

COMMERCIAL SERVICES

CASE STUDY

Legacy Heights Apartments, Federal Heights, CO

An Upgraded Look was Needed
to Justify Higher Apartments Rents

FAIRFIELD
RESIDENTIAL



BEFORE



AFTER

The Property

Owned by Fairfield Properties, Legacy Heights is an 800 plus unit complex offering 1 bedroom/1 bath to 3 bedroom/2 bath apartments in Federal Heights, CO.

The Problem

Dated and worn kitchen countertops, bathroom vanities and dull bathtubs were holding the property back from increasing rents. The units needed a fresh, upscale look.

The Miracle Method Solution

In addition to restoring the bathtubs to a like-new appearance, Miracle Method of Boulder suggested the latest treatment in countertop refinishing. Called Natural Accents[®], it gave the dull beige laminate countertops and vanities an upgraded stone look that would warrant higher rents. Miracle Method developed an on-call program that enabled the refinishing work to be completed just as soon as each unit turned over.

The Process

Management selected Natural Accents[®] for all vanities and countertops and had Miracle Method restore and refinish bathtubs and tile on an as-needed basis. Five to eight units were completed each month.

The Result

Legacy increased rents on updated units by an average of \$150 per month giving them an excellent return on their investment. Owners and sales people were very happy with the "wow" factor the countertops delivered during sales walkthroughs. Occupancy went up and time between rentals went down. Miracle Method was also asked to apply a contrasting Natural Accents[®] color to tile fireplace surrounds.



Contact us to schedule an on-site review & quote:

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