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After the house flip circus of the 2000s, real estate investors today face a different environment for buying and selling homes quickly for profit. The mortgage approval process is thankfully responsible, and unqualified buyers are less likely to be available by unscrupulous sellers and lenders. In addition, house prices have settled on more predictable and sustainable increases. All of this means that investors trying to turn over today's real estate are likely to need to invest in some sort of remodeling or improvement in their home to be competitive in the market. With that in mind, here are the 10 tips that are most likely to maximize your profits when buying and selling a home. This is a rule of thumb for building transactions where contractors offer deals for large amounts of work. Regularly flipping houses allows carpenters, electricians, plumbers, and other contractors to be familiar with your needs and budgets and work with you when budgets are tight. In addition, regular work with the same contractor can ensure that the quality of the work is good. This strategy is most effective if you are an established flipper with a proven track record, but even new entrants to house flipping can establish new relationships with good contractors if they present themselves as honest businessmen. Time is home money to turn business upside down. A profitable housing inversion requires the property to be handed over quickly. Most investors are not in a position to tie up money on multiple properties at once and will not be able to fund their next purchase and correction until they sell their current property. The kitchen and bathroom are two areas where most future buyers focus their attention. When the lockbox opens and the real estate agent starts the show, virtually every buyer immediately goes to the kitchen. Next stop: Bathroom. If you choose only two spaces to remodel at home, choose a kitchen and master bathroom. The dim lighting in the kitchen rarely showcases your remodeling upgrades and can depress space. It may make you think that a potential buyer is trying to hide something. You can change everything with effective lighting and it doesn't have to cost much: increase the bulb wattage of existing fixtures (while staying within the manufacturer's specifications) with LED bulbs. Choose a light temperature (measured in Kelvin or K) that provides pleasant light. White that is not too soft and not too bright. Replace the dull center of the room ceiling light with a recessed light. Install pendant lighting, a popular choice in the kitchen, because it brings a light source close to the work surface and adds a decorative touch. Cabinets can make up more than 50 percent of the space on your kitchen walls, so make them look better. In open houses, real estate agents tend to eat out in the kitchen. Buyers start in the kitchen and loopAnd end up in the kitchen again to continue the conversation with the agent. Remember that the kitchen is the most important room to renovate, and the cabinets are the most important feature of that room. But instead of spending \$50,000 on a new cabinet (yes, you can easily spend it), reduce costs: resurface existing cabinets: use self-installed, ready-to-assemble (RTA) or IKEA cabinets to strike an attractive and rock-bottom balance cheaply. In certain kitchen styles, painted cabinets are perfectly appropriate, and the tendency to always look better than dark, dingy cabinet hard flooring, especially solid hardwood, is a trend that will never go away, and it is more popular than ever. It's hard to understand why so many great hardwood floors were carpeted in the 1980s and 1990s, but if nothing else, this trend has protected those floors over the years. If you turn over the carpet horns of your property and discover a solid hardwood floor, you are in luck. Remove the carpet and sand and re-finish the floor. The cost is modest, but the payoff would be great. If there is no hardwood under it, install designed wood flooring, laminate flooring, ceramic or porcelain tiles, or high-grade vinyl flooring (LVF). These days, hard flooring materials will be seen as a bigger improvement than carpets. Similarly, bathrooms always require waterproof flooring such as LVF, ceramic tiles and vinyl sheet flooring. The frequency with which a house has carpets in the kitchen or bathroom is shocking, as this is always a turn-off for future buyers. In other rooms, good quality laminate flooring installed instead of old carpets is a big investment. If the carpet is in good condition and has a neutral color, it is acceptable for the living room or bedroom, but if the carpet is old or colored, replacing it with hard flooring will be a good investment. The touch of cosmetics makes a huge difference in the way the house presents it to future buyers, so the money spent on decorative upgrades is almost always a good investment. Full interior paint work, new door and cabinet hardware, and new lighting fixtures can give you a lot of banging for your buck. Don't forget to keep your style and colors relatively neutral. Bold colors and dramatic effects may appeal to a small number of buyers, but they will probably turn off many of them. A relatively inexpensive home center that can have a big impact is to build into an additional closet space where it is logical. In a large spare room, creating a closet where no one exists allows the room to reasonably function as a bedroom - a huge plus when presenting a home for sale. The bedroom requires two forms of emergency exit. If you turn them off outside, buyers will not even enter the house. Everything we talk about curb attraction is 100 percent accurate. To be fair, psychologists have found that assigning good people is human natureTo a person with a beautiful face. It works just like your home: if its façade (or face) is great, potential buyers will make the defects in the house much more forgiving. New exterior paint can't make up for sagging floors or broken windows, but it softens the edges of poor interior paint and outdated appliances. Most importantly, the stunning (or at least acceptable) curb attraction will get those buyers through the front door. Focus on the entrance. A new door, or even a newly painted door, can make a big difference in how the house is presented. Take care of the lawn. Weed lawns with bare spots spoil the appearance of the best houses. Just as your improvements are just beginning, it is a good idea to hire lawn services immediately after buying a home. Try to keep the lawn green and mow it before the show. Clean hedges and other shrubs. Lawn work is one area where you might be able to handle yourself to save money. Consider the shutter of a window. They are remarkably effective in improving curb appeals for minimal cost. Change external lighting fixtures and hardware. New porch light fixtures, door handles, knockers, and new mailboxes can present much better homes off the street. If you regularly flip the house, you may have the skills needed to do some of the home improvements yourself, and the money you can save by not hiring a contractor will contribute to your profit margin. However, this only applies if you are competent and can complete a good, safe, professional looking job and do so in a timely manner. There is no benefit to taking months to complete a project that a professional can do in a few days, and a bad DIY job can actually hinder your ability to sell your home. Poor fitting miter joints on finished hardwood floors trimmed mamed or belt sander marks can repel buyers without them even recognizing why. If once considered to be a great investment, some improvements are hardly likely to surprise buyers, and you have little chance of regaining your money through higher selling prices: slab granite countertops: not only will the cost of slab granite push up the total cost of your home, but designers will They say it's a fad that's long gone. Piano finishing floor: Piano finish flooring (ultra gloss) does not appeal to a wide range of home buyers. We are particular about the conventional lower gloss finish. Plank floor: The wooden floor of the wide plank is a beautiful one, but its high cost is usually not returned at the time of sale. Hot tubs: This is a back-and-forth trend, and for future buyers with small children, hot tubs on decks and patios can be held accountable. If there is a hot tub in good condition in the house, clean it and have it serviced. The old hot tub may be best removed. All items on this page were curated by ELLE's decoration editor. You may earn a commission for some of the products you choose to purchase. From the old gym to the 1960sThe cool factors on these lists don't disappoint. December 15, 2016 Zillow Not all homes are equally made, and in a city like New York, where these 10 are the top. 10 YMCA converts on our list most out of the year, space is a real luxury. This makes this 7,000-square-foot YMCA turn condo a truly unique home. While enjoying more space than any of your neighbors in the club's history (with former members including Andy Warhol and Al Pacino), 2 of the 10 Brooklyn Brownstones Recognize This Brooklyn Stunner? Because it's featured in shows like Girls and Saturday Night Live. Despite its new fame, the 1860s property has been meticulously restored to honor its original grandeur. 3 of 10 Abstract Arts This Newport Beach home is a work of art in itself. With traditional high-end touches such as beamed ceilings and wide plank floors, there are amazing elements such as colorful deer heads and jungle-themed wallpapers. 10 60s original thoughts Was this house decorated by retro-focused interior designers? It hasn't been renovated since 1969, meaning the groovy décor is original and still so great. 5 in 10 midcentury throwbacks The teal trim and terracotta accents that surround this home fit perfectly within Dallas' famous Disney Street neighborhood. Are you looking for a mono color neutral? 10 NOLA stunner's 6th this 1820s New Orleans home is a true product around it. Hand-painted murals reflect the vibrant restaurants and clubs of the French Quarter waiting just outside the front door. 7 of the 10 New York Castles, this castle may seem to belong to the Scottish Highlands, but it is actually a country house that has become a New York Castle. Despite its legal façade, it has earned a reputation as a spectacular celebrity party spot. 8 10 Underground Taverns This list can simply earn us a spot on the list for its age (an amazing 267 years!) but the best kept secret of the house is the incredible original stone tavern in the basement. If you're a water lover, 9 of the 10 wandering waterways, this Florida home may make your dream come true. A quick dip in the pool immediately goes from the living room to the dining room. Who of the 10 Tuscaner-e winds said you need to fly to Italy to get a taste of the Tsana sun? How to decorate with the following 17 paint splatter ads - this content is created and maintained by third parties and imported to this page for users to provide their email address. For more information about this content and similar content, see piano.io

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