

# 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](#)

## Happy Cinco De Mayo

### Contact Us:

155 East "C" Street, Suite D

Upland, CA 91786

Tel: 909-981-3500

Fax: 909-981-3462

[TheLaBradaGroup@gmail.com](mailto:TheLaBradaGroup@gmail.com)

## The LaBrada Group

Real Estate Services



## A Word From Rudy...

Welcome to our May Newsletter. In this newsletter, we highlight one of our Preferred Partners, Steven Kosen with The Mortgage House, we wish our Director of Property Management, Maryanne Carrillo a very happy May Birthday and we wish all Moms, especially, our Mom, Irene LaBrada a happy Mother's Day.

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 it is a great time to sell and the market continues to move forward at a nice steady pace. If you are thinking of buying, selling, or need our property management services, give us a call!

*Rudy LaBrada, Broker*



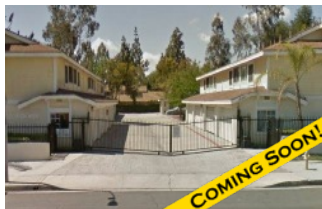
## FOR LEASE



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



1614 N. Campus #I, Ontario  
2BR/1.5BA - \$1,550



1614 N. Campus #G, Ontario  
2BR/1.5BA - \$1,400



712 S. Lemon, Ontario  
2BR/1BA - \$1,400

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

### Available Properties



3653 Oak Creek #D, Ontario  
2BR/2BA - \$1,200



1050 W. Ralston, Ontario  
2BR/1BA - \$1,100



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

Click the link below to view our Property Tours on our YouTube Channel:

### Property Tour Videos

Click the link below to search the MLS for listings!

### Search the MLS

## FOR SALE



6012 Ridgeway, Chino Hills  
3BR/2.5BA - \$524,800



1827 Solano, Ontario  
3BR/2BA - \$285,000



1806 Vineyard #D, Ontario  
2BR/1.5BA - \$210,000



1194 Eddington St., Upland  
5BR/2.5BA - \$460,000



## *This Month's Featured Listing*

**5170 Olivia, Riverside  
FOR SALE - \$375,000**

Beautiful 4 Bedroom/2.5 Bath  
Home in Gated Community!

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



## Steve Kosen

Sr. Loan Officer



Team Member since 2005

NMLS # 245941  
Office: (310) 247-0180  
Cell: (818) 203-0704  
SKosen@themortgagehouse.com



## The Mortgage House, Inc.

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

Steven Kosen is proud to have worked as a mortgage professional since 1979, including the past 32 years as a Sr. Loan Officer in the Los Angeles area.

Steve has a vast knowledge of today's lending environment, which includes the most up-to-the minute underwriting and appraisal requirements for all Conventional Conforming, FHA, VA and Jumbo loans.

In addition, Steven has the aid of a support staff that includes his loan processor of the past 25 years, as well as helpful underwriters, funders, and senior managers that allow him to solve problems quickly and provide an outstanding level of service to insure each escrow closes on a timely basis.

Whether the transaction is for a small loan to a first time homebuyer or a Jumbo loan to a high end client, Steven's attitude is to put the client first and treat everyone as if they were the only escrow in the pipeline.



CalBRE License #01199120. Licensed by the Dept. of Business Oversight under the Calif. Res. Mortgage Lending Act - License #4130097. NMLS #245934, #37660.

### Maximize Your Curb Appeal



First impressions aren't just important in the business world; they're also crucial in the real estate world. Consequently, curb appeal is a detail that shouldn't fall to the wayside, whether you're currently selling your home or not. While it goes without saying that attention to curb appeal can make all the difference in getting a prospective buyer to part with thousands of dollars more when a sale occurs, there are plenty of reasons to boost your home's curb appeal now (even if a "For Sale" sign isn't posted on your front lawn).

If you really pay attention to the way your home looks from the street, your mind won't necessarily be drawn immediately to home sales. After all, pride in your home's appearance maintains the value of your investment and curb appeal also attracts good neighbors. If another home is for sale on your street, strong curb appeal keeps a neighborhood's values intact. New neighbors also will be committed to home upkeep if other homes set a positive example.

### Here are a few tips to improve your home's curb appeal:

**Clean up** - If you have kids, a messy array of toys sprawled across your front lawn isn't the most appealing look. Keep your front lawn as tidy as possible and your garage clean enough so that you can park your vehicle inside, as both actions add to your home's curb appeal. And if you have any lingering weeds or dead plants, then it doesn't take much time to remove them.

**Personalization** - No one wants to buy a home that looks like all other homes and therefore you probably don't want to live in a home that doesn't reflect your tastes and uniqueness. Curb appeal also can be a means of self-expression, such as whether you love brilliant colors or prefer a more subdued palate. A strong landscape design can really make your home stand out from the crowd.

**Doors and Windows** - If your doors and windows are showing significant wear-and-tear, then you may want to consider upgrading or cleaning them because they are some of the first items that people notice. Chipped paint on the front door or dirty windows detract from your home's look and can be easily fixed with a fresh coat of paint or window washing.

**Porch** - People may be more likely to camp out in front of a television rather than on a front porch, but a porch significantly adds not only to the selling value of a home but its curb appeal as well. If your home has a porch, ensure that it is free of dirt and that there is inviting outdoor furniture—all of which makes for a home that looks welcoming.

**Outdoor Lighting** - From a visual standpoint, portable outdoor lamps, solar garden lights, or other means of outdoor lighting can really bring out your home's exterior features and keep your home looking sharp during the evening hours.

It's clear that whatever you do, curb appeal is an important part of your home and it comes down to planning and execution.

# The Lighter Side of The LaBrada Group



Maryanne Cirrillo



We would like to wish a very **Happy Birthday** to **Maryanne**, our Director of Property Management! She celebrated her birthday on May 7th but in this office we like to call it *Birthday Month!*



Our Director of Social Media, **Michelle Cirrito**, is currently **traveling and dancing in India**. Her dance team, The Ladies of Ontario Fury, was given this once in a lifetime opportunity and Michelle was one of six dancers selected for the trip. Michelle and her five teammates are performing on India's top sports show "Extraaa Innings T20". This program is broadcasted there live on Sony Six and covers the Pepsi Indian Premier League's cricket matches. We have loved hearing about her experience there thus far! We keep joking that she is working from The LaBrada Group's satellite office! We wish her well and look forward to her return!

[Click HERE to read their travel blog](#)



**Happy Mother's Day** to all of the wonderful mothers! May you enjoy your special day filled with love!



Rudy and Maryanne with their mother, Irene

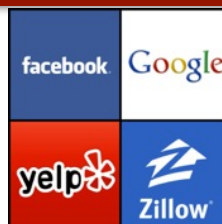
## Connect with us!

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](#)



Newsletter



Be sure to connect with us on all of our accounts! Click the icons to be directed to each platform!

*We appreciate your business! - The LaBrada Group*

If you wish to unsubscribe please notify us by emailing [TheLaBradaGroup@gmail.com](mailto:TheLaBradaGroup@gmail.com). Thank you!