47.0%Average return on investment



Window replacement

Job cost: \$9,355 Resale value: \$13,750 (Seattle area average)

Replace 10 existing 3-by-5 double-hung window with vinyl or aluminum-clad, double glazed, wood replacement windows. Wrap existing exterior trim as required to match. Without disturbing existing interior trim.



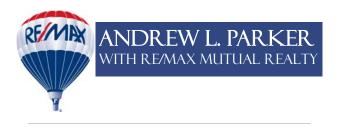
Attic bedroom & bath

Job cost: \$35,876 Resale value: \$69,000 (Seattle area average)

In a house with two or three bedrooms, convert unfinished space in attic to a 15-by-15-foot bedroom and a 5-by-7-foot shower bath. Add a 15-foot shed dormer and four new windows. Insulate and finish ceiling and walls; carpet unfinished floor. Extend existing heating and central air conditioning to new space. Retain existing stairs.

1718 NW 56th Street #210

Andrew L. Parker with RE/MAX Mutual Realty



HOME INVESTMENTS THAT PAY DIVIDENDS



Major kitchen remodel

Job cost: \$45,808 Resale value: \$59,583 (Seattle area average)

Update an outmoded 200-square-foot kitchen with new cabinets, laminate countertops, and standard double-tub stainless-steel sink with standard single-lever faucet. Include energy efficient wall oven, cooktop, ventilation system, built-in microwave, dishwasher, and garbage disposer. Add custom lighting and new resilient floor. Finish with painted wall, trim, and ceiling. Include 30 linear feet of semicustom grade wood cabinets, including 3-by-5 foot island.

(206) 930-8238 SOLD@ANDREWLPARKER.COM

MEET ANDREW



Your neighborhood expert.

As a third generation real estate agent, Andrew L. Parker has gained experience from the ground up. His grandfather and mother were innovators in the field, from whom he learned early the

qualities that makes one successful. In the past he's worked in real estate investment, property management, landscaping, and construction. Andrew strives to combine the lessons he's learned with hard work, integrity, patience, and the ability to listen. His mission is to be among the best in his industry, to give back to the community, and to have fun doing what he loves

Throughout Andrew's life he's been passionate about music and the arts. Having graduated from Cornish college of the Arts, he enjoys supporting and participating in the arts as much as he can. Currently Andrew is working in conjunction with the Ballard Art Walk by donating time and money to local artists.

If you, your friends, or family are thinking about buying or selling real estate don't hesitate to call or email Andrew.

(206) 930-8238

Sold@AndrewLParker.com www.AndrewLParker.com



HOME INVESTMENTS THAT PAY DIVIDENDS

"Andrew, thinks ahead and is prepared!" -Kirk G.

Deck addition

Job cost: 6,834

Resale value: \$13,750 (Seattle area average)

Add 16-by-20 foot deck using pressure treated SYP joist supported by 4-by-4 posts set into concrete footings. Install composite deck material in a simple linear patter. Include a built-in bench, a planter of the same decking material, and stairs. Provide a railing system made of the same composite material as the decking or compatible vinyl system.



Bathroom remodel

Job cost: \$11,237 Resale value: \$19,462 (Seattle Area average)

Update bathroom that's at least 25 years old. Replace all fixtures to include standard-sized tub with ceramic tile, toilet, solid-surface vanity counter with integral double sink, recessed medicine cabinet, ceramic tile floor, and vinyl wallpaper or new paint.



65.0% Average return on investment

Family room addition

Job cost: \$52,166 Resale value: \$86,083 (Seattle area average)

Add a 16-by-25-foot room on a crawl space foundation with vinyl siding and fiberglass shingle roof. Install drywall interior with batt insulation, pre-finished hardwood floor, and 180 square feet of lazing, including windows, atriumstyle exterior doors, and two operable skylights. Tie into existing heating and cooling.

To find your home's current value contact Andrew for a free market analysis. Go to www.AndrewLParker.com or call (206) 930-8238.

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