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# **Creating Shared Water Frontage To Increase Property Value**

By creating shared water frontage, you may dramatically enhance the worth of property. This may get complicated, but then that's why you will not have a lot competition.

What do people purchase when they cannot afford a house on the lake or ocean entrance? They purchase a home near the water with shared water frontage. This is a piece of land on the water that's commonly owned by more than one home owner.

Often, this is organized when a subdivision is developed. A lot on the water is purchased, and every of the house owners of the heaps in the subdivision have a shared interest (half ownership) in the waterfront lot. There could also be guidelines in the subdivision conditions and covenants that restrict how the waterfront lot may be used. For instance, maybe boats cannot be left on the property for a long time, or fires built.

While this definitely isn't the same as walking out your again door onto your personal seaside, it's higher than having to drive to a public beach. Generally, the water frontage is within strolling distance of the houses that have an interest in it. Because of this, these properties can promote for considerably greater than others close by that do not have water frontage of any kind.

How do you use this knowledge to generate profits? You could build a subdivision that has shared water frontage, in fact, but you may not be ready for that. There is one other way.

#### Creating Shared Water Frontage

Suppose you have three homes up the road from a lot that's on a nice lake. They're worth about \$100,000 each. You've been watching the sales of properties that have shared water frontage, and have decided that your properties can be value about \$130,000 if that they had shared water frontage. You see that an empty lot on the lake is for sale.

The math just isn't certain, but it is comparatively simple. If you happen to can add \$30,000 in worth to each of your properties, that may be a total of \$90,000. If it prices you about \$7,000 for the legal costs and closing costs of shopping for the water entrance lot and deeding an equal curiosity to each of your three properties, you could have a potential net achieve of \$83,000. Buy the lot for \$60,000 and you're doing okay, right?

That is the fundamental idea. In fact, you can even particularly buy lots on the water first, and then purchase as many empty heaps nearby as potential, and deed a share within the water frontage to each purchaser of a lot. To do that you wish to look ahead to subdivisions which might be near water, and with a lot of unsold lots. Then you want to find a waterfront property and do the math.

Another thing. Within the first instance, you could possibly deed a one-fourth share to every of the three properties, and keep a share for yourself. It may not affect the costs of the tons much (if in any respect) having the possession break up 4 methods instead of three, and you'll have your own water entrance property for whenever you wish to take the children to the beach.

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