1. Renovation Secrets - Spreadsheet Software

This chapter describes how to use the spreadsheet software bundled with the accompanying book, **Renovation Secrets**.

You should read the book for a better understanding of how to use and interpret the results of the spreadsheet.

As a member of Property Secrets you can download this and a full range of other books at http://www.propertysecrets.net/all_downloads.html

1.1 Project Costs Spreadsheet Software

Start by opening the **'Project Cost'** spreadsheet software:

- **click here** to open the spreadsheet

Use this sheet to calculate the full cost of your project.

This spreadsheet will help you by

a) making you consider ALL potential costs (in fact it lists 266 likely cost items)

One of the reasons that many projects over run on costs is because many costs are overlooked at the planning stage.

This key tool will encourage and cajole you into considering every potential cost that you might face

b) calculating the cost of capital

Once you've figured out all your cost items you then need to factor in the cost of borrowing money to enable you to pay for those items.

Depending on how long your project takes (if it is your own home it might be upto 2 or 3 years) will affect the length of time that you'll borrow the money before selling and realising your profit.

Therefore, by entering the likely date on which you'll incur the cost in the first place and your anticipated date of selling the property, the spreadsheet will calculate the additional cost of capital (or carry costs) on your development work.

1.2 Inspection Checklist software

Start by opening the **'Inspection Checklist'** spreadsheet software depending on your computer:

- **click here** to open the spreadsheet

Before you can offer on a development property, you need to quickly gauge two things

- a) **is it a property in a good location?** (after all, now you've read Renovation Secrets you can handle any structural or building problem - but you can never change the location, so you must get this right!
- b) **how much it will cost to 'do up'**. This requires you to conduct a full assessment of the condition of the property

Use the Inspection Checklist software BEFORE you instruct a surveyor. That way you can:

- a) identify a suitable price for the property before you incur costs
- b) **hand your Inspection Check list to the surveyor** and ask him to cost out the repairs to the items / problems you've identified

By beginning your project in a professional and business like manner you'll not only be able to manage your development costs more accurately, but also you'll be in a better position to negotiate on the property price.

1.3 Property Scoring Software - or beginning with the end in mind!

Start by opening the **'Property Scoring'** spreadsheet software depending on your computer:

- **click here** to open the spreadsheet

In order to develop and improve a property you need to begin with the end in mind.

In other words, do you expect to sell your development to:
- a) Single males/ females
- b) Young couples
- c) Young couples with children
- d) Growing family couples

- e) Middle aged couple with mature family
- f) Mature family, kids leaving nest
- g) End of career couple
- h) Widow/ widower

Open up and use the Property Scoring Software to assess

- a) how does the property stack up in terms of location
- b) how strongly does the property appeal to each 'Buyer Group' and what improvements can you make that would appeal to the most relevant Buyer section?

So, use the 'Property Scoring' software to focus your mind on your target market.

Then, for each potential improvement you consider; ask yourself:

'does this improvement make my property more or less attractive to my target buyer/ market?'

Remember that if the improvement does not fit the market group that your property naturally appeals to, then you probably wasting your money!

So, use this spreadsheet to establish a clear picture of which market group you are aiming at and then plan your developments with that market in mind.

Don't make any improvement unless it clearly appeals to that your key buyer/ market group!

For instance, 'Young Single Buyers' (males or females) will pay extra for Extra Features whereas 'End of Career Couples' will not!