

## **5 Secrets To More Profitable New Property Real Estate Investments**

Are you thinking about building new properties for investments? New properties as real estate investments are often a great way to go, especially if you know the ins and outs of the new construction business and understand what buyers are looking for in a new home. Here are five secrets to more profitable new property real estate investments every time...

### **One – Start With The Right Neighborhood**

The best real estate investments are almost always in a popular part of the community. This is especially true when it comes to new property real estate investments. You want the new real estate to be part of a popular and easy to sell neighborhood in order to maximize salability and profit. Don't try to reinvent the wheel with real estate investments, but instead follow the clear trends.

### **Two – Choose The Best Building Lot**

When it comes to new property real estate investments, a clear and flat building lot is almost always better. If the lot is already clear and mostly level, the initial groundwork and related expenses are all but eliminated. On the other hand, if there are a bunch of old trees that will need to be removed and the ground needs to be leveled, there's just that much more expense before construction even begins. And while sloping lots have some appeal for walk out basements, the extra foundation work expense will almost always be more expensive than the resale benefits.

### **Three – Stick To Standard Foundations**

Again, when building new property real estate investments, it's probably wise to pay close attention to what the local standards are when it comes to foundations. For example, in some areas, building a new home on a slab foundation might be the most common construction method, while in others, a full basement is practically mandatory. Once the new investment property is finished and ready to sell, you'll want to conform to the local norm or a timely and profitable sale will be much more difficult.

### **Four – Keep The Design As Simple As Possible**

When it comes to the overall design of new property real estate investments, it's hard to argue that buildings shaped like squares or rectangles are almost always the most efficient and economical way to build. Space is maximized this way, materials are conserved, foundations and rooflines are easier to construct, and so on. And when it comes to interior design, having an open floor plan in the main living area is definitely the standard these days.

### **Five – Don't Overdo The Details**

It's easy to get completely caught up in all of the little details and extras. This is fine if you're building your own personal dream home, but when it comes to real estate investments, adding every detail possible usually just eats up profits in a big hurry. If a detail won't help sell the property for more than the extra materials and labor costs incurred, then skip it. Most buyers are looking for good quality, but

won't necessarily notice the missing extras like tray ceilings and lots of built-ins if they're not there in the first place.