



# 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!

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### PROPERTY MANAGEMENT

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

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PLATFORMS

## A Word From Rudy LaBrada...

Welcome to our April newsletter! In this month's newsletter, be sure to catch our rentals available and rentals coming soon. This is a great time to buy or sell your home and transition to a larger home or to smaller home. Be sure to give me a call when thinking about buying or selling....

The last weekend of the month is the Annual UPLAND LEMON FESTIVAL right here in Downtown Upland. You will find rides for the kids, booths, shopping, eats and everything Lemon. Be sure to stop by and say "hello" if we are here!

*Rudy LaBrada, Broker/Owner*

## TLG Properties FOR LEASE/RENT



**8458 Snow View, Rancho Cucamonga**  
Fully Renovated Home  
With 2 Car Attached Garage and  
Community Pool  
3BR/2.5BA - \$2,000



**13133 LeParc #1010 Chino Hills**  
Townhouse Apartment  
with Detached 1 Car Garage  
2BR/2.5BA - \$1,950



**888 N. Palm Ave. #6, Upland**  
Townhouse Style Apartment  
1 Car Covered Parking Space and  
Community Laundry Room  
3BR/2BA - \$1,500



**1070 Pebble Beach, Upland**  
Residential Home On Upland Hills  
Golf Course  
with Attached 2 Car Garage  
3BR/2BA - \$2,500



**147 N. Euclid Ave., Upland**  
Commercial Space w/ Back  
Parking and Entry  
1BA - \$1,300



**3633 Oak Creek #A, Ontario**  
Single Story Condo  
with No Stairs and 1 Carport  
1BR/1BA - \$1,150



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WWW.THELABRADAGROUP.COM



## Meet Our Property Management Team



**Pattie Alexander**

*Property Manager/  
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**Rosa Amaya**

*Receptionist/Assistant to  
Diana Padilla*

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# The LaBrada Group

Real Estate Services



Check out  
our new  
blog!

**Click Here for Our  
Rental Application**



PEOPLE LOVE  
US ON YELP



**DID YOU  
KNOW?**

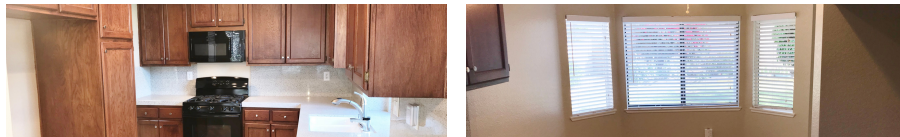


We offer both Lease Only & Full  
Service management options!

**Contact Team Rudy LaBrada today!**

**(909) 981-3500**

## TLG Properties **FOR SALE**



### **1470 Evergreen Dr., Upland**

Single Story Home Built in 1987  
with Attached 3 Car Garage, RV  
Parking and Large Backyard  
3BR/2BA - \$610,000

**Click Here  
For More Information**

**Sale  
Pending**



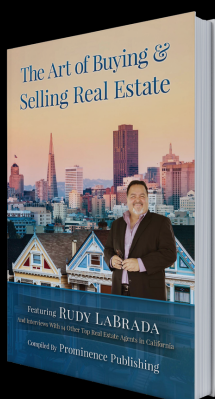
### **311 Austin Way, Upland**

Single Story Home  
with Attached 2 Car Garage  
4BR/2BA - \$415,000

**The LaBrada Group**  
Real Estate Services



**Get Rudy LaBrada's Book Now on Amazon!**



Debuted at #2 on "Buying and Selling Real Estate List  
and Certified "Best Seller" status.

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**amazon.com** >



## DON'T BUY THAT FIXER-UPPER (UNLESS YOU KNOW THESE 4 THINGS)

A fixer-upper isn't necessarily something to eschew. If the right things are wrong with a house, you could not only turn it into your dream home, but also earn serious equity (wealth building!) in the process. Oh, and don't assume you need to be a DIY master to make it worthwhile, either. Time and patience may be all you need. Here's how to tell if that fixer-upper is a keeper – or if you should keep walking.



### #1 Evaluate the Price

If it's a fixer-upper, it should come at a fixer-upper price. Duh, but that's a reminder NOT to fall in love too quickly with a home that the listing says "just needs a little TLC." Do your homework first, and if the price is right, then fall in love.

Find out what similar homes in the neighborhood sell for and how tricked out they are (with amenities and materials). A REALTOR® can help you figure that out. And that will tell you how much money you can invest in the home before you over-improve for the neighborhood, a mistake you want to avoid if you plan to sell in the future.



### #2 Start Evaluating What Improvements Are Needed

The best fixer-uppers offer lots of opportunities for "instant equity," which means if you sold the home tomorrow you'd pretty much get that money back, unlike other projects which you may never get your money back on. Some can be as simple as painting or landscaping, which you can accomplish with sweat equity.

Other tasks may require the work of professionals and cash to pay them. It's those projects you want to carefully evaluate against the home's price.



### #3 Which Hire-a-Pro Projects Add Instant Equity?

**New roof:** A new roof may not be the remodeling project of your dreams – until you realize it could actually pay you. You'll spend about \$7,500 to install it, but when you sell, it could recoup 109% of that or \$8,150, according to REALTORS® surveyed.

**Insulation:** A fixer-upper offers a great opportunity to replace or add insulation. New insulation costs about \$2,100 on average nationally, and can recoup \$1,600 at resale – as if saving 10% to 50% on your energy bill wasn't compelling enough.



**Hardwood floors:** It costs about \$3,000 on average nationally to refinish hardwood floors. The survey indicates you could recoup 100% of that at resale. If you're looking at a fixer-upper that needs the floors redone, that's like getting the floors for free!



### #4 Evaluate Your Ability to Deal with Disruption

Whether you're a DIY Jedi or content to let the pros handle the remodel, if your patience is shorter than your potential home's to-do list, a fixer-upper may not be a good choice. When considering a fixer-upper, evaluate the limits of your emotional energy as well.

But if you can budget your time and money – and employ the right fixer-upper strategies – you might find yourself with a double reward: A home that's worth far more than you paid, and the joy of knowing you helped get it there.

(Article by CAR)

# The Lighter Side of The LaBrada Group



**Ingredients:** Cilantro Lime Grilled Shrimp with Avocado Cilantro Dip

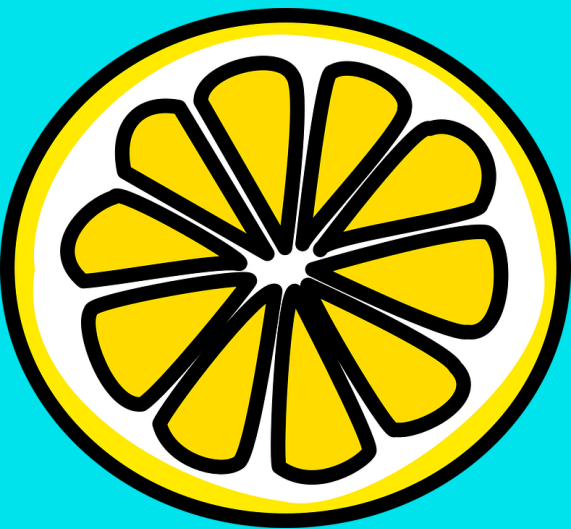
1/4 c. fresh lime juice  
 1 1/2 Tbsp. honey  
 2 1/2 Tbsp. olive oil  
 2 1/2 Tbsp. minced jalapeno  
 Pinch of salt/pepper  
 1 lb. shrimp, peeled and de-veined

**For the dip:**

1/2 c. avocado, mashed  
 1/4 c. plain, non-fat Greek yogurt  
 2 Tbsp. garlic, minced  
 2 tsp. fresh lime juice  
 1/2 c. cilantro, roughly chopped  
 Salt/pepper to taste

UPLAND LEMON  
 ○●○○●○○●○○●○ FESTIVAL  
 APRIL 27 - 29, 2018

See you at the  
 Lemon Festival!



## Instructions:

1. In a large bowl, mix together all of the ingredients up to the shrimp. Stir until evenly mixed. Add in the shrimp and toss until evenly coated. Cover and refrigerate for at least 2 hours to let the shrimp marinate.
2. Preheat your grill to medium/high heat and lightly spray it with cooking spray.
3. Skewer the shrimp so that there are 4-5 shrimp per skewer.
4. Place the skewers on the grill and cook about 1.5-2 minutes. Flip and repeat until cooked. Cover to keep warm while you make the dip.
5. In a small food processor, combine all the ingredients and blend until smooth. Season to taste with salt and pepper.
6. Squeeze lime juice over the shrimp and serve with the dip.

## Renters Be Aware



**Attention Renters:** Take caution about outside agencies requiring personal information and upfront monetary payments to "search" for available rentals for you. These services are wrongfully charging you for a service that we feel is a scam! All Property Management companies have rental listings that are public knowledge and available to you through varied free websites. We have been receiving numerous phone calls inquiring about this and we hate seeing people getting taken advantage of. We at The LaBrada Group do not honor the discounts they say you will receive nor do we accept their applications or credit reports. However, we assure you that our Property Management services are of the highest standard. Be sure to check our website for all available rentals and give us a call if you are interested in scheduling an appointment to view the property. We look forward to assisting you!

We appreciate your business! - The LaBrada Group