

Easy, Low-Cost Profitable San Diego Real Estate Fix-Ups

Smart, Easy, Profitable Ways Savvy San Diego County Home Sellers Prep Their Properties To Sell For Top Dollar

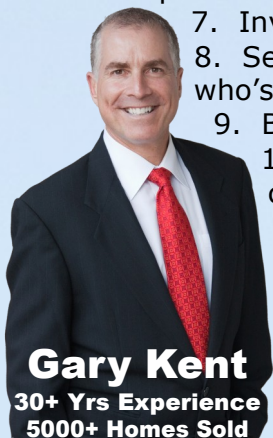
Have you ever walked into a model-perfect home? Or perhaps you've seen a real estate open house where the home just glowed with charisma and beauty? Now with these simple, inexpensive tips, YOUR home can look like that too...which means it'll sell for a whole lot more money!

Here are my Top 10 profitable low-cost or no-cost things you can do OUTSIDE your home:

1. Front door: paint or varnish if needed. Your front door is one of the first impressions a homebuyer has of your home. Take advantage of it.
2. Get a "Welcome Friends" doormat. It makes a home seem just a bit friendlier.
3. Sometimes it's the little things: For under \$300 install a shiny new mailbox / mail slot, doorbell, light fixture, and address numbers.
4. Paint outside if needed. You might be able to get away with just painting the trim and garage door.
5. Lawn tip: green it up with ammonium sulfate, mow & edge if needed (careful: if you do this, keep it watered).
6. Trim any overbearing bushes or trees.
7. Liven up the front w/ PLENTY of flowers, planted or in pots. This may be the most important tip on the list!
8. Clean your driveway's oil stains—hardware stores sell products that make it easier.
9. Move any old vehicles, trailers, or boats.
10. Get your neighbors to clean up their act. I know this can be tough, but I've seen many San Diego homesellers lose \$1,000s because a neighbor's home looked terrible.

And my Top 10 most profitable low- or no-cost things you can do INSIDE your home:

1. Clean your San Diego home until it sparkles.
2. "If in doubt, move it out!" Get rid of clutter & extra furniture; crowded rooms feel smaller.
3. Follow your nose and eliminate pet odors.
4. Clean or replace your carpet as needed. (A "carpet credit" doesn't work well because it appeals to logic, but buying a home is all emotion.)
5. If needed, paint the walls a creamy off-white (unless you have a decorator's eye and can choose the right colors). The paint the trim pure white.
6. De-personalize: tone down teen rooms & remove excess family photos.
7. Invest in this \$10 upgrade: install high wattage bulbs.
8. Set your dining table with your finest china, like an important guest is coming—someone who's going to fork over (bad pun intended) \$100,000s for your home!
9. Buy new thick towels for the bathrooms, preferably white + a color that works.
10. Add a splash of color with a bowl of bright green limes or oranges on the kitchen counter.



Gary Kent
30+ Yrs Experience
5000+ Homes Sold

Thinking of selling your San Diego home or other property? Call me at (858)457-5368 and invite me by to give you tips specific to your home.



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