JENUANE COMMUNITIES

Your Local Homebuilder

LOOKING TO MAKE THE MOVE TO THE SILVER STATE?

WE SEE YOU & WE WELCOME YOU!

Are you ready to say goodbye to high taxes, increased cost of living, and inflated home prices? We get it. While the grass might not be greener in Nevada, a move to Northern Nevada can put a lot more green back in your wallet. The area offers a unique opportunity for people looking to get more for their dollar. The region, which includes cities such as Reno, Sparks, and Tahoe, is known for its wide open spaces and oversized homesites, which can provide a sense of privacy and seclusion that is hard to find in more densely populated areas. Housing prices in Northern Nevada are generally lower than in other parts of the US, especially its west coast counterparts, making it an attractive option for prospective home buyers.

All Rights Reserved I JCOMMUNITIES.COM I 2023

The Top 10 Reasons People Find Themselves Flocking to the Silver State

1

Low Taxes: Nevada has several tax advantages when compared to other states. The most notable is the lack of a personal income tax, which can result in a lower overall tax burden for residents. This can be particularly beneficial for individuals with high incomes or those in high-paying industries. Nevada's sales tax rate is relatively low compared to other states. The property taxes in Nevada are also considered lower than average. The northern region of Nevada traditionally had lower taxes than other areas of the state. This is partly due to the presence of the Reno-Sparks metropolitan area, which has a more business-friendly environment and a lower cost of living.

2

Job Opportunities: Another significant pull to Northern Nevada is the booming job market. Northern Nevada's growing economy boasts diverse job opportunities, especially in the tourism and gaming industries. The state is home to several major casinos and resorts and a thriving convention and trade show industry. Additionally, Nevada has become home to several large tech companies in recent years, including Tesla and Switch, which are bringing new job opportunities in the technology sector.

All Rights Reserved I JCOMMUNITIES.COM I 2023

3 **Fantastic Housing Market:** Northern Nevada boasts affordable housing options. In fact, Nevada's home prices are nearly half the price of their California counterparts. Especially the expertly crafted and oversized homesites of Jenuane Communities. Our homes are designed to suit different lifestyles and budgets and are built with only the highest quality materials and finishes.

4 **Outdoor Recreation:** Nevada's known for its natural beauty, making it an excellent destination for outdoor enthusiasts. The state is home to several national parks, including Great Basin National Park and Red Rock Canyon National Conservation Area, as well as several state parks and recreational areas. The state is also home to several ski resorts, which offer great opportunities for skiing and snowboarding as Northern Nevada turns into a winter wonderland in the colder months.

All Rights Reserved I JCOMMUNITIES.COM I 2023

5

Excellent Place for Retirees: In addition to the world of amenities, entertainment, and eye-catching landscapes, Northern Nevada is especially tax-friendly toward retirees. Nevada doesn't tax retirees' accounts, pensions, or social security. This includes any income from a pension, 401(k), IRA, or any other retirement account. It's also important to note that Nevada's sales tax is significantly less than California's. Significant tax exemptions are created just for seniors, including prescriptions, medical equipment, groceries, and newspapers.

6

Thriving Education System: Our area is known for its strong K-12 education system and a large selection of public and private schools. The Washoe County School District, which serves the Reno-Sparks area, is the second-largest school district in the state and is known for its great schools and dedicated teachers. The district offers a variety of programs and services to support student success, including advanced placement courses, dual-enrollment opportunities, and special education services. The area is also home to multiple private and charter schools offering smaller classes and an emphasis on individualized instruction.

All Rights Reserved I JCOMMUNITIES.COM I 2023

7

Cultural Attractions: Northern Nevada is home to various museums, art galleries, and cultural events for visitors and residents to enjoy. Some of our local favorites include the Nevada Museum of Art, Reno Philharmonic, Lake Tahoe Shakespeare Festival, Reno Aces Baseball Club, Nevada Historical Society, and the National Automobile Museum.

8

A Thriving Nightlife: Whether you're looking to gamble, catch a live performance, or cheer on your favorite team, Northern Nevada is the place to be. Residents enjoy testing their luck at the famous Atlantis Casino Resort Spa and Peppermill Reno, which offer a wide range of games and amenities, including slot machines, table games, and poker rooms. The area's diverse and active music scene includes local and national acts. Some favorite local venues include the Reno Events Center, Grand Sierra Resort and Casino, and the Nugget Casino Resort. The Reno-Sparks area also hosts Hot August Nights and the Reno Air Races.

All Rights Reserved I JCOMMUNITIES.COM I 2023

9

Low Crime Rate: Northern Nevada is generally considered a safe area with a low crime rate. According to data from the Federal Bureau of Investigation (FBI), the crime rate in Northern Nevada is lower than the national average for both violent crime and property crime. This is particularly true for the cities of Reno and Sparks, which have some of the lowest crime rates in the state.

10

Exceptional Healthcare: Northern Nevada has an exceptional healthcare system that offers a wide range of services and treatments to meet the local community's needs. The region is home to several major hospitals, healthcare systems, specialized clinics, medical facilities, and walk-in facilities that provide care for specific conditions and populations.

All Rights Reserved I JCOMMUNITIES.COM I 2023

CONSIDERING A MOVE OUT-OF-STATE? HERE'S YOUR CHECKLIST!

Moving out of state is a rewarding and exciting experience, opening up new opportunities and experiences. It can be a chance to start fresh in a new place, meet new people, and discover new cultures and ways of life.

Living in a new state can also offer new job opportunities, which can help to advance your career or provide a chance for a career change. Our moving out-of-state checklist is designed to help you on your new adventure.

Our checklist will also help ensure that you have considered all the important aspects of the move and that you are well-prepared for the transition.

All Rights Reserved I JCOMMUNITIES.COM I 2023

- [ ] **Find Your Perfect Location:** Looking for the perfect place to relocate, comes with a fair amount of research and a bit of soul searching too. Thankfully Northern Nevada's diversity offers something for everyone, whether you want to live in the "biggest little city in the world" or discover wide open spaces. Jenaune's selection of new construction communities spans the bustling city of Reno, Fernley's upcoming and charming town, and the serene Tahoe foothills of Carson City.

  We know this process can be a bit overwhelming, but don't worry; our concierge team is available seven days a week to help you find the perfect community to fit your lifestyle and needs.

- [ ] **Establishing Moving and Storage Options:** Once you've visited, researched, and fallen in love with your future home, it's time to start researching moving options to secure the best possible deal with a reliable company. This is especially important if you are moving across the country and have several valuable possessions you absolutely cannot lose or live without. Are you going to do the move yourself? A great option is to rent a U-Haul truck or a trailer to get your things from one state to the next.

- [ ] **Employment Options:** This is important, especially if you work in a niche industry. Initially, you want to explore the options of working remotely. Will your current employer let you work from home? If yes, you can skip to the next step while also keeping your options open. If not, then you need to consider moving to a city with a booming economy and various employment opportunities.

- [ ] **Cost of Housing:** If you're moving out of state because you're tired of the high cost of living, you'll find that Nevada is much more affordable! If you currently own a home you plan to sell, you may be pleasantly surprised at the current market; you'll probably be able to afford a bigger house for less!

- [ ] **Figure Out Healthcare:** Before you drop that heavy box on your toe or trip over the newly moved furniture and twist your ankle, it's a good idea to have your healthcare figured out. You'll also want to get all your prescriptions filled and transferred before you move.

- [ ] **Update Your Address:** Setting up your mail to **forward to your new address** is easy. But remember, it's only temporary. It's best to update your address with your bank, credit cards, and other regular monthly payments as soon as you know what it will be. This is one of those tasks that's easy to forget about in the chaos of a move.

JENUANE COMMUNITIES
Your Local Homebuilder

All Rights Reserved I JCOMMUNITIES.COM I 2023

HERE'S OUR CHECKLIST FOR WHEN YOU'RE READY TO BUY A BRAND NEW HOME IN NORTHERN NEVADA

So, now you know your budget and have a good idea of which city or town you want to move to and how you're going to get there. Now you just have to buy your new home. Here's your checklist.

Get on a VIP Priority List - Many people are moving to Northern Nevada. If you decide to purchase a new build home, many homebuilders have a **VIP Priority List**. Get on this list because, without it, the competition is fierce.

Meet the Guild Mortgage Team - The first step in your new home journey is getting you preapproved for a mortgage. At Jenuane, our preferred lender Guild Mortgage offers our buyers exclusive perks and incentives.

- $1,500 Credit Towards Closing Costs
- Save 50% on Escrow Fees
- Reduced Earnest Money Deposit
- Less Money Down for Options & Upgrades

Visit the Design Studio - Let's talk about the award-winning Jenuane design studio - get a custom feel without the custom price tag. Homeowner's Insurance - You will need to have your homeowner's insurance lined up quickly once you get your new home. Plus, you'll want to have an idea of how much your insurance is going to cost before you purchase your home.

Jenuane's team of loan officers is headed up by managers, Shayla Gifford and Debbie Secord.

Shayla Gifford
Branch Manager

Cell: 775.360.2737
Office: 775.200.0155
Fax: 775.996.3553
sgifford@guildmortgage.net

Shayla's team handles the following communities:
NV Flats, Riverpark & Sunset Bluffs.

Debbie Secord
Sales Manager

Cell: 775.250.0000
Office: 775.360.7037
Fax: 775.996.4264
dsecord@guildmortgage.net

Debbie's team handles the following communities:
Blackstone, Estancia, The Village Northwest & Flats at Ponderosa.

Homeowner's Insurance - You will need to have your homeowner's insurance lined up quickly once you get your new home. Plus, you'll want to have an idea of how much your insurance is going to cost before you purchase your home.

All Rights Reserved I JCOMMUNITIES.COM I 2023

READY TO GET OFF THE FENCE & MOVE TO THE SILVER STATE?

If this has you fired up and ready to go, we're prepared to help you find your new home. At Jenuane Communities, our concierge service is ready to take your calls seven days a week.

JENUANE COMMUNITIES
Your Local Homebuilder

Ph: 775.379.8100 E: Concierge@JCommunities.com

5400 Equity Avenue, Reno, NV 89502

We Buy Here. We Build Here. We Live Here.