



## Renovation Projects for Your Boise-Area Rental

Renovating a Boise-area investment property requires an entirely different approach than renovating your personal residence. While tenants will appreciate an updated home, chances are they will not treat it as well as if the home was their own. However, the nicer the home, the better chance you have of maintaining long-term tenants. With both of these factors in mind, let's take a look at some smart renovation projects for your investment property:

### Paint

What a difference a fresh coat of paint makes! To appeal to tenants and to give the home an open and inviting feeling, consider painting the whole house in a tasteful, neutral shade. Gray, beige, and greige are popular options amongst renters because they complement almost any design style or accent colors.

### Flooring

While carpet may seem like a good option because it is inexpensive and lasts for years, it may not be the ideal choice. Some tenants look at the carpet as a place where germs and odors go to stay. Instead, opt for neutral LVP flooring. Less expensive than hardwood floors, LVP is sturdy and easy to clean between tenants.

### Bathrooms

Updated bathrooms are very appealing. With this in mind, consider upgrading towel bars, toilets, and faucets. If you wish to go a step further, replace the vanity, medicine cabinet, and light fixtures. None of these updates have to be expensive. Additionally, if the home is old, it may be a good idea to replace the shower, tub, and tile flooring. In many cases, you can create a bright and modern bathroom for a few hundred dollars.

### Kitchen

Updating the kitchen can be pricey. To keep the cost to a minimum, consider refacing or repainting the kitchen cabinets and adding new hardware. Installing new light fixtures can be an inexpensive way to modernize your space and give it new life. Switching out the lights is a minor cost, and it makes a world of difference to your rental property's overall atmosphere.

### Landscaping

Far too often, landscaping is overlooked as an upgrade, but it can easily give you the best ROI when compared to many other upgrades. Adding some low-maintenance, flowering shrubs and mulch can completely transform the feel and curb appeal of a property. A little fertilizer and some perennials can make a place look immediately like a home, rather than just another rental property and can help you get better ROI, higher quality tenants and lower your vacancy costs.

If you have questions about investing in Boise-area real estate, reach out to Boise Turnkey Properties.



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