

BETTENCOURT REAL ESTATE GROUP

Dani Bettencourt REALTOR® DRE #01733129



(209) 280-0838

DaniB@kw.com

KELLERWILLIAMS
Luxury

DRE #01485473

Each Keller Williams Realty Office Is Independently Owned and Operated

ROOTED IN THE COMMUNITY



Realtor® and Team Leader

Dani B. - The Realtor® to See!

Associate Leadership Council Top 20% of Agents
2021 - 2026

TOP 10% Producer 2020 - 2026

New Agent Productivity Coach
2021 - 2026

Masters Club of Central Valley Association of Realtors
2019 - 2026

Premier Agent (Best of Zillow) Ranking

President & Ambassador
Manteca Chamber of Commerce
2018 - Present

Manteca Rotarian 2024 - Present

Having lived and worked in this area for more than 40+ years. Dani B. understands what makes our community and the people who call it home so special. Dani B. is energetic, very professional, and a perfect match for the Keller Williams values and ethics. Dani B. has a background in both Real Estate and as a Finance Director for several large automotive dealerships. You can feel confident that Dani B. and her team will ensure your Real Estate goals are met.

That's what it takes to truly be a local economist of choice. Not just expertise in negotiations and marketing, but a love and understanding of our community and the people who live here. That's just one reason to choose us to stand by your side – and it's the foundation of everything we do.

A Simple Value Proposition

THE MOST NET

By attracting the maximum amount of qualified buyers, your property will sell for the highest marketable price possible.

LESS TIME

My marketing firepower will maximize your property's exposure to active buyers who want to know about your home.

LEAST AMOUNT OF HURDLES

I'll put my experience to work while navigating the complexities of the real estate transaction, making it a seamless experience for you.

Meet the **TEAM**



ARTHUR MARTINEZ
LEAD AGENT

Realtor® DRE #02110557

(209) 623 - 5763

Arthur.martinez@kw.com

Arthur Martinez, a proud board member of the LGBTQ+ Real Estate Alliance, is dedicated to bringing innovation, inclusivity, and community-focused engagement to the Central Valley real estate market. Whether buying or selling, Arthur offers unparalleled service, ensuring every step of your real estate journey is seamless and rewarding. Having recently relocated to Modesto, CA, Arthur has firsthand experience in creating a life he loves, including purchasing his own home and enjoying life as a proud dog owner. He understands the importance of finding a place to call home and is passionate about helping others achieve their dreams of homeownership. **Let Arthur Martinez guide you to your next milestone—finding the perfect home for your future. Together, let's make your dream home a reality.**



Cassandra Miller
Transaction Coordinator
DRE #02128291

Cassandra had been a member of Bettencourt Real Estate Group since 2015. She has experience in Real Estate Marketing, Operations and Transaction Coordination. Cassandra received her Real Estate License in 2019, and has been focused on the Transaction Management and Compliance side of the business ever since.

She enjoys reading, walking outdoors and listening to podcasts, and coffee. She also secretly loves watching The Bachelor and any other Reality dating shows. She lives in beautiful Placerville, California with her husband and 2 children.

CLEAR COMMUNICATION

Our real estate business is founded on the principle of prioritizing your needs. As your dedicated Lifestyle Concierge, we ensure that whenever you have a question or need support, we're here to assist you every step of the way.

When you choose to work with Bettencourt Real Estate Group, you can expect open and honest communication, tailored to your preferred frequency and method—whether it's via text, email, or phone. We are committed to prompt responses, returning calls within two hours and replying to emails throughout the day. Our team collaborates closely to ensure a seamless experience, always prioritizing our clients' needs.

DANI BETTENCOURT

Here's how you can get in touch with me:

**Keller Williams Realty
336 W Main,
Ripon, CA 95366**

(209) 280-0838 Direct

**DaniB@kw.com
DaniB.kw.com**

YOUR NEEDS COME FIRST

Visualize your dream scenario for selling your home.

What's the one thing that has to happen to make that dream scenario a reality?

How can I make that happen for you?

Why is that important to you?

If we could add just one more thing to make this process even better, what would it be?

Why is that important to you?
And then, if we could add just one more thing to make this process even better than that, what would it be?

Why is that important to you?

A PORTFOLIO OF EXCELLENCE

On Average Our Clients
Received 101.77% in 2024

We Get Our Sellers More vs the Average Agent



1373 Monterey Pl, Manteca
Listed at \$479,900
Closed at \$505,000
Received 2 offers Closed at
105.23% Above List Price



149 Whelan Way, Manteca
Listed at \$515,000
Closed at \$522,000
Received 11 offers Closed at
101.36% Above List Price



1435 Berrendas St, Patterson
Listed at \$499,000
Closed at \$499,000
Received 1 offers Closed at
100% Above List Price



4116 Evolution Way, Modesto
Listed at \$540,000
Closed at \$545,000
Received 2 offers Closed at
100.93% Above List Price



128 W Walnut St, Stockton
Listed at \$379,999
Closed at \$385,000
Received 5 offers Closed at
101.32% Above List Price



A PROMISE

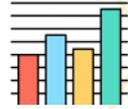
At Bettencourt Real Estate Group, we strive to serve our community with integrity and professionalism, always prioritizing your needs and ensuring a seamless real estate experience. We aim to provide unparalleled service, clear communication, and expert guidance throughout every transaction. Our goal is to not only meet but exceed your expectations, ensuring you feel confident and satisfied from listing to closing. By choosing Bettencourt Real Estate Group, you gain trusted local experts passionate about serving our community.

Your Custom Marketing Plan

We partner with you to ensure your home is presented at its best and sold for the optimal price. Our strategy helps you make informed decisions and avoid costly mistakes.

Preparation Strategy

- ✓ **Pricing Expertise**
 - a. In-Depth analysis and advice for optimal pricing.
 - b. Joint effort to price your property correctly the first time.
- ✓ **Home Presentation**
 - a. Virtual staging for vacant homes
 - b. Professional photography, including drone aerials and 3D tours (if applicable)
- ✓ **Documentation & Vendor Support**
 - a. Preparation of electronic listing documents.
 - b. Access to a vetted vendor list for necessary work
- ✓ **Technology and Access**
 - a. Supra Bluetooth Lockbox for secure tracking of showings
 - b. Showing Time service for error-proof appointment scheduling
- ✓ **MLS and Online Presence**
 - a. Detailed MLS Listing with professional photos and floor plans
 - b. Exposure on major real estate



Marketing Excellence

- ✓ **Digital Campaigns**
 - a. Boosted and targeted social media ads generating high engagement
 - b. Email flyers sent to our extensive client database
- ✓ **Real Estate Community Engagement**
 - a. Notification to over 9,000 agents and offices in MLS
 - b. Collaboration with all agents/agencies for maximum exposure
- ✓ **Ongoing Optimization**
 - a. Regular analysis of online traffic data
 - b. Adjustments to campaigns for increased visibility



Making Sellers Happy, one home at a time. . .

Communication Plan



- ✓ **Regular Updates**
 - a. Weekly reports on marketing efforts, competition, and showings.
 - b. Notifications of market changes and sales trends.
- ✓ **Feedback Loop**
 - a. Immediate follow-up with agents after showings
 - b. Weekly traffic reports from top real estate websites,
- ✓ **Client Tools**
 - a. Shareable marketing links for your personal network



Contract to Closing

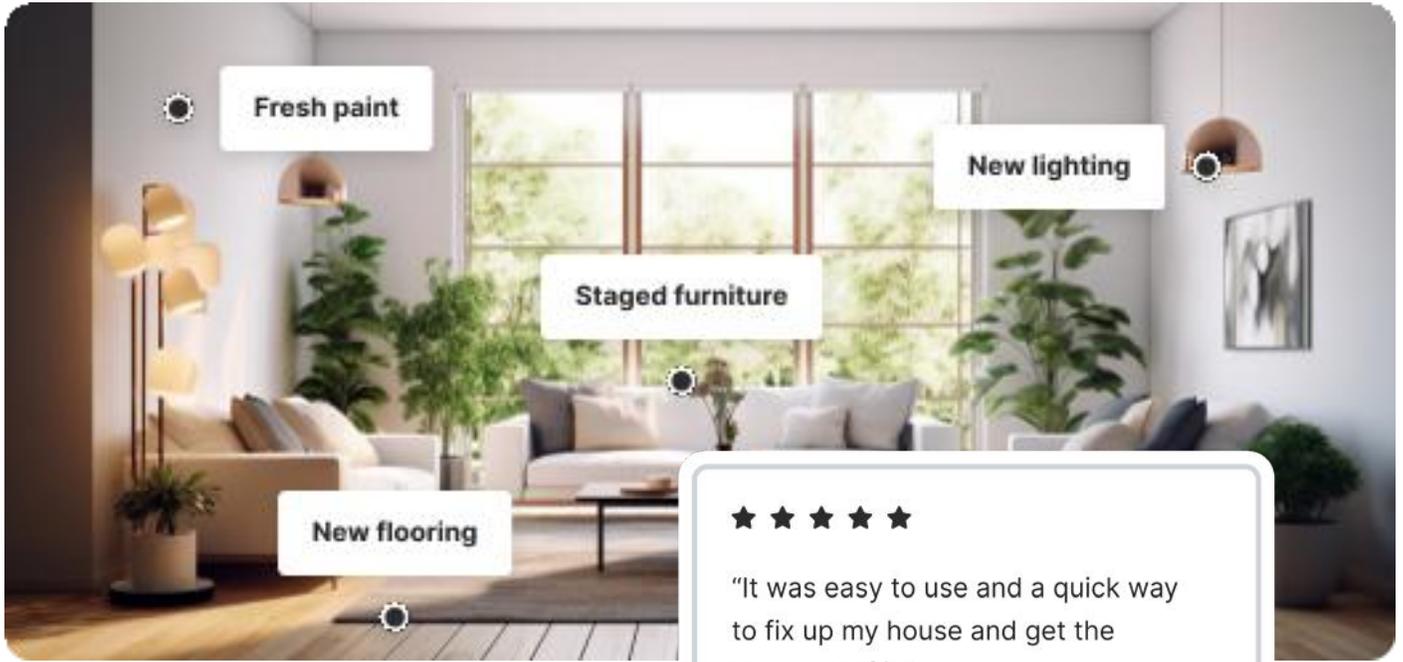
- ✓ **Offer Management**
 - a. Verification of buyer pre-approval before accepting offers
 - b. Negotiation of terms, inclusions, and price
- ✓ **Transaction Coordination**
 - a. Assistance with inspections, repairs, and utility transfers
 - b. Communication with agents, lenders, and title companies
- ✓ **Closing Preparation**
 - a. Coordination for buyer's final walk-through and completion of Notary Signings and Final Deed Transfer.
 - b. Removal of sign/lockbox.

Post-Sale Support

- ✓ **Client Feedback**
 - a. Request for reviews on Zillow and other Platforms
- ✓ **Client for Life**
 - a. Invitations to exclusive client events
 - b. Encouragement to refer friends and family



Your satisfaction is our priority. We work diligently to ensure a seamless and successful home sale experience.



Unlock your home's potential

Premier Seller Advance provides you an unsecured line of credit to cover the cost of selling. From staging to repairs and upgrades, it can help **unlock your home's potential to achieve an optimal sale outcome***, with nothing due until closing.**

Designed to take the stress out of selling a home:

Fast

See if you qualify in 90 seconds.

Flexible

Use any home improvement vendor. Pay by card, bank transfer, or check.

Simple

Repay your loan when the home sells.**



Learn more at:

[kwpremierselleradvance.notablefi.com](https://www.kwpremierselleradvance.notablefi.com)

*Results may vary. KW Sacramento Metro and Notable Finance, LLC do not guarantee or warranty any results. Subject to the terms and conditions of your loan agreement with Notable Finance, LLC. KW Sacramento Metro is not providing loans as part of Premier Seller Advance. Premier Seller Advance loans are provided by Notable Finance, LLC, NMLS# 1824748 and are made or arranged pursuant to a California Finance Lenders Law license. Loan eligibility is not guaranteed and all loans are subject to credit approval and underwriting by Notable. Rules and exclusions apply. Subject to terms and conditions (notablefi.com/terms).

**Interest and fees apply. Loan funds, interest, and fees are due upon loan acceleration, twelve months after origination, termination of your listing agreement, or the date on which Notable otherwise suspends your loan for any reasons stated in your loan agreement, whichever occurs sooner. Subject to the terms and conditions of your loan agreement with Notable Finance, LLC.



Take the stress out of selling

Up to \$50K to cover home sale costs deferred to close of escrow

- ✔ **Countless uses** Staging, painting, flooring, repairs, moving, storage...
- ✔ **Easy application** See what you qualify for in minutes, from any device
- ✔ **No impact to credit** No hard credit check and no lien required
- ✔ **Quick fund access** First \$5K can be transferred instantly to your bank account
- ✔ **Stress-free repayment** Conveniently repaid through the closing process¹

\$499 origination fee²

8.99% - 16.99% annualized interest rate



That's only ~1% per month (on avg)

- Majority of homes sell within 3 months³
- Interest only accrues on used funds
- Zero costs if funds aren't used

Qualifications

- 680+ FICO (varies by state)
- List price under \$4M (varies by state)
- Sufficient equity in the home
- Listing agreement in place

Additional eligibility criteria applies



Learn more at:

kwpremierselleradvance.notablefi.com

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¹Interest and fees apply. Loan funds and interest are due upon loan acceleration, twelve months after origination, termination of your listing agreement, or the date on which Notable otherwise suspends your loan for any reasons stated in your loan agreement, whichever occurs sooner. Subject to the terms and conditions of your loan agreement with Notable Finance, LLC.

²An origination fee of \$499 is deducted from available credit upon first draw and is only charged if the borrower draws loan funds. As a payment example, a \$25,000 loan with a 12.99% interest rate results in \$26,310.88 due at closing, assuming funds were drawn in month one and repayment was made in month three. If the loan funds were outstanding for the full term of twelve months, the total due at closing would be \$28,746.50.

³Based on data from 2021-2024 of homes that sold after getting a Notable loan. Accrued interest may be higher if the loan is not repaid in three months. Results may vary and are not guaranteed.

YOUR TRUSTED PARTNER



When dreams come true, it's a pretty good feeling. When you're searching for a home and are unsure what to look for, having a very professional real estate agent to help you makes all the difference. Our Realtor®, Dani B. was exceptional. I was worried about selling our home, but the process was painless as she walked us through every step of the way. Despite our odd work schedule, she was always available and took the time to ensure that we saw the houses we wanted to see. If you're looking for your dream home, call Dani.



As first time home buyers, Dani took the time to make sure we were making educated and informed decisions. No matter how simple the question was, I felt super comfortable to ask it! She was always easy to reach and you can genuinely tell she cares about getting you into a home that will be perfect for you! Making the biggest purchase of your life is terrifying, but having someone as knowledgeable and sincere as Dani on our side made this process so smooth and calm!



Arthur was an outstanding Realtor who made my home-buying experience in Modesto, California, truly exceptional. His extensive knowledge of the area and the surrounding cities in California was impressive and incredibly helpful. He guided me through the entire process with ease, making it simple and efficient. I highly recommend Arthur to anyone looking to buy a home.



Bettencourt Real Estate Group

YOUR TRUSTED PARTNER



Dani has helped my family sell two homes and buy our third. She goes above and beyond and really fights for her clients. She is knowledgeable about the entire process and has fantastic communication (she always kept us in the loop and explained everything along the way). Absolutely recommend Dani for anyone looking to buy or sell their home. She's our Realtor for life!



Arthur was always very helpful and knowledgeable, he helped us through all the red tape and ALWAYS ALWAYS returned texts and calls almost immediately and if he didn't have an answer he found them for us. Highly recommend him and couldn't imagine having another agent



Best Realtor you will ever find hands down! She has found us our first home and was on top of everything and made everything a smooth process. I would highly recommend Dani Bettencourt if you are looking for a Realtor. Dani B the Realtor to see!!



Bettencourt Real Estate Group

KELLERWILLIAMS. REALTY

10 REASONS Why Buyers, Sellers and Investors Choose to work with Bettencourt Real Estate Group

19+ Years Real Estate Expertise

Smooth Transactions, Expert Negotiation for Your Success

Happy and Satisfied Clients

Northern & Central CA Experts

Stress-Free Transactions, Daily Insights

Maximize Your Home Value and Sell Quickly

Sell Strategically and Attract Ideal Buyers

Your Support Partner After Closing

Stay Ahead with Local Insights

Global Reach, Local Market Expertise

