

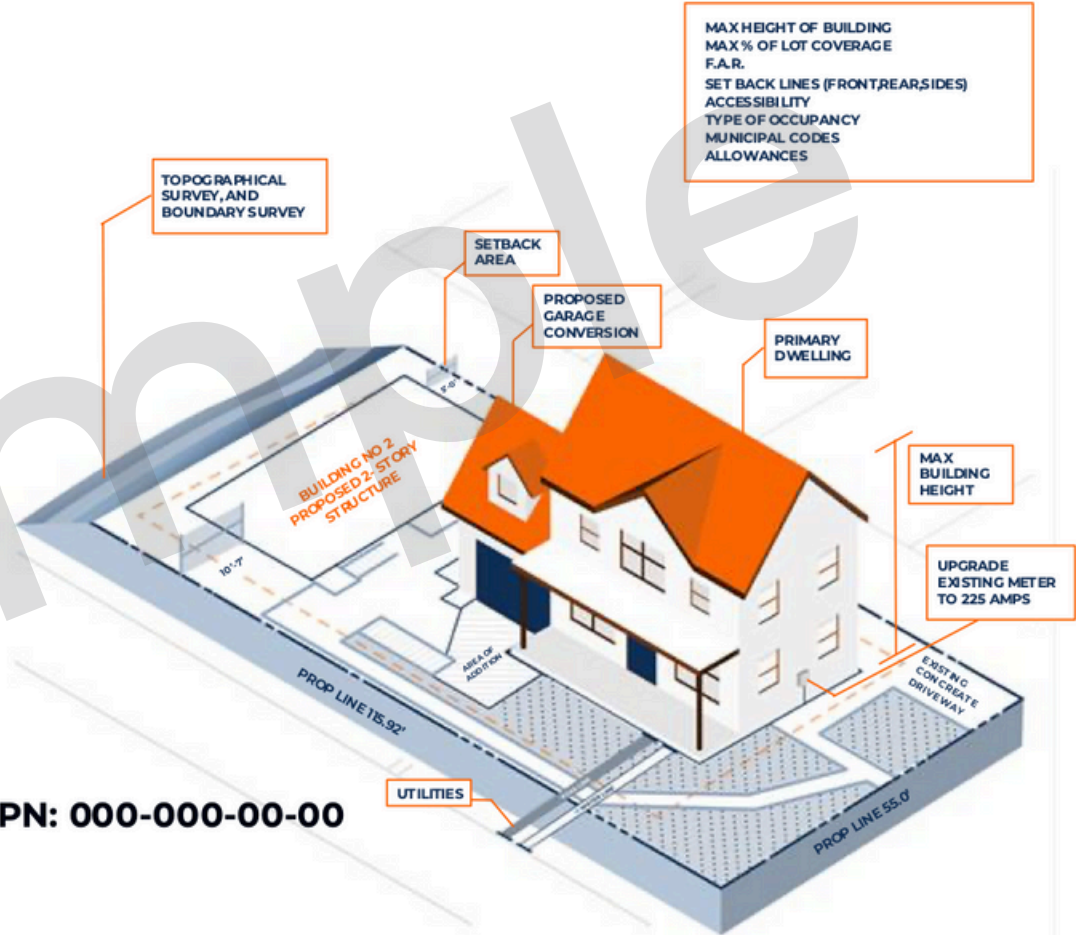


Feasibility Study

Prepared for: [REDACTED]

123 Geek Blvd, San Diego, CA 92123 | APN: 000-000-00-00

Garage Conversion to (1) ~400sf 1/1 ADU



Sitemap

Scope of Work:

- Garage Conversion to (1) ~400sf 1/1 Loft ADU

(1 unit; 400 sf Total Habitable Space Added)

Build Area Notes (Per ADU):

1. Existing Dwelling Unit
2. Proposed Garage to ADU Conversion

See subsequent pages for cost estimates & ROI projections



Site Details



123 Geek Blvd, San Diego, CA
92123

APN: 000-000-00-00

Lot Area: 4,771sf (approx 0.11 acres)
Jurisdiction: City of San Diego



Existing Structures

Year Built : 1948
2 units, 3b/2b, (2,084 SF)
No fire sprinklers
Sewer at 33rd St.
Main water at 33rd St.



Site Conditions

Access: Vehicular access at 33rd St.
Parking: Off street parking available
Utilities: Medium run between proposed dwelling unit and nearest utility



Zoning

Zone: RS-1-7
Density: 5,000 SF/DU
Lot Coverage: N/A
Floor Area Ratio: 0.60 (2,862sf; 778sf remaining)
Height limit: 24' with flat roof; 30' when pitched
ADU Parking: No additional or replacement parking required.
- TPA - 0.5 miles from bus stop (walking distance)
Front setback: 15'
Side setback: lot width X 0.08; 4' for ADUs
Rear setback: 10'; 4' for ADUs
Streetside setback: 10'
Building separation: 6'



Overlays

Sustainable Development Areas (SDA)
Complete Communities Mobility Choices (CCMC)
Airport Land Use Compatibility Overlay Zone (ALUCOZ)
Parking Standards Transit Priority Area (PSTPA)
Transit Priority Area (TPA)
Affordable Housing Parking Demand
ALUCP Airport Influence Area (AIA)
Sensitive Vegetation
Very High Fire Hazard Severity Zone (VHFSZ)



School District

San Diego Unified School District
\$5.17/sf (≥500sf)



Misc. Considerations

****Additional ADU options available to explore.**

Soft Cost (Option 1)

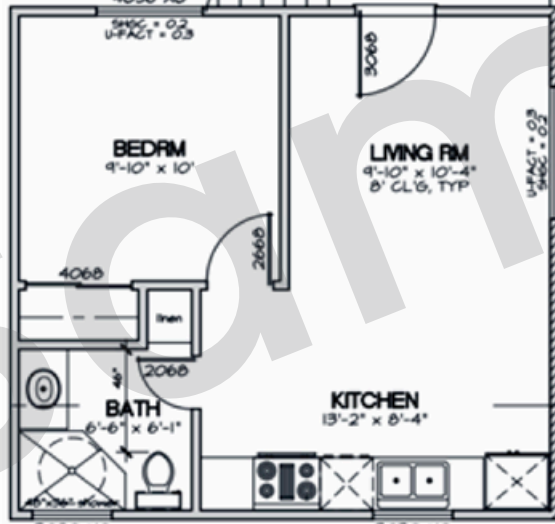
Garage Conversion to (1) ~400sf/1/1 ADU

*Floor Plan for example only

Includes:

1 ~400sf, 1br/1ba
Garage to ADU Conversion

400
Approx Total sq ft



Soft Cost Estimation:	Cost in Dollars (\$) (Low End)	Cost in Dollars (\$) (High End)
Design Phase	Low End	High End
Design + Permit Management	\$12,500	\$12,500
Structural Engineering	\$1,800	\$1,800
Title 24 Report	\$350	\$350
Permitting Phase	Low End	High End
City Permit Fees	\$4,500	\$4,500
Water/Sewer	\$4,110	\$4,110
*Dry Utilities Coordination (optional)	-	\$4,600
Estimate Total:	\$23,260	\$27,860

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Hard Cost (Option 1)

Garage Conversion to (1) ~400sf/1 ADU

*Actual hard cost determined by GC, based on approved plans

Includes:

1 ~400sf, 1br/1ba
Garage to ADU Conversion

400
Approx Total sq ft



Hard Cost Estimation: *Pending GC Bids*	Cost in Dollars (\$) (Low End)
Conversion (\$245/sf)	\$98,000
Utility Meters	\$5,000
Estimate Total:	\$103,000

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Financial Projections (Option 1)

Garage to ADU Conversion

(1) ~400sf 1/1 ADU

Soft Costs Total: \$23,260
 Hard Costs Total: \$103,000

Projected Cost Range: (Total + 10% Contingency)

\$126,260 - \$138,890

Overall Cost Per Square Foot = \$347

Current Property Value Estimate

\$815 Redfin estimate per sq ft

Potential Property Value Add:

400sf 1b/1b unit = +\$326,000

Projected Rent

\$2,200 (1b/1b)

Rental Strategy 1 :	Cost in Dollars (\$)
Total Investment	\$138,890
Monthly Rental Income	\$2,200
Monthly Expenses (25% Assumption)	\$550
Monthly Cash Flow	\$1,650
Annual Cash Flow	\$19,800
Annual Cash on Cash Return	14.26%

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Project Timeline

(High End - Below estimates do not account for 10% contingency)



Kick Off	Design	Permitting	Construction
Month 1 (approximate)	Month 2-4 (approximate)	Month 5-10 (approximate)	Pending GC
<ul style="list-style-type: none">• Engagement Agreement• \$1,000 Deposit• Site Measurements• 40% of Contract Balance	<ul style="list-style-type: none">• 60% of Design fee• Structural• Misc. Vendor fees• Surveys	<ul style="list-style-type: none">• Design \$250• Final Permit Fees• Water & Sewer• School Fees	<ul style="list-style-type: none">• Material• Labor• Meters• Pending GC Bid
~ \$5,000	~ \$9,400	~ \$13,460	~ \$103,000