

## E056 – PART TWO OF YOU CAN'T FIX NOISE

& Other Things to Avoid When Property Shopping!



### MICHELLE'S LIST OF TYPES OF HOUSE NOT TO BUY

**What to look for: Look for a Neighborhood that Looks & Feels Good. Check it out at all times of the Day and Night.**

**#1 Thing - as always - Location, Location, Location!**

**How's the Parking? At night? I look for Designated Parking!**

**What to Avoid: Noise! - Whether it's being backed-up to a busy street or barking dogs, noise is one of your worst enemies.**

**Bathrooms - Optimally, one bathroom for each bedroom. At the very least, no bathrooms that force you to walk through bedrooms.**

**Masters need their own bathrooms, always! No converted rooms or quirky floorplans. A house has to have flow & it has to be re-sellable. You have to be able to sell fast and quirky floorplans and converted rooms JUST DON'T SELL WELL.**

**Stairs should be wide and clear, and everything should be standard. Steps' risers and treads need to be standard and normal. That way, people won't trip and fall, especially when carrying baggage.**

**All rooms flow easily to the common rooms. Great family space. Great kitchen (or at least fixable) and great bathroom layouts. Bathrooms are usually more difficult to add to or change the footprint of.**

**We need a Maid's Closet. Inside.**

**No low ceilings. Popcorn ceilings are okay if I'm buying because it's fixable and not an expensive fix, either.**

**Clean - it has to "Look Clean" when it's clean. If the place looks old and moldy even when it's clean, it won't work. It has to LOOK CLEAN.**

**Houses I buy may be fixable with minimal work (paint and molding, steam clean tile, etc.) but if I'm renting, I'm not going to fix up their property with MY money.**

**If I'm buying, houses have to have garages.**

**If it's a condo, it cannot overlook noise - ie nothing overlooking a main street or a parking lot.**

**Never buy near powerlines. Renting? Make the call depending on other amenities.**



**Remember:**

**You Make Your Money on the Buy. Always be Thinking About Your Exit Strategy. How Quickly Can You Sell?**

**COMING SOON!!**

**Everyday Rituals to Move You Forward in your Business.**