

# 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](#)

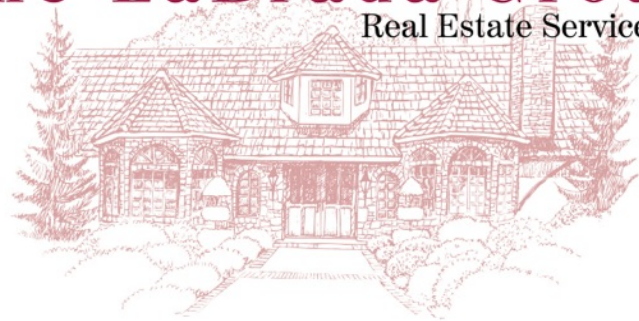
April

#### Contact Us:

155 East "C" Street, Suite D  
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 April Newsletter! In this newsletter, 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. Additionally, we give some great tips to creating a Welcoming Front Entrance for Under \$100 - whether you are selling or just doing some spring cleaning... Lastly, take a look at page 5! With a great recipe and pictures of Maryanne and Michelle at Kobe Bryant's last Laker game! And 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 April and we will see you again in May with Mother's Day Pictures!

## Rudy LaBrada



## FOR



440 Riverside Ave., Colton  
One Unit in Triplex  
2BR/1BA - \$1,100

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



5403 Newcastle Ave. #27, Encino  
Lower Level Condo  
2BR/2BA - \$1,650

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



7072 Newport Ave., Fontana  
Two Story Home  
4BR/3BA - \$TBD

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



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

### Available Properties



18006 Marygold #B, Bloomington  
Single Story Modular Home  
3BR/2BA - \$1,500

17752 Wabash Ave., Fontana  
Single Story Home  
3Br/2BA - \$1,600

1614 S. Campus Ave. #F, Ontario  
Two Story Townhouse  
2BR/1 Bonus Room/1.5BA

1031 Palmetto #C-8, Ontario  
Two Story Townhouse  
2BR/2BA - \$1,650

1668 N. Clyde St., San Bernardino  
Single Story Home  
3BR/2BA - \$TBD

HELP US REACH

1,000

'LIKES' ON OUR FACEBOOK PAGE



## LEASE



5628 Harmony Dr., Jurupa Valley  
Single Story Home  
3BR/2BA - \$2,250

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



1614 S. Campus Ave. #I, Ontario  
Detached Two Story Townhome  
2BR/1.5BA/Bonus Room - \$1,550

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



6620 Valinda Ave., Alta Loma/Rancho Cucamonga  
Single Story Home  
3BR/2BA - \$2,300

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

## FOR SALE



12940 Arlington Ln., Chino  
Single Story Home with Spa  
3BR/2BA - \$460,000



1514 Evergreen Dr., Upland  
Single Story Home with Pool & Spa  
3BR/2BA - \$565,000

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



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





**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 25 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  
The LaBrada Group



**[CLICK HERE to purchase your copy of "The Art of Buying and Selling Real Estate" on Amazon.com](#)**

*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 Why I Love Real Estate**

I think the best part about real estate is that you wake up every morning and do not know what your day is going to be like.

Your day could be very calm, and everything could go right. Or, it could just be a day of problem-solving and everything in-between. The other upside is you are not always in the office; you are out showing properties, meeting with clients, attending inspections, overseeing rehabs and repairs etc. There is a social competent to being in real estate too. Every day is different, and that is the part I like. Being cooped up in an office all day just does not work for me.

Being an independent is difficult because I am not only a real estate broker, I am also a small business owner. So, I worry about things like payroll, taxes, municipal issues, running a small office and all the things that go along with running a business.

Also, when you own the business and it is your name on the door, and, with that I believe, there is a higher realm of ethics and pride because, ultimately it is your name on the line. When I shake a person's hand and I look in their eyes, they know that I am going to do what I say I will do. It goes back to old world ethics and the time spent with my maternal grandfather, John LaBrada a great man who taught me many things through his own actions.

I specialize in single family homes and property management. My sister runs my property management division. After a year after hiring her, I also hired my niece, who does all of my social media. In today's world, I have found that social media is increasingly more important as a way of staying connected and attracting new clients, in particular millennials. We need to stay connected using our updated website, integration of new social media platforms, a monthly newsletter, property tour videos and more, with this, we are generating a new type of buzz for the company.

I have always been an independent agent and always with a small office, so accolades have never really been my sours for motivation. However, somehow I was awarded one of the top 250 Latino real estate agents in America. I have no idea how I got nominated for that, but was happy non-the-less to make the list!



Wouldn't it be nice to approach your home's entrance with a grin instead of a grimace? Take our tips for beating a clear, safe, and stylish path to your front door.

First impressions count — not just for your friends, relatives, and the UPS guy, but for yourself. Whether it's on an urban stoop or a Victorian front porch, your front door and the area leading up to it should extend a warm welcome to all comers — and needn't cost a bundle. Here's what you can do to make welcoming happen on the cheap:

1. **Clear the way for curb appeal** - The path to your front door should be at least 3 feet wide so people can walk shoulder-to-shoulder, with an unobstructed view and no stumbling hazards. So get out those loppers and cut back any overhanging branches or encroaching shrubs.
2. **Light the route** - Landscape lighting makes it easy to get around at night. Solar-powered LED lights you can just stick in the ground, requiring no wiring, are surprisingly inexpensive. We found 8 packs for under \$60 online.
3. **Go glossy** - Borrow inspiration from London's lovely row houses, whose owners assert their individuality by painting their doors in high-gloss colors. The reflective sheen of a royal blue, deep green, crimson, or whatever color you like will ensure your house stands out from the pack.
4. **Pretty up the view** - A door with lots of glass is a plus for letting light into the front hall — but if you also want privacy and a bit of decor, check out decorative window film. It's removable and re-positionable, and comes in innumerable styles and motifs. Pricing depends on size and design; many available for under \$30. A way to get the look of stained glass without doing custom work or buying a whole new door: Mount a decorative panel on the inside of the door behind an existing glass insert, \$92 for an Arts and Crafts-style panel 20-inches-high by 11-inches-wide.
5. **Replace door hardware** - While you're at it, polish up the handle on the big front door. Or better yet, replace it with a shiny new brass lockset with a secure deadbolt. Available for about \$60.
6. **Please knock** - Doorbells may be the norm, but a hefty knocker is a classic that will never run out of battery life, and another opportunity to express yourself (whatever your favorite animal or insect is, there's a door-knocker in its image).
7. **Ever-greenery** - Boxwoods are always tidy-looking, the definition of easy upkeep. A pair on either side of the door is traditional, but a singleton is good, too. About \$25 at garden centers. In cold climates, make sure pots are frost-proof (polyethylene urns and boxes mimic terracotta and wood to perfection).
8. **Numbers game** - Is your house number clearly visible? That's of prime importance if you want your guests to arrive and your pizza to be hot. Stick-on vinyl numbers in a variety of fonts make it easy, starting at about \$4 per digit.
9. **Foot traffic** - A hardworking mat for wiping muddy feet is a must. A thick coir mat can be had at the hardware store for less than \$20. Even fancier varieties can be found well under \$50.
10. **Go for the glow** - Fumbling for keys in the dark isn't fun. Consider doubling up on porch lights with a pair of lanterns, one on each side of the door, for symmetry and twice the illumination. Many mounted lights are available well under \$100.
11. **Snail mail** - Mailboxes run the gamut from kitschy roadside novelties masquerading as dogs, fish, or what-have-you to sober black lockboxes mounted alongside the front door. Whichever way you go, make sure yours is standing or hanging straight, with a secure closure, and no dings or dents. The mail carrier will thank you.



# The Lighter Side of The LaBrada Group



## Ingredients

(For Eggs)

- 2 ripe avocados
- 2 tb. lime juice
- 1 tb. chile garlic sauce
- 1/2 tsp. salt

(For Garnishes)

- 1/4 cup crumbled bacon
- 1/4 cup pomegranate arils

## Directions

1. Place the eggs in a large pot and fill with cold water until it covers the eggs by 1 inch. Put the pot on the stovetop over high heat and bring to a boil. The moment the water starts boiling, set the timer for 12 minutes. At exactly 12 minutes remove the pot from the heat, set it in the sink, and run cold water into the pot until it remains cold. Then add ice to the pot to chill the eggs all the way through. If you have time, put the eggs in the fridge for a few hours to chill--cold eggs peel easier than warm eggs.
2. Tap the hard boiled eggs on the counter and roll gently to crack the shell all the way around. Peel the egg shells off. If you're having trouble, run them under cold water as you peel. Cut the eggs in half lengthwise and pop the egg yolks into the bowl of your food processor. Lay the white on a platter. 3. Now spoon the avocado flesh into the food processor, followed by the lime juice, chile garlic sauce, and salt. Puree until completely smooth. Scoop the mixture into a piping bag with a medium tip (or into a zip bag then snip the corner off) and pipe the filling into the center of each egg. You should have plenty of filling to create nice tall mounds. 4. Top each avocado deviled egg with crumbled bacon or pomegranate arils. Loosely wrap and chill until ready to serve. Can be made up to 4 days ahead.

## GO LAKERS!



*Maryanne  
&  
Michelle  
went to  
Kobe's  
last  
game!*



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*We appreciate your business! - The LaBrada Group*

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Director of Social Media