



Unlocking Value: In today's real estate market, many owners are looking for ways to cost effectively create value from aging or dated properties. With property values at all time highs, the opportunity to maximize value amid the rising costs of improvements is critical. Many investors/owners are not aware of the options available when it comes to updating older construction trends such as exposed aggregate, unattractive brick, or metal features with 30 or 40 year old materials & color schemes.

There is good news for owners and investors who have held or acquired these properties assuming there were limitations in terms of value potential vs cost of improvements.

Property: Mountain Shadows HOA

Project:

Dated, HOA property with deteriorating stucco finish.

- 151 Units – Built in 1974
- Aging/Deteriorating stucco & concrete
- Outdated exterior in high value neighborhood

Objective:

Cost effectively enhance/update exterior to maximize property values, repair & prevent future damage

Process:

- Complete stucco base coat, mesh and finish system
- Applied dimensional architectural features to enhance, update design
- Sto Corp elastomeric coatings to provide modern/updated appearance & protection from the elements

Results:

- Cost effective, short duration, high impact property enhancement
- Complete repair of potentially severe deterioration, protection from future damage
- Significant savings over alternatives
- Increased property values



BEFORE



Before