



# Top 5 Pre-Sale Home Updates

For the greatest return on investment in Minneapolis

## 1. Flooring Replacement

Update old flooring to create a consistent look, or deep clean existing floors. Pricing depends on flooring type.

**Avg. Cost: \$3,500 - \$13,500 | Avg. Value Increase: \$21,000**

## 2. Landscaping

Make sure walkways are clear, weeds are pulled, shrubs are trimmed, beds are remulched, lawn is mowed.

**Avg. Cost: \$1,000-\$1,500 | Avg. Increase Value: \$3,140**

## 3. Interior Paint (Whole-Home)

Neutral, tasteful, and have broad appeal. Average cost includes 2 coats on walls, ceilings, and trim.

**Avg. Cost: \$5,500 - \$10,500 | Avg. Value Increase: \$15,500**

## 4. Roof Replacement

Repair or replace roof if shingles are cracked, missing, or damaged and if there is moss or algae growth.

**Avg. Cost: \$9,000 - \$23,500 | Avg. Value Increase: \$61,920**

## 5. Kitchen Refresh

Modernize with updated finishes, new appliances, on-trend backsplash, and neutral paint color.

**Avg. Cost: \$14,000-\$17,000 | Avg. Value Increase: \$58,435**



# Fix Now, Pay When You Sell

Homeowners achieve an average ROI of 269% with an additional profit of \$50k.



As-Is Value	Project Cost	Sale Price	Net Profit
\$280,000	\$27,877	\$370,000	\$62,123

As-Is Value	Project Cost	Sale Price	Net Profit
\$140,000	\$49,650	\$280,000	\$90,350



# Curbio FAQs

## How does Curbio's 'Pay at Closing' model work?

For sellers with enough equity to cover the project cost, Curbio defers 100% of the project cost until closing, with no fees, interest charges, or credit checks. Curbio completes the project and gets paid when the home is sold.

## What types of projects does Curbio take on?

Curbio can take on any type or size of pre-sale improvements, with no project minimum or maximum. Having completed thousands of projects ranging from under \$1,000 to over \$800,000, Curbio can take on anything from simple repairs to whole home makeovers. They'll help with all profit-driven updates including exterior curb appeal updates, bathrooms, kitchens, painting, flooring, water or mold remediation, landscaping, roofs or inspection report repairs - just to name a few!

## What happens if the house doesn't sell?

Every home will eventually sell, and on average, Curbio homes sell 50% quicker than the national average. In the unlikely event that the home stays listed and unsold for more than a year from our project start, the homeowners can either pay Curbio for the amount due or pay a small monthly admin fee to extend the payment deadline.

## Is Curbio more expensive than an average contractor?

Curbio pricing is very competitive with what a licensed and insured contractor or home improvement company would charge in your area. Since we use technology to price our work, pricing is consistent across projects, without fluctuations and inconsistencies typically seen in the home improvement industry. In addition, Curbio pricing is inclusive of everything from labor and materials to permitting and project management.

## Traditional Home Improvement



## Selling As-Is

Cash or credit required up front for all work

Pay for all pre-sale updates at closing

Risk selling below comps and not getting top dollar

Home updates are not designed for resale

Focus on smart, profit driven updates that get your house sold quickly and for top dollar

Eliminate vast pool of buyers and risk low-ball offers

Vet, hire, and manage the entire project yourself

You get a dedicated team taking care of every moving piece from start to finish

Let a flipper buy your home and turn it into a huge profit

# Curbio Average Project Pricing

Fixed, all-inclusive pricing in Minneapolis-St. Paul

## Common Pre-Sale Home Updates

## Average Cost

## Avg. Value Increase

### Exterior Updates

Landscaping	\$1,000 - \$1,500	\$3,140
Exterior Painting	\$5,500 - \$7,000	\$9,940
Roof Replacement	\$9,000 - \$23,500	\$61,920
New Deck	\$11,000 - \$13,500	\$18,000
Deck Refresh	\$1,000 - \$1,500	\$1,550
Debris Removal	\$1,500 - \$2,000	\$4,400
Power Wash	\$1,000 - \$1,500	\$1,700

### Interior Updates

Interior Painting	\$5,500 - \$10,500	\$15,500
Kitchen Refresh	\$14,000 - \$17,000	\$58,435
Kitchen Remodel	\$28,000 - \$34,000	\$68,200
Full Bath Refresh	\$5,000 - \$7,000	\$16,000
Full Bath Remodel	\$13,000 - \$16,000	\$17,400
New Hardwood Installation	\$11,000 - \$13,500	\$18,000
Carpet Replacement/Installation	\$3,500 - \$4,500	\$9,600
Luxury Vinyl Plank Installation	\$9,500 - \$11,500	\$34,650
Interior Electrical Upgrades	\$6,500 - \$8,000	\$21,600
General Carpentry	\$4,500 - \$5,500	\$14,850



## Get Started with a Free Estimate

Curbio provides no-cost, no-obligation estimates for projects of any size. Scan the QR code to learn more and get the ball rolling on your pre-sale home updates!



# Get your home ready for market with \$0 due until closing

Homeowners that make updates with Curbio boost sales price by 28%, on average



## The Only Turnkey Solution In Market

As the licensed and insured General Contractor on every project, your dedicated Curbio team will get you to closing quickly and with peace-of-mind, taking care of everything from proposal to finished product.

## Modern, Simple, & Transparent

The typical home improvement process is slow and riddled with delays. Experience transparency like never before with real-time updates at every stage of the project, saving you countless hours and hassles.

## Pay When You Sell

From fast fix-ups to full renovations, home sellers pay nothing upfront, giving you the ability to make necessary home improvements faster and without delay. No hidden fees, interest charges, or credit checks.

 No Project Size Min Or Max

 Competitive, All-Inclusive Pricing

 Free, Same-Day Estimates

“

Curbio gave me the ability to spend more time on other things knowing that they're taking care of it. Curbio was a lifesaver for me - it made my life so much easier and brought me more money back at the end of the day.”



**Tiffany White**

Home Seller