



A Real Estate Kitchen Residential Investment Report

Project Location: Bloomington Hills

Agent: John Smith

Seller

Buyer

Date: 3/5/07

Provided by Portrait Kitchens A Division of SS Johnsen & Associates, Inc. 193 S. Bluff Street St George UT, 84770 986.9566 Fax: 986.8323

Project Details Summary

Provided by Real Estate Agent

Asking Price: \$420,000

Appraisal Price: \$418,000

Square Feet: 2,800

Lot Size: .344

Year Built: 1993

Reviewed and Approved by (CKD):



Certified by the NKBA National Kitchen and Bath Association

Existing Kitchen Value

Asking Home Price: \$420 K

Kitchen to Home Value (Average %): \$42,000

Kitchen Evaluation Result: 38

Existing Kitchen Value: \$15,960

***Suggested Impact On Original Asking Price: - \$26,040.00**



Remodeled Kitchen Value

Asking Price: \$420 K

Kitchen Remodel Investment: \$63,000

(Average % based on home value.)

***Suggested Impact On Original Asking Price: + \$56,700**



Overall Difference (Remodel Impact Minus Existing Kitchen Impact On Asking Price): **\$82,740**

*Return on investment depends on implementation of proper planning and design standards established by the National Kitchen and Bath Association (NKBA), and local code. The amount noted in the Remodeled Kitchen Value assumes the best use of planning standards and guidelines.

Disclaimer: This report does not in any way represent, modify, or detract from an appraisal provided by a licensed appraiser. No guarantees are suggested or implied. This report provides suggestions for investments in residential kitchens based on market results and guidelines through sources such as the NKBA, Women's Day Special Kitchen and Bath Publication, project details, www.remodeling.hw.net report, with percentages based on region, market performance, results of recent Kitchen Value Reports, etc.