BRYAN REALTY
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Your advocates. Your agents.®

OPENING DOORS *Together.*



YOUR MONTHLY GUIDE TO
HOMEOWNERSHIP WEALTH AND COMMUNITY

WILL THIS REMODEL INCREASE MY HOME'S VALUE?

BEFORE YOU SPEND THOUSANDS, LET'S TALK.

Many homeowners wonder: ***"If I remodel my kitchen or bathroom, will I get my money back?"***

The better question is: ***"Which improvements are most likely to help my home sell faster and for more money?"***

The answer depends on your home, your neighborhood, your price point, and the current market.

Not every project adds value—and some improvements add much more than others.

PROJECTS THAT OFTEN PROVIDE STRONG VALUE

These improvements are frequently appreciated by buyers and can help your home stand out:

- Fresh interior paint
- Updated lighting
- Landscaping and curb appeal
- Minor kitchen updates
- Updated bathroom fixtures
- New flooring (when appropriate)
- Deep cleaning and decluttering
- Pressure washing
- Fresh mulch and exterior touch-ups

Sometimes small improvements make the biggest impact.

PROJECTS THAT DESERVE CAREFUL CONSIDERATION

Larger projects may be worthwhile—but they don't always return dollar-for-dollar. Examples include:

- Complete kitchen remodels
- Luxury bathroom renovations
- Room additions
- Swimming pools
- High-end custom finishes

These projects may improve your enjoyment of the home but aren't always the best financial investment if you're planning to sell soon.

IT'S ABOUT YOUR NEIGHBORHOOD, TOO

A beautiful renovation should **fit the surrounding market.**

A $100,000 luxury kitchen may not significantly increase the value of a home in a neighborhood where buyers aren't expecting that level of finish.

A modestly updated kitchen in the right price range may provide a better return than an ultra-luxury remodel.

Every neighborhood has **a value ceiling.**

BEFORE YOU START ANY PROJECT...

Ask yourself:

- Am I remodeling for my enjoyment or for resale?
- How long do I plan to stay in the home?
- What are buyers expecting in my neighborhood?
- Would a smaller update achieve a similar result?



OUR ADVICE

Before investing in major renovations, let's have a conversation.

We'll evaluate your neighborhood, comparable sales, buyer expectations, and current market conditions to help you determine where your money is most likely to make an impact.

Sometimes spending $5,000 wisely creates a better return than spending $50,000 in the wrong place.

Opening Doors Together

Your home is one of your largest investments. Whether you're updating for today or preparing to sell tomorrow, we're here to help you make improvements that support **your goals—not just your budget.**

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*Consult your tax advisor for information about your specific situation.