

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!

[Real Estate Brochure](#)

Property Management

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

[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

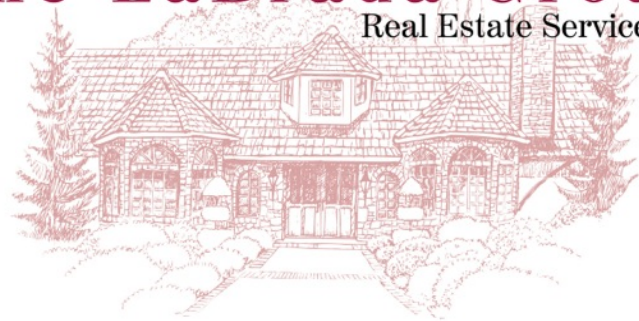
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The LaBrada Group

Real Estate Services



A Word From Rudy LaBrada...

February, the month of Valentine's Day! In this newsletter, as always, we highlight our rentals available and our listings for sale - although the market is doing so well that all our listings are pending. We have some additional rentals coming soon, so be sure to check our website www.thelabradagroup.com if you are in the market for a rental.

Our article of the month highlights making sure you are getting the home tax deductions you are entitled to. On the lighter side of The LaBrada Group, we welcome our new Property Manager, Felipe Gomez and our new Receptionist/Property Management Assistant, Grace Jimenez. So, next time you hear from The LaBrada Group, either on the phone or in person, be sure to welcome them.

And, as always, when looking for a new family pet, always remember to look for rescue animals and shelter animals. They make the best pets! And, spay and neuter to help control the pet population.

Rudy LaBrada, Broker/Owner



FOR LEASE



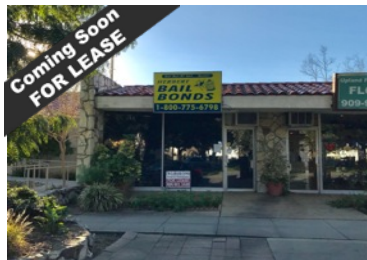
14105 Owen St., Fontana
Single Story Home
with Attached 2 Car Garage & RV Parking
4BR/2BA - \$2,200



8807 Holly St., Rancho Cucamonga
Single Story Home
with Pool & Attached 2 Car Garage
4BR/2BA - \$2,200



281 N. 8th Ave., Upland
Single Story Home
with 4 Car Garage
2BR/1BA - \$1,800



147 N. Euclid Ave., Upland
Commercial
Retail/Office Space
Approx. 820 Sq. Ft. - \$1,350

[Click HERE to view properties
FOR LEASE/RENT](#)



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

[Available Properties](#)



3261 S. Quincy Way, Ontario
Two Story Single Family Home
with Attached 2 Car Garage
3BR/2.5BA - \$375,000

LIKE US ON FACEBOOK!



RUDY LABRADA

BROKER/OWNER OF THE LABRADA GROUP

Graduated from Loyola
Marymount University & Bishop
Armat 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.

FOR SALE



10184 Camulos Ave., Montclair
Single Story Single Family Home
with 2 Car Detached Garage
2BR/1BA - \$340,000



3703 Country Oaks Loop #F, Ontario
Upstairs Condo
with Balcony & Detached 1 Car Garage
1BR/1BA - \$139,000



2708 S. Montego Way #B, Ontario
Upstairs Condo
with Detached 2 Car Garage
2BR/2BA - \$265,000



3707 S. Mustang Dr., Ontario
Two Story Single Family Home
with Attached 3 Car Garage
5BR/3BA - \$515,000

[Click HERE to view properties
FOR SALE](#)

Are You Getting the Home Tax Deductions You're Entitled To?

Owning a home can pay off at tax time. Take advantage of these home ownership-related tax deductions and strategies to lower your tax bill:

Mortgage Interest Deduction - One of the neatest deductions itemizing homeowners can take advantage of is the mortgage interest deduction, which you claim on Schedule A. To get the mortgage interest deduction, your mortgage must be secured by your home — and your home can be a house, trailer, or boat, as long as you can sleep in it, cook in it, and it has a toilet.

Interest you pay on a mortgage of up to \$1 million — or \$500,000 if you're married filing separately — is deductible when you use the loan to buy, build, or improve your home.

If you take on another mortgage (including a second mortgage, home equity loan, or home equity line of credit) to improve your home or to buy or build a second home, that counts towards the \$1 million limit.

If you use loans secured by your home for other things — like sending your kid to college — you can still deduct the interest on loans up to \$100,000 (\$50,000 for married filing separately) because your home secures the loan.

Prepaid Interest Deduction - Prepaid interest (or points) you paid when you took out your mortgage is generally 100% deductible in the year you paid it along with other mortgage interest.

If you refinance your mortgage and use that money for home improvements, any points you pay are also deductible in the same year.

But if you refinance to get a better rate or shorten the length of your mortgage, or to use the money for something other than home improvements, such as college tuition, you'll need to deduct the points over the life of your mortgage. Say you refi into a 10-year mortgage and pay \$3,000 in points. You can deduct \$300 per year for 10 years.

So what happens if you refi again down the road?

Example: Three years after your first refi, you refinance again. Using the \$3,000 in points scenario above, you'll have deducted \$900 (\$300 x 3 years) so far. That leaves \$2,400, which you can deduct in full the year you complete your second refi. If you paid points for the new loan, the process starts again; you can deduct the points over the life of the loan.

Home mortgage interest and points are reported on Schedule A of IRS Form 1040.

Your lender will send you a Form 1098 that lists the points you paid. If not, you should be able to find the amount listed on the HUD-1 settlement sheet you got when you closed the purchase of your home or your refinance closing.

Property Tax Deduction - You can deduct on Schedule A the real estate property taxes you pay. If you have a mortgage with an escrow account, the amount of real estate property taxes you paid shows up on your annual escrow statement.

If you bought a house this year, check your HUD-1 settlement statement to see if you paid any property taxes when you closed the purchase of your house. Those taxes are deductible on Schedule A, too.

PMI and FHA Mortgage Insurance Premiums - You can deduct the cost of private mortgage insurance (PMI) as mortgage interest on Schedule A if you itemize your return. The change only applies to loans taken out in 2007 or later.

What's PMI? If you have a mortgage but didn't put down a fairly good-sized down payment (usually 20%), the lender requires the mortgage be insured. The premium on that insurance can be deducted, so long as your income is less than \$100,000 (or \$50,000 for married filing separately).



The Lighter Side of The LaBrada Group

**Felipe
Gomez**



Felipe Gomez joins The LaBrada Group as Property Manager and Leasing Agent.

An alumni of Fullerton College and Damian High School, he has always had a passion for architecture and construction as he grew up around it with his family's business. This later brought him to his career in Real Estate and Property Management where he received his license and also managed a multi-family building in North Hollywood for a number of years. Prior to that he was in the Sales industry.

Welcome

**We would
like to
welcome
TLG's
newest
additions,
Felipe and
Grace!**

**Grace
Jimenez**



Grace Jimenez joins The LaBrada Group in as Receptionist and Assistant to Diana.

Her previous property management and customer service experience makes her a valuable asset to our team. In the past she also held employment at a number of large financial institutions where she excelled in customer relations.

**Click HERE to
meet Team
Rudy LaBrada**

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