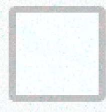
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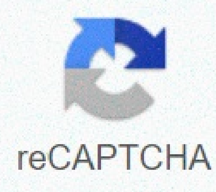
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For a capital investment project to be acceptable it must generate a rate of return

If you are a homeowner, you are probably still thinking about ways you can increase the resale value of your home. Here are the best additions you can make to your home if you want to increase your return on investment. This practical visual guide from Northshore Fireplace lists the top five top ROI renovation projects, as well as additional useful information for each type of project. For example, replacing your front door with a new steel door is a fairly easy way to get the perceived value of your home. Other projects that can help your return on investment include installing a new fireplace, replacing the siding on your home, transforming your kitchen, and turning your attic into a bedroom. Some projects are better avoided, however, such as the addition of a sun lounge or a chic garage. You can see the guide in its entirety below. Dear Lifehacker, I have some remodeling projects that I want to do soon, but I do not know how I am ... Read moreObten the best return on investment with your next home improvement project Northshore Home A rate of return is the amount someone earns or loses on a particular investment over time as a fraction of an initial investment. The expected rate of return is the amount you expect you to earn or lose, which may be different from your actual rate of return. Investors sometimes discuss the required rates of return, which are the minimum rates of return expected to make an investment attractive. Advice The expected rate of return is the amount you expect to lose or earn on an investment over a period of time, which is unclear due to changes in the market, interest rates and other factors. On the other hand, the rate of return is the amount you end up earning or losing on that investment. To determine your rate of return on an investment, subtract the initial amount you invested from the total value of the investment after a certain period of time. Include in this total value the value of all securities you own, such as stocks or bonds, as well as the dividends or interest you received during the investment. This difference is your return. Divide it by the initial investment to calculate the rate of return, then multiply that number by 100 to express the percentage rate. Rates of return are an easy way to compare different investments, even if they involved different amounts. For example, if you invested $10,000 in the stock market and you with $15,000, you invested $100,000 in bonds and ended up with $110,000, the rates of return are 50 per cent and 10 per cent. This makes investing in stocks arguably the best investment, even if you have earned more real dollars from bonds. Investors cannot know with certainty the rates of return they will get on specific investments. While they can expect a stock to rise in price and pay a dividend, the company could see unexpected changes in the market that send Fight. Even seemingly infallible investments such as the bonds of the highest rated companies can sometimes fail if the economy takes a turn for the worse. To continue to compare investments and decide where to invest their money, investors will then calculate an expected rate of return for an investment based on factors they are familiar with, such as general market conditions, interest rates and facts about the investment itself. For example, a one-year investment in a start-up could have an expected rate of return of 10 per cent, while an investment in a prime business could have an expected rate of return of 5 per cent. By using expected rates and other information such as relative risk and investment liquidity, investors can make decisions about where to put their money. Investors sometimes talk about the required rate of return, which is the minimum rate of return expected for a particular investment decision to make sense. This may be based on the relative rate of return on other safer investments. For example, a share purchase with an expected rate of return of only 1 per cent generally makes little sense, as it is possible to achieve a better rate of return with less risk by putting the money in the bank. An investor may decide that, given the risk of a particular investment and other factors, the minimum rate of return required is 5 per cent, 10 per cent or something higher. The increase in capital returns depends in large part on the

form you want these increases to take. On the one hand, there are standard returns on capital, which can take any form as long as they are profitable. This could mean an upgrade to the PC or a new corporate vehicle. Cash returns, however, are direct profits and represent real dollars in your bank account. The second is therefore more difficult to increase, because the former can take many forms and the second can only take one. Increase your income. This varies depending on the activity you are in. You can sign on new customers or increase your prices, but these are certainly not the only ways to increase your income. Increase the value of your assets. This can happen sometimes, especially with the value of the land. Reduce your expenses. This can be done by streamlining your processes or switching to less expensive and non-active equipment (such as switching from high-end to regular fuel). Re-invest the money you've saved in your business to buy more or increase the value of those you have. For example, you can add something to your company's ownership to increase its value or change the vehicles you use. Reduce your cash capital by reducing the amount of profit you make. So if you usually take a salary of $50,000, reduce it to $30,000 and put the $20,000 difference back into the business. Put your new values into this formula (net income/total capital) to calculate your new return on capital, which should be a percentage than it had been before one or most of the previous steps. Calculate your earnings before interest, taxes, depreciation and amortization (EBITDA). Divide this by the total value of your equity to determine your cash returns. Increase your winnings by following the previous steps described. Reduce your equity by converting part of it into cash. So if you have a $60,000 truck for your business, but you can generate the same income with a $40,000 truck, downgrade and put the $20,000 into your winnings. Warnings Be careful not to assume that cash yield is better than standard return. It is possible to have a very profitable business that does not generate a lot of money. On the other hand, make sure cash flows exist. Since you can't spend equity, you need at least some money. Thinking of adding a terrace or renovating the kitchen so you can increase the price of your home before selling? You may want to crunch the 2010-2011 cost/value issues, which are respected by Remodeling magazine, before you do so. Projects with the highest return on investment Replace the front door with a steel door (102%) Garage door replacement (84%) Added a wooden deck (73%) Minor kitchen renovation (73%) Replacing vinyl coatings (72%) Replacing wooden windows (72%) Attic bedroom addition (72%) Project with the lowest rate of return on investment Home office remodel (46%) Added sunroom (49%) Adding bathroom (53%) Adding garage (59%) The data include national and regional averages on more than 20 joint home improvement projects ranging from kitchens and baths to roofs and terraces. Data for mid-range and high-end projects are provided on: Average project cost. Added resale value. Percentage of investment recovered. Change from last year's report. Bottom line: The figures above assume that you are hiring the workforce on the project. If it's a DIY project and you're doing a good job, the rate of return on your investment will be higher. Unless you plan to do the job yourself, or not make the project make your home unwanted or unsaleable, most home improvement projects will return less of your investment than you put in, so you might want to consider staying in your home for a while to enjoy the results of your improved home! February 24, 2003 3 min read The opinions expressed by entrepreneurial contributors are theirs. Q: I franchises, and they do not appear to be very consistent in terms of roi on investment rates. In fact, it sometimes seems that there is very little correlation between the total investment and the amount of money I can make in the business. Has there been a study of franchises that offer the best return on investment based on a three- to five-year period after opening? If not, where can I get this information and how do I know if it is accurate? A: The short answer to his first question is no. Many years ago, born, were cited on the success rate in franchising compared to independent companies. We rarely see anyone quote these old statistics any longer, because, as it turns out, the studies were significantly flawed and probably invalid even then. A few years ago, the International Franchise Association recommended that franchisors stop using these questionable statistics. If you are investigating a franchise opportunity, and the franchisor or broker is still quoting these old DOC or SBA studies on franchising to show you how safe your investment in a franchise will be, I would be a little worried. There is no study that we know of that has looked at the return on investment in franchising. Franchising is now used in more than 85 different industries, and yields vary considerably from industry to industry and even between firms in these industrial subsections. Indeed, given the wide variations in the type of franchises offered within certain companies (online, online, shopping mall, autonomous, express, mass gathering, kiosk, seasonal, single unit, multiunit, dual brand image), not to mention differences in the maturity of locations and demographic differences, such a study would be difficult, if not impossible to complete. To do your own review, focus on two key disclosure elements in a franchisor's uniform franchise offer circular (UFOC). The first is section 7, which explains the investment in the franchise, and the second is section 19, which deals with the gains of locations in the franchise system. Unfortunately, the majority of franchisors still do not disclose the earnings of their section 19. Even if you have the UFOC of a franchisor, you may still not be able to make a return on investment for three to five years, because the franchisor may not include the necessary details in its documents. For more detailed information on the interpretation of earnings claims, click here and here. The International Franchise Association's Education Foundation is conducting the most comprehensive research on issues related to the franchise industry. Some of their studies are free online; some must be purchased from the foundation. For more information, visit www.franchise.org. The opinions expressed in this column are those of the author, not of Entrepreneur.com. All responses are intended to be general in nature, regardless of specific geographic areas or circumstances, and should only be invoked after consultation with an appropriate expert, such as a lawyer or Accounting. Accounting. Accounting.

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