**Best investment**

How to make the biggest score in housing!

1. Buy a home that leaves room for you to improve it.

*“Forced equity is a term used to refer to the wealth that is created when an investor does work to a property to make it worth more…*

An Example of this would be adding a third or fourth bedroom to a property with only two, adding a second bathroom to a property with only one, or adding more square footage to a property that has less square footage than the surrounding houses.”

Talk to your town. Beware of zoning, permitting and inspection landmines, new stricter energy codes when you open up walls, and septic size restrictions. Know what home owners can do without permits. When you go to sell, the Buyers agents will want signed off town permits and evidence of consumer protection.

1. Remember, you can change your house, but you can’t change your location.
2. Look for communities likely to become hot neighborhoods in the coming years. Often these are discovered on the periphery of the most continuously desirable areas.
3. Location Location Location: Buy the worst house in the best neighborhood.
4. Prepare and Plan for expenses: We know a roof, furnace and water heater expire. We know we need fresh paint and desire updating. Create a separate bank account called “House Repair and Replace,” with its own debit card. Plan to add at least 1% of your house purchase price each year, for updates, upgrades and repairs. Spend it, or let it accrue for larger projects.