



SENIOR LIVING USA
Senior Transition Specialist

(832)-786-3877
info@careoptions4seniors.com

Harris County, Houston and
Surrounding Areas



"Shifting Transitions into Fresh Starts"

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Quincy Jackson - CEO

Quincy Jackson is the Founder and CEO of Senior Living USA and a Certified Senior Living Transition

Specialist. With more than two decades of leadership experience in healthcare operations,

Quincy brings a service-centered, compassionate approach to helping older adults and their families navigate important life transitions.

His work is grounded in listening, education, thoughtful planning, and respect for each family's unique needs. Guided by faith and a lifelong commitment to service,

Quincy is dedicated to elevating the standard of senior living through trusted relationships and personalized support.

WHO TO CONTACT



SENIOR LIVING USA

Senior Transition Specialist

The Trusted Harris County Home Buyer

At Senior Living USA, our service does not stop when the contract is signed. We will always do our best to keep you informed and encourage you to call us with any questions you may have about the sale of your home.

Contact Us at Senior Living USA:

Contact Person: *Quincy Jackson, Senior Transition Specialist*

Phone: (832)-786-3877

Email: info@careoptions4seniors.com

- *Meets you where you're at, provides resources, submits offer, sees the contract through to closing and is in constant contact with the title company.*



Senior Living USA is a Mom's House certified organization that wants to make the sale of your home as fast and as easy as possible. Please do not hesitate to call us if you have any questions about the closing process.

WHY WORK WITH US?

BENEFITS

- We help unlock the equity in your home up to 90% faster than listing with a realtor on the MLS
- We can close as quickly as 2-3 weeks or on a date of your choosing
- May take 6-8 months to get paid selling through a realtor
- We charge no commissions
- We typically pay all closing costs
- We buy the house AS-IS!
- No cleaning
- No painting
- No repairs
- No landscaping
- No coordinating with siblings to get everything done
- No need to get multiple bids on work from multiple tradesmen
- No parade of people coming through your home for showings
- NO WORRIES!
- We take care of the leftover stuff your family doesn't want! Leave it in the house after closing and we'll do the rest!
- We'll even give you a few extra days after closing to move out if necessary
- Retail buyers typically have a home they need to sell to purchase your property, so you are tied to their timeframe which could affect yours (inspection, appraisal, lender)

	Realtor	Senior Living USA
Commission & Fees	6% on average	None
Closing Costs	4-6% on average	None
Average Closing Time	45-60 days	You decide!
Payment for Repairs	Varies/Negotiated	None
Home Showings	Many	Just one!
Appraisal Needed	Yes/Often	None
Home Inspection	Yes/Required	None

WHY WORK WITH US?

TRADITIONAL REAL ESTATE SALES PROCESS



TRADITIONAL REAL ESTATE TIME TO CASH

January 1st: Find out about sale, schedule flights into town

January 15th: Meet with real estate agent

January 20th: Meet with clean-out company

February 1st: Make decision to rehab home yourself

February 2nd: Attempt to figure out how to borrow money for rehab

February 6th: Get bids from contractors

February 9th: Get new bids from different contractors and pray for better news

February 23rd: Have estate sale, make fraction of what you expected

March: Clean out month; the kids aren't showing up

April-May: Rehab goes as planned, but slightly over budget; borrow more

June 1st: List house; picture day is emotional

July 1st: Under contract in 30 days! Closing is scheduled, but still haggling with buyer over inspection

August 1st: Repairs; remaining stuff still needs to be cleared out of the house; borrow more money

August 10th: Closing day

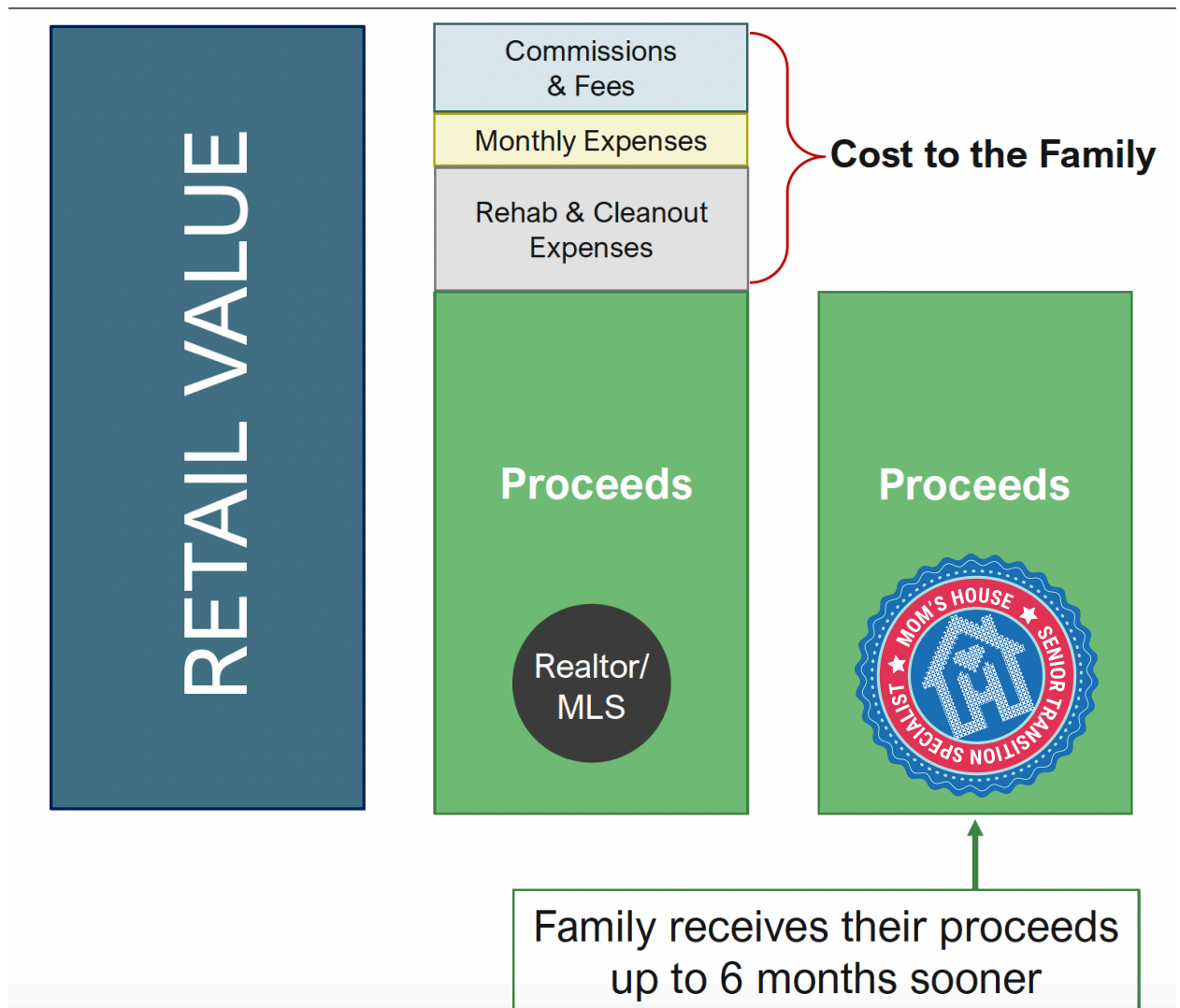
WHY WORK WITH US?

ADDITIONAL EXPENSES

Pre-Closing Day Costs:

- Commissions
- Monthly holding costs (utilities, taxes, insurance, property upkeep)
- Over-budget rehab items
- Clean-out cost
- Inspection items
- Mom's running daily costs of living at home

SAME MONEY – LESS STRESS



REHAB COST VS. BENEFIT

THINKING OF DOING THE REHAB YOURSELF?

THINK AGAIN...

Most improvements homeowners undertake on their homes do not earn them money when they sell. In fact, homeowners typically do not recoup the full cost of the improvement in the sale of the home. Landscaping is the only home improvement that consistently recoups more than 100% of the cost in resale.

We are professional rehabbers and can take advantage of economies of scale. We work with the same contractors year after year and have realized cost savings with those contractors that the average homeowner does not receive. This allows us to rehab homes cheaper than most homeowners can, thus allowing us to give you a better purchase price. The table below shows some common home improvements with their average cost and what you could expect to receive from that improvement in resale value.

■ East South Central Region ■ National Averages

Project ↕	Job Cost ↕		Resale Value ↕		Cost Recouped ↕	
<u>Garage Door Replacement</u>	\$4,288	\$4,672	\$9,031	\$12,507	210.6%	267.7%
<u>Entry Door Replacement Steel</u>	\$2,319	\$2,435	\$4,314	\$5,270	186%	216.4%
<u>Backup Power Generator</u>	\$11,629	\$13,534	\$16,174	\$12,902	139.1%	95.3%
<u>Manufactured Stone Veneer</u>	\$10,858	\$11,702	\$13,939	\$24,328	128.4%	207.9%
<u>Minor Kitchen Remodel Midrange</u>	\$27,034	\$28,458	\$28,312	\$32,141	104.7%	112.9%
<u>Siding Replacement Fiber-Cement</u>	\$18,260	\$21,485	\$17,235	\$24,420	94.4%	113.7%
<u>Bath Remodel Midrange</u>	\$23,409	\$26,138	\$19,927	\$20,915	85.1%	80%
<u>Roofing Replacement Asphalt Shingles</u>	\$25,939	\$31,871	\$21,012	\$21,501	81%	67.5%

REHAB COST VS. BENEFIT

<u>Window Replacement Vinyl</u>	\$22,054	\$22,073	\$17,937	\$16,657	81.3%	75.5%
<u>Siding Replacement Vinyl</u>	\$19,139	\$17,950	\$15,393	\$17,313	80.4%	96.5%
<u>Basement Remodel</u>	\$49,713	\$52,012	\$39,141	\$36,905	78.7%	71%
<u>HVAC Conversion Electrification</u>	\$18,669	\$19,484	\$13,238	\$14,053	70.9%	72.1%
<u>Bath Remodel Midrange</u>	\$24,910	\$26,138	\$17,662	\$20,915	70.9%	80%
<u>Window Replacement Wood</u>	\$25,750	\$26,781	\$18,063	\$18,764	70.1%	70.1%
<u>Roofing Replacement Asphalt Shingles</u>	\$29,253	\$31,871	\$20,252	\$21,501	69.2%	67.5%
<u>Window Replacement Wood</u>	\$25,750	\$26,781	\$18,063	\$18,764	70.1%	70.1%
<u>Roofing Replacement Asphalt Shingles</u>	\$29,253	\$31,871	\$20,252	\$21,501	69.2%	67.5%
<u>Bath Remodel Universal Design</u>	\$40,855	\$42,183	\$23,782	\$25,812	58.2%	61.2%
<u>Bathroom Addition Midrange</u>	\$57,427	\$60,645	\$30,613	\$32,347	53.3%	53.3%
<u>Major Kitchen Remodel Midrange</u>	\$83,113	\$82,793	\$40,038	\$42,130	48.2%	50.9%
<u>Roofing Replacement Metal</u>	\$47,473	\$51,865	\$21,812	\$25,972	45.9%	50.1%
<u>Backyard Patio</u>	\$49,196	\$51,454	\$22,542	\$23,672	45.8%	46%

Source: <https://www.jlconline.com/cost-vs-value/2025/east-south-central/>

FREE TRANSITION RESOURCES

Additional resources can be found by downloading 'THE ESSENTIAL GUIDE TO UNDERSTANDING & FUNDING SENIOR CARE'.

Go to the website below:

www.careoptions4seniors.com to find resources on:

- OVERVIEW OF SENIOR LIVING OPTIONS
- HOW TO HANDLE THE STRESS
- THE FACTS- 70% WILL NEED CARE
- UNDERSTANDING THE INDUSTRY
- COST OF LONG-TERM AND HOME-CARE
- STAYING HOME VS. A CARE COMMUNITY
- RESEARCHING SENIOR LIVING
- DEFINING FAMILY ASSETS
- FUNDING CARE
- MAKING THE BEST DECISION
- GETTING EVERYONE ONBOARD
- SMOOTH TRANSITION TO SENIOR CARE
- LONG-TERM CARE INSURANCE
- SENIOR CANCER TRUST FUNDS