

maximizing **YOUR HOME'S VALUE**

One of the benefits we offer our clients is advice on which remodeling projects bring the greatest added value at resale. While our years of experience have taught us which improvements are valued most in this local area, we weigh that against regional and national averages to draw the most accurate, statistically-sound recommendations.

For our region here's the average return on investment for some common projects:

Master suite addition
Midwest 72.2%

Bathroom remodel
Midwest 78.3%

Attic bedroom
Midwest 79.2%

Basement remodel
Midwest 68.9%

Deck addition
Midwest 89.7%

Family room addition
Midwest 77.3%

Sunroom addition
Midwest 67.0%

Window replacement
Midwest 82.4%

Roofing replacement
Midwest 81.8%

Major kitchen remodel
Midwest 72.6%

Your specific return on investment will depend on the value of your home, value of similar homes in your neighborhood, the availability and pricing of new homes, and the rate at which property values are changing in surrounding neighborhoods. Ultimately, a remodel can increase your equity when you sell. Our goal is to net you the most money possible. We can help you decide which specific projects will maximize your home's sale price.

Source: REALTOR® magazine, December 2005

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and THE BECHTEL GROUP

