



The Final Tally

Thinking about remodeling, but don't know which projects will give you the most bang for your buck? Check out the results of the latest "Cost vs. Value" report by *Remodeling* magazine.

One surprising — but fairly easy — change is to replace the garage door, which on average costs \$1,291. According to the report, more than 80 percent of the cost is recouped during a resale. Other renovations and remodels worth their price tag include a steel entry door replacement (102.1 percent cost recouped), a minor kitchen remodel (72.8 percent cost recouped) and replacing wooden windows (72.4 percent cost recouped).

For upscale projects, replacing fiber cement siding reaps 80 percent of the initial cost, while replacing vinyl

windows recoups just more than 70 percent of the initial cost. Big renovations you might think are worth it, but aren't: master suite additions (52.7 percent of cost recouped), an additional bathroom (53 percent cost recouped) and a home office remodel (45.8 percent cost recouped).

The data from the past seven years show a downward trend in the overall cost-to-value ratio, which began with eroding home prices and a rise in construction costs, but is now largely due to a drop in resale values.

So what's the bottom line? The report suggests that in terms of remodeling, it's most profitable to concentrate on the exterior of the home than the interior.

Work With a CRS Agent

Buying a home is one of the biggest decisions you will ever make. So it's important to work with someone who can provide sound advice and a steady, guiding hand when you need it. Bandele Oguntomilade, a Certified Residential Specialist, is the CEO of Bogun Realty and Luxury Homes. Prior to becoming a Realtor, Bandele practiced real estate law for 11 years at fortune 500 financial institutions and she practiced architecture for 5 years at prominent architecture firms. Bogun Realty and Luxury Homes is committed to helping you acquire the home of your dreams and building wealth through real estate investment. Whether you are buying or selling real estate, as an individual, developer or other business enterprise, you will significantly benefit from our specialized knowledge, innovative consumer focused programs, experience, and friendly service. Our real estate practice is built around two key beliefs (i) homeownership is a fundamental human right, and (ii) wealth is effectively amassed through real estate acquisition. To that end, we enthusiastically serve all who strive to own their piece of the American dream. **Call us at (818) 825-6996, visit www.BogunRealtyAndLuxuryHomes.com.**

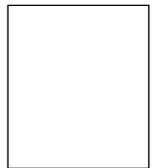
* DID YOU KNOW

About 3 percent of pet owners give Valentine's Day gifts to their four-legged pals.



Do you know someone who is thinking about buying or selling a home? **Please mention my name.**

This newsletter is for informational purposes only and should not be substituted for legal or financial advice. If you are currently working with another real estate agent or broker, it is not a solicitation for business.



Bandele Oguntomilade

Cell: (818) 825-6996

Bogun Realty and Luxury Homes

21317 De La Guerra Street

Woodland Hills, CA 91364

**Bogun
Realty**

www.BogunRealtyAndLuxuryHomes.com

*

*