

DOWNLOADABLE REALTOR RESOURCE

MARKET-READY RENOVATION ROI

A WolfPatt guide for listing agents

East Valley updates that tend to pay — paint, flooring, kitchen and bath refresh, curb appeal — without over-improving the listing.

BROUGHT TO YOU BY



wolfpattrealty.com

(951) 391-5049

UPDATES THAT TEND TO PAY

- ☐ **Neutral paint**
fresh walls photograph bright and help buyers see their own style.
- ☐ **Flooring refresh**
worn carpet or scratched LVP replaced with clean, modern finishes.
- ☐ **Kitchen & bath polish**
hardware, lighting, caulk, faucet and cabinet-face updates.
- ☐ **Curb appeal**
front door, house numbers, desert landscaping tidy-up and exterior paint touch.
- ☐ **Lighting & fixtures**
matching bulbs, brighter rooms, dated fans swapped out.

AVOID OVER-IMPROVING

Match the comps

Spend where nearby solds already show value — not where luxury finishes won't return.

Skip custom taste

Bold tile, niche cabinetry and ultra-premium brands rarely pay on a resale timeline.

Fix, don't reinvent

Repair and refresh beat full gut jobs when the bones and layout already work.

Watch the clock

Long renovations can miss the listing window; choose high-impact, short-cycle work.

WOLFPATT RENOVATIONS & SMART BUDGETING

01

Paint & Trim

Neutral interiors &
exterior touch

02

Flooring

Carpet, LVP, tile
repair & replace

03

Kitchen/Bath

Refresh hardware,
surfaces & fixtures

04

Curb Appeal

Entry, landscaping
& first impression

05

Budget Guard

ROI-first scope, no
surprise creep

BUDGET WHERE BUYERS LOOK FIRST

- **Photos decide the showing**
invest where the camera lands: kitchen, baths, floors, front.
- **Inspection risk drops deals**
fix leaks, trip hazards and obvious deferred maintenance early.
- **Price position matters**
light prep can support asking price without pricing past the neighborhood.
- **One scope, one team**
Tina and Chuck keep vendors and change orders under one plan.

A SIMPLE DECISION PATH

1

Walk & photo

Flag rooms that hurt comps or photos.

2

Price the gap

Estimate cost vs. expected list lift.

3

Pick the wins

Choose short-cycle, high-visibility work.

4

Cap the spend

Set a hard budget and stop list.

5

Execute & list

Complete, clean, photo, go live.

BRING WOLFPATT IN WHEN...

- **Comps show updated homes selling faster**
and this listing still looks tired on camera.
- **Seller wants top dollar**
but isn't sure which updates actually move the needle.
- **You need speed**
a focused refresh in days or weeks, not a months-long remodel.
- **Scope keeps growing**
you want a partner who will say "stop" when ROI fades.

NEXT STEP

SEND US THE ADDRESS + PHOTOS

We'll walk the home, flag what matters and give you a clear plan — so your listing hits the MLS ready.

PHONE (951) 391-5049

EMAIL adminmail@wolfpattrealty.com

WEBSITE wolfpattrealty.com

PARTNER WITH



**Tina & Chuck
WolfPatt Realty**