



How to Use Home Remodel to Release Inherent Land Value



▶▶ all in the build

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We are blessed to have real estate with some of the most valuable land in the world.

Unfortunately, much of that land value is suppressed because of when our communities were built. Early build years resulted in smaller homes, which did not maximize the building and have since become aged and out of date. Later build years created track housing, which did not take advantage of views and location.

A sound investment strategy is to buy high land value property where the physical building that sits on the land suppresses the inherent land value. Then use modern construction design and techniques to modify the structure so that the inherent land value is released and therefore greatly improve the value of the property.

There are several different ways to use home remodeling to release land value:

1. Open up interior and exterior walls to showcase valuable views.
2. Add square footage to better maximize the buildable area.
3. Open up the floor plan to make an older home feel like the 2020s.
4. Remove the risk of owning an older property by modernizing the core systems of the home.
5. Create pride of ownership in the building that equals the location by using top-end design and finishes.
6. Change the economic usage by converting duplex to single-family or adding an ADU to an existing home.

Different strategies are best at different parts of the economic cycle, but each is time-proven. Our land and location are just too valuable.

A home remodel should be more than just an update. It should facilitate a lifestyle and create economic value.

The result is a client that is thankful for years to come.

Do you have a passion you'd like to share with others? Email us at **Britt.Masters@realproducersmag.com**.