

# 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](#)

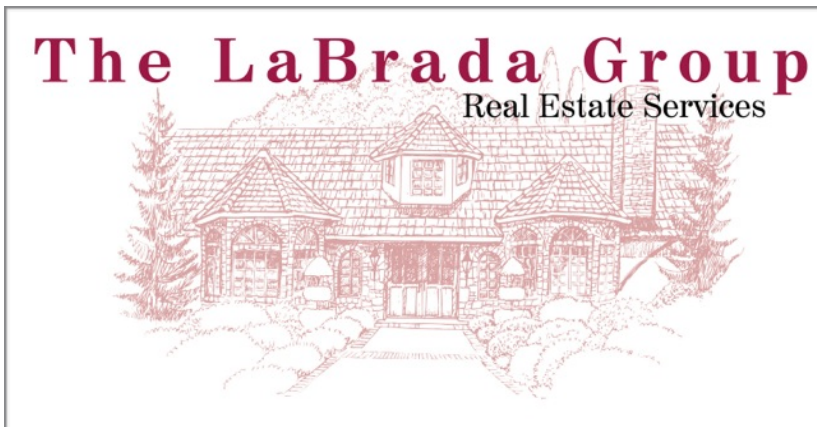
[Property Management Brochure](#)

### 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](#)



## A Word From Rudy LaBrada...

Welcome to our October Halloween Newsletter, this one filled with some scary family fun pictures and safety tips on page 3! In this newsletter, we take the lighter side of The LaBrada Group by wishing our very own Troy Edwards a very happy birthday! And, an amazing recipe for S'mores Cupcakes (who does not triple love a s'more) 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! Speaking of refrigerator magnets, they should be going out in the mail during the month of November and December - 3,000 of them to our clients, family and friends! If you want to double check you are on the list, send Michelle an email at MichelleACirrito@gmail.com. If you have not 'Liked' us on Facebook yet, be sure to do that, we finally went OVER 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 (like getting a flat tire with my sister and doing nothing but giggling for 10 minutes). You never know what you might find on our Facebook page. We look forward to seeing you on FB! As we move to the end of the year, remember that it is a great time to buy or 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!



### 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)



# FOR LEASE



7819 Melinda Way, Fontana  
Single Story Home  
3BR/2BA - \$2,000

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



2815 Tuolumne #E, Ontario  
Lower Level Condo  
2BR/2BA - \$1,300

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



888 N. Palm #5, Upland  
Townhouse Style Apartment  
3BR/1.5BA - \$1,450

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



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

## Available Properties



901 N. Dalton, Azusa  
Condo  
2BR/1BA - \$1,500

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

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

1614 S. Campus #H, Ontario  
Townhome  
2BR/1.5BA - \$1,500

12584 Atwood #1827, Rancho Cucamonga  
Condo  
2BR/2BA - \$TBD

6856 Birmingham, Rancho Cucamonga  
Two Story Corner Home  
4BR/2BA - \$TBD

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

# FOR SALE



1110 Sawtooth Dr., Upland  
Two Story Home  
3BR/2BA - \$470,000

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



193 Sherman Way, Upland  
Single Story Home w/ Pool  
3BR/2BA - \$412,000

[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

1110 Sawtooth Dr., Upland

**FOR SALE - \$470,000**

Great Two Story Home Located in Upland's  
Mountain View Gated Community!

[Click HERE to view our Property Tour video](#)

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



## Safe & Fun Trick-or-Treat Tips for a Spooktacular Halloween

Halloween is right around the corner and soon enough trick-or-treaters will be visiting your neighborhood. Prepare for the holiday by following these tips to have a fun, safe, and spooktacular night!

### Tips for Homeowners

1. Darkness in and around a home is interpreted as the homeowner wishes not to be disturbed. If you want trick or treaters to come to your door, keep your lights on both inside and out. Often times people will still attempt to knock even if your lights are off so it is still a smart idea to make sure that there is enough light for pedestrians to be able to clearly see where they are walking.
2. Clear any clutter or debris that may be blocking your walkway or driveway. Make sure there are no obstacles in the way that could cause children to trip or get injured.
3. Be cautious if you have candlelit carved pumpkins as decoration outside your home. They can present a fire hazard to both your home and trick-or-treaters. A smart alternative is plug-in or battery-powered jack-o-lanterns.
4. Keep your pets confined and away from all of the excitement. The commotion could rile them up and cause them to dart out the door or bark and bite.
5. You don't always have to pass out candy. Feel free to get creative with your goodies and look for healthier alternatives or even fun pencils, rings, or glow-in-the-dark decals.

### Tips for Those Accompanying Young Trick-or-Treaters

1. Have each child wear something lit, like a glowstick, or carry a flashlight with them. Also, try to make sure that they wear well-fitting shoes and avoid costumes that may drag on the ground.
2. Be sure to only visit homes that are well lit. Porch lights and lit interiors are indicators that the homeowner is participating in passing out candy. It is recommended that you don't trick-or-treat after 9 p.m.
3. Children should walk and not run while trick-or-treating. Stay on the sidewalks and never cut across yards, driveways, or busy streets. If you are driving during peak hours be very vigilant of children in and around the street.
4. Always stay in groups and never leave children unattended. Trick-or-treaters are advised to never enter homes or vehicles without supervision.
5. Before letting your trick-or-treaters eat their candy, closely inspect their collection for anything opened and toss what you might suspect should not be eaten.

Halloween is not only a fun night for the kids but is also a great way for your community to bond.

Enjoy your neighborhood and have a great night!



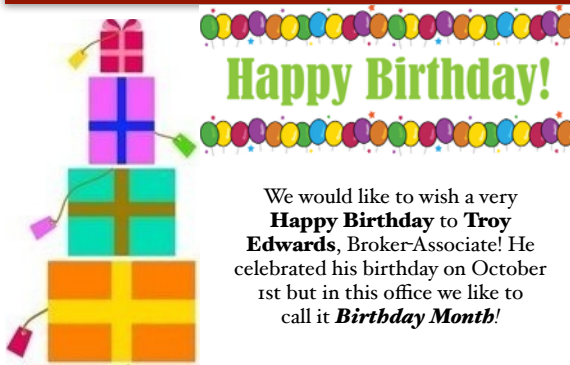
## 2016 Refrigerator Magnet Calendars

Our refrigerator magnet calendars were a hit last year so we're bringing them back!!! Want to make sure you're on this year's mailing list? Simply send an email to Michelle, our Director of Social Media, at [MichelleACirrito@gmail.com](mailto:MichelleACirrito@gmail.com).





# The Lighter Side of The LaBrada Group



We would like to wish a very **Happy Birthday to Troy Edwards**, Broker-Associate! He celebrated his birthday on October 1st but in this office we like to call it **Birthday Month!**



## Cupcake of the Month



### Ingredients

#### Cupcakes:

1 1/2 cups all-purpose flour  
1 1/3 cups graham flour  
2 tsp baking powder  
1 1/2 tsp salt  
1 1/2 tsp ground cinnamon  
1 1/4 cups unsalted butter, softened  
2 cups packed light-brown sugar  
1/4 cup honey  
6 large eggs  
2 tsp pure vanilla extract

#### Frosting:

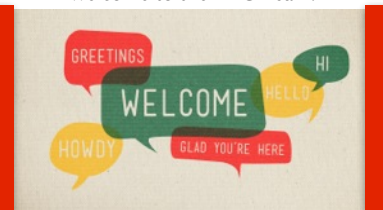
1 cup butter, softened  
4 cups powdered sugar  
2 tsp milk  
10 oz mini marshmallows  
Chocolate glaze

### Preparation

**Cupcakes:** Preheat oven to 350 degrees F. In a medium bowl, whisk together both flours, baking powder, salt and cinnamon. In a mixer bowl, cream together butter, brown sugar, and honey on med-high speed until pale and fluffy. Reduce speed to medium; beat in eggs and vanilla, scraping down sides of bowl as needed. Add flour mixture; mix until just combined. Divide batter evenly among lined cups, filling each about 3/4 full. Bake about 25 minutes, rotating pans halfway through. Cool pans on wire rack for 10 minutes, then turn cupcakes out onto racks to cool completely. **Frosting:** Beat butter until smooth. Add powdered sugar slowly and then milk and mix until smooth. Set oven to broil. On a baking sheet lined with parchment paper, spread marshmallows out in an even layer. Broil for about 45 seconds until marshmallows are browned and puffed. Immediately scrape hot marshmallows into the butter mixture and beat until smooth. Allow frosting to cool completely before spreading or piping. To finish each cupcake, spoon on 2 tsp chocolate glaze and pipe on frosting.



We would like to welcome **David**, our new **Intern!** He attends Citrus College and is a graduate of Damien High School. Welcome to the TLG Team!



## Getting to Know Maryanne

Maryanne Carrillo has over 20 years of experience in the property management industry. She joined The LaBrada Group in 2013 and prior she was part owner of a property management company. She is a licensed Realtor and her title as Director of Property Management is one that she has proudly upheld throughout the entirety of her career. She specializes in multi-family properties. Maryanne received her Bachelor's in Business Administration from Loyola Marymount University. Previously, Maryanne was in retail management with Federated Department Stores. With her management background, the transition into property management was something that excited her. Individuals would also be curious to know that she used to be a flamenco dancer and trained well in to her 20s; she had the opportunity to go abroad to Spain. Maryanne would describe herself as happy, positive, and life loving. She is the proud mother of three children.



## 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*

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

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Director of Social Media