

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!

[Click to Contact Rudy LaBrada](#)

Property Management

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

[Click to Contact Maryanne Carrillo](#)

[Property Management Brochure](#)

Short Sale

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

[Click to Contact Troy S. Edwards](#)

[Short Sale Brochure](#)

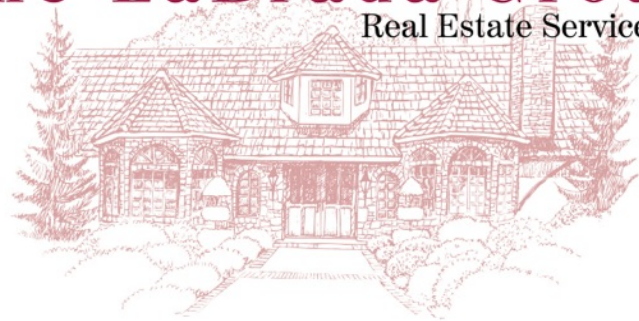
July

Contact Us:

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Upland, CA 91786
Tel: 909-981-3500
Fax: 909-981-3462

The LaBrada Group

Real Estate Services



A Word From Rudy LaBrada...

Welcome to our July Newsletter! In this newsletter, as always, we highlight our rentals available and our new listings for sale. On the lighter side of The LaBrada Group, we have another excerpt from my new book which I co-authored with other top California Real Estate Agents called "The Art of Buying and Selling Real Estate". It has been a great adventure being able to say that I am a published author. You can buy a copy online or pop in the office for a free copy. Additionally, we give some great tips to inspecting and maintaining your garage... Lastly, take a look at page 5! Two GREAT things.... 1) a Strawberry Shortcake Recipe and 2) even GREATER news - like Tony the Tiger Great! - we introduce you to our new Leasing Agent/Property Manager Alex! Welcome aboard Alex! Lastly, be sure to subscribe to our YouTube Channel where our Director of Social Media, Michelle Cirrito hosts our virtual tours. Have a great rest of July and we will see you again in August.

Rudy LaBrada



FOR LEASE



907 N. Dalton #A, Azusa
Lower Level Condo
2BR/1BA - \$1,500



9803 Mango Dr., Fontana
Single Story Home
3BR/2BA - \$1,750



514 N. Imperial #F, Ontario
Single Story Condo
2BR/1BA - \$1,250



1614 S. Campus #B, Ontario
Two Story Townhome
3Br/1.5BA - \$1,450

1614 S. Campus #G, Ontario
Two Story Townhome
3Br/1.5BA - \$1,450

2602 Lemon Ave., Ontario
Single Story Home
3BR/2BA - \$TBD

888 N. Palm #6, Upland
Townhouse Style Apartment
3Br/1.5BA - \$1,400

Click [HERE](#) to view it on
our website



Click the link below to view all
Available Properties on our website:

[Available Properties](#)

PENDING SALES



2708 S. Montego #E, Ontario
Two Story Townhome
2BR/2.5BA with Loft - \$285,000



HELP US REACH 1,000 LIKES
ON OUR FACEBOOK PAGE

FOR SALE



3261 S. Quincy Way, Ontario
Two Story Home
3BR/2.5BA - \$380,000



758 N. Via Barolo, Ontario
Two Story Home
4BR/3BA - \$560,000

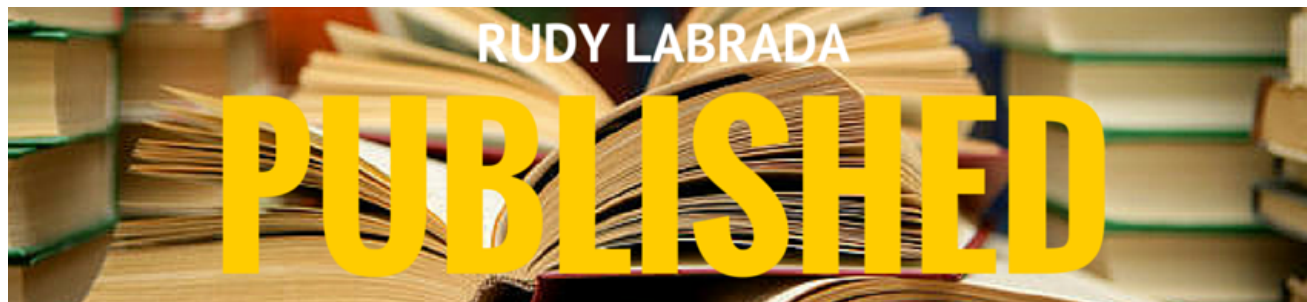


2410 Towne Ave. #47, Pomona
Top Level Condo
2BR/2BA - \$237,500



1381 East 9th St., Upland
Single Story Home
2BR/1BA - \$322,500

Click [HERE](#) to view these listings
on our website



RUDY LABRADA

BROKER/OWNER OF THE LABRADA GROUP



Graduated from Loyola Marymount University & Bishop Amat Memorial High School



Been in real estate for more than 23 years and is a Certified Short Sale and Foreclosure Specialist.



Named as one of the Top 250 Latino real estate agents in the United States.



Most people would be interested to know that Rudy has a background in Political Finance.

Rudy is the co-author of the 2015-2016 'Top 10' and 'Best Seller' on Amazon.com, 'The Art of Buying and Selling Real Estate' which is available on paperback and Kindle on Amazon.com. Within days of its release, the book reached #2 in the Buying and Selling Real Estate category and reached 'Top 10' and 'Best Seller' status on two separate national and international best seller lists and was also featured as a 'Hot New Release'. He is so proud of this accomplishment, he is considering writing his own full book based on his vast experiences in the real estate business.

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Connect with

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Stay tuned as we feature additional excerpts from Rudy's chapter in future editions of our newsletter!

Chapter 1: My Journey to a Career in Real Estate

Financing Issues

I give advice about financing all the time. In fact, I have clients right now who I have represented three times on different things they have done. So they know me. They trust me. He is a police officer; she works in a school. They said, "We need to figure out what we're doing. We're not really sure." So I basically put a plan together for them. Sometimes they just need someone to help them figure out what path to take.

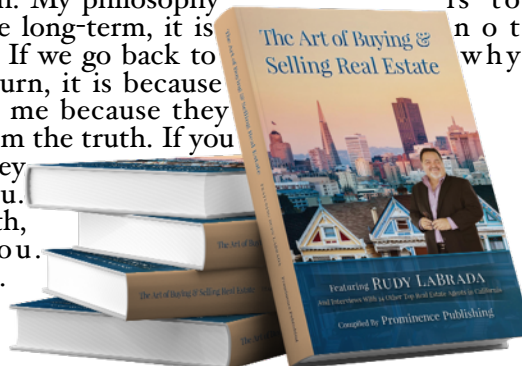
When my clients are young, I tell them the things I wish someone had told me. Like save your money. Do not waste your money. Do not go buy crazy cars. I do not want to drive by here and see a new car parked in your driveway. Save for your retirement. Trust me. I am turning 50. You are 25. It literally comes around the corner very quickly. Things like that.

I am also not a fan of selling houses even though I am in the sales industry. I think that if you can keep your house and buy a new house some other way, do that because you only create wealth for the most part by using someone else's money. I break it down very simply. Here is the reality, if you have a \$200,000 asset, and the market goes up by 10 percent, you make \$20,000. If you have \$20,000 in the bank and the market goes up and you have it at 2 percent, you make \$400. It is very simple. You just have to figure out how to do it. Sometimes, you have to make the sacrifices to do it. I learned this lesson late in my career and wish I had learned it earlier.

I have clients who own multiple houses which is why I started my property management company. Initially, I had to teach my assistant how to manage my own properties. As I got older, my business got older and my clients would come to me and say, "We think we want to diversify. We think we want to do something. We have this money sitting here." And so I would say, Okay. Let's go buy this house. And I will manage it for you."

The reason people come back to me is because they know that if they call me, they are not going to get pressure and they will get the truth. My philosophy is to create clients over the long-term, it is about the short-term. If we go back to I survived the downturn, it is because people came back to me because they knew I would give them the truth. If you are good to people, they are good back to you. You tell them the truth, they appreciate you. They never forget you.

CLICK HERE to purchase your copy of "The Art of Buying and Selling Real Estate" on Amazon.com



5 Tips for Inspecting and Maintaining Your Garage

Routine maintenance will help your garage retain its value and keep it trouble-free for decades. If you're like many homeowners, you cruise in and out of your garage without giving the space much thought. While your garage is low-maintenance, it's not a no-maintenance part of your home. Here are five tips for preserving your home's value by keeping your garage in top shape.

1. Keep your garage door running smoothly

- Most newer garage doors come self-lubricated or with plastic parts that need no oil, according to builder Fred Cann, owner of JRS Solutions in Melville, N.Y. You'll need to annually oil older doors with metal rollers, hinges, and tracks. "Use a leaf blower to blast all the grit, grime, dust, cobwebs, and dead bugs from the door's parts," advises



Mark Secord, brand manager for

PremierGarage in Mobile, Ala. Occasionally check the rubber seal on the bottom of your garage door. It can harden or chip away from wear and tear, allowing the elements to seep under your door. Replacing the seal costs less than \$100. Your door may be hitting the ground too forcefully and jarring all the parts, crushing the rubber seal, or allowing light to peek through at the bottom when the door is at rest. To correct those problems, says Secord, use a screwdriver to alter the travel limit adjustment located on the door opener's control box. Regularly test the garage door's sensors to be sure they still prevent it from closing if something—like your child or pet—is in the way.

2. Clean your garage floor - Hose down your garage floor annually to prevent slip hazards, stains, and pockmarks caused by road salt and auto fluids, recommends Secord. You may notice hairline cracks in your concrete slab, but those are generally no cause for concern, says Paul Fisher, owner of Danley's Garage World in Chicago. If there's a serious trip hazard because of concrete that's crumbled or separated ¼-inch or more, take action. You can try a do-it-yourself patch with a \$5 concrete mix from your local hardware store. But patched concrete often doesn't adhere to the original slab, says Fisher, especially if a car regularly passes over the patched area. If necessary, ask a licensed concrete contractor for an estimate on replacing your slab, which typically costs about \$5 per square foot. Experts disagree on whether to treat a garage slab with a sealant. "Sealants don't protect the slab at all; they're just for aesthetics," says Cann, who worked as an engineer for the city of New York for 10 years. "We had more problems after we sealed and painted garage slabs. The paint would chip, discolor, or become slippery. I'd leave concrete alone." Secord, however, sells garage floor sealants and says they protect the concrete, prevent discoloration, and are easier to clean than bare concrete. Do-it-yourself sealants for an average two-car garage cost about \$800 to \$1,200 and need reapplication every three to five years. One-time, professional applications cost \$1,500 to \$2,000, says Secord.

3. Monitor your garage walls and foundation - Inspect interior and exterior walls and the foundation twice a year for moisture and cracks. If you see discoloration or mold, moisture is seeping in from the roof or the walls. Call a building or roofing contractor for an inspection and repair estimates. Wall and foundation cracks smaller than ¼-inch wide that aren't causing water damage are typically harmless. "Anything larger than a hairline crack is something to be concerned about," says Cann. "If one side of your ceiling appears a little lower than the other, the foundation or footing has settled." That's sometimes hard to evaluate with a visual inspection; if necessary, get out your level. Structural concerns require an expert evaluation. Cann suggests hiring a structural engineer, who will charge \$200 to \$300 per hour but won't hype potential problems to secure the repair work.

4. Clean interior doors and gutters - Once a year, clean and inspect the interior door. Make sure the door is properly weatherstripped and that the threshold seal fits snugly against the bottom of the door. Most building codes require the door allowing entry to your home to be fire-rated and self-closing. If the door is damaged or the self-closing mechanism has failed, repair or replace it. You'll pay \$250 to \$300 for a new fire-rated door, plus \$25 to \$75 for installation. If your garage has gutters, clean them every spring and fall and inspect them for damage. While you're at it, check your roof for damaged or missing shingles or tiles.

5. Watch for pest invasions - Insects like termites and carpenter ants can furtively damage your garage walls. Inspect dark, cool, and moist spots, especially where garage walls meet the foundation, for borings from carpenter ants or termites. "Termites digest the lumber, but carpenter ants tunnel it," says Cann. "If you see trails of sawdust, it's carpenter ants. If you see chewed wood, it'll likely be termites." Call in pest-control experts for an inspection and treatment.

The Lighter Side of The LaBrada Group

Ingredients:

3 cups all-purpose flour
1/2 cup sugar
1 1/2 tablespoon baking powder
3/4 teaspoon salt
12 tablespoons cold butter, cut into cubes
1/2 cup heavy cream + 2 Tb. for tops
1 extra large egg
3-4 tablespoons amaretto
1 teaspoon vanilla extract
3 tablespoons turbinado sugar
14 large marshmallows
7 ounces milk chocolate bar, broken into pieces
1 pound Driscoll's strawberries, sliced

STRAWBERRY SHORTCAKE

s'mores



Directions: 1) Preheat the oven to 425 degrees F. Combine the flour, sugar, baking powder, and salt in the food processor. Pulse a few times, then add the butter cubes. Pulse a few more times until the butter is broken into pea-sized chunks. 2) Pulse in 1/2 cup heavy cream, egg, amaretto and vanilla, until the dough just comes together. Dump the dough onto a floured work surface. Quickly press into a disk with your hands, and roll out to 1/2 inch thick. 3) Using a 2-3 inch cookie cutter, cut out 28 thin shortcakes—try your best to get them all in one cut. Dough gets tougher the more you play with it. Lay the shortcakes on two parchment paper lined baking sheets. Brush them with cream and sprinkle with turbinado sugar. Pop in the oven immediately. The goal is to work fast enough to get them in the oven while the butter is still cold—that's what creates the light flaky texture. Bake for 10-12 minute, then cool for at least 5 minutes before trying to move. 4) Turn the oven to broil. Flip the shortcakes over and top half of them with marshmallows and half with chocolate pieces Place under the broiler for 5-20 seconds, until the tops of the marshmallow are golden-brown. DO NOT take your eyes off of them—marshmallows burn fast. Then flip the marshmallows over and repeat so that the marshmallows are toasted on both sides. 5) Now gently press the marshmallows down to cover the surface of the shortcake. Place fresh sliced Driscoll's strawberries on top of the melted chocolate pieces and top with a marshmallow topper. Serve immediately. 6) Now place a large skillet over medium-high heat. Add 1-2 tablespoons oil to the skillet. Once it's hot quickly place the potstickers down into the skillet to sear. Brown the bottoms for approximately 2 minutes, then quickly flip the potstickers and add about 1/2 cup warm water to the skillet—enough water to come a third of the way up the side of the potstickers. Cover and let the dumplings steam for 2-3 minutes, until the water has evaporated. Repeat with the remaining dumplings. **Enjoy!**

Welcome

The LaBrada Group is happy to welcome our new Property Manager/Leasing Agent, Alex Gonzalez! Alex received his Bachelor of Arts in Urban Studies and Planning from California State University, Northridge. He and his wife are residents of Upland and have four daughters ages 9, 5, 2, and 2 months. Alex says "The thing that I enjoy most about the Property Management industry is interacting with people and being able to help them and make them feel comfortable about the process." He would describe himself as outgoing, personable, and active. Alex enjoys spending time with his family, running, and buying/selling things online.

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