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October 2025 Future-Proofing Your Property: Renovations That Pay Off Long- Term

Continuing with our theme of planning ahead, we're talking to you about keeping your rental property competitive in the future. The demands of tenants are shifting quickly these days, have you noticed? We have. In the old days, we could turnover a property with little more than a fresh coat of paint and a deep carpet clean. Now, we're recommending updates and upgrades that deliver value, convenience, and appeal to your rental home. It matters. These are some of the most popular renovations we've been making lately, and they deliver big returns in the long-term.

- **High-impact Upgrades**

Longevity. Tenant appeal. Value. That's what we're looking for when we're evaluating how to make your property more marketable. We like smart home technology such as modern digital keypads instead of keys that are easily lost and a pain to replace. We like fences in backyards that are pet-friendly and accessible community spaces in your multi-family buildings that give residents an opportunity to gather with friends and neighbors. It's not about making an upgrade for the sake of making an upgrade. It's about giving tenants a reason to choose your property over all the others.

- **Sustainable Improvements Save Money on Maintenance**

When you have the opportunity to make an improvement now that will save you money later, do it. A lot of the sustainable and energy-efficient renovations we recommend will reduce what you spend on maintenance. LED lights, for example, will rarely have to be changed. Those energy-efficient appliances that replace the old, deteriorating systems will not only

- **Plan Capital Improvements with a Long Term Lens**

Maybe you don't need a new roof right now (phew!). But, if we've estimated that there are about five good years left on that roof, you want to have your budget in place and your reserves well-funded. Capital improvements will be needed, whether it's that roof or a new HVAC system or a parking lot that needs to be repaved. Let's not be surprised. Let's make a plan.

Have we mentioned how much we love managing your property? Our partnership means a lot to us, and we're committed to protecting and improving your investment. If you know another rental property owner who is struggling with how to make their investments more valuable through improvements and renovations, we'd be happy to share what we know with them. Please put us in touch!



Our goal at Marie Hansen Properties is to maximize the return on your investment and to grant you the peace of mind that comes from knowing that your property is in capable hands.



The Marie Hansen Properties Team

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WE LOVE REFERRALS


We hope you love working with us just as much as we love working with you! If you know anyone that needs help with their property, we'd be happy to assist!

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The Marie Hansen Properties logo features a house icon and the text "Marie Hansen Properties" with the tagline "The company with a passion for property management." Below the logo is a green banner that reads "The Trusted Choice For Honolulu Property Management" and a white button that says "Contact Us". To the right of the logo is a group photo of the company staff, with a circular award badge in the bottom right corner that reads "2023 BEST OF HAWAII FIRST PLACE CITY 4".

(808) 591-1110

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It is very important that we are able to reach you if we have any questions or concerns about your property. If your phone number, email address or address/contact information has changed, please call or email Cheryl so she can update your file. You can reach her at (808) 591-1110 or cheryl@mhprops.net

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