

# 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!

[Real Estate Brochure](#)

### Property Management

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

[Property Management Brochure](#)

### Short Sale

The LaBrada Group can assist you in completing a short sale on your current home!

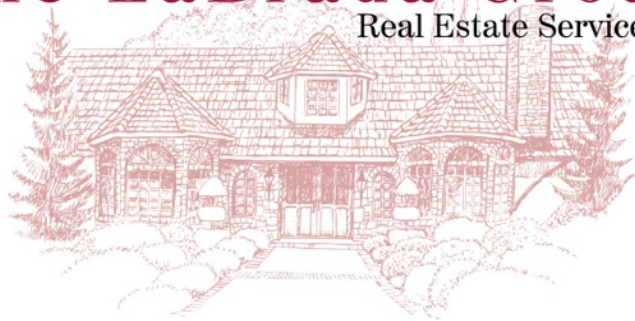
[Short Sale Brochure](#)



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 from The LaBrada Group! In this newsletter, as always, we highlight our rentals available, we also have a few in rehab that are coming soon and our listings for sale. Be sure to check our website [www.thelabradagroup.com](http://www.thelabradagroup.com) if you are in the market for a rental.

Our article of the month is geared toward sellers on easy updates to help sell your home. On the lighter side of The LaBrada Group, we highlight our Pineapple Cheesecake Recipe from our monthly calendar - highlighted lastly month but still waiting for someone to make it for me since I love pineapple! And, we welcome Rosa Amaya to our staff here at The LaBrada Group.

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.

*Rudy LaBrada, Broker/Owner*

FIND US ON



LIKE US  
ON FACEBOOK!

## FOR LEASE

[Click HERE to view properties  
FOR LEASE/RENT](#)



**901 N. Dalton Ave. #D, Azusa**  
Upper Level Apartment  
with Detached 1 Car Garage  
2BR/1BA - \$1,550



**444 E. Riverside Ave., Colton**  
Unit in a Triplex  
with Detached 1 Car Garage  
2BR/1BA - \$1,200



**5058 Orchard St., Montclair**  
Single Story Home  
with Driveway Parking Only  
3BR/2BA - \$2,000



**8807 Holly St., Rancho Cucamonga**  
Single Story Home  
with Attached 2 Car Garage & Pool  
4BR/2BA - \$2,350



**11889 Seneca Way #181, Chino**  
Two Story Condo  
with Attached 2 Car Garage  
2BR/2.5BA - \$1,950



**5396 Palestrina Way, Fontana**  
Two Story Home  
with Attached 2 Car Garage  
4BR/2.5BA - \$2,800



**572 San Francisco Ave. #D, Pomona**  
Lower Level Apartment  
with 1 Carport Parking Space  
2BR/1BA - \$1,100



**172 E. Ramona Dr., Rialto**  
Single Story Cul De Sac Home  
with Attached 2 Car Garage  
3BR/2BA - \$1,600

## FOR SALE

[Click HERE to view properties  
FOR SALE](#)



**16908 Hillside Dr., Chino Hills**  
Tri-Level Single Family Home  
with 2 Car Garage & 2 Car Carport  
3BR/3.5BA - \$700,000



**14632 Glenoak Pl., Fontana**  
Two Story Single Family Home  
with Attached 2 Car Garage  
3BR/2.5BA - \$375,000



**7744 Hess Place #1, Rancho Cucamonga**  
Two Story Townhome  
with Attached 2 Car Garage  
3BR/2.5BA - \$425,000



**2274 Verbena Ave., Upland**  
Two Story Single Family Home  
with Attached 2 Car Garage  
4BR/3BA - \$575,000

## *Easy Updates to Help Your Home Sell*

When it comes to selling your house, it's a lot easier to catch the big repairs than to see the small details. But buyers notice it all, and even one squeaky door can signal issues to them. Here are a few last-minute, easy tweaks that make a big difference.

**Clean/Replace Blinds** (\$5-15): Dirty blinds are an eyesore, and you can easily clean them with a damp cloth. Broken blinds are easy to replace, and make a huge visual difference. Even knotted-up strings, missing wands and crooked hardware can turn off potential buyers. They see the replacements necessary as the result of poor maintenance. Make it easy for them by running to your local hardware store and grabbing some replacement blinds.

**Squeaky Doors and Drawers** (\$7): Potential buyers will cringe at the sound of a squeaky door or drawer that you've totally tuned out. Grab a \$7 can of silicone spray from your local hardware store, and spray down all door hinges and drawer tracks.

**Expand the Space** (free): Moving furniture to the edges of a room is an easy fix for making areas seem larger. Hide extra furniture such as ottomans and side tables that crowd areas, and move furniture to the outsides of the walls and rugs. Open blinds and windows to bring in more natural light and visual space. Replace family photographs and artwork with mirrors to reflect light, as well.

**Make Sure All Lightbulbs Work** (\$5-20): Sometimes closet light bulbs, hallway sconces and other little-used light fixtures get overlooked for dead lightbulbs. You may even have to drag out the ladder for tall fixtures, but buyers check every switch, and the difference in lighting will be noticeable. A dead lightbulb is most likely the cause, but potential buyers may think worse electrical problems are at hand.

**Freshen the Air** (\$5-7): A quick odor-eliminating spray (an unscented spray that eliminates odors) around the house can keep odors at bay. Candles or any scented spray can set off allergies and only mask odors instead of eliminating them.

**Pretend Your House is a Hotel** (free): Make the beds, fluff the pillows on beds and couches, and fold blankets and towels neatly. Sweep surfaces and floors clean of clutter. Neatly arrange all bathroom products, empty the trash, and maybe even put out a fresh hand soap for a spa-like touch.



**Corral All Seasonal Decorations** (free): Your eyes probably don't even see the off-season string of lights in that tree or the unlit Rudolph hiding in the scraggly bushes. But buyers will, so pack up the outdated seasonal touches or throw them out. Even in-season decorations should be kept minimal and easily removable. Dead mums, old pumpkins, past-prime wreaths and garlands all need to be composted or dumped.

**Check the Front Door** (\$10-40): Most of us don't use our front doors on a regular basis, so it can become an overlooked area. Make sure the surrounding area is swept and the doorbell works. A new, plain doormat or shiny door knocker can make a nice first impression for buyers. Clean the mailbox, too — it's often caked in grime and spiderwebs.

-Article from [zillow.com](http://zillow.com)

# The Lighter Side of The LaBrada Group



## Ingredients:

- ✦ 1 cup butter, softened
- ✦ 2 envelopes (1/4 oz each) active dry yeast
- ✦ 3 tbsp yeast
- ✦ 1/2 cup warm water 105 to 115 degrees F
- ✦ 2/3 cup milk
- ✦ 4 1/2 cups all-purpose flour
- ✦ 1/4 vegetable oil
- ✦ 2 tsp salt
- ✦ 2 large eggs
- ✦ Chocolate, semi-sweet or bittersweet, about 9 oz, chopped or chips

**Preparation:** Press butter into wax paper, chill. Combine yeast, 1 tbsp sugar, and warm water in a bowl; let stand 5 minutes. Heat milk to 115 degrees Fahrenheit. Combine yeast mixture, remaining sugar, 2 cups flour, oil, salt and eggs in a large bowl. Beat at medium speed until smooth. Gradually stir in remaining flour to make soft dough. Turn dough onto a floured surface and knead until smooth and elastic. Place in a well-greased bowl; cover bowl and let rise in a warm place until doubled in size. Punch dough down. Cover with plastic wrap and chill for 1 hour. Punch dough down; turn onto a lightly floured surface; roll into a rectangle. Place chilled butter in center of dough and carefully fold dough over butter. Pinch edges to seal.

We would like to welcome **Rosa Amaya** to The LaBrada Group! Rosa joined The LaBrada Group as Receptionist and Assistant to Diana Padilla. She attended East Los Angeles College where she studied Business Administration and Justice. Rosa comes to us with over 10 years of experience in Property Management, a field that she is very passionate about. Previously she worked in the automotive industry for almost 5 years.

Rosa would describe herself as respectful, loyal, and passive. A resident of Fontana, she enjoys spending her free time with her four children and grandchildren.

Rosa explains, "My favorite thing about working in the Property Management industry is interacting with our clients and assisting with their needs."

WELCOME



## Connect with us!

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](#)



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*