

Sometimes your best financial investment is what you do to **UPDATE** your home!

**COLDWELL
BANKER** 

RESIDENTIAL BROKERAGE

A lot of people will ask me: what type of work should we do that would increase the value of the property?

Obviously, you don't want to spend money over-upgrading the home if the surrounding properties don't have these features. It doesn't make sense to develop an intricate front yard with marble water features and exquisite palm fronds if 80% of the neighborhood has a grassy lawn and a simpler layout. Your house should have good clean curb appeal on par with the community. If you are looking for a place to start, start with the granite in the kitchen, upgrade the appliances to be more energy efficient, make sure that the roof underlayment is up-to-date, the home has good coat of paint, and decent floor covering. Details such as crown molding, above average baseboards, add definition and character to the home. Get rid of all the junk, ensure that storage space is well organized. If the cars can't pull into the garage, either you need to get rid of your accumulated "treasures" or it might be time to consider making a move into a large home.

The home should feel that there is good space to move around and stretch. This is not a function of how large the home is but how much stuff you have managed to gather in it. Even a 1br condo can feel spacious and a 4000sf home can feel cramped. It is just a function of how the lifestyle is organized.

Check the return on investment for the projects shown here and then you decide which remodeling project will best fit your lifestyle needs along with your financial goals. Email/Call me if you have more specific questions.

Paint	70% to 300%	Built-in washer dryer	75%
New Flooring	50% to 300%	Fireplace	65%
Kitchen Renovation	75%	Central VAC System	60%
Bathroom Renovation	75%	Energy Efficiency Features	30%
Bathroom Addition	75% to 100%	Swimming Pool	25% to 50%
Addition to Existing Home	40% to 60%	Garage	75 to 100%
Basement Development	55%	New heating system	45%
Patio or Deck	50%	Central Air Conditioning	50%
New windows	30%	Underground sprinklers	50%
New Exterior Siding	65%	Landscape Improvements	50%

Source for ROI table: <http://www.naturalhandyman.com/>

Please refer us to your friends for their real estate needs: buying, selling, and property mgmt!
Our business grows mainly through your referrals. Thank you!

Questions or comments? Email us at rashid@rashidrealty.com or call (858) 676-5250



If your home is currently listed, this is not intended to be a solicitation. All information deemed reliable but not guaranteed. Coldwell Banker is a registered trademark licensed to Coldwell Banker Real Estate Corp. An Equal Opportunity Company. Equal Housing Opportunity. Owned and Operated by NRT LLC. Residential Property Management Services: DRE Lic # 01441875. © 2010 Rashid Realty Services, Inc.