

THE NEWSLET

Property Management & Residential Sales in the San Gabriel Valley, Inland Empire, Pomona Valley, and Moreno Valley to Hemet

The LaBrada Group Real Estate Services



DRE #02087854

A Word from Rudy LaBrada

Welcome to another issue of our newsletter – The Newslet

This month a big congrats to the son of our Bookkeeper Allison, Tanner Roehl who graduated from Los Osos High School – Class of 2019. Good luck to Tanner and congratulations to Allison!

I hope you had a great 4th of July Holiday celebrating our nation and all this it has to offer. I spent mine quietly at home with a few friends. On page 6, be sure to catch our introduction to our Preferred

Class of
2019



Tanner Roehl - (center) son of our Bookkeeper, Allison Roehl (left) 2019 graduate of Los Osos. Good luck in your future endeavors!

Partner for the month, Carlos Virgen with Farmers Insurance. Needing an insurance quote or re-examination of your current policies, give

Carlos a call!

This month, I want to wish my mom, Irene LaBrada a very, very happy birthday.

This Issue's Highlights

Spotlight, p .6

Preferred Partner:
Carlos Virgen,
Farmers Insurance

Lighter Side, p. 7

Pattie's Trip to Chicago;
Calendar Recipe:
Butterfinger Cookies

She is my light, inspiration and guide – Besos Momma!

Had a great experience with a member of our team? Review us!

We appreciate any and all feedback from our clients and always welcome you to re-view us! You can find us on Yelp, Google,

and Facebook to read more about what other clients have to say about The LaBrada Group and our services! We thank you!

FOR LEASE



6939 Castor St., Chino

3 Bedrooms / 2.5 Baths
\$2,200/month

Single Story!



952 Occidental, Claremont

4 Bedrooms / 2 Baths
\$3,000/month



23827 Sunset Crossing,
Diamond Bar

3 Bedrooms / 3 Baths
\$2,850/month

Single Story!



10228 Benson, Montclair

2 Bedrooms / 1 Bath
\$2,100/month

Single Story!



333 W. Bonnie Brae, Ontario

3 Bedrooms / 2 Baths
\$2,500/month



130 Carrotwood, Pomona

3 Bedrooms / 2.5 Baths
\$3,000/month

Single Story!



380 Kenoak Dr., Pomona

3 Bedrooms / 1 Bath
\$2,600/month

Single Story!



11 Town & Country, Pomona

3 Bedrooms / 2 Baths
\$2,250/month

Single Story!



2197 St. Michele, San Jacinto

3 Bedrooms / 2 Baths
\$1,600/month

Single Story!



834 W 16th St., Upland

4 Bedrooms / 2 Baths
\$2,400/month

Single Story!



235 Sinclair Ave., Upland

3 Bedrooms / 2 Baths
\$1,900/month

Contact Us Today!

The LaBrada Group Property Management offers Lease Only and Full Management Options. We manage single-family homes, condos, townhomes, and multi-family buildings!

OUR TEAM



Diana Padilla
Senior Maintenance Specialist

909-981-3500 x206

Diana.LabradaGroup@gmail.com

Pattie Alexander
Senior Property Manager

909-981-3500 x202

Pattie.LabradaGroup@gmail.com

DRE #01182281



Rosa Amaya
Accounts Receivable and Receptionist

909-981-3500 x208

Rosa.LabradaGroup@gmail.com



Allison Roehl
Bookkeeper/Office Manager

909-981-3500 x204

Bookkeeper.LabradaGroup@gmail.com



Cameron Romero
Assistant Property Manager

909-981-3500 x207

Cameron.LabradaGroup@gmail.com

DRE #1907398



For Lease - Coming Soon



961 W. Kimball Ave
Hemet
1 Bedroom / 1 Bath
\$TBD/month

3571 Legato Ct.,
Pomona
2 Bedrooms / 2 Baths
\$1,800/month



383 Orchid Ln. #Q
Pomona
3 Bedrooms / 1 Bath
\$1,500/month

867 W. Scott St.
Rialto
3 Bedrooms / 2 Baths
\$1,900/month



1949 W. Cumberland
Upland
4 Bedrooms / 3 Baths
\$3,000/month

FOR SALE



Rudy LaBrada, Owner/Broker

Contact Rudy today to buy or list your home!

909-981-3500 x201 (Main)
909-560-2827 (Cell)
Rudy.LaBrada@gmail.com
DRE #01117345



655 E. 14th St., Upland
Offered at \$550,000

This single story 4 bedroom, 2 bath home is located on a corner lot and is sure to please the entire family! Formal entry to living room and dining area, family room with a brick fireplace, breakfast bar and updated kitchen. Easy access laundry room. Four good sized bedrooms, master with walk in closet and en-suite bath. New interior paint, new beautiful laminate flooring, neutral tile in kitchen and baths, newer roof, newer windows and more. Breezeway for outdoor dining leads to two car garage. Gated rear yard with built in spa and lots of fruit trees.



7152 Krista Ct., Fontana
Offered at \$435,000

North Heritage in Fontana. Located in Etiwanda School District! Double door entry to formal entrance, living room/dining room combination, family room, expansive kitchen with breakfast nook. One half bath and laundry area downstairs. Upstairs are all bedrooms, master suite with oval roman soaking tub, privacy toilet, double sinks and large closet space. No HOA!



8530 San Gorgonio Pl., Fontana
Offered at \$340,000

Beautiful Cucamonga Mountain Shadows end unit town home with 3 bedrooms, 2.5 baths. Entry to formal living room/dining area, spacious kitchen with new stove and 1/2 bath all downstairs with slate flooring tile. Upstairs to bedrooms including master and two secondary bedrooms. All three bedrooms have ample closet space, and wood laminate floors. There is a small patio for BBQ'ing and relaxing outside. There is a two car direct access garage with washer/dryer hookups. The HOA features a beautiful pool area.

Did you know? Rudy LaBrada has been in real estate since 1992 - over 26 years!

In 1997 Rudy opened his first Downtown Upland office later moving his location down the street and has been here ever since. In 2019, he opened his second office in Hemet. Rudy attended Bishop Amat High School and received his Bachelor's in Business Administration from Loyola Marymount University. In addition to being a licensed Real Estate Broker, Rudy is a Certified Short Sale and Foreclosure Specialist. He first became interested in real estate at a young age because he loved seeing new houses and would draw floor plans for fun.



NEWS

Be Prepared: The 9 Earthquake Hazards Lurking in Your Home

A few minutes of weekend prep can save hours of cleanup after a major earthquake, not to mention preserve the framed wedding pictures lovingly hung over your headboard, or the 65-inch TV you just bought for March Madness. And most of it can be accomplished with a quick trip to the hardware store or home center. Here are a few ways to get started. If you knock out just one a week for the rest of the year, you'll be better prepared than most.

1. TVs and bookshelves: These are a couple of items most likely to tip over (and create a cleanup headache, even if they don't land on your head). Buy furniture straps to unobtrusively secure these to wall studs. Also strap down file cabinets and other top-heavy furniture that can fall and potentially block exits. If you hope to keep books on the shelves, installing a lip along the front edge might keep them from flying off and hurting someone. Another option: Escondido-based QuakeHold makes elastic cord barriers that still allow access.

2. Kitchen cabinets: All your cups and glasses will become tumblers, when a quake hurls them past the cabinet doors and onto the floor. Child-safety locks can keep the doors closed but can be a hassle to open normally. Several companies offer more convenient

locks that you simply push to open and release a latch. San Diego-based Safe-T-Proof sells cabinet locks that fall into place when shaking starts. The cabinet contents may still shatter during the Big One, but at least breakage will be contained and not underfoot.

3. Items on shelves: Knickknacks, Grandmother's china or crystal vases can turn into financial and emotional losses, and dangerous projectiles, according to the Earthquake Alliance. That agency, a public-private partnership that organizes the annual Great California ShakeOut earthquake drill, recommends using Velcro, adhesive gel or Quake Hold Museum Wax to affix those items directly to shelves.

4. Pictures, mirrors and other wall hangings: These can all become projectiles, or shatter and rain glass on your head in an earthquake. Instead of nails or regular picture hooks, use screw hooks or earthquake-specific hangers installed directly into wall studs, not just the plaster, the Earthquake Alliance suggests. A little putty on the back corners will help keep the frames from banging against the walls and breaking. And the alliance advises hanging only soft objects, such as tapestries, above beds.

5. Wine, liquor, chemicals and other items that can shatter and spill: Keep these low to the ground in a secured if too close to windows, where they could swing and break the glass. cabinet so they won't fly out and it won't tip over. Wine, upright in wooden boxes, might survive. But not if they're stacked very high, or if bottles are resting sideways atop one another. Wine Spectator magazine says tipping up the necks of bottles in a rack even five degrees will help keep them from shaking out of place.

6. The water heater: Once the ground under it starts moving, a tall, heavy water heater can topple, breaking the water and natural gas lines running to it. Also, that tank holds 30 to 50 gallons of fresh water — vital, a quake at the San Andreas fault severs the Los Angeles Aqueduct. Be sure to use heavy-duty straps designed for the job to secure the top and bottom; don't use brittle, bendy "plumber's tape." And if your water heater, stove and other appliances aren't hooked to the gas lines using flexible connectors consider calling a plumber to swap those in.

7. The unexpected: The Earthquake Country Alliance checklist also mentions hazards that might not occur to people, such as hanging plants

8. Unbraced home: Is your

home bolted to its foundation? If not, the job averages \$5,000 in Southern California yet can avert damage costs into the six figures, or even a home's outright destruction if it slides off its footings. "If you have a crawl space, you really need to get under there and take a look. If it's a pre-1940s house, you absolutely have to take a look," said Maffei, who is also executive director of the California Residential Mitigation Program, created jointly by the Earthquake Authority and the governor's office, to help people brace their homes.

9. A toppling fireplace? If you have a brick or masonry chimney, those are "the most vulnerable components of conventionally constructed wood-framed homes," according to the Structural Engineers Association of California. Engineers debate whether current building codes are enough to keep chimneys safe, and whether reinforcing old ones simply creates a single unit that will fall over. They argue the safest option is a factory-made metal chimney, enclosed in veneer to simulate brick, for the traditional look. Maffei's recommendation? Evaluate the potential hazard: "If it pulled away from the wall and fell down, what could it hit?"

-Article from latimes.com

SPOTLIGHT

PREFERRED PARTNER



Carlos Virgen

INSURANCE ADVISOR
FARMERS INSURANCE
Lic# 0I72363

Phone: (909) 921-9050
Email: info@coveredwithcarlos.com



Contact Carlos today and tell him
The LaBrada Group referred you!

TIP: In light of the recent shakings, one might consider an earthquake policy to be added to a home or landlord policy. Even if a home isn't destroyed after an earthquake, the city may "red-tag" your home if damage is found to the structure making it unlivable.

Carlos Virgen has worked in the Insurance Industry for 20 years!

"Started my insurance career as a claims adjuster and I'm very grateful for it. It allowed me the opportunity to see firsthand the impact a claim had on people, from having a major auto accident or losing a home to a fire. Helping the clients make arrangements for repairs and finding them a new place to live during that time was very humbling. Transitioning into a sales role was the next practical step, having the background in claims allowed me the opportunity to make sure my clients had the adequate coverage for an accident. Owning a property is arguably the biggest investment most people will make and after a fire or water loss I want to make sure during one of their worst days, I'll be at my very best."

After owning an Insurance Agency for a few years out of San Dimas, I made the decision of merging my office with the Tim Cunningham Agency out of Ontario. Tim is a seasoned agent with over 25 years with Farmers Insurance. We have 9 license agents at our office, with each agent specializing in 1-2 particular lines of insurance. So far for 2019 our agency has written insurance for approximately 3000 properties in the state of California, making us the #1 Farmers agency in the country for commercial/landlord."

A Personal Note:

I'm a 1st generation Mexican-American, born here in Southern California. I'm married (9 years) to a 1st generation French-American Sylvie Virgen.



We have no kids but have 10 nieces and nephews we love to spend time with every chance we get. Family is simply everything to me.

LIGHTER SIDE



CHICAGO Illinois

Pattie and her husband Les took a trip to Chicago where they were able to visit local sights, attend a White Sox game, and enjoy a 4th of July fireworks show!

JULY COOKIE CALENDAR RECIPE: BUTTERFINGER COOKIES

1¾ cups all-purpose flour
¾ tsp baking soda
¼ tsp salt
¾ cup granulated sugar
½ cup salted butter, softened
2 large eggs, at room temperature
½ tsp vanilla
8 fun-sized Butterfinger® candy bars, chopped

Preheat the oven to 375° F. Combine flour, baking soda, and salt in a small bowl and set aside. With an electric mixer, beat sugar and butter until creamy. Beat in the eggs and vanilla until just combined. Gradually beat in the flour mixture. Fold in Butterfinger® pieces by hand. Drop by slightly rounded tablespoonfuls onto an ungreased baking sheet. Bake for 10-12 minutes or until lightly browned.



**WE HOPE
EVERYONE HAD
A GREAT 4TH
OF JULY!**



Corporate Upland Office



155 East C Street, Suite D
Upland, CA 91786
Main: 909-981-3500

Hemet Office



175 N. Cawston Ave., Suite 165
Hemet, CA 92545
Main: 951-282-3456

www.TheLaBradaGroup.com

