

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

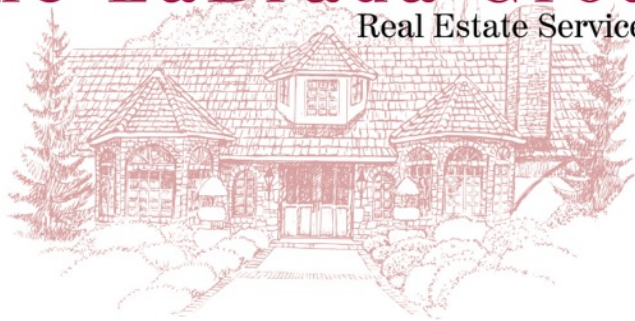
The LaBrada Group can assist you in completing a short sale on your current home!

[Click to Contact Troy S. Edwards](#)

[Short Sale Brochure](#)

The LaBrada Group

Real Estate Services



A Word From Rudy LaBrada...

Welcome to our February Newsletter! We hope you had a wonderful Valentines Day and a better National Drink Wine Day! In this newsletter, we take the lighter side of The LaBrada Group by having me give my Top 5 Wine Picks and by telling you about my new book which I co-authored with other top California Real Estate Agents called "The Art of Buying and Selling Real Estate". We are trying to reach 1,000 Likes on Facebook so 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 post installment called A Day in the Life of a Broker featuring real life things that happen or are happening (like odd things I see when showing homes). You never know what you might find on our Facebook page. And be sure to subscribe to our YouTube Channel where our Director of Social Media, Michelle Cirrito, hosts our virtual tours. Have a great rest of February and we will see you again in March!

Rudy LaBrada



FEBRUARY

Contact Us:

155 East "C" Street, Suite D

Upland, CA 91786

Tel: 909-981-3500

Fax: 909-981-3462

TheLaBradaGroup@gmail.com

FOR LEASE



978 #C West Arrow Hwy, Upland
Townhouse
2BR/2.5BA - \$1,700

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



888 N. Palm #7, Upland
Townhouse Style Apartment
3BR/1 & 3/4BA - \$1,400

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

We enjoy putting together Property Tour videos to give our clients a better look at our available listings. Head over to our YouTube Channel to watch our recent uploads!



[Property Tour Videos](#)



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

[Available Properties](#)



907 N. Dalton #C, Azusa
2Br/1BA - \$1,500

1614 #F Campus Ave., Ontario
Townhouse
2BR/1.5BA + Bonus Room - \$TBD

8519 Sandalwood Ct., Rancho Cucamonga
Single Story Home
3BR/2BA - \$1,850



FOR SALE



3296 Fair Oaks, Altadena
Single Story Home
3BR/1.5BA - \$649,900

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



1133 Aldersgate, La Verne
Single Story Home
4BR/3BA - \$850,000

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



Click the link below to search the MLS for listings!

[Search the MLS](#)



This Month's Featured Listing

1133 Aldersgate, La Verne
SALE PENDING - \$850,000

4 Bedrooms, 3 Baths, 2 Fireplaces, Pool/Spa & Amazing Kitchen! As you walk into the expansive kitchen, if you have not already fallen in love with this home, the kitchen will do the trick! The beautiful lot of 18,601 square feet includes a salt water pool and spa, a fire pit, several entertaining spaces. A gorgeous home!

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

DID YOU KNOW?

Permanent "Extenders" Legislation Enacted for Many Provisions; Temporary for Others
Extensions through 2016

Discharge of qualified principal residence indebtedness (Section 108(a)(1)(E))

Under general tax rules, if you borrow money but later have that debt discharged, the amount you did not have to repay is taxable income. There are several exceptions to this general rule; one exception was targeted at homeowners dealing with mortgage issues as part of the fallout from The Great Recession of 2008. If certain conditions were met and subject to certain caps, you would have no taxable income if part of your mortgage on your principal residence was cancelled due to (i) a restructuring; (ii) foreclosure, or (iii) a "short sale." This special rule expired at the end of 2014. PATH renewed this provision for 2015 and extends it for 2016. It also modifies the exclusion to apply to qualified principal residence indebtedness that is discharged in 2017, if the discharge is pursuant to a written agreement entered into in 2016.



"I believe my clients choose me over other real estate agents because I really do take the time to get to know them and let them know that they are in good hands."

Rudy LaBrada

THE ART OF
BUYING & SELLING
REAL ESTATE



We are delighted to share that Owner/ Broker Rudy LaBrada is the **co-author** of the 2015-2016 'Top 10' and 'Best Seller' on Amazon.com, '**The Art of Buying and Selling Real Estate**' which is available on paperback and Kindle on Amazon.com. Within days of its release, the book reached **#2** in the Buying and Selling Real Estate category and reached '**Top 10**' and '**Best Seller**' status on two separate national and international best seller lists and was also featured as a '**Hot New Release**'. He is so proud of this accomplishment, he is considering writing his own full book based on his vast experiences in the real estate business.

Stay tuned as we feature excerpts from Rudy's chapter in future editions of our newsletter!

Have you purchased your copy yet?

[Click HERE to purchase a copy of 'The Art of Buying and Selling Real Estate'](#)

The Lighter Side of The LaBrada Group



Ingredients

Cupcakes:

1 1/2 cups All Purpose Gold Medal Flour
2/3 cup dark unsweetened cocoa powder
2 teaspoons instant coffee granules
1 1/2 teaspoons baking powder
1 teaspoon baking soda
1/2 teaspoon salt
10 tablespoons unsalted butter, softened
1 1/2 cups sugar
3 large eggs
1 cup buttermilk
2 teaspoons vanilla extract

Frosting:

1 pound unsalted butter, softened
4 ounces cream cheese, softened
1/4 cup buttermilk
1/2 teaspoon salt
5 teaspoons unsweetened cocoa powder
1 teaspoon vanilla extract
6-8 cups powdered sugar
Red food coloring

Chocolate Garnish:

1 cup chopped chocolate or chocolate candy melts

Preparation

1. Preheat the oven to 325 degrees F and line muffin tins with 24 paper liners. Sift all dry ingredient together. Cream the butter and sugar in an electric mixer, until light and fluffy. Set the mixer to the lowest setting and add the buttermilk, eggs, and vanilla. Slowly combine the dry ingredients with the wet, until the batter is smooth. 2. Fill the liners half full and bake for 15-20 minutes—until the cake springs back when touched. Remove the cupcakes from the tins and allow them to cool completely before frosting. 3. While the cupcakes are cooling, place the chocolate in a microwave safe bowl and microwave in 30 second increments, stirring in between, until melted. Then pour the chocolate in a squirt bottle (or piping bag with a small tip) and pipe cursive or connected words onto wax paper. Keep them small so they fit on top of the cupcakes, and write more words than needed, in case a few break. Allow the chocolate words to dry completely before peeling off the wax paper. 4. For the frosting, beat the butter and cream cheese together until light and fluffy. Scrape the bowl, and beat in the buttermilk, salt, cocoa, and vanilla. Slowly add the powdered sugar until your desire thickness is reached. Then beat in red food coloring until the frosting is as dark as you want it. I used almost 2 teaspoons. 5. Place the frosting in a piping bag with a large tip and pipe the frosting high onto the cupcakes. Then gently place a chocolate word on top of each cupcake.

February 18th marked National Drink Wine Day!
Here are Broker/Owner Rudy LaBrada's
Top 5 Five Wine Picks!



#1. Jordan Cabernet
(www.jordanwinery.com)

#2. Jack Creek Cellars Concrete Blonde Chardonnay
(www.jackcreekcellars.com)

#3. RN Estates Quatre Cepages
(www.rnestate.com)

#4. Calcareous Zinfandel
(www.calcareous.com)

#5. Markham Merlot
(www.markhamvineyards.com)

Connect with us!

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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

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