

Newsletter October 2019

Quote of the month “Now, one thing I tell everyone is learn about real estate. Repeat after me. Real Estate provides the highest returns, The greatest values, and the least risk.” By Armstrong Williams

I. Finished Basement: Are they worth the investment?



Finished basements have the potential to significantly increase the value of your property. This will add a large amount of useable living space to your property. Especially in Michigan it will help the resale of your home. If you can do a lot or most of the work yourself your return on investment could exceed 100%. If you have the work done by a professional you may only receive 60-70% ROI but it definitely makes it easier to sell your home at full price of your current market value. We are suggesting a few ideas to increase your home value:

1. Add a bath; this will really make the basement a very useable space and feel like part of the home. Don't overlook the value this can add to your house.



3. Additional recreational space is one of most important reasons there is such a high demand for basements. It could be just a pool table but you could add space for a ping pong table, gaming machines and even a home theater.



-If you want to really increase value, add a kitchen and a bar area or fitness area.

4. If the basement is or can be made a walk-out basement, your ROI will increase by 10-20% A walk out basement in Michigan is in very high demand.



5. The quality of the materials you use will definitely affect the value of the basement when you sell the house. Stay away from wood floors, dampness or any kind of water issues can cause wood floors to bow or warp and will really look bad. You can Tile or epoxy your floors or you can just paint the floors with high quality cement paint. If you want carpeting, make sure it is either indoor-outdoor carpet or your basement is extra dry.



6. Lighting: Spot lights or recessed lights work very well in most areas. If you have storage areas or shop area, fluorescent lighting is very common. Make sure there are wall switches by every door that enters every room.



Once your basement is finished, ENJOY! It is a great space for guest to stay, kids to play or those big parties you have 2-3 times a year, a definite increased value to your home.



Grant Updates:

Our home grants are becoming one of our most popular grants. If you are renting or living with relatives or even own a smaller house, (under 1500 sq ft) you probably qualify for our home grant up to

\$200,000 in price. Call us for details, \$500 gets you started and \$3,500 is cost for grant writer. Business grants are also a very popular grant we are offering. If you want to start a business or expand an existing business call us for details.

Active listing

For sale End unit condo

2 bed 2.1 bath 1750 sq ft

2 car garage attached

Call Larry Williams & Alessandra Rose 248-917-2323

162 Paton Way Romeo Vlg

For Sale \$219,900



End unit condo



Finished basement



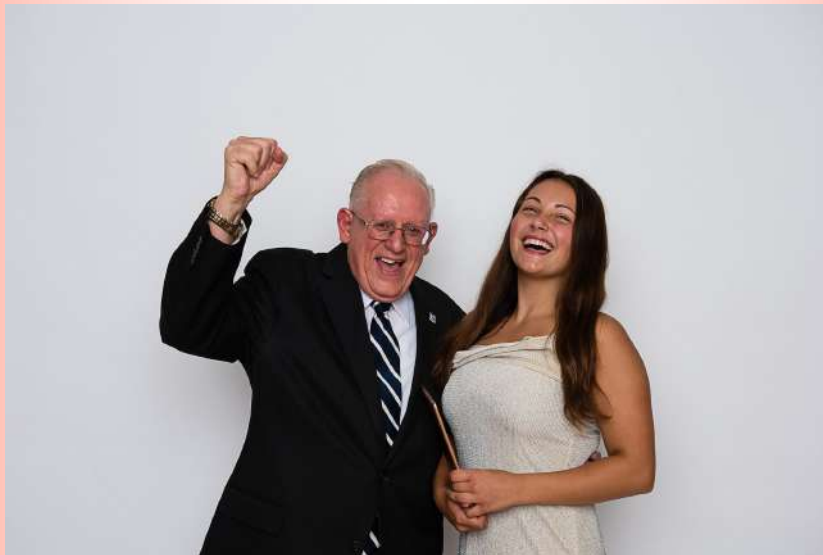
Spacious living room



Kitchen area



Have a HAPPY HALLOWEEN!



Check our website —> larrywilliamsrealtor.com



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