

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](#)



Contact Us:

155 East "C" Street, Suite D

Upland, CA 91786

Tel: 909-981-3500

Fax: 909-981-3462

TheLaBradaGroup@gmail.com

The LaBrada Group

Real Estate Services



A Word From Rudy...

Welcome to our September Newsletter, this one filled with some fun on page 4! In this newsletter, we take the lighter side of The LaBrada Group by featuring my 50th complete SURPRISE birthday party! And, an amazing recipe for Margarita Cupcakes which is also available on our annual refrigerator magnet - if you try this recipe, be sure to let us know how they were, post on Facebook or send us an email!

If you have not 'Liked' us on Facebook yet, be sure to do that, we are almost at 900 Likes! We post new listings, new rentals, open houses, silly things that happen in our office and my 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 end Summer and look forward to Fall, remember that it is a great time to buy or sell and the market continues to move forward at a nice steady pace. Check out our article on The Importance of School Districts on page 3. If you are thinking of buying, selling, or need our property management services, give us a call!

Rudy LaBrada



FOR LEASE



6967 Vining, Chino
Tri-Level Townhome
2BR/2.5BA - \$1,750

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



15723 Parkhouse #20, Fontana
Two Story Condo
3BR/2.5BA - \$2,100

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



17552 Wabash, Fontana
Single Story Home
3BR/2BA - \$TBD

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



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

Available Properties



2708 Montego #B, Ontario
Upper Level Condo
2BR/2BA - \$TBD

2825 Tuolumne #E, Ontario
Condo
2BR/2BA - \$TBD

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

888 N. Palm #7, Upland
Apartment
3BR/1.5BA - \$TBD

1614 S. Campus #H, Ontario
Townhome
2BR/1.5BA - \$TBD

10184 Camulos, Montclair
Single Story Home
2BR/1BA - \$TBD

37 Coleridge, Irvine
Two Story Home
3BR/2.5BA - \$TBD

Click the link below to search the
MLS for listings!

[Search the MLS](#)

FOR SALE



2708 Montego #B, Ontario
Upper Level Condo
2BR/2BA - \$240,000

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



1110 Sawtooth, Upland
Two Story Home
3BR/2.5BA - \$TBD

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



Featured Home For Sale



This Month's Featured Listing

193 Sherman Way, Upland
FOR SALE - \$429,900

Great 3BR/2BA Single Story Home with Pool!

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

Check out what's happening on our Facebook page!

A Day in the Life of a Broker



As told by Broker/Owner
Rudy LaBrada

Check out our two newest Facebook post installments:

TLG Tip Tuesdays: We post helpful tips every Tuesday!

A Day in the Life of a Real Estate Broker: Read entries from Broker/Owner Rudy LaBrada to give you a glimpse into the day to day happenings at TLG!

Click the images to be directed to the posts. If you haven't "liked" our Facebook page yet simply click [HERE](#).



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](#)



The Importance of School Districts When Buying a Home



There are many factors that go into deciding where to purchase a home. At the top of many home-buyers' list is the quality of the school district. This is an obvious concern for many parents and parents-to-be as attending a good public school is essential to their children's future. It can also save you thousands of dollars that would otherwise be spent on private school tuition. School districts are also a concern for buyers who do not have children as they affect how much is paid in property tax and can greatly affect the resale value of a home.

How do I determine how good the school district is? When evaluating a school district, there are a few things to take into consideration. Take a look at the quality, age, and facilities of the schools themselves. Look into how students perform on standardized tests. Check out the student-to-teacher ratio to see how much personalized attention the students receive. The amount of spending per pupil at the school will tell you how much of the budget is allocated for each student. Most importantly, talk to people who have lived in the area for a while and have children enrolled in the schools. You may even want to schedule an interview with a teacher or administrator at the school.

Advantages of Being in a Good School District Whether you have children, are planning to, or are not planning to, it can be advantageous to purchase a home in a good school district. It is shown that houses in good school districts typically have higher resale values and sell faster. Typically, when housing markets go down, areas with high quality schools are more likely to hold their values.

School Districts If You Don't Have Children If you don't have and aren't planning to have children, living in a good school district definitely has its advantages as seen above. However, affordable homes can be hard to find in these areas as they typically sell faster than others. You might also want to take the amount you are paying in property taxes into consideration. Property taxes pay for local services that benefit residents in the area. Areas with good schools tend to have higher property taxes as a lot of the money is allocated to the schools.

As you can see, school districts are an important factor to consider when purchasing real estate. When deciding where to buy your home, remember that the most important consideration is what feels right for you and your family. The rest will fall into place.

The Lighter Side of The LaBrada Group



We would like to wish a very **Happy Birthday** to **Claudia**, Broker-Associate and Rudy's Assistant, and **Rudy**, our Owner/Broker! Claudia celebrated hers on September 9th and Rudy celebrated his on September 11th but in this office we like to call it **Birthday Month!**



We did it! We surprised Rudy with a 50th Fiesta!
Thank you to everyone that joined us in celebrating!



Cupcake of the Month

Margarita Cupcakes

Ingredients:

- 1 pkg white cake mix
- 1 can frozen Margarita mix, thawed
- 3 egg whites
- 2 tbsp vegetable oil
- 1 tbsp lime zest, grated

Frosting:

- 1/2 cup unsalted butter, softened
- 1 package cream cheese, softened
- 2 tbsp key lime juice
- 1 tsp key lime zest, grated
- 4-5 cups powdered sugar



Preparation: Cupcakes - Preheat oven to 350 degrees F. In a large mixer bowl, combine cake mix, Margarita mix, egg whites and vegetable oil using electrical mixer. Stir in lime zest; mix completely. Fill prepared pans 2/3 full. Bake 22-24 minutes or until toothpick inserted in center of cupcake comes out clean. Cool cupcakes in pan on cooling rack 5-8 minutes, then remove from pan to cool completely.

Frosting - In medium mixing bowl, cream together butter, cream cheese, juice and zest until light and fluffy. Add powdered sugar, one cup at a time, beating until light and fluffy. Frost cooled cupcakes. Garnish with a strawberry and/or lime twist.

Connect with us!

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



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

We appreciate your business! - The LaBrada Group

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

© Michelle Cirrito
Director of Social Media