

September 2019

The LaBrada Group, Inc.

# 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

There is a lot going on here at The LaBrada Group..... take a look at the properties we have available for lease and for sale. And, if you know of anyone looking for a new rental, home purchase, property management or to sell a home, we'd love and appreciate the referral.

Now with two offices, The LaBrada Group, Inc. has expanded 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.

Until next month....

### This Issue's Highlights

#### News, p .5

The 7 Best Things About  
Buying a House in the  
Fall

#### Lighter Side, p. 6

September Birthdays  
Calendar Recipe: Double  
Chocolate Chip Cookies

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



907 #C Dalton Ave., Azusa  
2 Bedrooms / 1 Bath  
\$1,600/month

*Single Story!*



952 Occidental, Claremont  
4 Bedrooms / 2 Baths  
\$2,750/month \*PET FRIENDLY\*



23827 Sunset Crossing,  
Diamond Bar  
3 Bedrooms / 3 Baths  
\$2,750/month \*PET FRIENDLY\*



10381 Pradera #C, Montclair  
2 Bedrooms / 2 Baths  
\$1,450/month



412 East G St. #A., Ontario  
3 Bedrooms / 1 Bath  
\$1,800/month

*Single Story!*



380 Kenoak Dr., Pomona  
3 Bedrooms / 1 Bath  
\$2,450/month \*PET FRIENDLY\*



11 Town & Country, Pomona  
3 Bedrooms / 2 Baths  
\$2,150/month \*Phillips Ranch\*



383 #F Orchid Ln., Pomona  
1 Bedroom / 1 Bath  
\$1,050/month



383 #I Orchid Ln., Pomona  
1 Bedroom / 1 Bath  
\$1,050/month



383 #N Orchid Ln., Pomona  
1 Bedroom / 1 Bath  
\$1,100/month



6939 Belluno Pl.,  
Rancho Cucamonga  
4 Bedrooms / 2.5 Baths  
\$2,400/month



8458 Snow View Pl.,  
Rancho Cucamonga  
3 Bedrooms / 2.5 Baths  
\$2,000/month



# 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



**Allison Roehl**  
Bookkeeper/Office Manager

909-981-3500 x204

Bookkeeper.Labrada-Group@gmail.com



**Rosa Amaya**  
Property Management Assistant

909-981-3500 x208

Rosa.LabradaGroup@gmail.com



**Cameron Romero**  
Assistant Property Manager

909-981-3500 x207

Cameron.LabradaGroup@gmail.com

DRE #1907398



## For Lease - Coming Soon

Coming Soon  
FOR LEASE



### 1285 W. Vodden St., Rialto

Two Story Home with Attached 2 Car Garage

3 Bedrooms / 2 Baths

**\$2,100/month**

### Additional Coming Soon Properties:

#### Hemet

2 Bedrooms, 2 Baths - One Car Garage - Price: \$TBD

#### Ontario

2 Bedrooms, 1 Bath - Charming Cottage - Price : \$TBD

#### Rancho Cucamonga

2 Bedrooms, 1 Bath - Charming Cottage - Price: \$1,500

#### Upland

2 Bedrooms, 1.5 Baths - One Car Garage - Price \$TBD

## 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!

# 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 \$540,000**

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.



**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

## 7 Best Things About Buying A House In The Fall

Although the spring months are notoriously the best time to buy real estate (as well as have a wedding), fall may be the new ideal season to buy a home.

Hear us out: One obvious reason is that it's easier to get from open house to open house without questioning if you'll need an AC repair ASAP upon moving. Also, families on a mission to move into a new home before school starts are out of the picture. Besides these two more obvious reasons, here are seven expert insights on why you should consider a fall real estate purchase.

1. There's less competition: Competition for houses drops off in the fall, a time many people consider to be off-season in real estate. But there are still homes for sale — and in some cases, there's just as much inventory as there was during the spring and summer. “[Fall] means new inventory and repositioned old inventory that did not sell in the prime season,” says Wesley Stanton, a New York, NY, agent with The Stanton Hoch Team. This puts you in a great position to negotiate. “Fall homebuyers should consider [making] lowball offers, followed by more aggressive negotiation,” says Brian Davis, a real estate investor and director of education at Spark Rental. Davis points out that many sellers are very motivated to sell before the holidays. If possible, buyers should let these sellers know that they can close before Thanksgiving or before the school winter break.

2. Sellers are worn-out: Some

sellers who put their homes on the market during the prime selling times of spring and summer might have been a tad overconfident by listing their homes for more than buyers were willing to spend. After months of no action, these sellers are often ready to make a deal. “Sellers who were unrealistic earlier in the year about price will now be more willing to reduce the price come fall,” says Thomas Miller, a Washington, DC, real estate agent. “Because there [are fewer buyers] and because the sellers are now eager to sell, they are more inclined to take the low offer than wait another six months for spring to come around.”

3. Sellers are serious: Not all homes on the market in fall are summer leftovers. Some people need to sell in the fall because the timing is right. Maybe they were having a home built, and it's now ready. Maybe they need to move because of a job. “The sellers with houses on the market in the fall tend to be serious,” says Sam Heskell, president of Nadlan Valuation, an appraisal management company in Brooklyn, NY. “That means sellers could be more open to negotiating and accepting a lower offer.”

4. You can take advantage of tax breaks: First-time homebuyers, take note: Although you can't escape paying income tax, you can make a dent in what

you owe when you become a homeowner. “Property tax and mortgage interest are both deductions you can take for your whole year's worth of income, even if you closed on your home in December,” says David Hryck, a New York, NY tax adviser, lawyer, and personal finance expert. “Any payments that are made prior to the closing of the loan are tax-deductible. This can make a serious difference in the amount you owe the government at the end of the year.”

5. Fall is a safer time of year: Did you know that burglars have peak seasons? They do, says Sarah Brown, a home safety expert for SafeWise.com. “July and August are prime months for burglaries to take place,” she says. “Waiting until the fall [to buy] gives you an advantage when learning about a home and the neighborhood.” You'll be settled in your home and can take precautions - like setting up that new alarm system - before the next burglary season rolls around.

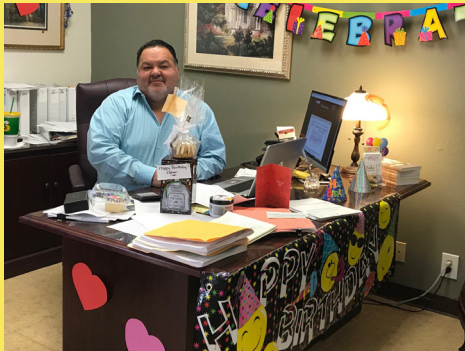
6. You're the center of attention: because spring and summer are ideal times to buy a home, real estate agents are usually busier then. And that could mean you might not always get the attention you want. This is also true for other professionals you're working with to buy a house. “Service providers, such as mortgage lenders and title companies,

are moving out of the summertime sales swamp and can often respond more quickly,” says John Lazenby, president of the Orlando Regional Realtor Association in Orlando, FL. The same goes for movers. “Because summer is peak moving season, people often experience more delays and service issues, such as moving companies reaching capacity and running out of trucks to pick up shipments,” says Jack Griffin, president and chief operating officer of Atlas World Group. “The probability of experiencing a delay goes way down in the fall season.”

7. You can take advantage of end-of-year sales to outfit your home: There are bound to be improvements you'll want to make after buying a house. You'll also probably need to buy items to maintain your home, and if appliances weren't part of the deal, you'll need those too. Wouldn't it be great to coordinate your home purchase with sales on items you'll need? According to Consumer Reports, the calendar determines when it's a good time to buy all sorts of consumer goods. In particular, September is a great time for buying carpet and paint. October means lawn mowers go on sale, and appliances and cookware are cheaper in November.

# LIGHTER SIDE

## Happy Birthday!



We have THREE September birthdays to celebrate:  
Rudy - the 11th, Allison - the 17th, and Pattie - the 19th!  
We wish them all a very Happy Birthday and an amazing year ahead!

### SEPTEMBER Cookie Recipe:

#### DOUBLE CHOCOLATE CHIP COOKIES



10 tbsp unsalted butter, softened (1 stick plus 2 tbsp)  
 $\frac{3}{4}$  cup packed brown sugar  
 $\frac{1}{4}$  cup granulated sugar  
 1 large egg, room temperature  
 $1\frac{1}{2}$  tsp vanilla  
 1 cup all-purpose flour  
 $\frac{2}{3}$  cup cocoa powder  
 $\frac{1}{2}$  tsp baking soda  
 $\frac{1}{4}$  tsp salt  
 $1\frac{1}{4}$  cups semi-sweet or dark chocolate chips

In a large bowl using a stand or hand-held mixer, cream the butter, brown sugar, and granulated sugar on medium speed until fluffy, about 2 minutes. Add the egg and vanilla and continue mixing until combined, about 30 seconds. Turn off the mixer and scrape down the sides of the bowl. Slowly add the flour, cocoa, baking soda, and salt, mixing on low speed until incorporated. Turn off the electric mixer and fold in the chocolate chips. Form dough into 3-tablespoon balls and place 2 inches apart on a greased baking sheet. Cover with cling film and chill in the refrigerator for at least 2 hours. While cookies are chilling, preheat the oven to 350° F. Bake cookies for 10-12 minutes until the tops are set.

#### 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](http://www.TheLaBradaGroup.com)

