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Investors' Guide To Home Improvement Returns

The following are approximations as to what you, as an investor, can expect to get back on your home improvement projects. This may help you to plan your budget in a way where you can get the best value for your dollar. In doing so you can either save yourself unnecessary costs or use those savings for something that will add value to the house.

PROJECT	% OF POTENTIAL RETURN
○ Paint-Exterior	100-125
○ Paint-Interior	100-125
○ Add crown molding to major public rooms	100-150
○ Kitchen completely remodeled	90-150
○ Bathroom completely remodeled	85-140
○ Covert garage to family room and replace garage	85-125
○ Install 200A electrical service	85-125
○ Add automatic, exterior "motion lighting"	80-125
○ Add extra bathroom	80-125
○ Install new double-glazed windows	80-110
○ Add 2nd story	80-100
○ Add new garage (home was without garage)	80-100
○ Add extra bedroom (4th or more)	60-90
○ Install swimming pool*	60-90
○ Install new storm shutters and screens	60-90
○ Install central air conditioning*	50-100
○ Add screened-in porch*	50-100
○ Replace heating system (furnace)*	50-90
○ Replace roofing	50-80
○ Install tennis court	40-75
○ Convert basement to family room or play room*	40-60
○ Add additional attic insulation	40-60

**Depending largely on region of the country*



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