

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](#)



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The LaBrada Group

Real Estate Services



A Word From Rudy...

Welcome to our June Newsletter. In this newsletter, we highlight another one of our Preferred Partners, Farmers Insurance Agent Carlos Virgen, we wish our Director of Social Media, Michelle Cirrito a very happy June Birthday, and spotlight our Maintenance Coordinator Diana Padilla by telling you a little more about her outside of TLG! If you have not 'Liked' us on Facebook yet, be sure to do that. We post new listings, new rentals, open houses, silly things that happen in our office and my new post called Installment in A Day in the Life of a Broker featuring real life things that happen or are happening. You never know what you might find on our Facebook page. We look forward to seeing you on FB! As we approach Summer, remember that summer is a great time to sell and the market continues to move forward at a nice steady pace. Check out our article on Summerizing Your Home on page 3. If you are thinking of buying, selling, or need our property management services, give us a call!

Rudy LaBrada



FOR LEASE



POOL for Summertime Fun!

8807 Holly St., Alta Loma
Single Story Home
4BR/2BA - \$2,200

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



1614 S. Campus #G, Ontario
Two Story Condo
2BR/1.5BA - \$1,450

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



POOL for Summertime Fun!

949 W. Cumberland, Upland
Two Story Home
4BR/3BA - \$2,600

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



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

Available Properties



888 N. Palm #5, Upland
3BR/1.5BA - \$1,300

1345 N. Taylor Way, Upland
5BR/2.5BA - \$3,000



We understand that education is
key and school districts are integral
when searching for a new home.

Click the link below to complete a
search via an interactive map tool!

School Search

Click the link below to search the
MLS for listings!

Search the MLS

FOR SALE



1194 Eddington, Upland
Two Story Colonial Home
5BR/3BA - \$450,000

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



POOL for Summertime Fun!

193 Sherman Way, Upland
Single Story Home w/ Pool
3BR/2BA - \$450,000

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



This Month's Featured Listing

**1194 Eddington, Upland
FOR SALE - \$450,000**

Quaint Two Story 5 Bedrooms/3 Baths
Colonial Style Home in Upland!

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

Preferred Partner

Did You Know?

...about two out of three homes are underinsured?

Make Sure Your Home Is Covered For ALL It's Worth



Carlos Virgen

Insurance Advisor

(888) 514-8555

CVirgen@FarmersAgent.com

License #0172363

Se Habla Español

[Click HERE to be directed to Carlos's website](#)

A home is the largest investment most people make in their lifetime. The average underinsurance amount is about 22%, though some homes are underinsured by 60% or more. This means millions of American homeowners are at risk of major financial loss should a disaster ever affect their home. Homeowners in these unfortunate situations find themselves responsible for tens of thousands of dollars of unexpected out-of-pocket costs to rebuild their house. Many of these homeowners are financially unable to rebuild a house like the one they had prior to their loss.



I can help you with a Home Insurance tune-up!

With over 12 years experience in the insurance industry Carlos Virgen brings a unique perspective to his Farmers Insurance agency. Serving as a claims adjuster for 6 years served to help him understand the everyday struggle of an insurance claim. With a focus on personalized service he could provide a 2nd opinion on your home insurance, assuring you the right protection for you and your family.

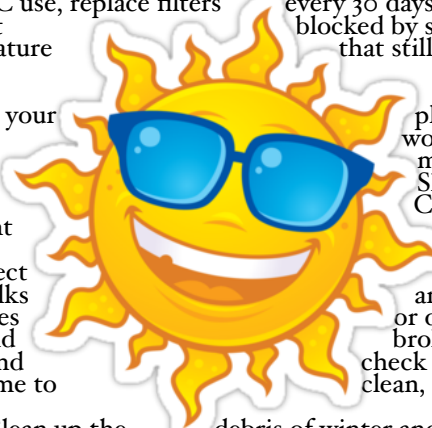
Summer-izing Your Home

Summer maintenance is really about keeping things running smoothly so you'll have plenty of time to enjoy the more sublime pleasures of summer-like alfresco dinners with friends and family, puttering in the garden, and lazy afternoons reading in the hammock.

Keep It Cool - Make sure your air conditioning is running efficiently by putting in a clean air filter and cleaning air vents. During periods of heavy A/C use, replace filters every 30 days. Outside, clear the area around the unit so that the air intake vents aren't blocked by shrubs, leaves, or other debris. Keep thermostat set at the highest temperature that still feels comfortable and make sure it's set to "auto" and not "fan."

Maximize Passive Cooling - Keep your place cooler without A/C, or at least without cranking it quite so high, by working with nature. Close blinds or curtains on east-facing walls in the morning, south-facing walls during the day and west-facing in the evening. Shading skylights against harsh daytime rays can also help keep things cooler. Close windows and doors to keep cool air in during the day and open at night to let fresh breezes in.

Clean, Inspect, and Repair - Inspect the exterior of the house. Check the foundation, chimney exterior, sidewalks and other hardscape for cracks or leaks or damage. While you're up there, clean spots. Inspect roof for missing shingles or broken connections. Rent a power washer out the gutters, checking for holes and check to see if siding needs touch-up or to give the exterior a good cleaning and clean, repair, and re-seal driveways. Summer is also an excellent time to



Keep the Patio Looking Good - Clean up the debris of winter and spring by washing windows and sweeping outdoor areas. Clean outdoor furniture and re-stain if necessary. Metal and plastic furniture can be washed with a mixture of warm water and a small amount of dish detergent. Vacuum cushions and pillows. Removable covers can be tossed into the washing machine. Clean non-removable covers by spraying a mixture of 1 teaspoon of borax, 1 teaspoon of dishwashing detergent and 1 quart of water onto fabric, then hosing off.

Special Care for the Summer Yard - Keep seasonal equipment in good working order by checking and cleaning lawn and gardening tools. Sharpen lawn mower blades, hedge clippers and pruning shears if necessary. Set lawnmower blades to cut grass to three inches or higher and keep grass longer during hot months to encourage deeper root growth.

The Lighter Side of The LaBrada Group



We would like to wish a very **Happy Birthday** to **Michelle**, our Director of Social Media! She celebrated her birthday on June 16th but in this office we like to call it *Birthday Month!*



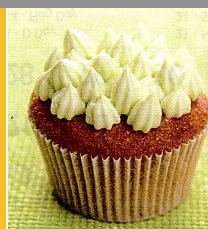
Getting To Know

Diana



Diana Padilla joined The LaBrada Group in 2012. Prior to that she worked at another property management company for 6 years. In addition to being Rudy LaBrada's operational assistant she handles all maintenance concerns and issues on properties we manage. Before working in the property management industry she was very involved at her children's school. She was an office and classroom parent volunteer and started an after school singing program. Diana would describe herself as strong, determined, and easy-going. In her spare time she enjoys shopping and spending time outdoors. Going on walks and being active is something that is relaxing and therapeutic for her. A resident of Pomona, Diana also loves being with her family. She has four children – Joseph (21), Ariana (19), Alexis (16), and Jaiden (4). They also have a rescue dog named Molly. As a family they value the time that they spend together between everyone's busy schedules.

Cupcake of the Month



Zucchini Cupcakes

Ingredients:

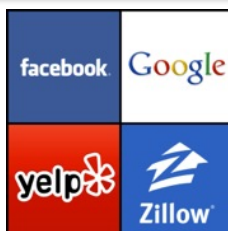
- 3 eggs
- 1 1/3 cups sugar
- 1/2 cup canola oil
- 1/2 cup orange juice
- 1 tsp almond extract
- 2 1/2 cups of all-purpose flour
- 2 tsp ground cinnamon
- 2 tsp baking powder
- 1 tsp baking soda
- 1 tsp salt
- 1/2 tsp ground cloves
- 1 1/2 cups shredded zucchini

Preparation: Preheat oven to 350 degrees F. Whisk together eggs, sugar, oil, orange juice, and almond extract. Combine dry ingredients; gradually add to egg mixture and mix well. Stir in zucchini. Fill paper-lined muffin cups 2/3 full. Bake for 20-25 minutes or until toothpick inserted near the center comes out clean. Cool for 10 minutes before removing to a wire rack; cool fully before frosting.

Connect with us!



Click on the logos to direct you to each particular platform:



In today's social media and marketing world, we count on you, our clients, to endorse our company's services. These quality reviews are essential to our success. We would appreciate if you took the time to create a testimonial and submit it to one, two, or all of the below platforms. Sorry if you have to sign up but most of them have some sort of monitoring policy. Please also note if you had a good experience with a member of our team - they appreciate a good shout out too!

Missed past editions of our newsletter? Don't worry, you can access all of them by clicking the link below!

[Click HERE to view past TLG Newsletters](#)



SUBSCRIBE TO OUR
YouTube
CHANNEL

Head over to our YouTube Channel to view our Property Tour Videos! Be sure to subscribe to keep up with all of our uploads too!

[Click HERE to view our YouTube Channel](#)

We appreciate your business! - The LaBrada Group

If you wish to unsubscribe please notify us by emailing TheLaBradaGroup@gmail.com. Thank you!