

Deciding on improvements for your home is simple when you are planning for yourself or your family, but deciding on which improvements will maximize a return on investment can prove to be a little trickier. Choosing based on what a buyer might find appealing and still keeping in mind how much of that investment will end up paying off can prove to be complicated. Determining which improvements, updating or upgrades will add the most value if often difficult. Through Researching Data & Surveys we have compiled this list of the most common home repairs and what you're potential Return on Investment:

BEST ROI HOME IMPROVEMENTS FOR SELLERS

Home Improvement	Cost Estimate	Estimated Benefit	Return on Investment	Rating of Importance (10 being best)
1. Clean & Declutter	\$200-\$500	\$0-\$2,500	575-650%	10!!!! - Simplifying and reducing personal belongings while presenting a clean and comfortable environment puts buyers at ease and actually helps them begin placing their own furniture & belongings in the home.
2. Update & Brighten	\$350-\$2,500	\$1,500-\$3,500	250-375%	9 - This suggestion while a bit broad can be helpful in increasing your Return on Investment. Simply replacing dark dingy curtains that block out natural light or replacing old out of date light or plumbing fixtures can give a home a fresh less dated look.
3. Landscaping	\$250-\$2,500	\$250-\$3,500	150-500%	10!!! - Something as simple as raking out the old leaves left from winter & throwing in fresh colorful flowers & plants to pouring sidewalks or creating an outdoor living area can give you big bang for your buck! Be mindful not to go overboard with things like a swimming pool or outdoor spa as these are actually low on the ROI list and many buyers don't want the upkeep or maintenance of these types of "upgrades" and may prevent a buyer from purchasing your home solely on that one thing.
4. Upgrade Flooring	\$1200-\$4000	\$,1200-\$5,500	100-150%	9 - This one only gets a 9 mainly because this would be a case by case basis; and knowing what a potential buyer might like as far as type of flooring; whether they would want carpet or tile, etc. is probably one of the biggest guessing games. However, if your carpet is worn or heavily soiled, or flooring is damaged this should rank high on your list of improvements; as an appraiser, might flag it for a repair upon sale anyway. Buyers don't typically want to walk in to a new purchase and have an immediate expense of flooring.
5. Roof Repair/Replacement	\$2,500-\$12,000	\$3,500-\$15,000	115-150%	10!!!! - If your roof needs repair or is close to the point of needing a replacement this should be #1 on your list! Your home must have an insurable roof in order for buyers to obtain financing. If you believe you might have damage have a qualified roofing company inspect your roof prior to placing your home on the market to avoid any potential problems that might cause delays or losing a buyer. If your repair/replacement issue was caused by hail, storm etc. a portion may be covered by filing a claim with your insurance provider.
6. Kitchen and/or Bath Remodel	\$2,500-\$18,000	\$5000-\$25,000	200-375%	9 - This choice would be one of the best ways to WOW a potential buyer depending on the level of materials & fixtures you choose. For example: Re-tiling an outdated shower or even better replacing a pre-fab unit with a porcelain tub and/or walk-in tile shower bring maximum return on investment.
7. Adding space/square footage	\$2,500-\$20,000	\$5000-\$30,000	200-400%	10 - If you can add/maximize your square footage without completely adding on a brand-new room, your return on investment chances are high. For example, a bonus room with no flooring or heat & air ducted in doesn't count toward the square footage of your home upon sale, leaving money on the table. Going to the expense to finish out such rooms will add instant value to your home.
8. Paint Interior/Exterior	\$1,000-\$2,500	\$1,800-\$4,500	180-275%	10 - Painting your home interior/exterior gives a fresh, clean and move-in ready feel to buyers. Make sure you choose Neutral, pleasing and complimentary tones when doing such home improvements; don't just go with your taste or try to match your child's neon green décor; while one buyer might "like" your color choice you may turn other potential buyers away - think of pleasing most everyone's sense of color.

To get more information on Maximizing your Return on Investment or to receive any of the following free handbooks or brochures (can be mailed or emailed in pdf format) OR to receive information on our upcoming seminars including: FIRST TIME HOME BUYER, WHAT DO YOU MEAN SCORE I DIDN'T KNOW IT WAS A TEST, UNDERSTANDING USDA, FHA, VA, & FARM CREDIT, AND MORE UPCOMING FREE SEMINARS; simply call, text or email with your name, address, email address if choosing pdf format, and which booklets or brochures by number you would like to receive and we will gladly send the information your way. **Call: 405 356-2727 Text: 405 820-2345 Email: OklahomaCountryHomes@Yahoo.Com**

#1 What to Expect from the Closing Process #2 House Hunting Checklist #3 More Home Improvement Tips #4 Staging My Home #5 Home Loan Toolkit Brochure #6 Complete Oklahoma Home Buyers Guide #7 Complete Oklahoma Seller's Guide

Our goal as a company is not to be a "Sales Team" but "Service Providers" so our buyers and sellers are educated and equipped with the most current and up to date information giving them the BEST outcome in every transaction. We would

love to help you in moving forward in one of the most important financial transactions you have in life and we appreciate your trust in us! We also offer a free one hour NO-OBLIGATION consultation to spend time with you one on one giving you the opportunity to ask any questions; providing a free market analysis on your home; discussing topics such as this one provided above. We will walk with you every step of the way should you decide to buy or sell a home. Get in touch with one of our associates today to see what sets us apart from other companies.

Oklahoma Owned – Oklahoma Service – Oklahoma Values. WE LIVE & WORK NEAR YOU – WE COVER OKLAHOMA!!!

This article has been written & provided for you by:



Jamie Barnes Saxon; MBA, ABR, GRI, SRS, EPRO
Managing Broker-Owner
405 820-2345 Direct Line or Text
Jamie@OklahomaCountryHomes.Com

Tracy Scott Howard; Farm & Ranch Specialist,
Staging Coordinator, MBA Licensed Interior Designer
405 227-3181 Direct Line or Text
Tracy@OklahomaCountryHomes.Com

WWW.
OKLAHOMACOUNTRYHOMES
.COM