



BETTENCOURT REAL ESTATE GROUP

REALTOR® DRE #01733129

PARTNERING WITH



**Caring
Transitions®**

SENIOR RELOCATION
DOWNSIZING
ESTATE SALES



DANI BETTENCOURT

(209) 280-0838

DANIB@KW.COM



LIANA S THOMAS

(209)-275-6992

LTHOMAS@CARINGTRANSITIONS.COM

KELLERWILLIAMS® REALTY

DRE #01485473

EACH 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, 2022, 2023, 2024, 2025

TOP 10% Producer 2020, 2021, 2022, 2023, 2024

New Agent Productivity Coach
2021, 2022, 2023, 2024, 2025

Masters Club of Central Valley Association of Realtors
2019, 2020, 2023, 2024

Premier Agent (Best of Zillow) Ranking

President & Ambassador
Manteca Chamber of Commerce
2018 - Present

Council Member
United Way of San Joaquin Valley
2019 - 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

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 d



TARIQ PAULDING
AGENT
REALTOR® DRE #02131736

Born and raised in the East Bay, Tariq possesses a treasure trove of local knowledge and a drive to help individuals on their Real Estate journey. Tariq was raised in the Real Estate industry, and spent years training under top producers to best serve his clients. Working with Tariq is setting yourself up to be catered and cared for by a professional determined to always work in your best interest, and he's always here to help.

Creating Community, One Home at a Time



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.



Caring Transitions®

• Senior Relocation • Downsizing • Estate Sales •

Day One Living

Embracing new beginnings with confidence.

We offer a comprehensive selection of services tailored to meet the unique needs of you or your loved ones. With our individualized approach, we reduce stress as much as possible.

Senior Relocation & Move Management

For seniors who are relocating locally or nationally, we offer personalized support for a stress-free as possible transition. From planning and packing to setting up their new space, we ensure a welcoming home from day one.



Declutter & Organize

Simplifying lives for seniors aging in place involves decluttering the space. Acknowledging the sentimental attachment to their belongings, we guide families through the process, creating a clutter-free home with cherished items front and center.



Downsize

When it is time to downsize and sort possessions into "keep" and "give away" piles, we have a tried-and-true strategy that makes this emotional process quick and painless for seniors and their families.



Packing

Trust us to expertly organize and pack your belongings with care and purpose. We treat your valuables as if they were our own, ensuring delicate handling and logical grouping for effortless unpacking.



Liquidation Services

When downsizing or liquidating an estate, our unique approach guarantees seniors a return on their valuables through traditional sales or CTBids.com, providing peace of mind as their cherished possessions find new homes.



Online Auctions

CTBids.com, our online auction platform, broadens our reach to a wider audience, listing and shipping items worldwide, offering a more extensive market than traditional local estate sales.



Traditional Estate Sales

We organize and price estate sales to maximize returns for seniors, ensuring a smooth transition with compassion during challenging times.



Home Cleanout

Families have enough to deal with whether it is relocation, downsizing or the loss of a loved one. We take charge of liquidating assets and preparing the home for sale, offering care and compassion.



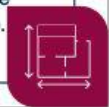
Resettling

Creating a new home is more than unpacking—it's about thoughtfully crafting a familiar environment, setting up the home down to the smallest detail so it feels as if you have lived there all along.



Space Planning

Beyond optimizing living spaces, our space planning services ensure clients feel at home in every square foot. We go the extra mile, crafting functional layouts that evoke the comfort and familiarity of home.



Estate Inventory

In times of loss, we offer peace of mind by creating a comprehensive estate inventory, meticulously cataloging possessions and supporting families as they grieve.



Charity Estate Auctions

Our charity estate auctions allow clients to give back to their community when downsizing or liquidating. We ensure items are donated to charity, and proceeds can be directed to the charity of their choice.



Call Today for Your Tailored Solution

Caring Transitions of Manteca
Liana Thomas | cell: 209-275-6992
CaringTransitionsOfManteca.com

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Caring Transitions, founded in 2006, is the leader in senior relocation and transition services and continues expanding its compassionate reach nationwide with its latest location in Manteca, California. They currently have more than 350 franchise locations serving families across the country. Although, they specialize in senior relocation, they can help anyone needing any of their services.

Caring Transitions of Manteca will serve Manteca, Ripon, Lathrop, Escalon, northern Modesto, and the surrounding areas. The new Caring Transitions location, owned and operated by Liana and Michael Thomas, will provide a unique full-service approach that is an end-to-end solution, including move management, downsizing, decluttering, resettling, clean-outs, space planning, and managing estate sales and online auctions through Caring Transitions own online auction platform, called CTBids. With the exception of an initial deposit, you can defer payment and pay through escrow when your home sells.



Liana & Michael Thomas



Liana Thomas



The team (pictured left to right)
Danielle, Melinda, Liana, & Adriana

“I was at a point in my life where I wanted to do something impactful,” Liana shared. “Our goal is to not only help seniors but also to support their families during what can be an overwhelming process,” Liana added. “With our combined experiences, we’re ready to make a difference.”

Liana’s detail-oriented nature and resourcefulness, paired with Michael’s leadership and logistical expertise, ensure a comprehensive and caring approach to every client interaction.

“We are so excited to welcome Liana and Michael into the Caring Transitions franchise family and to strengthen and continue building our brand presence in California,” said Ray Fabik, President of Caring Transitions. “Their dedication to serving others and their passion for helping seniors and families navigate life’s transitions make them an excellent addition to our team. We look forward to seeing the positive impact they’ll have in the Manteca community.”

Cell: 209-275-6992
Email: LThomas@CaringTransitionsOfManteca.com
Website: CaringTransitionsofManteca.com
Facebook: facebook.com/CaringTransitionsofManteca
Instagram: Instagram.com/caringtransitionsofmanteca

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.

YOUR NEEDS COME FIRST

**DANI
BETTENCOURT**

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

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

(209) 280-0838 Direct

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

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

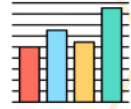
We partner with you to ensure your home is presented at its best and sold for the optimal price.
Our strategy helps you make informed decisions and avoid costly mistakes.

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.

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

KELLERWILLIAMS. REALTY

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 relator. Dani B the relator to see!!



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

