

# What is the Best Pre-Sale Investment?

According to 2000 real estate agents surveyed by the real estate website [www.homeGain.com](http://www.homeGain.com) and published in the June 2003 issue of Money magazine, washing windows is the **number one** pre-sale improvement that generates the best return on investment as measured by a higher selling price.

Project	Typical Cost	Return on Investment
Lighten and brighten home, wash windows	*\$86 to \$100	768%
Clean and unclutter	\$305 to \$339	594%
Landscape and trim front yard and backyard	\$432 to \$506	266%
Repair electrical and plumbing problems	\$338 to \$381	196%
Spruce up decor, including flowers	\$812 to \$1,089	169%
Update kitchen and bathroom	\$1,546 to \$2,120	138%

*\* Window cleaning costs have increased since 2003 but the benefits of having clean windows in a home for sale remains the highest return on investment.*