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# VALLEY

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## Bias Charged on Denial of Assistance Cat

RENTAL HOUSING JOURNAL

Landlords who refused to allow a single mother with a daughter who needs an assistance animal to rent a townhome has been charged with housing discrimination, according to a release. The woman had already signed a lease and explained to the landlords that her oldest daughter, who has mental disabilities, needed the assistance cat – which was recommended by her daughter’s therapist – to live in the townhome in Minnesota.

“For individuals with mental disabilities, assistance animals provide the support they need to perform life’s daily tasks,” said Anna María Farías, HUD’s Assistant Secretary for Fair Housing and Equal Opportunity, in the release. She said the action “demonstrates HUD’s ongoing commitment to taking appropriate action when housing providers fail to meet their obligations to comply with the Fair Housing Act.”

The U.S. Department of Housing and  
*See ‘Bias’ on Page 4*

## Demand for Apartments Surges During Second Quarter of 2019

REALPAGE, INC.

Apartment demand surged during the second quarter with occupancy climbing to 95.8 percent and new lease rents up three percent annually, according to a release from RealPage, Inc.

Net move-ins totaling 155,515 units in the April-through-June time frame topped second quarter 2018 product absorption by 11 percent, climbing to a five-year high, the report said.

“Apartment leasing activity accelerates during the warmer weather months, and demand is proving especially strong in this year’s primary leasing season,” said RealPage chief economist Greg Willett said in the release.

“Solid economic growth is encouraging new household formation, and rentals are capturing a sizable share of the resulting housing demand,” he said. “At the same time, loss of existing renters to home purchase remains limited relative to historical levels.”

The fast-growing Dallas-Fort Worth area led the nation in apartment-leasing activity during the second quarter, as renters snapped up 10,443 units. Net move-ins also reached robust levels



of more than 6,000 units in Chicago, Houston, New York and Washington, D.C. With demand proving so strong in the second quarter, occupancy tightened despite the delivery of quite a bit of new product. Occupancy climbed to 95.8 percent in second quarter, up from 95.4 percent a year earlier.

Rents for new leases increased 1.8 percent during the second quarter, which normally is when pricing moves most

rapidly during the course of the year. Rents are up 3 percent from year-ago levels, reaching an average of \$1,390 per month.

Among the country’s large metros, local rent-growth leaders are Las Vegas and Phoenix, with each area posting annual price jumps of more than 8 percent. At the next tier of performance, rent growth comes in at roughly 4 percent to 5

*See ‘Surging’ on Page 7*

## Rent Control and Multifamily Valuation



GABE JOHANSEN

Over the last few months, you have undoubtedly read numerous articles about rent control.

With the passage of SB 608, Oregon has become the first state in the nation to introduce a form of statewide rent control, passed under the guise of rent “stabilization.” While the new changes for landlords are many, there is one question on a lot of minds that has not been answered:

**How does rent control affect the value of multifamily property?**

The answer to this question is

multifaceted. There are many factors that weigh on the value of real estate, especially when considering the income-generating nature of multifamily real estate. With rent control now in place for 2019, rent increases can no longer exceed 7% plus the West Region Consumer Pricing Index (currently 3.1%). For the average property owner, this is not an onerous restriction.

In most cases, managers do not increase rents by more than 10% in any given year because landlords prefer to keep their current tenancy in place and avoid costly turnover expense and vacancy loss. But

*See ‘Rent’ on Page 6*

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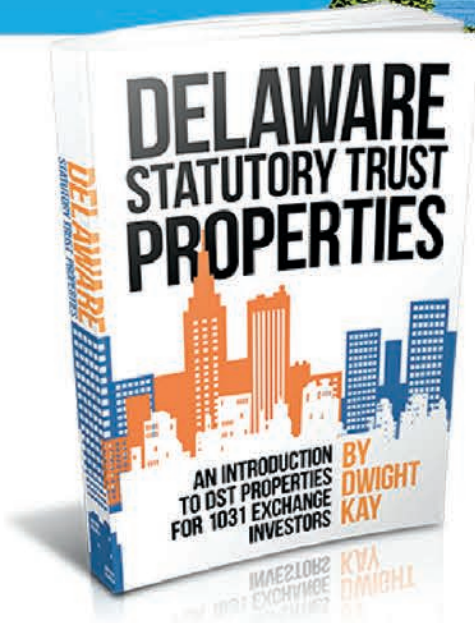
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# Case Study: A Client's First Experience with DSTs

BY BETTY FRIANT  
SENIOR VICE PRESIDENT  
KAY PROPERTIES & INVESTMENTS, LLC

The client has invested in real estate since 1987. After experiencing difficulties in renting an industrial property she owned for the past 13 years, it was time to sell.

Having sold many properties in the past, the concept of doing a 1031 exchange was all too familiar to her. She questioned whether or not to do it this time.

In consulting her financial advisor and CPA, she was informed of the tax consequences in selling this property. In hearing this information, she inquired into the best course of action for her tax situation.

The advice was based on a simple question, “Do you want another rental property?” Emotionally, the client was tired of the responsibilities associated with being a landlord, in addition to everything involved in purchasing another rental. Logically, however, it was concluded that the best course of action was to purchase a replacement property and defer the taxes.

The search began for a replacement property, with the industrial unit settlement coming in 60 days. Within a few days, she was tired of looking through hundreds of listings provided by residential real estate agents and commercial properties that did not meet the financial criteria.

Despite these challenges, the search continued until she reached a point of frustration and considered paying the tax, rather than deal with this long process. Why invest in another property, doing the same things she had already been doing, such as rent collections, paying bills, and solving all sorts of problems?

She called her commercial broker to discuss the



situation, who said the DSTs sounded like the perfect solution for her situation.

The client was then introduced by the commercial broker to Kay Properties and Investments, LLC. She was hesitant at first, not knowing how DSTs work. Taking it upon herself to read all of the educational material and asking many questions, the client studied DSTs prior to the settlement for her warehouse.

The client spent six weeks prior to her warehouse settlement, immersed in numerous PPMs and in study mode with Kay Properties. In the end, the client was grateful to Kay Properties for helping her avoid a huge tax consequence and educating her through various channels.

The client was able to successfully complete her 1031 exchange into a diversified portfolio of DSTs consisting of Class A apartments, Class B apartments, and also single tenant net lease

industrial. The process from the close of the warehouse to the selected DSTs took place within a week! She was delighted to start receiving income from her DST investment because for the two and a half years prior, her relinquished property had been vacant and not producing income.

She now enjoys sharing her new acquired knowledge with other investors who are tired of property management but still love the passive income that real estate offers.

*This is an example of the experience of one of our clients and may not be representative of the experience of other clients. Past performance does not guarantee or indicate the likelihood of future results. Diversification does not guarantee profits or protect against losses.*

**About Kay Properties and Investments, LLC:**

Kay Properties and Investments, LLC is a national Delaware Statutory Trust (DST) investment firm with offices in Los Angeles, San Diego, San Francisco, Seattle, New York City and Washington, D.C. Kay Properties team members collectively have over 114 years of real estate experience, are licensed in all 50 states, and have participated in over \$7 billion of DST real estate. Our clients have the ability to participate in private, exclusively available, DST properties as well as those presented to the wider DST marketplace, with the exception of those that fail our due-diligence process. To learn more about Kay Properties please visit [www.kpi1031.com](http://www.kpi1031.com).

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*Securities offered through WealthForge Securities, LLC. Member FINRA/SIPC. Kay Properties and Investments, LLC and WealthForge Securities, LLC are separate entities.*







info@rhaoregon.com  
www.rhaoregon.org

# Join Us for RHA's Summer Traditions

A vibrant summer-themed graphic. In the center is a pink square with the text "Hello Summer" in a white, cursive font, "2019" in a white, bold sans-serif font on a red rectangular background, and "ENJOY EVERY MOMENT." in a white, sans-serif font at the bottom. The background is a light blue wooden plank texture. Surrounding the central square are various summer items: a glass of lemonade with a straw and lemon slices, a donut with pink frosting, a lollipop with a swirl pattern, a strawberry, a slice of watermelon, a chocolate ice cream bar, a green kiwi-shaped ice cream bar, blueberries, and several ice cubes.

— Ken Schriver, RHA Oregon President

## An aerial photograph of a large, modern residential complex. The complex features several multi-story apartment buildings with light-colored facades and dark roofs. There are extensive parking lots with many cars parked. The surrounding area includes green lawns, trees, and a long, low building in the background. The overall scene depicts a well-maintained and spacious living environment.



**SML**  
COMMERCIAL REAL ESTATE, LLC

HUD has said in the past that service and assistance animals are not pets. Concurrently with the denial of the reasonable-accommodation request, the owners terminated the lease agreement before the family could move in. HUD's charge further alleges that the woman informed the owners of their responsibilities under the Fair Housing Act and its protections for individuals with disabilities and asked that they reconsider her request. The owners refused to do so, and the family was forced to find other housing.





MULTIFAMILY NW  
The Association Promoting Quality Rental Housing

UPCOMING EVENTS

JULY 18 — 9:00 AM - 1:00 PM  
NEW HIRE — EUGENE

JULY 23 10:00 AM - 11:00 AM  
EMPLOYMENT DOCUMENTATION AND DISCIPLINE

JULY 24 — 10:00 AM - 12:30 PM  
CURB APPEAL

JULY 25 — 11:30 AM - 2:00 PM  
HAVING, HOARDING AND HARMING: A MOCK TRIAL - EUGENE

JULY 26 — 10:00 AM - 12:00 PM  
CONFESSIONS OF A MILLENNIAL MIND: EXPOSING GENERATIONAL DYNAMIC

AUGUST 1 — 9:00 AM - 12:00 PM  
STRENGTHENING FRONT LINE SKILLS FOR MAINTENANCE

AUGUST 6 — 9:00 AM - 12:00 PM  
PEST CONTROL

AUGUST 6 — 6:30 PM - 8:00 PM  
LANDLORD STUDY HALL: TENANCY MERRY-GO-ROUND

AUGUST 7 — 9:00 AM - 4:00 PM  
CAM: MARKETING

AUGUST 9 — 12:00 PM - 1:00 PM  
IT’S THE LAW: THE TENANT’S GONE, NOW WHAT

AUGUST 12 — 1:00 PM - 5:00 PM  
LANDLORD/TENANT PART II

FORM OF THE MONTH



SAFETY ADDENDUM



DATE \_\_\_\_\_ PROPERTY NAME / NUMBER \_\_\_\_\_

RESIDENT NAME(S) \_\_\_\_\_

UNIT NUMBER \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**WARNING!!** The Owner and its Agents cannot be responsible for watching and supervising the activities of Residents, their household members and their guests. THEREFORE, RESIDENTS ARE RESPONSIBLE FOR THE SUPERVISION, SAFETY AND WELL-BEING OF ALL MEMBERS OF THEIR HOUSEHOLD AND THEIR GUESTS. Following are some areas of the property that may pose special dangers and risks. This list is not meant to cover all possible dangers that may be present.

**WINDOWS**

- Open windows present a potential risk of falling.
- Window screens are intended solely to keep bugs out. They are not intended to support a person's weight or prevent a person from falling from an open window.
- There is a risk of serious injury or death if a person leans against a screen.
- Beware that sitting or playing on window sills is dangerous and can lead to falls.
- Keep furniture and other objects on which a person can climb away from windows.
- Window stops and other devices that restrict a window from opening are not provided by Owner/Agent because of the dangers associated with fire and the requirement that occupants can escape. If Resident desires to use such devices, they must be approved by Owner/Agent before being installed. Resident accepts full responsibility for the safe use of such devices.
- Do not block windows in any way that would prevent exit in the event of a fire.
- Young children can strangle in cord and bead chain loops. They can also wrap cords around their necks and strangle.
- Always ensure that inner cord stop devices are within 3" of headrail when blind is in the fully lowered position.
- Always keep cords and bead chains out of children's reach.
- Move cribs, playpens and other furniture away from cords and bead chains. Children can climb furniture to get to cords.
- Do not tie cords together. Make sure cords do not twist together and create a loop.

**USE OF APPLIANCES**

- Stoves, ovens and fireplaces can cause burns and start fires if not properly used and attended.
- Hot water can cause burns if not properly used and attended.
- Never place anything on stove burners or in the oven except when actually cooking.
- Never allow anything, except approved plugs, to be placed in electrical sockets.

**PARKING LOTS**

- Moving vehicles can cause serious injury or death.
- It is hard to see any persons moving around vehicles.
- Riding bicycles, tricycles, skate boards, etc. in the parking areas is dangerous as the riders are not easily seen by drivers.
- Playing in or around vehicles is dangerous.

**DUMPSTERS & TRASH COMPACTORS**

- Dumpsters can move or fall, causing injury or death.
- Trash or items in the dumpster can fall, causing injury or death.
- Trash in or around the dumpster may contain dangerous items such as broken glass, chemicals or sharp objects.
- Trash compactors include machinery that can cause serious injury or death if improperly used.

**EXERCISE EQUIPMENT**

- Improper use of exercise equipment can lead to serious injury or death.
- Improper use of exercise equipment can cause serious damage to the equipment.

**SWIMMING POOLS, SPAS & SAUNAS**

- State laws limit the use of pools, spas and saunas by children under 14 unless supervised by an adult. All residents must follow such laws.

**WATER**

- Any location where water pools more than one inch deep poses the risk of drowning.
- Danger can be present with bathtubs, sinks, buckets, fountains, streams and ponds.

**BALCONIES, DECKS & SECOND STORY WALKWAYS**

- Small children can crawl through railings.
- No one should climb on or over railings.
- Throwing objects off balconies, decks and walkways can cause injury or death to persons below.
- Do not place furniture or other objects near railings. Climbing on such furniture or other objects can lead to falls or other injuries.
- Keep all stairways clear of debris or obstructions.
- Report any damaged or loose railings to Owner/Agent immediately.

**PLAY AREAS**

- Improper use of play equipment can cause injury or death.
- Any damaged or improperly working play equipment should be reported to Owner/ Agent immediately.

**ICY CONDITIONS**

- Ice and snow increases the risk of a slip and fall, potentially causing serious injury.
- Take special precaution on stairs, walkways, in the parking lot, and in your vehicle in icy or snowy weather to prevent serious injury or death.

X  
RESIDENT

DATE

X  
RESIDENT

DATE

X  
RESIDENT

DATE

X  
RESIDENT

DATE

X  
OWNER/AGENT

DATE

☐ ON SITE

☐ RESIDENT

☐ MAIN OFFICE (IF REQUIRED)

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Perspectives and Projections for 2020

Leading  
Economic  
Forecast  
Event

Washington  
Apartment Outlook

SEPTEMBER 26, 2019

Register at [www.wmfha.org/events](http://www.wmfha.org/events)



Safety Addendum  
M106 OR-WA

The Safety Addendum was created to enhance liability protection for the landlord. Each example is carefully worded to address concerns from actual occurrences and lawsuits filed. If you don’t already take advantage of this form, make sure to add it to the list of addendums you have every tenant sign at move-in. It includes critical language that reminds tenants that open windows present a potential risk of falling. While many of the statements can seem obvious, having this document in your tenant’s file goes a long way to exhibit your due diligence and protect your assets.

*The Multifamily NW Forms Collection is available immediately and electronically at [www.RentalFormsCenter.com](http://www.RentalFormsCenter.com), via electronic subscription software through [www.tenanttech.com](http://www.tenanttech.com) and by mail or pick-up of printed triplicate forms at [www.multifamilynw.org](http://www.multifamilynw.org).*

# Justice Department Alleges CA Landlord was Trading Sex for Rent Discounts

## **RENTAL HOUSING JOURNAL**

The U.S. Department of Justice has filed suit against the owner and manager of rental properties in the San Diego area who is alleged to have been sexually harassing female tenants and trading sex for rent discounts, according to a release.

The Justice Department lawsuit alleges that Larry Nelson, owner and manager of residential housing in Spring Valley, California, violated the Fair Housing Act by subjecting female tenants of his properties to sexual harassment and retaliation. The seven-page complaint, filed in U.S. District Court in San Diego, accuses property owner Larry Nelson of entering the homes of his female tenants without reason and in several cases offering to reduce or forgive rent

in exchange for sex, according to the Los Angeles Times. "The Fair Housing Act prohibits sexual harassment and retaliation in housing," Assistant Attorney General Eric Dreiband said in the release. "Any landlord who sexually harasses his tenants or retaliates against them for refusing sexual advances, destroys their housing security and risks families' ability to keep a roof over their heads. Anyone who engages in this kind of disgusting and illegal conduct should be on notice: the Department of Justice will be coming for you."

Prosecutors said Nelson controlled every aspect of the rental process, from accepting applications and determining who could rent the units to setting the rental amount and collecting monthly

payments. "Let this be a wake-up call for abusive landlords," U.S. Attorney Robert Brewer said in the release. "Holding a key to someone's property is not a license to exploit them for sex. The Department of Justice is going to make sure a tenant's home is a place of safety, not suffering," Brewer said.

The California lawsuit seeks monetary damages to compensate the victims, a civil penalty to vindicate the public interest, and a court order barring future discrimination and harassment. The complaint contains allegations of unlawful conduct; the allegations must be proven in federal court.

*The Federal Fair Housing Act prohibits discrimination in housing based on race, color, religion, national origin, sex, disability and familial status. More information about the Civil Rights Division and the laws it enforces is available at <http://www.justice.gov/crt>. Individuals who believe that they may have been victims of sexual harassment or other types of housing discrimination at rental dwellings owned or managed by Larry Nelson, or who have other information that may be relevant to this case, can contact the Housing Discrimination Tip Line, at 1-800-896-7743, and select mailbox 9991 to leave a message.*



# Rent Control's Effect on Multifamily Valuation

## Continued from Page 1

what happens if one decides to sell or refinance their property?

Let's take a look at three factors that affect the value of rental property.

## INCOME APPROACH

Prior to the passage of SB 608 in February 2019, the common practice of listing brokers was to price properties based on pro forma rents. In a seller's market when rents are on the rise, buyers are lined up and willing to pay top dollar for an income stream that does not yet fully exist. It is then the job of the buyer to increase rents as quickly as possible in order to make their investment cash flow. If a property's rent roll is already near market levels, the value of the property can be based on current income.

However, if there are tenants currently paying below-market rents, the new rent-control laws are going to make repositioning the asset a much longer process. This is already having a negative effect on the values of underperforming

properties. Sophisticated buyers are not willing to underwrite the value of a property based on rents that will not be achieved within the first year or two of ownership.

Since the passage of statewide rent control in Oregon, multifamily brokers have begun to take a new approach to pricing. Brokers are now arriving at listing prices based on the income that a property will produce after its initial round of rent increases, within the guidelines of SB 608. This means that if a property's rent roll is trailing the market by more than 10%, it will be difficult to maximize its appraised value in the event of a sale or refinance, thus bringing the market value of the property down.

## SUPPLY AND DEMAND

While the legislature is currently working on ways to increase the supply of housing, historical data shows that rent control slows development, creating a greater shortage. If this holds true for Oregon, we will see a decline in the number

of multifamily units being developed and a further increase in demand. For investors, this is good news in regards to the value of their multifamily holdings because it limits competition from new properties that are coming online.

An artificially low inventory will drive rents higher and thus continue to push the value of multifamily properties to greater heights. As long as the demand from renters remains, multifamily property will appreciate as a result of higher yields – albeit at the cost of Oregon families, many of whom are already struggling to make ends meet.

## THE MARKET

Supply and demand will drive the market to value property based on scarcity. In the second quarter of 2019, Oregon saw a 38% decline in multifamily transactions and out-of-state investment dropped to nearly zero. Much of this could be due to the pipeline shadow of 2019's first quarter, which had many investors scared to make a move, not knowing what the new rent-

control laws might look like. This may be a boon for local buyers because it will reduce acquisition competition, but the value of multifamily property could decline due to a decrease in overall buyer demand.

Now that the dust has settled, investors are coming back to the market. Some owners have decided to sell because they no longer wish to deal with the tightening landlord-tenant laws; other owners have decided it is a good time to reposition their portfolios and are now more aggressively pursuing 1031 tax-deferred exchanges. Listings are going live at a pace we have not seen for some time, which creates a different form of competition and can place downward pressure on prices. With more sellers and less buyers, we are beginning to see equilibrium in the marketplace, and while property values will continue to improve over time due to supply and demand, the days of explosive growth are probably over for now.

*Gabe Johansen is the Willamette Valley's #1 apartment broker and the principal broker and owner of SMI Commercial Real Estate, LLC.*

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The logo for Rental Housing Journal Valley. On the left, there is a red square containing the white letters 'RH'. To its right, the words 'RENTAL HOUSING JOURNAL' are stacked vertically in a red, sans-serif font. Below this text is a dark blue horizontal bar with the white text 'INSIGHT FOR RENTAL HOUSING PROFESSIONALS'. To the right of this entire graphic, the word 'VALLEY' is written in a large, red, serif font.

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# Surging Demand for Apartments in Q2 2019

Continued from Page 1

percent in a long list of markets: Atlanta, Sacramento, Austin, Raleigh-Durham, Riverside-San Bernardino, Providence, Greensboro/Winston-Salem, Salt Lake City, Charlotte and Memphis.

Houston’s performance is the weakest among big metros, with rents in the second quarter up just 0.1 percent from the pricing seen a year earlier. Slight rent cuts are occurring in a few small markets: Des Moines, Iowa; Fargo, N.D.; College Station, Texas; Baton Rouge, La.; and Santa Rosa, Calif.

Building in the U.S. apartment sector remains at three-decade highs. Market-rate apartment properties under construction contain more than 418,000 units that will be finished during roughly the next 18 months. Dallas-Fort Worth remains the country’s leader in apartment construction activity. More than 34,000 apartments are on the way in North Texas, compared to about 20,000 units in Washington, D.C., the second-busiest metro for building. Near-term deliveries will run around 18,000 units in Los Angeles and Houston.

While the apartment sector’s performance has been terrific of late, the amount of product under construction does point to some near-term risk.

“Most economists are anticipating a slowdown in economic growth, cooling support for housing demand,” Willett said in the release.

“It would be tough to maintain price growth with so many new properties

Annual Rent Growth Leaders as of 2Q 2019				
Big Metros	Growth		Small Metros	Growth
Las Vegas, NV	8.8%		Wilmington, NC	7.4%
Phoenix, AZ	8.1%		Tucson, AZ	7.1%
Atlanta, GA	4.7%		Huntsville, AL	6.4%
Sacramento, CA	4.7%		Santa Maria, CA	6.2%
Austin, TX	4.6%		Pensacola, FL	6.0%
Raleigh-Durham, NC	4.6%		Gainesville, FL	5.9%
Riverside-San Bernardino, CA	4.5%		Boise, ID	5.8%
Providence, RI	4.4%		Manchester-Nashua, NH	5.7%
Greensboro/Winston-Salem, NC	4.3%		Stockton, CA	5.6%
Salt Lake City, UT	4.1%		Reno, NV	5.3%
Charlotte, NC	4.0%		Bakersfield, CA	5.1%
Memphis, TN	3.9%		Deltona-Daytona Beach, FL	5.1%
Source: RealPage, Inc.				

Apartment Demand Leaders in 2Q 2019		
Metro	Quarterly Demand	Quarterly Completions
Dallas-Fort Worth, TX	10,443 units	6,441 units
Chicago, IL	7,418 units	2,617 units
Houston, TX	6,969 units	2,373 units
New York, NY	6,759 units	2,768 units
Washington, DC	6,008 units	2,787 units
Seattle, WA	4,419 units	2,300 units
Atlanta, GA	4,278 units	2,729 units
Denver, CO	4,221 units	2,577 units
Phoenix, AZ	4,171 units	2,691 units
Charlotte, NC	3,724 units	2,357 units
Source: RealPage, Inc.		

moving through initial lease-up at a time when demand has weakened.”

RealPage is a leading global provider of software and data analytics to the

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- 2. Rental and Lease Forms** - Unlimited use of a full line of state specific rental and lease forms. All Rentegration.com forms are created by attorneys and/or local rental housing associations.
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- 4. Management Database** - Rentegration.com is an easy to use, database driven software. Most form fields are auto populated from the database. The modules are all integrated and work together. For example, a customer can use the rent roll function to identify all delinquencies, apply fees, and create eviction forms with a few simple clicks of the mouse.
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# 5 Perfect Bathroom Upgrades for Rentals

KEEPE

This month, Keepe offers a look at five perfect bathroom upgrades for your rentals.

### 1. INSTALL A SHOWER DOOR

Instead of a shower curtain, a shower door can immediately upgrade any bathroom. Shower doors can make your bathroom seem more modern and up-to-date. When it comes to durability, shower doors are a must. They last longer because of stain resistance, ease of cleaning, and prevention of bacteria growth.

### 2. INSTALL TILE AROUND THE TUB

Tiling around the walls of a tub can help with water- and stain-resistance. It can also add a pop of color to any bathroom to make the room seem more cohesive and fresh. There are many different types of tile to choose from, the most popular being porcelain due to its water resistance.

### 3. INSTALL BATHROOM VENT FAN

Steam from your showers can cause stuffy bathrooms and, eventually, unwanted mold on the walls. To eliminate this, try adding a vent fan to the ceiling of the bathroom. The vent will help with the excess moisture in the room and give it a more upgraded look.

### 4. ADD EXTRA STORAGE

Any bathroom can use extra storage space. Cabinets, drawers and shelves are handy for all kinds of storage and can add value to your bathroom. Depending on what materials you choose, you can add highlights of color to keep the



look cohesive and current. These days, medicine cabinets with mirrored sliding doors are a good-to-go storage solution for any bathroom.

### 5. IMPROVE THE LIGHTING

The quality of lighting in a bathroom can turn a good bathroom into a great one. Vanity lighting around the mirror is a great option; it helps illuminate faces for grooming. A common mistake is to put lights on the ceiling above the mirror, which can cause unwanted shadows on the face. In addition to vanity lighting, a central fixed ceiling light can be used as a substitute for natural light. When it comes to choosing bulbs, a daylight bulb is best for making the room seem more open and natural.



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