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Should you invest in remodeling?

Is remodeling a home a good investment?

Sometimes. If you and your family want it badly enough, it's usually worth doing because you're investing in your family's comfort, convenience and enjoyment.

But remember that when it comes to sell your home, you may not recoup the cost of the investment. Not all alterations increase a home's market value; some may actually make the home more difficult to sell. *Deciding to remodel should be a matter of carefully weighing the pros and the cons, according to Andersen Corp. consultants.*

On the pro side is the fact that remodeling is often an attractive alternative to moving. That's because remodeling is usually cheaper than relocating and less disruptive to the family. An extra bath, another bedroom or an updated kitchen can transform an ordinary house into something special and raise its market value at the same time.

BUT SOME projects are more likely to attract prospective buyers than others. Specialized alterations may appeal only to a narrow group of prospective buyers. A swimming pool or a tennis court, for example, may be a selling point only to those

who swim or play tennis.

Other improvements such as saunas and high-tech video rooms may be less desirable to the average buyer than a modernized kitchen or an extra bath.

Energy-saving improvements are always a sound investment. That's because you and the next owner will reap the financial benefits of reduced energy costs.

Other remodeling suggestions by Andersen are:

- Before building an addition, consider putting unused space to work. Converting an attic, basement or porch into an extra room is usually less costly than building a new room.

- Try to tailor your project to complement the neighborhood's profile. If three-bedroom houses and moderate price tags are the norm, a four-bedroom house or one with costly improvements may be out of place and difficult to sell.

- Avoid spending too much to make a showcase out of a house in a deteriorating neighborhood. Despite your improvements, an area's decline is likely to cause a decline in your home's selling price. If the community seems ripe for revival, then renovating could be profitable.

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