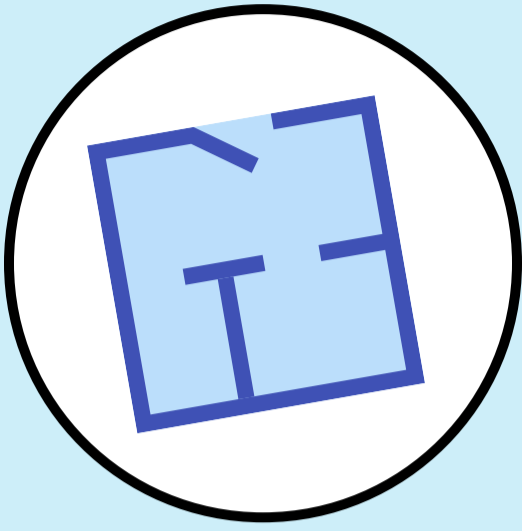


# Top 5 Renovations to Maximize ROI on Your Investment Property

Do you want to renovate your investment property, but not sure where to start? Read below to learn the top five renovations you can make to make your property look nicer and improve your ROI.



## 1: Flooring

A more cost-effective alternative to hardwood floors is laminate, which provides the look of hardwood without the cost. New flooring has the potential to earn \$50-\$100 more per month in rent.

## 2: Interior Lighting

Updating interior lighting is a simple and inexpensive way to make a great impression on a potential tenant. Update the fixtures you already have with LED bulbs, which help to lower your electric bill. The lower utility costs offer significant ROI.



## 3: Painting

A freshly painted space always looks more attractive and inviting. Choose light or neutral colors rather than bright or bold hues. Lighter colors make rooms look bigger. Expect to spend between \$3-\$5 per square foot for walls, trim, and ceiling, if you hire a professional crew.



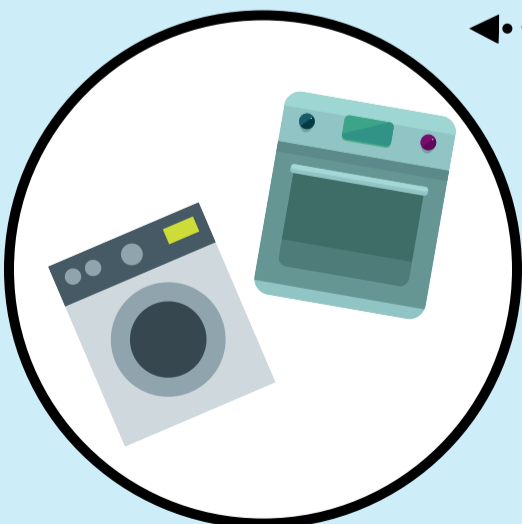
## 4: Bathroom Updates

Updating a bathroom has a high initial investment but can deliver a high ROI. Simple updates you can do include replacing the showerhead, resurfacing the bathtub, cleaning tile grout, changing out the vanity and faucet, and replacing or adding shelving.



## 5: Kitchen/Appliances

If the unit does not have a washer and dryer but features a dishwasher, buy an all-in-one unit that fits neatly into the dishwasher space. Basic kitchen improvements, such as countertops, paint, and appliances, can also help to increase ROI.



Source: <https://bfpminc.com/top-5-renovations-to-maximize-roi-on-your-investment-property/>



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