

Budget Lighting Upgrades That Pay Off Big



By Michelle Upshaw

Interior lighting is consistently one of the most overlooked areas I see in investor remodels. As one of the last items on the punch list, it is usually given some thought when budget and timelines are both tight. A Home Depot run for something that can be obtained fast and cheap, typically results in some version of the dated and uninspired fixtures below.



There are two reasons that not planning your fixtures will leave money on the table.

First, lighting fixtures are one of the few costs of a project that buyers actually see. For this reason having fixtures that appear more expensive gives the buyer a feeling of getting a more valuable product.

Second, today's buyers are more design savvy than ever. Thanks to social media and DIY network TV, most clients are keenly aware of what is in style and being in style is more important than ever before. This is especially true of millennials who currently make up the largest buying demographic.

So how to choose lighting that makes your property the one buyers are fighting over?

Courtesy of R E I A, the Real Estate Investors Association of Washington

www.REIAwa.com

Remember these 3 rules for choosing fixture styles.

- Choose fixtures that are cohesive with each other.
- Confirm they are current in style.
- Make sure the lighting style is consistent with the architecture and interior finishes of the house.

Here are a few interior lighting collections that will speak volumes for buyers. Each collection includes a cohesive dining chandelier, bathroom vanity and semi flush mount. All of the options are budget friendly, and most are compatible in cost with the items shown above.

Cool and Classic

Perfect for giving new life to a historic house!



Eye Catching Contemporary

Clean and (anything but) simple!



Tasteful Transitional

Versatile, high style



I hope you feel inspired to search out some spectacular fixtures for your next project and that I've shed some light on the benefits of lighting! As always, if you need help with any material selections for your project feel free to reach out.

ReadySet Staging provides both virtual and onsite consultations for your design needs.

Stay safe and healthy and if there is a design topic you'd be interested in learning more about shoot me an email!

About the Author

Michelle Upshaw is a fellow Member of REIA, the Real Investors Association of Washington and principal of ReadySet Staging, LLC. **ReadySet Staging provides professional real estate staging services in King and Snohomish Counties.** For details visit www.REIAwa.com, call 425.454.1922 or 1-877-454-REIA.

To contact Michelle Upshaw directly, visit the REIA Business Associates Directory in the Member Area of www.REIAwa.com or visit <https://www.ReadySetStaging.com/>.

This article was reprinted with permission from Michelle Upshaw. All rights reserved.