

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!

OUR BROCHURE

PROPERTY MANAGEMENT

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

OUR BROCHURE

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A Word From Rudy LaBrada...

Welcome to the February Newsletter...

Already into February of 2019 and The LaBrada Group continues to work to provide uncompromised and unparalleled service to our clients. Now with two offices, The LaBrada Group, Inc. has expended our service areas to include Moreno Valley, Perris, San Jacinto, Hemet and Menifee. If you know of anyone who has property in those communities and needs management services, please pass our information along to them. Our second office is located in Hemet at 175 North Cawston Ave., Suite 165.

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! Remember, don't go shopping for a new fur-baby when you can rescue one and save their life!

Rudy LaBrada, Broker/Owner

TLG Properties **FOR LEASE/RENT**



6686 Stardust Ln.

Fontana

Two Story Home
with Attached 3 Car Garage
4 BR / 3.5 BA - \$3,600



12854 Atwood Ct. #1427

Rancho Cucamonga

End Unit Condo with
1 Carport Space
1 BR / 1 BA - \$1,400



8022 Cresta Bella Rd.

Rancho Cucamonga

Condo
with Attached 2 Car Garage
3 BR / 2.5 BA - \$2,400



11901 Rollins Ct.

Rancho Cucamonga

Two Story Home
with Attached 3 Car Garage
4 BR / 2.5 BA - \$2,500



807 W. 8th St.

Upland

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



1634 N. Glenwood Ave.

Upland

Single Story Home
with Attached 2 Car Garage
3 BR / 2 BA - \$2,400



120 N. 13th Ave. #F

Upland

Upstairs Apartment
with Detached 1 Car Garage
2 BR / 1 BA - \$1,350

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Our Property
Management
Brochure**

**Refer our
services for a
\$25 Starbucks
gift card**



Meet Our Property Management Team



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Now serving Riverside County



**Have you heard that
we now have another
location in Hemet?**



175 N. Cawston Ave., Suite 165
Hemet, CA 92545



**Contact Team
Rudy LaBrada today!**

We offer both
Lease Only & Full Service
management options!

(909) 981-3500

TLG Properties **FOR SALE**



14148 Remington Ct. Fontana

4 Bedroom / 3 Bath Two
Story Home in Heritage
Village with family room and
attached 3 car garage!



**Click Here For
Our Real Estate
Brochure**

1185 W. Grand Ave. Pomona

24,786 square foot lot waiting
to be developed - per City,
parcel is zoned for 7-8
residential dwellings!

**Call Rudy to list
or buy a home
today!**



Rudy LaBrada

Broker/Owner

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BRE #01117345

Having started real estate as a Residential Sales Specialist, Rudy is well versed in all aspects of a real estate transaction and looks forward to assisting you and your family through this process. With over 23 years of experience, you will truly appreciate Rudy's skills in negotiating, marketing and overall, being a well respected confidant.

Take the Plunge: The 4 Best Reasons to Buy a Home This Year

The housing landscape of the past several years hasn't exactly been friendly to buyers: the bidding wars, the eye-popping prices, the houses that sold before a "For Sale" sign even went up. It's enough to make any of us put our search on hold until we have a fighting chance at landing a home—without draining our bank accounts. If you've been sitting on the sidelines, we've got good news and we've got bad news: Things are finally slowing down. But they might not slow down fast enough for your liking. Don't despair, though—this year still stands to look better than last for aspiring home buyers. "If your resolution is to buy a home in 2019, you'll have some challenges to contend with, but also some opportunities," says Danielle Hale, realtor.com's chief economist. The devil's in the details, though, and there are quite a few factors that could dictate whether this is your year to buy. Here are the four biggest reasons to take the plunge now.

1. There will be more available homes—or at least, not fewer

Tight home inventory has sidelined would-be buyers for several years now. Even if you could afford a home, too few of them were hitting the market to keep up with demand. Or, when they did, there was a good chance they were snapped up before you could even call your real estate agent. House hunting felt especially bleak last winter, when nationwide inventory hit its lowest level in recorded history. By the end of 2018, though, things finally started looking up, and in 2019, experts predict more opportunities—and less frustration—for buyers. But there's a catch: Not everyone will be able to afford those opportunities. That's because the markets seeing the most increases in available homes tend to be more expensive, Hale says. "For buyers, there is going to be more inventory. So that's a bright spot," she says. "The downside of that bright spot is it might not be in their price range." If you don't have big bucks, though, all is not lost. The news is still good—just tempered. The supply of affordable homes for sale (under \$300,000, which is about the median home price right now) might not be growing dramatically just yet, but it's certainly not decreasing anymore.

2. Skyrocketing prices will slow their roll

While inventory went down, down, down over the past few years, home prices did the opposite. Will we still see staggering dollar amounts throughout 2019? It's another mixed bag here: Expect home prices to continue to rise (blah), but at a slower pace than they have been (yay). Hale predicts a 2.2% increase in home prices this year—compared with a nearly 5% increase last year. That's not nothin'. And if you can get in the market before those moderate increases, all the better. "We do still anticipate rising home prices, particularly for below-median-priced homes, so buyers in that price range may have some incentive to buy sooner rather than later," Hale says. And there's a silver lining to those climbing home prices, too—again, for some of you. "As rising costs raise the bar to homeownership, some would-be buyers will be knocked out of the market, so that remaining buyers may have less competition to contend with than they saw in 2018," Hale says.

3. Mortgage rates are lower than expected

There was a lot of discouraging talk at the end of 2018 about increasing rates—and there was good reason to be nervous. Rates on a 30-year fixed-rate mortgage, the most popular home loan, were approaching 5%—and expected to trend upward throughout 2019. But that hasn't happened. In fact, rates have been falling—perplexing the pros but creating a prime opportunity for home shoppers. Rates did tick up slightly last week—for the first time in 2019—to 4.46%. But that's still historically low. "That's definitely a huge opportunity for buyers because it drastically improves affordability," Hale says. "And I think that if these low rates persist for a little while, then we'll actually see stronger sales than we originally forecast." "Lower mortgage rates will get buyers off the sidelines," adds Ali Wolf, director of economic research at Meyers Research. "Consumers should take advantage of the returned purchasing power, and in fact, we're already seeing early 2019 data that suggest they are." But don't get complacent, Hale warns: "I do think that the long-term direction of mortgage rates is going to be back up. We've still got a strong economy."

4. Rents are rising—and won't be falling anytime soon

Buying a home is a scary-expensive endeavor in the best of circumstances, and when prices are climbing, it can be downright soul-sucking. But bear this in mind: Rents are rising, too. In fact, they very rarely decline, Hale says. And while buying a home is generally going to cost you more in the short term than renting, you have to look at the bigger picture. Buying means you're building equity—and not forking over your hard-earned dollars to a landlord. "The challenge will be finding a home that fits needs, some wants, and still stays within the monthly budget," Hale says. If you can afford to buy now, you'll thank yourself in the long run—and whenever your friends get their annual rent increases.

The Lighter Side of The LaBrada Group

February Cookie Recipe

Dark Chocolate Shortbread Cookies

- ½ cup unsalted butter, softened
- ¼ cup powdered sugar
- ¼ cup dark cocoa powder
- 1 tsp vanilla
- ¾ cup all-purpose flour
- ½ cup dark chocolate chips



Preheat the oven to 325° F. Cream the butter, sugar, and cocoa powder together until completely combined and smooth. Add the vanilla and stir. Mix in the flour using a wooden spoon. Don't over mix. Stir in the chocolate chips and turn the dough out onto a board and form into a smooth 8-inch log. The dough will be sticky. Wrap it in waxed or parchment paper and twist both ends to secure, shaping the log as you roll.

Refrigerate for an hour or as long as overnight (or freeze the dough for later use). Slice the log into ½-inch slices with a sharp knife. Place on a parchment-lined baking sheet and bake in the center of the oven for 12 to 15 minutes. The cookies will feel slightly soft.

Take care to not overbake them.



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video tutorial!**



♥ **HAPPY**
Valentine's
DAY ♥

