

TAMMY JEROME REAL ESTATE

The LA Homeowner's Downsizing Guide

How to Simplify Your Life, Unlock
Your Home's Value, and Make Your
Next Move Stress-Free



Welcome Letter

Hi there,

If you're reading this, chances are you've been thinking:

“Do we still need all this space?”

Whether your kids have moved out, you're tired of maintaining a big property, or you simply want a home that fits your current lifestyle, you're not alone.

I'm [Your Name], a local real estate broker who has helped dozens of families in Sherman Oaks, Studio City, and Toluca Lake transition into a home that fits their next chapter. This guide will walk you through the benefits of downsizing, the process step-by-step, and tips to make it stress-free. Let's dive in!

— *Tammy Jerome*

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Benefits a Downsizing

💰 Financial Wins:

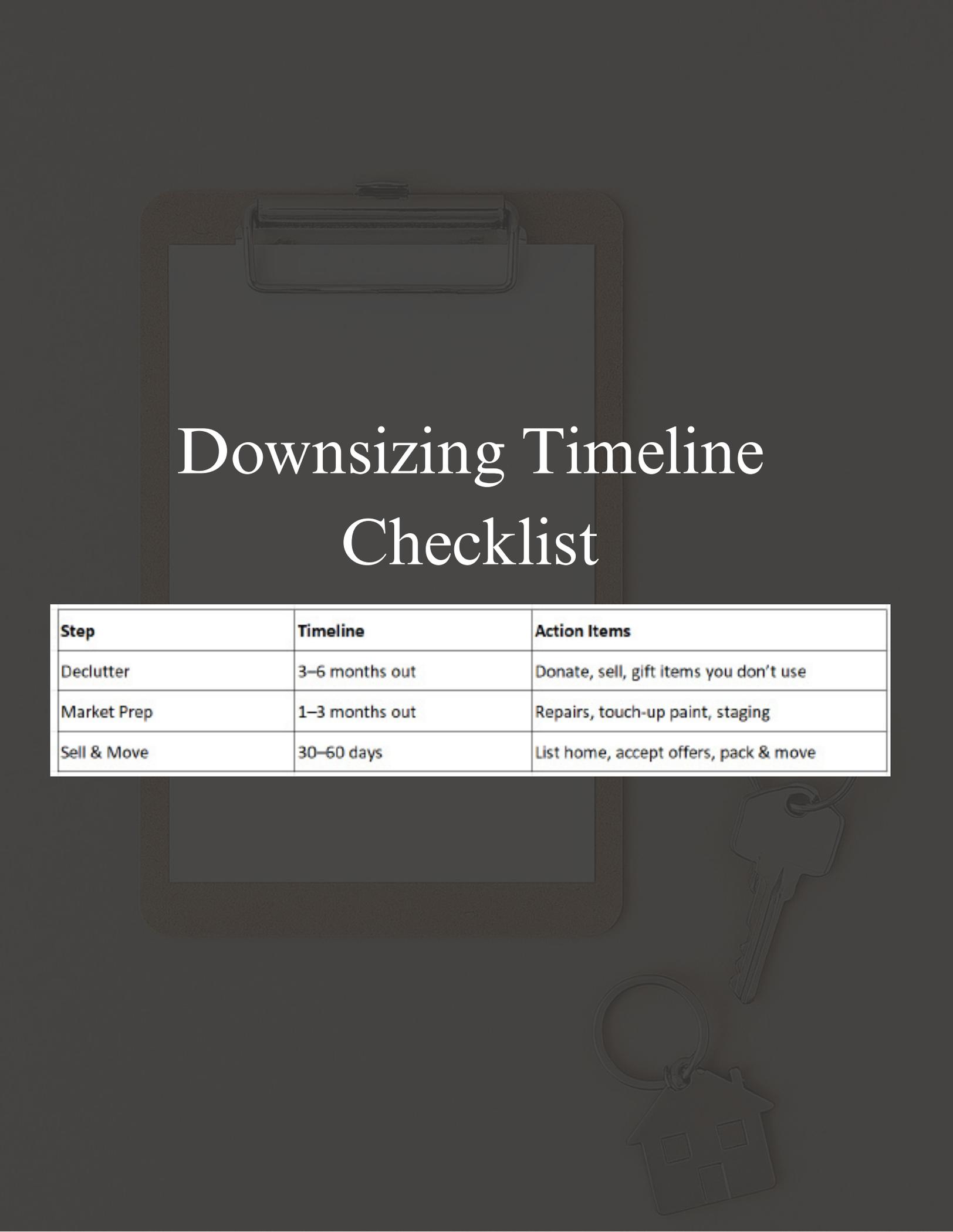
- Lower property taxes (or transfer your tax base with Prop 19)
- Smaller mortgage or no mortgage at all
- Lower utilities & maintenance costs

🏠 Lifestyle Upgrades:

- Less time cleaning & fixing things
- Move closer to family or your favorite neighborhood
- More flexibility to travel or split time between homes

🧑 Peace of Mind:

- Declutter and simplify
- Live in a space that works for your current needs
- Reduce stress from upkeep



Downsizing Timeline Checklist

Step	Timeline	Action Items
Declutter	3–6 months out	Donate, sell, gift items you don't use
Market Prep	1–3 months out	Repairs, touch-up paint, staging
Sell & Move	30–60 days	List home, accept offers, pack & move



Downsizing Mistakes to Avoid

- Waiting too long and missing peak market value
- Selling before knowing where you're going next
- Forgetting about Prop 19 tax transfer benefits
- Trying to do it all yourself without a plan

Neighborhood Spotlight

Top Downsizer-Friendly Areas:

- Studio City: Walkable condos near Ventura Blvd
- Sherman Oaks: Single-level homes and gated communities
- Toluca Lake: Charming bungalows and townhomes

Quick Market Snapshot:

Average home price in Sherman Oaks: \$1.7M

Average days on market: 21

Year-over-year growth: +6%





Your Next Step

The best way to start is with a free Downsizing Consultation.

We'll:

- Review your current home's market value
- Discuss your downsizing goals
- Create a personalized plan and timeline

Call-to-Action:

➔ Schedule Your Free Downsizing Consultation Today
(818) 903-5854
or Click QR Code

