

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](#)

[Real Estate Brochure](#)

Property Management

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

[Click to Contact Maryanne Carrillo](#)

[Property Management Brochure](#)

Short Sale

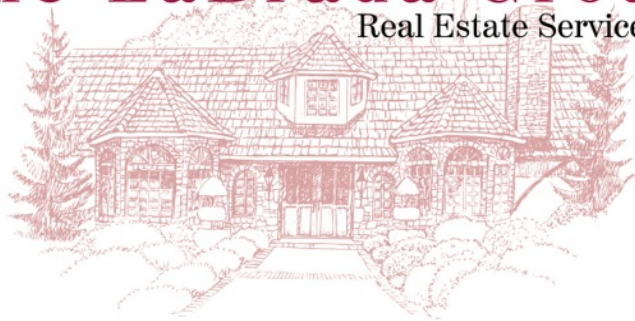
The LaBrada Group can assist you in completing a short sale on your current home!

[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 November Newsletter! Can you believe the year is almost over? In this newsletter, as always, we highlight our rentals available and our listings for sale. We also give details on our THANKSGIVING FOOD DRIVE benefiting the FOOTHILL FAMILY SHELTER here in Upland. I encourage you to bring in a small donation, if possible, deadline is November 14th. On the lighter side of The LaBrada Group, we have another excerpt from my new book which I co-authored with other top California Real Estate Agents called "The Art of Buying and Selling Real Estate". This excerpt tells a funny story of showing and a traumatic story of showing homes. Lastly, take a look at page 5 for Earthquake Preparedness and page 6 with pictures of Halloween and us reaching our 1,000 likes on Facebook! Have a great Thanksgiving and we will see you again in December!

Rudy LaBrada





It's not too late to contribute! We are receiving donations through Monday, November 14th!



The LaBrada Group Thanksgiving Drive

Benefiting the



Thanksgiving is the perfect time to give back and help fight the problem of homelessness right here in our community. The LaBrada Group is hosting a Thanksgiving Drive through the months of October and November to gather necessities to donate to the Foothill Family Shelter. This wonderful nonprofit organization houses homeless families within our communities of Upland, Ontario, Montclair, Claremont, Rancho Cucamonga, and more!

You can contribute by dropping any of the following items off at our office as a donation by **Monday, November 14th.**

Items to Donate

- Nonperishable food (canned fruit or vegetables, soup, beans, tomato sauce, etc.)
- Boxed food, cereal, oatmeal, dry rice, pasta
- Baby wipes, toilet paper, deodorant, dental items

Drop Off Info



Location:

The LaBrada Group
155 East C Street, Suite D
Upland, CA 91786

Office Hours:

Monday-Friday 9:00am-5:30pm
Saturday 10:00am-4:00pm



These small donations can make a huge difference! We hope you will join us!

www.TheLaBradaGroup.com | (909) 981-3500





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

Available Properties

FOR LEASE



444 E. Riverside Ave., Colton
Unit in a Triplex
2BR/1BA - \$1,100

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



6883 Moonflower Dr., Eastvale
Two Story Next Gen Home
5BR/4BA - \$2,875

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



37 Coleridge, Irvine
Two Story Home
3BR/2.5BA - \$3,400

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



864 S. Tamarisk Ave., Rialto
Two Story Home
4BR/3BA - \$1,850

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



120 N. 13th Ave. #B, Upland
Townhouse Style Apartment
2BR/1.5BA - \$1,350

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



888 N. Palm Ave. #1, Upland
Lower Level Apartment
1BR/1.5BA - \$975

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



1135 Las Colinas Way, San Dimas
Two Story Home
4BR/3BA - \$3,700

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



3261 S. Quincy Way, Ontario
Two Story Home
3BR/2.5BA - \$375,000

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

FOR SALE

JUST SOLD




1311 Zirconia St., Hemet
Single Story Home
2BR/2BA - \$225,000



17690 Willow St., Hesperia
Single Story Home
3BR/2BA - \$225,000



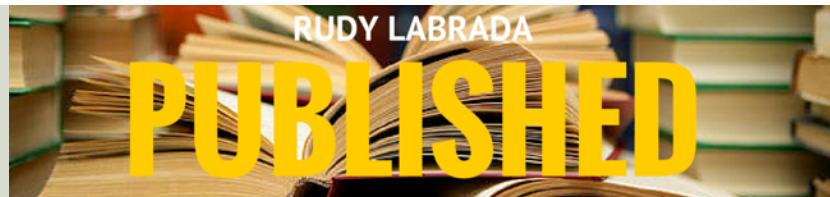
3645 Country Oaks #G, Ontario
Lower Level Studio
0BR/1BA - \$125,000



RUDY LABRADA
BROKER/OWNER OF THE LABRADA GROUP

- Graduated from Loyola Marymount University & Bishop Amat Memorial High School
- Been in real estate for more than 23 years and is a Certified Short Sale and Foreclosure Specialist.
- Named as one of the Top 250 Latino real estate agents in the United States.
- Most people would be interested to know that Rudy has a background in Political Finance.

Rudy 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.



Chapter 1: My Journey to a Career in Real Estate

Showing Homes

In all of my years in real estate, I have had funny, dramatic, and traumatic experiences showing homes.

Very early in my career, I had planned an Open House for a listing when the sellers were going to be out of town that weekend. I noticed they had some big, beautiful plants in the backyard beside the pool. At first, I thought they were tomato plants, but upon closer inspection I realized they were marijuana plants! I talked to the sellers and said, "You have to get rid of those plants. I am having an Open House this weekend." They said, "Ok, we'll put them away." I was worried about it but they assured me everything would be ok. When I got to the Open House with my associate, the first thing I did was look for the plants. The only thing they did was wrap big black trash bags around them! They were so big - it looked completely ridiculous.

Looking out the window, you could see the trash bags all around these five or six huge, six or eight foot plants. What could I do? I did the Open House. People were coming. Nobody said anything. Then, the wind starts. My associate

and I are literally running out in the backyard, fixing the bags, letting people through, running back out to the yard, fixing again and timing when they go in the backyard. It was crazy and exhausting! Ultimately, I sold the house that day.

The most painful and traumatic experience was with a domestic violence incident. I had a townhouse listed and I was having quite a hard time selling this townhouse. I felt fortunate that I had a couple come back for a third showing. I was doing my very best to show them the house again. We were at the top of the stairs when suddenly all hell breaks loose. We heard screaming and a door slam. Then, a naked lady runs right past the living room! She was screaming and bleeding. Her husband had cut half her hair off and he was screaming and hollering behind the locked door to let him in. I ran downstairs, and yelled at the wife that was looking at the house to find something to cover this poor woman. Then I yelled at her husband to call 911. And I used every ounce of my being to keep the door locked.

Once the police arrived and we knew she was safe, we were asked to leave. The buyers left, never to return. And there I was, still selling this damn unit. I had to see the lady and her husband fairly often. It seemed like they were outside whenever I went to the unit. They never mentioned the incident. In fact, they did not even say "Hi." Eventually, I sold the unit and that was the end of it.

You just never know what you are going to find. You make your appointments, you tell people you are coming, and you never know how people are going to react or what you are going to find when you open up a front door. Even after all these 24 years in this industry, it always makes me a little nervous to open the door and say, "Real estate. I am here to show your house."

[CLICK HERE to purchase your copy of "The Art of Buying and Selling Real Estate" on Amazon.com](#)



HAVE A **PLAN**

XXXXXXXXXXXXXXXXXX

- Each family member should carry an updated emergency contact list
- Decide on two meeting places in case you are separated during a disaster
- Work with your children's school on disaster response planning
- Maintain an updated list of workplace emergency contact numbers
- Prepare copies of important documents in case evacuation is necessary
- Have duplicate house and car keys and extra cash on hand in case of emergency
- Include your pets' care and safety in your disaster plan

KNOW THE **BASICS**

XXXXXXXXXXXXXXXXXX

- Know how to SHELTER IN PLACE
- Know how and when to EVACUATE
- Understand and practice your workplace emergency response procedures
- Know how to turn off your utilities
- Learn about the risks in your area from your local emergency management agency or the Red Cross
- Use generators and space heaters safely in case of a power outage
- Review your family disaster plan and update your emergency kit supplies every six months

MAKE A **KIT**

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- Non-perishable food and water
- Water: one gallon per person per day to last at least three days
- Portable radio and flashlights with extra batteries
- Cell phones with extra batteries
- First aid kit
- Medicines, prescriptions, specific family health care necessities and personal hygiene supplies
- Paper products, plastic containers and large garbage bags
- Blankets or sleeping bags
- Pet food and medications

EARTHQUAKE PREPAREDNESS

XXXXXXXXXXXXXXXXXX



THE LABRADA GROUP

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The Lighter Side of The LaBrada Group



Raspberry Cranberry Sauce

INGREDIENTS

3 CUPS (12OZ.) FRESH CRANBERRIES
4 CUPS (3 - 6OZ. PACKAGES) FRESH DRISCOLL'S RASPBERRIES
1/3 CUP RASPBERRY LIQUEUR
3/4 CUP GRANULATED SUGAR
1 TB. FRESH GRATED GINGER
2 TB. CHOPPED FRESH MINT
PINCH OF SALT

DIRECTIONS

1. PLACE THE CRANBERRIES, RASPBERRY LIQUEUR, SUGAR, GINGER, MINT AND SALT IN A SAUCEPOT, SAVING THE FRESH RASPBERRIES FOR LATER. HEAT THE POT TO MEDIUM HEAT AND SIMMER FOR ABOUT 10 MINUTES. STIR THE CRANBERRIES EVERY FEW MINUTES.

2. ONCE THE CRANBERRIES HAVE POPPED AND A SAUCE HAS FORMED, ADD THE FRESH RASPBERRIES. STIR AND SIMMER ANOTHER 5 MINUTES, UNTIL THE RASPBERRIES HAVE JUST COOKED THROUGH. SERVE WARM OR COLD.

We are always festive here at The LaBrada Group so of course we dressed up for Halloween!



We have surpassed our goal of 1,000 Likes on our Facebook page! Milestones sure are sweet!

**1000
LIKES**



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](#)



SUBSCRIBE TO OUR
You Tube
CHANNEL

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!