



# STAY OR MOVE?



# WILL MY LIFE BE BETTER IF I MOVE? OR IF I STAY & IMPROVE?

That's the big question isn't it? Stay or go? At some point everyone has to make that calculation and decide if remodeling their current home is a better decision than moving to a new location, buying an existing house or building new. Is it worth the effort, the time, the money? So, we put together a list of the most common factors to consider in the following checklist:

## STAY & IMPROVE IF...

- We love the schools
- We love the neighborhood
- We're close to family & friends
- I have a budget, but not sure it's enough
- My work commute is very reasonable
- We have plenty of room to add on
- Our yard/view is great
- I love my home—mostly, but...

## MOVE IF...

- We want better schools
- We don't like the neighborhood
- We want to be closer to family & friends
- Stay & improve doesn't make financial sense
- My work commute is killing me, mile by mile
- We have no room to add on in any direction
- Our yard is a joke, small, ugly, stupid!
- I hate my home, can't stand any of it!



# Stay & Improve

## ROI

**Return on Investment.** The key word here is "return." What are you actually getting for your remodel investment & how long will it take to realize that return? How many lives will be impacted? Are all other elements positive? In most cases 5-10 years are needed for it to make financial sense.

## ROE

**Return on Enjoyment.** If the financial case isn't strong, your return may be the enjoyment factor. Are you going to fix what's needed to sell in the near future, or is the enjoyment of the space most important regardless of time?

## CEF

**Cash, Equity or Financing?** Most likely it is a combination of all three. In many cases a small amount of construction financing will bridge the gap to afford the finishes that make it all worthwhile.

## CURB IT

Consider curb appeal remodels first, new entry systems, front elevation facade, siding, roof for quickest ROI.

## NO FREE LUNCH

Remember, moving isn't free. Realtors estimate moving may cost up to 30% of your home's value. Besides most homeowners remodel their new digs within the first 2 years.

# Move

## GROWING PAINS

Reconfiguring walls, halls & entry points can dramatically increase interior space. But if you need to increase the footprint of your home and don't have the setback, you're probably looking at a move up scenario—if you can find one!

## UP, UP & AWAY

If what you want in a remodel will cost way more than the local market will bare, it may be time to seek new pastures.

## ORDER UP

Kitchens are more expensive, but have the biggest impact on perceived resale value. Even small updates can help if other surfaces are in good shape.



## The possibilities are endless! And that's the problem!

When everything is a possibility, nothing is for certain. You need guidance you can trust and confidence that your decisions are both realistic and spot on. We get it. We've been getting it for more than 35 years. But this isn't the time or place to talk about us. At this point, the conversation really needs to be about you and what you want in your home & lifestyle.

[Contact us to schedule a brief chat about your remodel at www.mbro.com.](http://www.mbro.com)

## Prioritize

Where's the pain? You know, the things that don't work right or look right? Consider these core areas and prioritize 1 thru 6...

\_\_\_ **SPACE** – Redesign within footprint or Add on  
Look at reconfiguring your existing footprint before you look to expand. Costs and time are often less.

\_\_\_ **STORAGE** – New or more surface space  
This is often the #1 priority. As families grow so does the stuff and the need to find places to store it, reducing the clutter.

\_\_\_ **UPDATE/EXPAND SURFACES** – Refinish/new  
Another high priority will mostly likely involve surfaces that are outdated or inadequate. Remember, flooring is a surface too as are ceilings.

\_\_\_ **COLOR CHANGE** – New theme  
This is all about the aesthetics and dated looks. Changing the color or shade of walls, floors, trim, cabinets will have a dramatic effect on your emotional connection with the space.

\_\_\_ **FUNCTIONALITY** – Durability, access, work-flow  
Things like soft-close cabinet drawers and low maintenance decking, high traffic luxury vinyl or engineered floors, larger kitchen islands & sinks in the right place, all make life easier.

\_\_\_ **ESSENTIAL REPAIRS** – Deteriorated surfaces  
These become a high priority if they prevent you from selling your home or are causing damage to the structure of your home, such as water intrusion through failed siding or tile.



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