



Downsizing & Senior Living



GUIDE
REAL ESTATE

Forbes
GLOBAL PROPERTIES



I AM JENNY SAPIEN

YOUR LOCAL REAL ESTATE EXPERT

Nice to "meet" you!

I have had a passion for real estate since my earliest years, while growing up watching my dad build homes in Phoenix, Arizona and Sacramento, California. I have over 25 years of sales and marketing experience, and absolutely love that I get to play a role in one of the most exciting things in life - home ownership! I feel blessed to work with amazing clients who become friends and continue to be a strong part of my referral network. I look forward to helping you make your dreams come true!

LET'S CONNECT

📞 916-769-4190

✉️ jsapien@jennysapien.com

🌐 www.jennysapien.com

f Facebook

@ Instagram

in LinkedIn

▶ YouTube

🌟 Check out my 5 Star
Google Reviews

meet THE TEAM



Jenny Sapien

REALTOR & SENIOR RELOCATION SPECIALIST

DRE# 02095025

Jenny is a top producing Realtor® local to the Sacramento region with 25 years of sales and marketing experience. She is compassionate and patient, with problem solving superpowers.

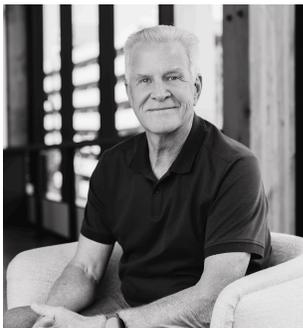


Krystal Baker

TRANSACTION COORDINATOR

DRE# 01261401

Krystal has over 20 years experience as a real estate Transaction Coordinator, and is also a licenced real estate agent. Krystal is a rockstar and will ensure our files are compliant and transactions are smooth and seamless!



Rich Loges

REALTOR® & INSPECTION MANAGER

DRE# 02213225

Rich is a licenced Realtor® with over 40 years of experience in construction and customer service working for local home builders in the Sacramento region for over 20 years. Rich will be your advocate for any inspection or pre-listing challenges that may arise.

We're here TO HELP



Is your home not working for you anymore?

- Too big?
- Too many stairs?
- Far away from family?
- Need help with care?
- Sick of cooking & cleaning?

The solution for all your senior relocation, downsizing and real estate needs.

If you or a family member are preparing to move toward retirement or a new level of senior living, it can be a complicated and stressful time. We know you have lots of questions and things to take care of.

We are not just Realtors®, we are part of the Keller Williams Real Estate Planner Division®. We specialize in providing a host of wrap-around services designed to minimize the stress of moving toward a living situation that is better suited for your life.

We specialize in working with seniors and their families, helping to educate them on the best options, creating a plan of action, and identifying ways to fund the next step, which most often is tapping into the equity of the current home. We have strong local partnerships with companies and resources that can help you accomplish your relocation goal. We offer our services with a high level of care, compassion and understanding. As the adult children of seniors ourselves, we know firsthand how important and personal this next move is. We are here to help!

Let US HELP



Who We Help

We are here to help the mature adult, children of the mature adult as well as their trusted advisors. We work together to find solutions to life changes.



Funding Your Next Move

Senior living options can be costly and seem overwhelming. Let us help you find ways to fund your next move with the equity in your current home.

Our SERVICES

HELP WITH SENIOR LIVING OPTIONS

There are many senior living options out there, we can assess your needs and direct you to solutions that better fit your life. In addition, we can help connect you to placement professionals that can help if a retirement community is something you would like to consider.



- ✓ Downsizing to a smaller home
- ✓ Independent & assisted care facilities
- ✓ 55+ Communities/Active Adult Living
- ✓ Memory care facilities
- ✓ Strategy on funding your next steps
- ✓ When is the right time to move?

PREPARING YOUR HOME FOR SALE

Our superpower is selling homes and helping you to get it show ready! A home that is in good condition, decluttered and looking beautiful will allow us to easily market your home for top dollar and get it sold as quickly and smoothly as possible. We will provide you with expert pricing strategy and a full marketing plan for success!



- ✓ Identify repairs or renovations needed
- ✓ Home & yard clean up
- ✓ Staging the home for top dollar
- ✓ Identify pricing strategy
- ✓ Professional photography & video
- ✓ Extensive marketing plan for home sale

Our SERVICES

DECLUTTERING

One of the most stressful parts of selling your home is getting it ready for sale. We get it, we all have tons of "stuff" too, and figuring out what to do with it can be overwhelming. We have local connections to professionals that can help to make this process easy and quick!



- ✓ We help you get rid of all "the stuff"
- ✓ Provide resources for professional organizers and decluttering services
- ✓ Preserve family photos, keepsakes & heirlooms
- ✓ Help you S.O.R.T (Sell, Offer, Retain, Trash)
- ✓ Estate sale resources and assistance

PACKING AND MOVING

If you are moving across town or across the country, packing and moving is something nobody looks forward to. We can connect you to professionals that are experts at all things moving! These professionals can do all the "heavy lifting" for you and allow you to relax and focus on other things on your plate!



- ✓ Provide resources for local Senior Move Managers
- ✓ Assistance with packing and unpacking
- ✓ Logistics coordination
- ✓ Setting up your new home
- ✓ Moving timeline coordination
- ✓ Out of state or cross-country moves

IT'S ALL IN THE *numbers*

RESULTS DRIVEN

JENNY SAPIEN REAL ESTATE STATS 2025

TRANSACTIONS	SALES VOLUME	HOMES SOLD	HOMES PURCHASES
18	\$12 M	10	8

AWARDS

#1 individual agent in sales volume - Keller Williams Sac Metro 2022
2021 California Association of Realtors Rising Star Award
Lifetime Master's Club Member - Sacramento Association of Realtors
2020 Keller Williams Rookie of the Year Nor Cal & Hawaii Regions
Top 500 Real Estate Agents in Tri-County Area (Top 3%) - Real Producers Magazine

INDUSTRY INVOLVEMENT

California Association of Realtors - Member
Sacramento Association of Realtors - Member
Parkinson's Foundation - Moving Day Event Chair
Adopt an Elder Foundation - Board Member
Shriners Children's Hospital - Volunteer
Guide Real Estate Luxury Division - Member
National Organization of Real Estate Professionals - Member



DID YOU

know!

PROP 19 BENEFITS

For All Homeowners Age 55+

If you're a senior, retiree or older homeowner who feels trapped in a home that no longer fits your needs, here's some good news – Prop 19 makes it easier for you to move to a new home without incurring a property tax hike.*

Take Advantage of Prop 19:

- Keep your original Prop 13 tax base when moving to a home of equal or lesser value anywhere in California
- Secure an adjusted tax rate based on your Prop 13 tax base when moving to a more expensive home anywhere in California
- Transfer your original tax base to a new home up to three times

With Prop 19, You Can ...

- Downsize
- Move closer to family
- Live near medical care
- Find a more affordable neighborhood
- Relocate to any county you choose

... Without Hiking Your Property Taxes*

* Purchasing a more expensive replacement property will result in an adjusted tax increase based on your Prop 13 tax basis.

"Prop 19 allows seniors to transfer their home's low tax base and move near family or medical care, or downsize anywhere in California without a tax increase." – Deborah Howard, CALSAL President, California Senior Advocates League



LET'S CONNECT



Jenny Sapien - Realtor®

DRE #02095025

Guide Real Estate
3001 I Street, Suite 200
Sacramento, CA 95816

Cell: 916-769-4190
Email: jenny@jennysapien.com
Website: www.jennysapien.com

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