



# BETTENCOURT REAL ESTATE GROUP

REALTOR® DRE #01733129

PARTNERING WITH



**Caring**  
Transitions®

SENIOR RELOCATION  
DOWNSIZING  
ESTATE SALES



**DANI BETTENCOURT**

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**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 - 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

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.

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 400 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. Currently, we go out about one hour in any direction from Manteca. 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  
Owners



Liana Thomas  
Co-owner/President



The team (pictured left to right)  
Danielle, Michael, 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 be a part of the Caring Transitions franchise family and to strengthen and continue building the Caring Transitions brand presence in California. Our dedication to serving others and our passion for helping seniors and families navigate life's transitions is why we decided to open our own Caring Transitions franchise. We look forward to serving seniors and their families in Manteca and the surrounding community," said Liana.

**Cell:** 209-275-6992  
**Email:** LThomas@CaringTransitionsOfManteca.com  
**Website:** [CaringTransitionsofManteca.com](http://CaringTransitionsofManteca.com)  
**Facebook:** facebook.com/CaringTransitionsOfManteca  
**Instagram:** Instagram.com/caringtransitionsOfManteca



**Caring  
Transitions.**

• Senior Relocation • Downsizing • Estate Sales •

## **Day One Living:**

Embracing new beginnings with confidence.

### **Our senior transition experts take care of it all:**

- Senior Relocation
- Packing
- Move Management
- Resettling
- Downsizing
- Estate Sales
- Online Auctions
- Home Clean-Outs
- and MORE



**Call Today for Your Tailored Solution**

**Caring Transitions of Manteca**

Liana Thomas 209-275-6992

[CaringTransitionsOfManteca.com](http://CaringTransitionsOfManteca.com)



# 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**

# tips to downsize & declutter



- 01 Decide on the Big Pieces First**  
Determine which furniture will fit. Measure the furniture, identify outlet locations, and plan your space accordingly.
- 02 Now the Small Stuff**  
One drawer at a time, one closet at a time, one room at a time one hour at a time.
- 03 Set Yourself Up for Success**  
Gather space organizers, garbage bags, markers, and supplies needed to prevent feeling overwhelmed. Collaborate with a friend or mentor. Approach decisions in a practical, non-emotional manner.
- 04 Identify What You Need and What You Love**  
Does it have a place/space? Does it have a purpose? Does it bring me joy or happy memories?  
**Pro Tip:** Take pictures of other less important items that you may be attached to and let them go.
- 05 Sort Items Into Three Piles: Keep, Donate, Sell, or Toss**  
Go through your books – keep what you love and might read again.  
Go through your clothing – does it fit, have you worn it in the last year, will you ever wear it again?  
Go through your kitchen – do you have items you never use or haven't used in a while? Will you still be hosting big holiday dinners?
- 06 Manage Paperwork**  
Use Document Organizers for Legal/Medical/Financial.  
Organize with horizontal or vertical Filing Units or even digitize to save space.  
**Donate and Breathe New Life into Your Beloved Items**
- 07**  
Check if any family members are interested, consider auctioning valuable items, contact local charities that offer donation pick-up services:

***Still need help? We can help! Give us a call today for assistance with sorting, organizing, downsizing & selling!***

Liana Thomas | 209-275-6992  
CaringTransitionsOfManteca.com



**Caring  
Transitions.**



Not sure what to expect from an online auction? You're not alone. Most clients come to us with questions, especially if it's their first time. This FAQ walks you through what happens, from how we organize and price your items to how buyers pay and pick up. Our goal is to make the process clear and manageable, with care and professionalism every step of the way.

## GETTING STARTED

- 1** *How does your team setup for my online auction?*  
We group your items into "lots" either as individual pieces or curated sets that make sense together. Each lot gets detailed descriptions and multiple photos, highlighting any wear or flaws so bidders know exactly what to expect. Once everything is labeled, nothing is moved to ensure a smooth pick-up process.
- 2** *Can I assist with auction prep?*  
We appreciate your interest, but we ask that you not be present during auction setup. Too much involvement, while well-intentioned, can slow down our process and may risk delaying or even canceling the auction timeline.  
*What if I realize I want to keep something or give it to my family or friends?*
- 3** *What if I realize I want to keep something or give it to my family or friends?*  
We never want to force you to sell something you would rather keep. That being said, we need to be careful about false advertising (showing something for sale that is then not available) and we also need to avoid depleting your auction to the point of making it financially unviable. Once items are listed on our online auction site they should not be removed from the sale.
- 4** *Will you sell everything in my home?*  
We focus on what will sell well. Our team curates high-quality lots for the best results. Some items may be excluded. Our team will help with what's left afterward.

## AUCTION PREP

- 5** *How do you price items for the auction?*  
We let the market decide! All items start at \$1 to encourage competitive bidding. For a few standout pieces, we can set minimums, but in general, low starting bids mean high participation and better results.
- 6** *Do you bring outside items into my sale?*  
Occasionally, yes! It can boost interest and bidding activity. These items are tracked separately and won't impact your results or earnings.
- 7** *How will buyers find my auction?*  
We market your auction on top estate sale and auction websites, run targeted social media ads, and send email campaigns to our subscriber list. We also highlight key items across multiple platforms to bring in more bidders and boost visibility.

# PROTECTING YOUR HOME

- 8** *How do you protect my space?*  
Your address stays private until the auction ends—only winning bidders receive it. We confirm pick-up times with each buyer and coach them on how to safely move items. Our team supervises the entire process to prevent damage or theft.
- 9** *Can I attend pick-up day?*  
We strongly recommend you do not attend pick-up day. Even if you feel at peace with the process of letting go of your items, watching people walk through your home and leave with your family's items can be emotional. There is also a lot of large furniture moving and lots of activity that may not be the safest for our clients to be in the middle of.

# DURING THE AUCTION

- 10** *How do buyers pay and pick up their items?*  
Bidders register with a credit card, which is automatically charged after the auction ends. Paid buyers then pick up their items from your home at a scheduled date and time.

# AFTER THE AUCTION

- 11** *What happens once the auction ends?*  
While the majority of your items will sell through the auction, there are often a few that aren't ideal for listing. These may be offered at a reduced price to winning bidders on pick-up day or donated to local organizations. After the sale, we'll provide a full summary of your auction results, and your net proceeds will be mailed to you within 14 days.
- 12** *What if we have to cancel or delay?*  
We require a non-refundable deposit when you sign your agreement to reserve your auction dates. That deposit goes toward your final invoice. If you need to delay, we'll do our best to be flexible depending on how far along we are in the setup process. Once your items are listed online, the auction cannot be canceled.

***Caring Transitions of Manteca***

209-275-6992 | Liana Thomas | [CaringTransitionsOfManteca.com](http://CaringTransitionsOfManteca.com)

# 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

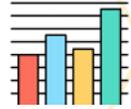
At Bettencourt Real Estate Group, we strive to serve our community with integrity and professionalism, always prioritizing your needs and ensuring a seamless real estate experience. We aim to provide unparalleled service, clear communication, and expert guidance throughout every transaction. Our goal 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.**



I Highly Recommend Caring Transitions for their services! Liana and her Crew did such a Wonderful and Thorough job! Communication was OUTSTANDING! The Heart they put in the work they do, is Amazing!! Trusting, Honest, very Transparent Business! I would recommend to ANYONE needing help in life's changes, with parent, or personal. Caring Transitions of Manteca will take care of you!!

A True Blessing!

– **CHAD HORTON**

My brother and I are so very appreciative of the work that Liana and her team did. Clearing out our mom's house was no small task. I am not sure how we would have done it logistically and emotionally. Having Caring Transitions fill that need for us during a hard time was amazing. The effort they put into this project is something we are very grateful for. Liana was very professional and had active communication along the whole process. We thought the cost for their services was very reasonable.

– **JEFF WETZEL**





Liana and her team truly are the best! We had a very short timeline for our move and they made it happen. We couldn't have done it without them. They were meticulous in every aspect of providing their services to us which included packing/unpacking, arranging of the movers (for two different locations), identifying the best options for furniture placement, working with the facilities my parents were moving out of and into, and putting items away.

The caring and compassion Liana conveyed to us was above and beyond anything we could have hoped for during this very difficult transition for our family. Words cannot express my sincere gratitude to her and the Caring Transitions Team! I HIGHLY recommend you work with them for your transition needs. I know I sure will anytime my family has these needs again in the future!

Thank you to the moon and back, Liana!!!!

**– KELLY G.**



# 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

# 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 St,  
Ripon, CA 95366**

**(209) 280-0838 Direct**

**[DaniB@kw.com](mailto: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?

# 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

