-facing walls, where the sun is strongest. Deciduous trees, which leaf out in spring and drop leaves in fall, are best because they provide shade in summer, then let in sun when temperatures drop in autumn. Select trees that are native to your area, which have a better chance of surviving. When planting, determine the height, canopy width, and root spread of the mature tree and plant accordingly. Climbing vines, such as ivy and Virginia creeper, also are good outside insulators. To prevent vine rootlets or tendrils from compromising your siding, grow them on trellises or wires about 6 inches away from the house.

The Lighter Side of The LaBrada Group

*National Ice Cream Day was on Sunday, July 16th!
To celebrate here is a recipe from our TLG magnet calendar!*

(No Machine) Ice Cream

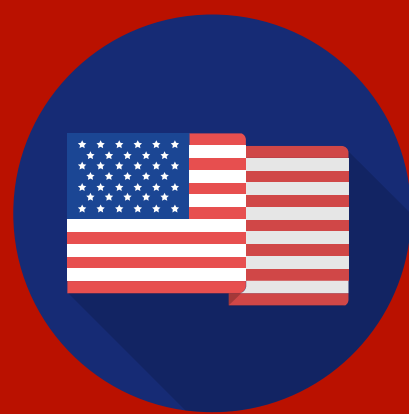


Ingredients:

1 can (14 oz by weight, 10 oz volume) sweetened condensed milk
1 tsp extract, if desired (vanilla, almond, mint or other flavor)
Mix-ins and toppings are desired

Preparation:

In a large bowl, combine condensed milk and extract, if desired. In a separate bowl, beat cream with electric mixer until stiff peaks form. Mix a scoop of whipping cream into the condensed milk, then gently fold remaining whipped cream in, being careful not to overmix. Transfer ice cream mix into a freezer-safe container. If mix-ins (chocolate chips, nuts, candies, etc.) are desired, transfer half the ice cream mix, add the mix-ins, add the remaining ice cream mix, and stir gently with a knife. Freeze mixture for at least six hours.



TLG supports animal welfare!

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, Rudy adopted his Bandit from www.walkmehomerescue.org!



We appreciate your business! - The LaBrada Group