HOMEPLEX

ON SITE FEASIBILITY

31418 Calle De Talar, Bonsall, CA 92003

©HOMEPLEX 2026. All rights reserved.

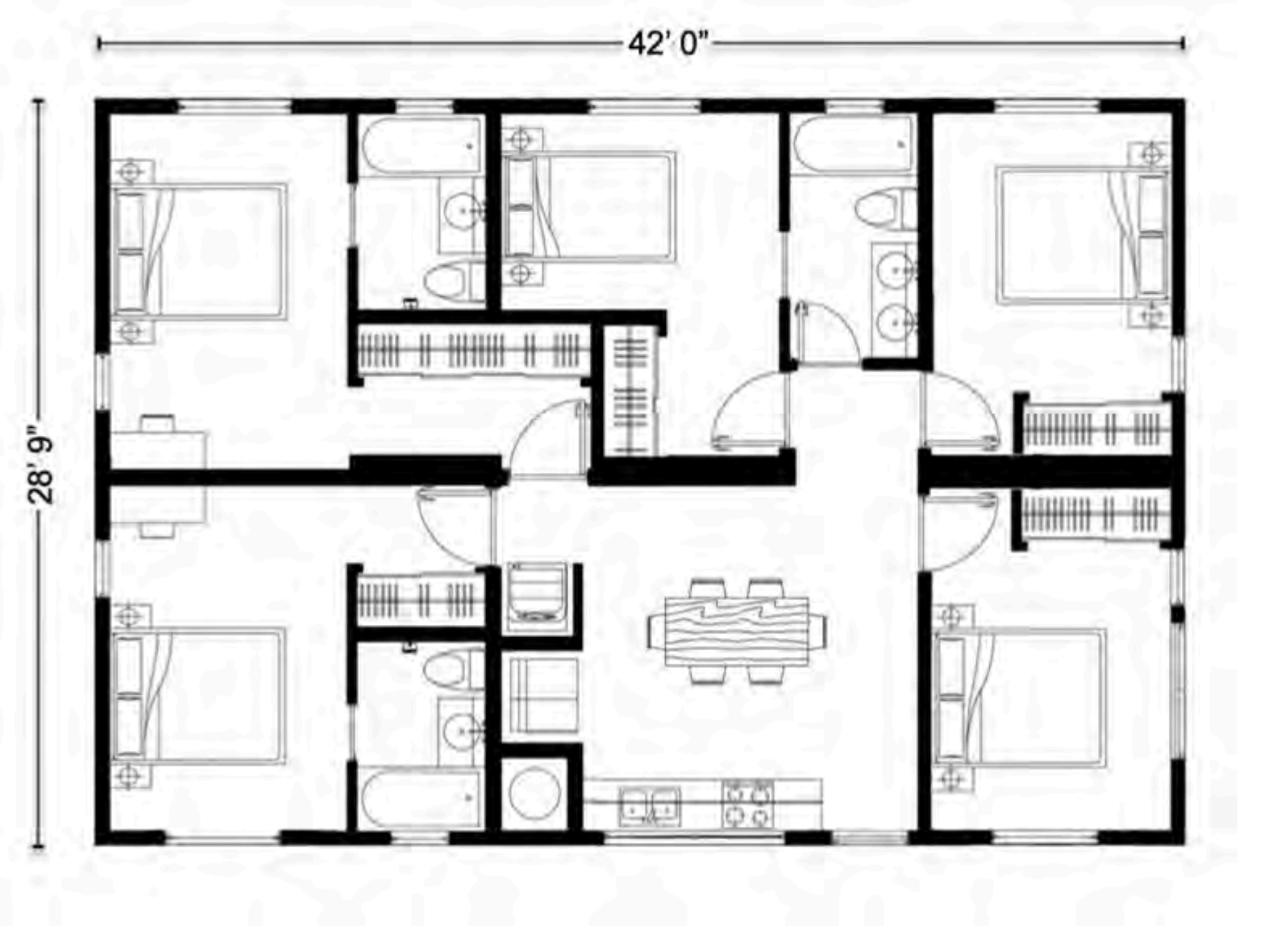
January 2026

ELEMENTS 1260: 1,200 SQ. FT - 4 BED 3 BATH



©HOMEPLEX 2026. All rights reserved. This report and pricing is valid through January 2026

ELEMENTS 1260: 1,200 SQ. FT - 5 BED 3 BATH (REPLACE LIVING WITH BEDROOM)



©HOMEPLEX 2026. All rights reserved. This report and pricing is valid through January 2026



CRAFTSMAN

ELEMENTS 1260 1-Story 3 Bedroom 3 Bath

HOMEPLEX VIRTUAL FEASIBILITY



Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,500 Sq.Ft. 5 bed/ 4 baths Detached ADU
Hard Costs: $884,800 - $1,120,200

NAME	
ADDRESS	31418 Cll De Talar, Bonsall, CA 92003
APN	1275302200
LOT AREA	217,800 Sq. Ft.
ZONING	A70 Agriculture
JURISDICTION	San Diego County

Expected Rent
$4,019- $5,275 /mo.

Building Permits
$15,000- $25,000

Building Height
Up to 16 ft
0 rear and side setbacks

Building Separation
6 ft wall to wall /4ft eave to eave Per County Law

Lot Setbacks
0 rear and side setbacks.
Per County Law

Crane Required? ☐

School Fees? ☑

Impact Fees? ☑

©HOMEPLEX 2026. All rights reserved. This report and pricing is valid through January 2026

HOMEPLEX VIRTUAL FEASIBILITY

ZONING OVERLAYS

FLOOD

HIGH

FAULT

COASTAL

ADU PARKING EXEMPTION?

PARKING N REQUIRED

EXISTING SITE CONDITIONS

SOLAR

IN-GROUND

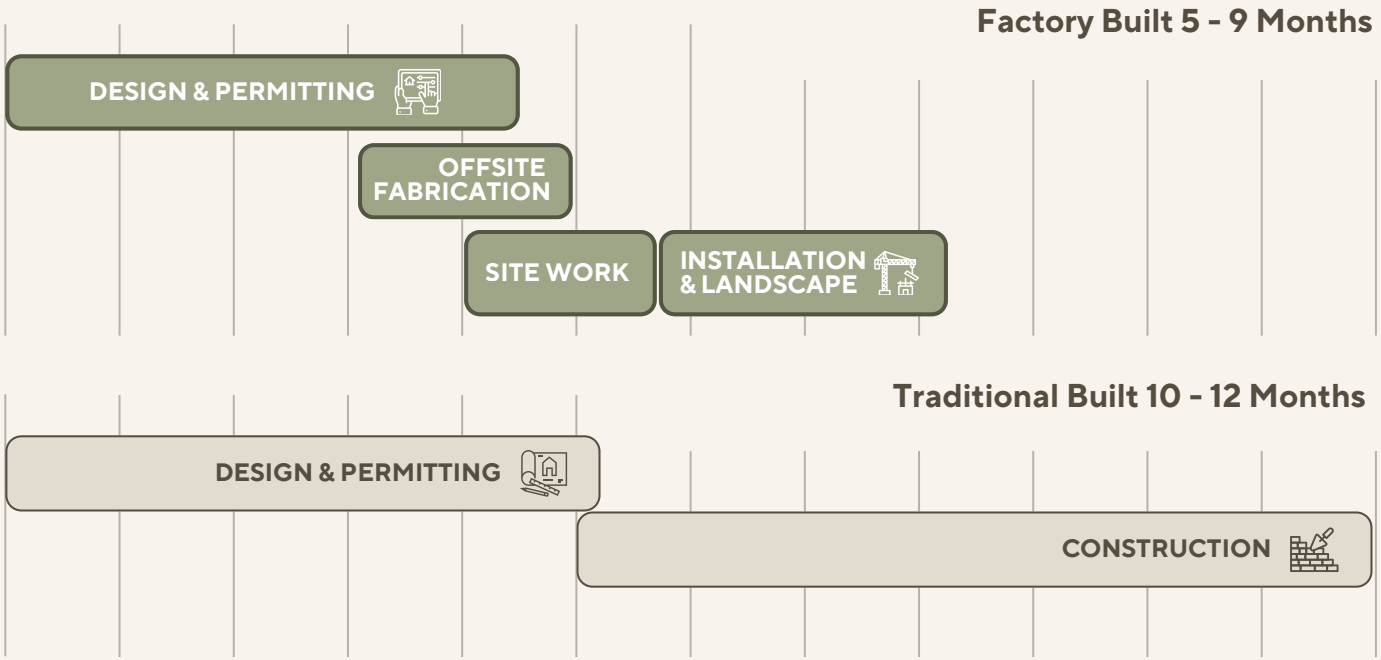
SEPTIC

CITY

SPEAK WITH AN ADU FINANCING PROFESSIONAL?

BUILD SCHEDULE

Prefab vs Traditional Built:



©HOMEPLEX 2026. All rights reserved. This report and pricing is valid through January 2026

PROJECT ROADMAP SUMMARY (CONT.)

Expected Timeline for Project: 7-12 months (6-7 months on average for Modular ADUs)



* Subject to change based on homeowners chosen GC timeline proposal

** For estimated timelines see ADU permit statistics section.

©HOMEPLEX 2026. All rights reserved.

ON SITE FEASIBILITY:

ADU SITE LOCATION



On Site Feasibility: Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,500 Sq.Ft. 5 bed/ 4 baths Detached ADU + 1,300 Sq.Ft. Recreational Room

©HOMEPLEX 2026. All rights reserved.

HOMEPLEX

PRELIMINARY BUDGET & SCOPE OF WORK

On Site Feasibility: Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,500 Sq.Ft. 5 bed/ 4 baths Detached ADU + 1,300 Sq.Ft. Recreational Room

Note: A finalized cost estimate may be calculated once Architectural Designs and Plans are complete

ADU Construction Project Budget

Date Prepared	1/15/2026
Client Name	
Job Site Address	31418 Calle De Talar, Bonsall, CA 92003
Project Description	On Site Feasibility: Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,500 Sq.Ft. 5 bed/ 4 baths to Attach ADU + Recreation Area (1,300 Sq.Ft)
Gross "Buildable" Floor Area (from wall exterior)	3900
Living "Habitable" Floor Area (calc. inside walls)	3,776 approx.

PROJECT BUDGET

	LOW $	HIGH $
TOTAL PROJECT BUDGET	$ 1,296,600.00	$ 1,688,800.00
CONSTRUCTION (HARD COST) BUDGET	$ 1,033,000.00	$ 1,218,000.00
OUTDOOR LIVING SPACE AND LANDSCAPE	$ 100,000.00	$ 200,000.00
TOTAL PRE-CONSTRUCTION BUDGET	$ 163,600.00	$ 270,800.00

ADU CONSTRUCTION (HARD COST) PROJECT BUDGET

CATEGORIES (MASTER FORMAT)	LOW $	HIGH $
Elements 1260	$ 440,000.00	$ 440,000.00
Garage Conversion ($260 - $310/ Sq.ft.)	$ 338,000.00	$ 403,000.00
Recreation Area (1,200Sq.Ft)	$ 140,000.00	$ 180,000.00
Septic System	$ 40,000.00	$ 70,000.00
Fire Sprinkler System for ADUs (If required)	$ 35,000.00	$ 50,000.00
PV System	$ 20,000.00	$ 30,000.00
Skid Installation	$ 5,000.00	$ 5,000.00
Electric Panel Upgrade	$ 15,000.00	$ 40,000.00
MF 01-16 Total Construction (hard cost) Budget Estimate	$ 1,033,000.00	$ 1,218,000.00

©HOMEPLEX 2026. All rights reserved.

HOMEPLEX

Add Civil Engineering 15-20K

PRELIMINARY BUDGET & SCOPE OF WORK

On Site Feasibility: Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,500 Sq.Ft. 5 bed/ 4 baths Detached ADU + 1,300 Sq.Ft. Recreational Room

ADU Pre-Construction Project Budget

Project Address	31418 Calle De Talar, Bonsall, CA 92003
Date Prepared	1/15/2026
Client Name	

PROJECT BUDGET

	LOW $	HIGH $
TOTAL PRE-CONSTRUCTION BUDGET	$ 163,600.00	$ 270,800.00

PRE-CONSTRUCTION COSTS ESTIMATE

DESIGN AND REPORTS	LOW $	HIGH $	VENDOR NAME / NOTES
Outdoor Design	$ 15,000.00	$ 25,000.00	
Civil Engineer	$ 15,000.00	$ 20,000.00	
Structual Engineering	$ 12,000.00	$ 18,000.00	
Architectual Design	$ 15,000.00	$ 20,000.00	
Title 24 / CalGreen Consultant Report	$ 600.00	$ 600.00	
HERS Inspection (per Title 24)	$ 600.00	$ 600.00	
Geotechnical / Soils Report	$ 10,500.00	$ 20,000.00	
Topographical Survey	$ -	$ 3,500.00	
PERMITS AND IMPACT FEES			
Building Permit Fees	$ 25,000.00	$ 37,000.00	
Solar Permits	$ 600.00	$ 1,000.00	
Septic Permitting	$ 2,500.00	$ 8,000.00	
Utility Hook-ups	$ 10,000.00	$ 20,000.00	
School Fees	$ 11,000.00	$ 12,000.00	
Impact Fees	$ 25,000.00	$ 52,000.00	
DEMOLITION & SITE PREPARATION (HARD COST)			
Demolition	$ 2,700.00	$ 4,100.00	
Lot Clearing	$ 2,300.00	$ 3,100.00	
Excavation & Grading	$ 800.00	$ 900.00	
UTILITY CONNECTION FEES (HARD COST)			
Underground Utility Installations	$ 15,000.00	$ 25,000.00	
Total	**$ 163,600.00**	**$ 270,800.00**	

Design & Reports	$ 68,700.00	$ 107,700.00
Permits & Impact Fees	$ 74,100.00	$ 130,000.00
Demolition & Site Prep (Hard Costs)	$ 5,800.00	$ 8,100.00
Utility Connections (Hard Costs)	$ 15,000.00	$ 25,000.00

©HOMEPLEX 2026. All rights reserved.

HOMEPLEX

ON SITE FEASIBILITY APPENDIX

31418 Calle De Talar, Bonsall, CA 92003

©HOMEPLEX 2026. All rights reserved.

January 2026

HOMEPLEX

BUILDING INFORMATION *

Type: Residential > Single Family > Home
Building Area: 4,007 sq ft (Living Area)
Lot Area: 217,800 sq ft (5 acres)
Last Sold: 22-Dec-2021
Sale Price: $1,603,000
Full Baths: 4
Parking Spaces: 3

LAND INFORMATION *

Street Address: 31418 CALLE DE TALAR
City: San Diego County
State: CA
Zip: 92003-4802
Year Added: 2014
Parcel Number: 127-530-22-00
Property Usage: Residential
Jurisdiction: SAN DIEGO CA
Minor Civil Division: FALLBROOK
Census Blockgroup: 2
Census Block; 2005
Census Tract: 18803
Legal Description: PM11658 PAR 4*PAR A PER DOC12-0073415 IN PAR 1&IN

SITE ASSESSMENT REPORT

GENERAL INFORMATION

SITE CONDITIONS Description of site conditionsa			
ADU PROPOSED LOCATION	Detached Unit	**PLANNING AREA**	San Diego County
GRADE OR SLOPE	To be Confirmed	**ALLEY**	No
SOIL CONDITION	To be Confirmed	**COMPACTED FILLED GROUND**	No
RETAINING WALL	None	**HIGH WIND AREA**	No
PROTECTED TREES	No	**PRIVATE STREET**	No
EASEMENTS	To be Confirmed	**OIL WELL AREA**	No
CREEKS	No	**FIRE DISTRICT**	High
FLOOD ZONE	No	**ENVIROMENTALLY SENSITIVE AREA**	No
OTHER INFORMATION ABOUT UTILITIES	Solar Installed	**EARTHQUAKE-INDUCED LANDSLIDE AREA**	N/A
KNOWN COST UPGRADES OR SITE COMPLICATIONS	-	**FIRE SPRINKLERS**	N/A
FAULT ZONE	No	**CORNER LOT**	No

©HOMEPLEX 2026. All rights reserved.

SITE ASSESSMENT REPORT

ZONING ANALYSIS

ZONING ANALYSIS SUMMARY

Zone: A70

A70 stands for Limited Agriculture under the County of San Diego Zoning Ordinance. It's a land use designation primarily intended to preserve moderate- to high-quality agricultural lands, supporting crop production and certain small-scale farm operations.

Requirements for A70

- Minimum Lot Area (Acres): 2 acres or greater.
- Permitted uses:
  - Family residential
  - Single detach (1 du per lot)
  - Detached (One or more main buildings per lot)
  - Attached (Same lot or separate lots)
- Front Setback: 25 ft
- Side Setback: 25 ft measured from the lot line. 35 ft measured from the centerline.
- Rear Setback: 4 ft
- Building Height: 35 feet
- The minimum distance between a dwelling and any other detached building or structure on the same building site shall be 6 ft. 4 ft eave clearance from the main house.

©HOMEPLEX 2026. All rights reserved.

ADU ZONING ANALYSIS CHART

Description of site specific restrictions, allowable standards, and current compliance

ZONING REQUIREMENTS	RESTRICTION OR STANDARD	SITE	COMPLIANCE (Y/N)
LOCAL ORDINANCE OR STATE ORDINANCE	Local & State Ordinance	Site is subject to State & Local Ordinance	Y
NUMBER OF UNITS	One accessory dwelling unit (Conversion) and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single family dwelling.	1-3 units can be added, based on client needs	Y
MINIMUM AND MAXIMUM UNIT SIZE	Maximum unit size requirements must allow an ADU of at least 850 Sq. Ft., or 1,000 Sq. Ft. for ADUs with more than one bedroom. The conversion of an existing accessory structure or a portion of the existing primary residence to an ADU is not subject to unit size requirements. Should an applicant want to expand an accessory structure to create an ADU beyond 150 Sq. Ft., this ADU would be subject to the size maximums outlined in State ADU Law or in the local agency's adopted ordinance.	Client requested unit comply with requirement.	Y
MAXIMUM LOT COVERAGE	If 800 Sq. Ft. or less, lot coverage not applicable	Lot Coverage does not apply in this case	Y
MAXIMUM ADU SIZE	1000 Sq. Ft. for more than 1 bedroom. The San Diego County has not amended their ordinance to conform with the State Ordinance for ADUs and displays a maximum of 800 Sq.Ft.	Unit complies with requirement	Y
LOCATION OF ADU	If an ADU is under 800 Sq. Ft. front setback requirements now cannot prevent an ADU from being built.	A detached ADU must meet the side and rear setbacks of four feet.	Y
MAXIMUM HEIGHT	Max. 16', unless one of the following apply: • Attached ADU: 25' or the height imposed by the zone for the primary dwelling, (25 Feet in this case) whichever lower. • Detached ADU: 18' for multi-story, multi-family properties only. (Heights above these allowances require Design Review)	The proposed unit is a garage conversion. Requirement does not apply.	Y

©HOMEPLEX 2026. All rights reserved.

ADU ZONING ANALYSIS CHART

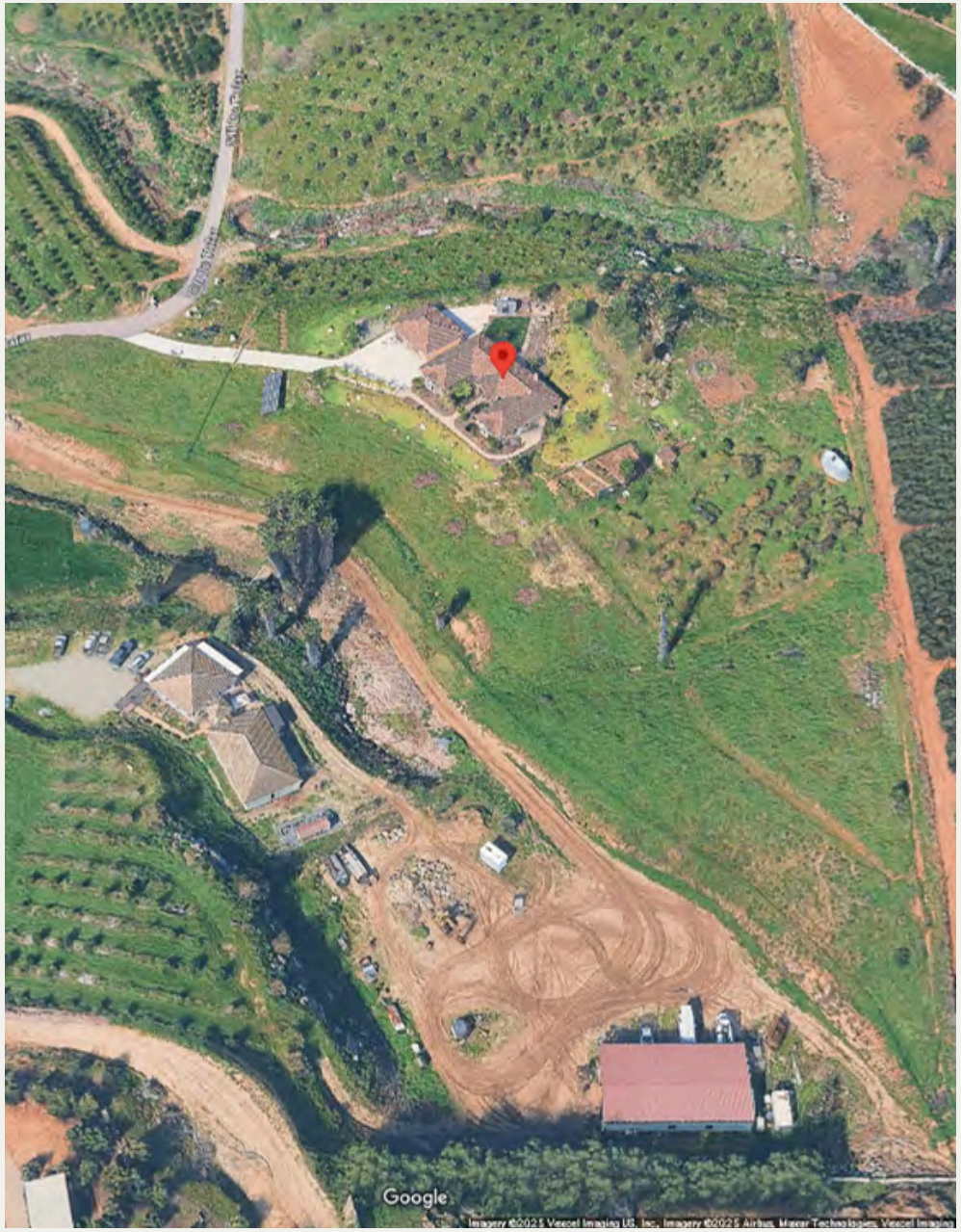
Description of site specific restrictions, allowable standards, and current compliance

ZONING REQUIREMENTS	RESTRICTION OR STANDARD	SITE	COMPLIANCE (Y/N)
SETBACKS	A setback of no more than four feet from the side and rear lot lines shall be required for an attached or detached ADU. No setback shall be required for an ADU created within an existing living area or accessory structure or an ADU created in a new structure in the same location as an existing structure, while not exceeding the existing dimensions, including height. A local agency may also allow the expansion area of a detached structure being converted into an ADU to have no setbacks, or setbacks or less than four feet, if the existing structure has no setbacks, or has setbacks of less than four feet, respectively.	4 Feet setback required for a Detached ADU. Does not apply in this case.	Y
EXPANSION OF EXISTING SPACE	An ADU created within an existing accessory structure may be expanded beyond the existing footprint is allowed up to 75 sqft for any use and up to 150 sqft for ingress/egress only without application of local development standards. An ADU created within the space of an existing or proposed single-family dwelling is subject to local development standards. An example of where this expansion could be applicable is for the creation of a staircase to reach a second story ADU. A JADU is limited to being created within the walls of a primary residence and not an accessory structure, this expansion of up to 150 Sq. Ft. does not pertain to JADUs	Proposed unit complies with requirement	Y
PARKING	Notwithstanding any other law, the city will not impose parking standards for an accessory dwelling unit or junior accessory dwelling unit. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, replacement parking is not required.	The unit qualifies for a parking exemption	Y
FIRE SPRINKLERS	Fire sprinklers are not required unless they exist in the primary residence.	The main unit is not known to have fire sprinklers.	Y
COASTAL COMMISSION	Project might be subject to review by the Coastal Commission	Lot is not located within Coastal Zone Boundary	Y

©HOMEPLEX 2026. All rights reserved.

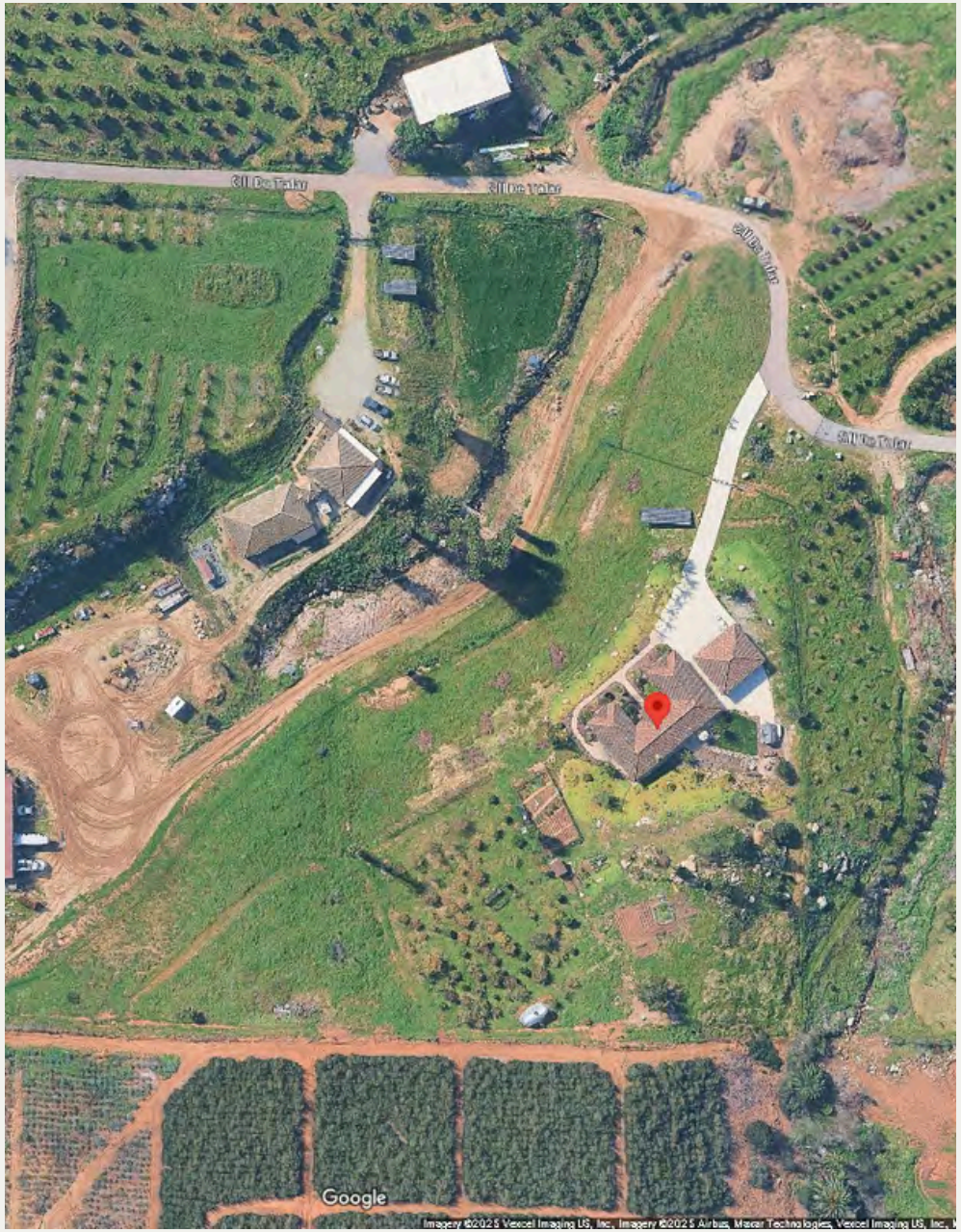
BUILDING & LAND PHOTOS AND SATELLITE





©HOMEPLEX 2026. All rights reserved.

BUILDING & LAND PHOTOS AND SATELLITE





©HOMEPLEX 2026. All rights reserved.

BUILDING & LAND TOPOGRAPHY



Note: Contours will be shown at 1 foot difference. The color scale is RED Indicating highest data available and BLUE the lowest.

©HOMEPLEX 2026. All rights reserved.



Front View of Main Dwelling



Front View of Main Dwelling



Rear View of Main Dwelling



Rear View of Main Dwelling

©HOMEPLEX 2026. All rights reserved.



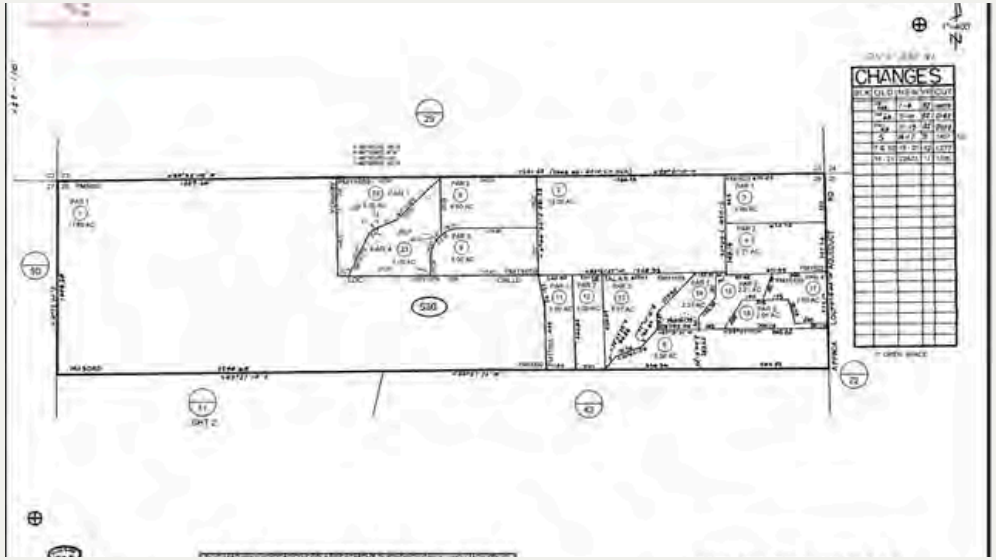
Garage Interior



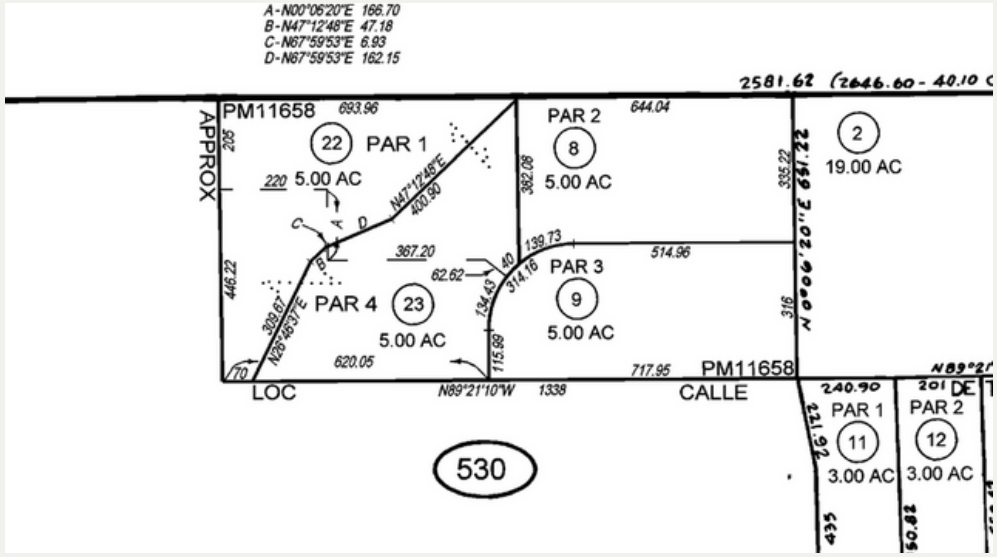
Garage Interior

©HOMEPLEX 2026. All rights reserved.

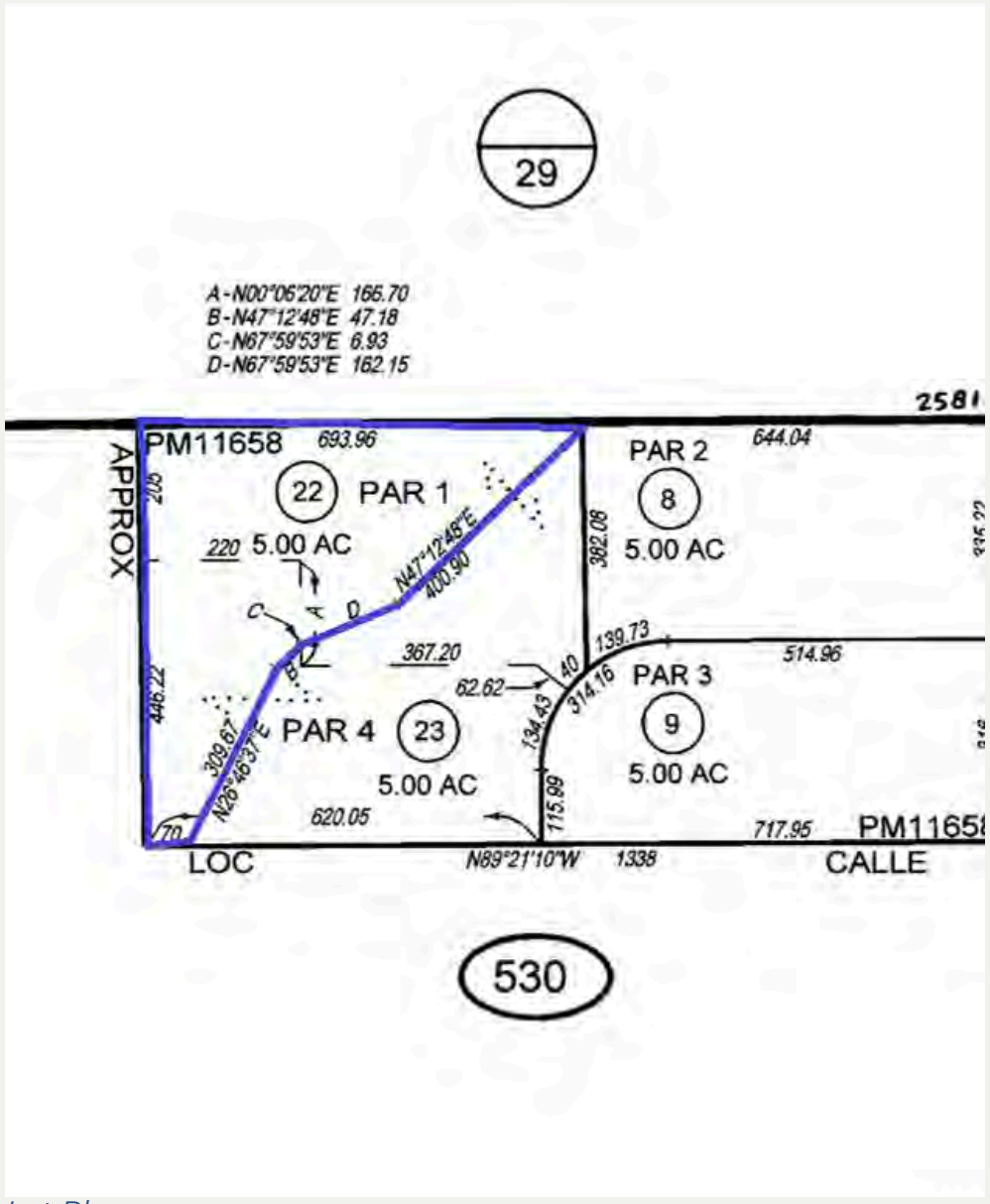
SITING & MAPPING - ASSESSOR MAP



Site Plan
Scale: N/A



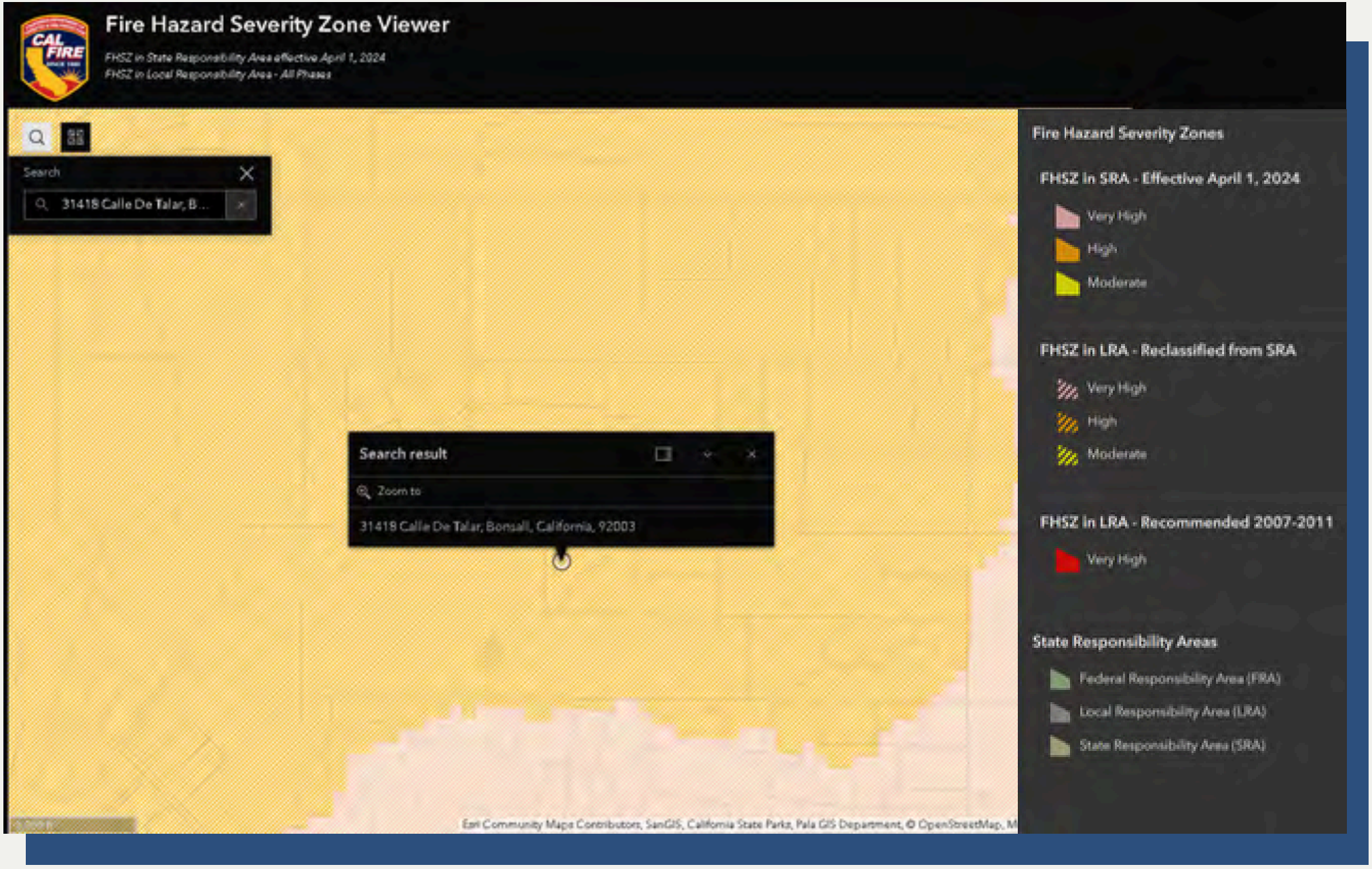
Site Plan
Scale: N/A



Lot Plan
Scale: N/A

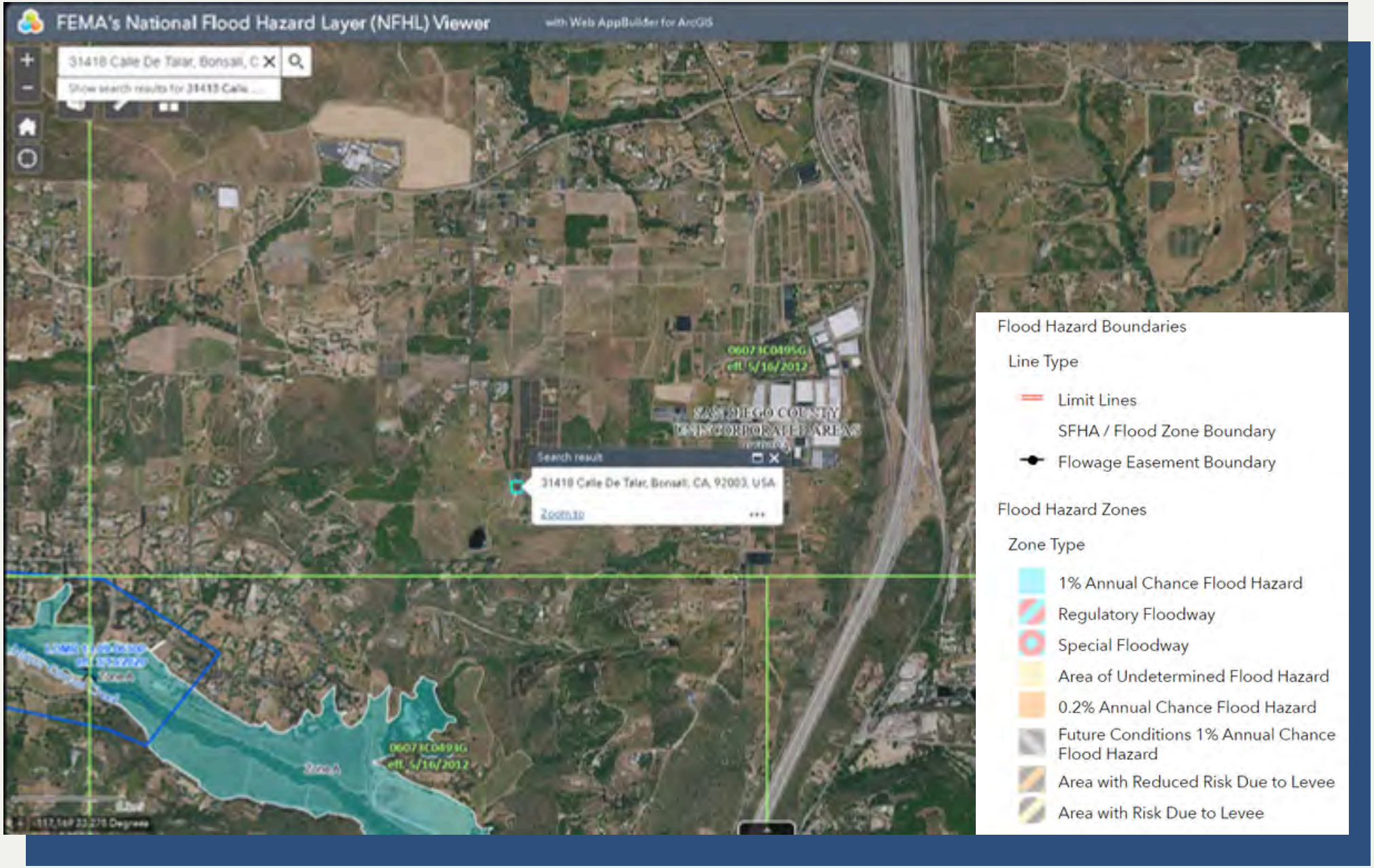
©HOMEPLEX 2026. All rights reserved.

SITING & MAPPING - FIRE HAZARD SEVERITY ZONE



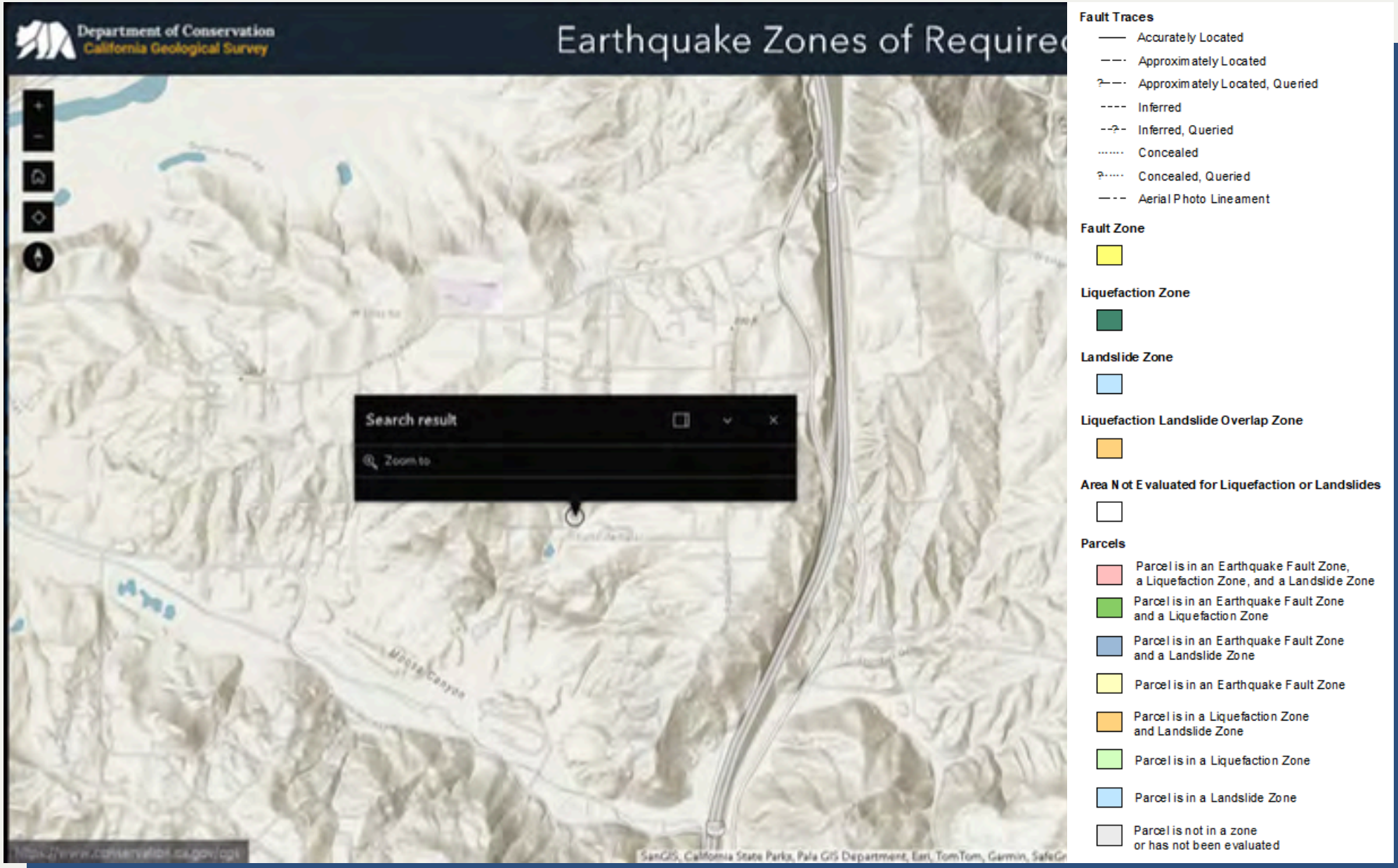
©HOMEPLEX 2026. All rights reserved.

SITING & MAPPING - FLOOD ZONE



©HOMEPLEX 2026. All rights reserved.

SITING & MAPPING - EARTHQUAKE ZONES



©HOMEPLEX 2026. All rights reserved.

SAN DIEGO COUNTY, CA ADU PERMITTING STATISTICS

ADUCALIFORNIA.ORG ADU REGULATIONS GRADING SYSTEM

Jurisdiction	Grade	ADUs Permitted 2018-2020	ADUs Constructred 2018-2020	Year Ordinance Was Adopted/Ammended
SAN DIEGO COUNTY	-	358	31	-

2023 SAN DIEGO COUNTY INFORMATION

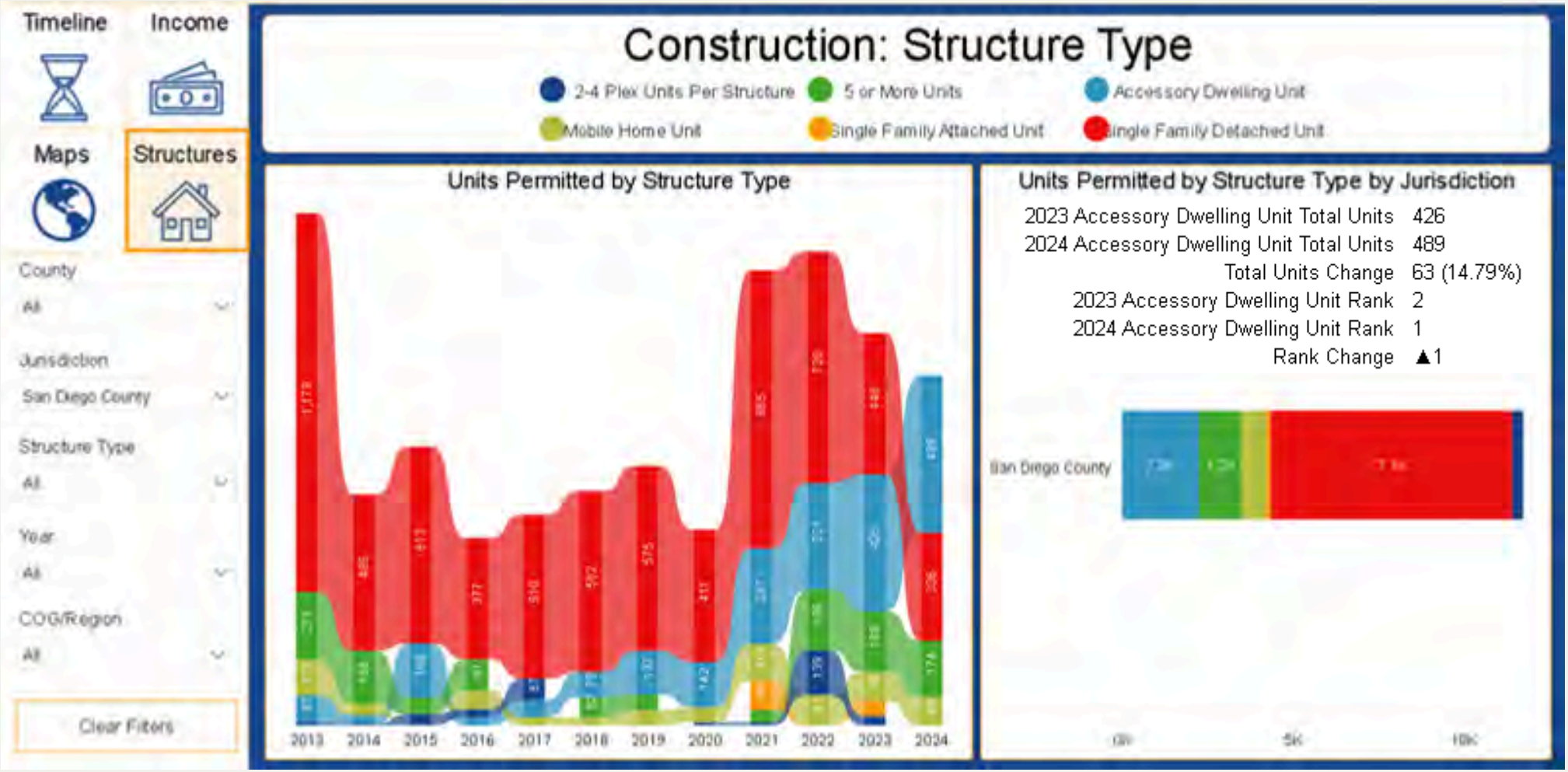


HCD's latest available information as of January 2026

©HOMEPLEX 2026. All rights reserved.

SAN DIEGO COUNTY, CA ADU PERMITTING STATISTICS

Units Permitted by Structure Type



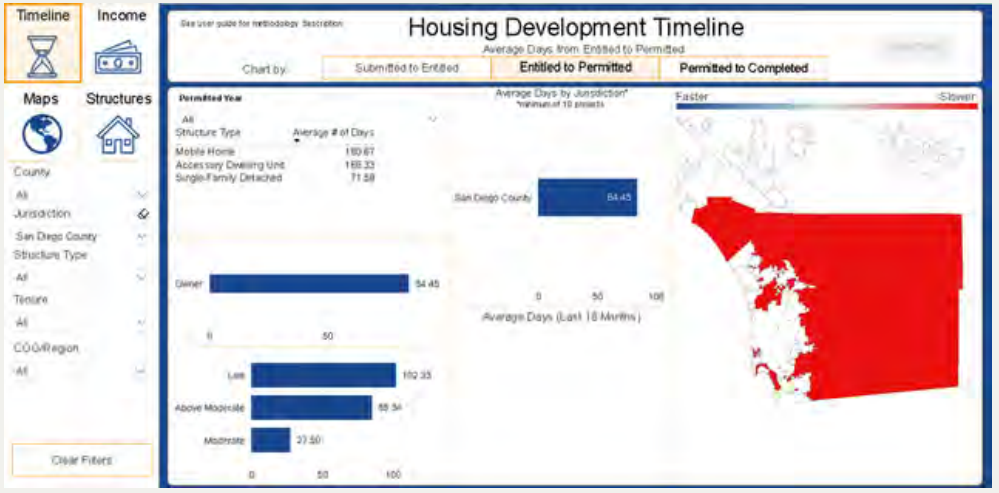
©HOMEPLEX 2026. All rights reserved.

SAN DIEGO COUNTY, CA ADU PERMITTING STATISTICS

Submitted to Entitled: Data Not Available



Entitled to Permitted: 166 day average



Permitted to Completed: 293 day average



©HOMEPLEX 2026. All rights reserved.

HOMEPLEX

FY2025 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$2,140	$2,330	$2,880	$3,850	$4,690

RENTAL COMPARABLES

Elements 1260

Search Criteria:

- Bonsall, San Diego County County (Zipcode(s): 92003, 92028)
- Active Listed Units
- 1,150-1,550 Sq. Ft. Units

Unit Description	Square Footage	Rental Income	Status
Bonsall, CA 3 Bedrooms, 2.5 Bathrooms, Single Family Home	1,352 Sq. Ft.	$3,450	Active
Fallbrook, CA 3 Bedrooms, 2 Bathrooms, Single Family Home	1,200 Sq. Ft.	$3,300	Active
Bonsall, CA 2 Bedrooms, 2 Bathrooms, Duplex	1,444 Sq. Ft.	$2,800	Active
Fallbrook, CA 4 Bedrooms, 3 Bathrooms, Single Family Home	1,500 Sq. Ft.	$3,450	Active

Average Price/Sq. Ft. Active: $2.37
Estimated Rent for a 1200 Sq. Ft. Unit (Rounded up to closest hundred):
$3,400 - $4,000 **($3,400 used as low)**
2026 Fair Market Rent (FMR) Rent for a 4 Bedroom Unit: **$4,690 (used as high)**
Annual Estimated Projected Income: $40,800 - $56,280

©HOMEPLEX 2026. All rights reserved.

FY2025 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$2,140	$2,330	$2,880	$3,850	$4,690

RENTAL COMPARABLES

Garage Conversion 1,500 Sq.Ft.

Search Criteria:

- Bonsall, San Diego County County (Zipcode(s): 92003, 92028)
- Active Listed Units
- 1400-1800 Sq. Ft. Units

Unit Description	Square Footage	Rental Income	Status
Bonsall, CA 3 Bedrooms, 2.5 Bathrooms, Single Family Home	1,508 Sq. Ft.	$3,750	Active
Bonsall, CA 2 Bedrooms, 2 Bathrooms, Duplex	1,444 Sq. Ft.	$2,999	Active
BONSALL, CA 2 Bedrooms, 3 Bathrooms, Apartment	1,760 Sq. Ft.	$3,200	Active
Fallbrook, CA 4 Bedrooms, 3 Bathrooms, Single Family Home	1,500 Sq. Ft.	$3,450	Active

Average Price/Sq. Ft. Active: $2.16
Estimated Rent for a 1500 Sq. Ft. Unit (Rounded up to closest hundred):
$3,900 - $4,500 **($3,900 used as low)**
2026 Fair Market Rent (FMR) Rent for a 5 Bedroom Unit: **$4,690 (used as high)**
Annual Estimated Projected Income: $46,800 - $56,280

©HOMEPLEX 2026. All rights reserved.

ESTIMATED VALUE HISTORY



The following table summarizes the chart by comparing the earliest historic estimate, last year's estimate, and a forecasted projection to this month's current estimate for each valuation provider

Valuation provider	Current estimate	Earliest historical estimate		Last year's estimate	
		September 2020	Change since	September 2024	Change since
Quantarium	**$1,868,825**	$1,115,383	67.6%	$1,766,921	5.8%
CoreLogic®		$1,123,500	-	$1,773,200	-
Collateral Analytics		$1,111,000	-	$1,732,000	

The estimate(s) shown, which come from one or more automated model providers independent of Realtor.com, represent information that may provide helpful starting point for discussions with a real estate agent.

©HOMEPLEX 2026. All rights reserved.

SALES COMPARABLES - EXISTING HOME VALUE

Status: Sold **StatusDate**: Sold **PropertyTypes**: Single Family **LivingAreaSquareFeet**: 3,500 to 4,500 **LotSizeSquareFeet**: 100,000 to null

	Active	Active-Contracts	Hold	Pending	Sold LP	Sold SP **	Expired	Canceled	Withdrawn
# of Listings	--	--	--	--	5	5	--	--	--
Average DOM	--	--	--	--	83	83	--	--	--
Median DOM	--	--	--	--	33	33	--	--	--
Low Price $	--	--	--	--	$1,585,000	$1,250,000	--	--	--
Median Price $	--	--	--	--	$1,750,000	$1,750,000	--	--	--
High Price $	--	--	--	--	$2,600,000	$2,500,000	--	--	--
Average Price Total $	--	--	--	--	$1,942,000	$1,791,600	--	--	--
*Avg. Price w/ Sq.Ft. $	--	--	--	--	$1,942,000	$1,791,600	--	--	--
*Average Sq. Ft.	--	--	--	--	3,983	3,983	--	--	--
*Avg. Price/Sq.Ft. $	--	--	--	--	$494.63	$457.88	--	--	--
*Median Price/Sq.Ft.$	--	--	--	--	$436	$436	--	--	--
***Avg. Price w/ LSZ $	--	--	--	--	$1,942,000	$1,791,600	--	--	--
***Average LSZ	--	--	--	--	176,679.00	176,679.00	--	--	--
***Median LSZ	--	--	--	--	174,240	174,240	--	--	--
***Avg. Price/LSZ $	--	--	--	--	$11.41	$10.48	--	--	--
Avg. SP/Avg. LP	--	--	--	--	--	92.26%	--	--	--
Avg. SP/Avg. OLP	--	--	--	--	--	90.62%	--	--	--
Total Volume	--	--	--	--	$9,710,000	$8,958,000	--	--	--

Existing Home (4,007 Sq. Ft Main Home - 217,800 Sq. Ft. Lot)		
Estimated Value	**Sold $ / Sq. Ft.**	**Current estimate**
Average Price w/ Sq. Ft	$457.88	$1,834,725
Median Price w/ Sq. Ft.	$436.00	$1,747,052

©HOMEPLEX 2026. All rights reserved.

SALES COMPARABLES - AFTER RENOVATION VALUE (ADUS ONLY)

Single Family Homes 1000-1500 Sqft (100,000-200,000 land)

	Active	Active-Contract	Hold	Pending	Sold LP	Sold SP **
# of Listings	--	--	--	--	3	3
Average DOM	--	--	--	--	5	5
Median DOM	--	--	--	--	5	5
Low Price $	--	--	--	--	$599,000	$581,000
Median Price $	--	--	--	--	$650,000	$650,000
High Price $	--	--	--	--	$810,000	$810,000
Average Price Total $	--	--	--	--	$686,333	$680,333
*Avg. Price w/ Sq.Ft. $	--	--	--	--	$686,333	$680,333
*Average Sq. Ft.	--	--	--	--	1,226	1,226
*Avg. Price/Sq.Ft. $	--	--	--	--	$568.29	$563.65
*Median Price/Sq.Ft.$	--	--	--	--	$506	$506
***Avg. Price w/ LSZ $	--	--	--	--	$686,333	$680,333
***Average LSZ	--	--	--	--	32,289.33	32,289.33
***Median LSZ	--	--	--	--	31,363	31,363
***Avg. Price/LSZ $	--	--	--	--	$23.64	$23.45
Avg. SP/Avg. LP	--	--	--	--	--	99.13%
Avg. SP/Avg. OLP	--	--	--	--	--	102.15%
Total Volume	--	--	--	--	$2,059,000	$2,041,000

Vacant Land Similar Square Footage

	Active	Active-Contract	Hold	Pending	Sold LP	Sold SP **
# of Listings	--	--	--	--	9	9
Average DOM	--	--	--	--	37	37
Median DOM	--	--	--	--	28	28
Low Price $	--	--	--	--	$150,000	$145,000
Median Price $	--	--	--	--	$299,000	$300,000
High Price $	--	--	--	--	$550,000	$550,000
Average Price Total $	--	--	--	--	$310,888	$303,272
*Avg. Price w/ Sq.Ft. $	--	--	--	--	N/A	N/A
*Average Sq. Ft.	--	--	--	--	N/A	N/A
*Avg. Price/Sq.Ft. $	--	--	--	--	N/A	N/A
*Median Price/Sq.Ft.$	--	--	--	--	N/A	N/A
***Avg. Price w/ LSZ $	--	--	--	--	$310,888	$303,272
***Average LSZ	--	--	--	--	174,820.44	174,820.44
***Median LSZ	--	--	--	--	190,357	190,357
***Avg. Price/LSZ $	--	--	--	--	$1.93	$1.89
Avg. SP/Avg. LP	--	--	--	--	--	97.55%
Avg. SP/Avg. OLP	--	--	--	--	--	96.86%
Total Volume	--	--	--	--	$2,797,999	$2,729,450

After Renovation Value (2,700 Total Square Footage of ADUs)	
Estimated Value	**Sold $ / Sq. Ft.**
Average Single Family Dwelling	**$680,333**
Average Vacant Land	$303,272
Average Price Construction Only	$377,601
Average Price/SqFt Construction Only	$308

©HOMEPLEX 2026. All rights reserved.

SALES COMPARABLES - AFTER RENOVATION VALUE (OPTION A - 2 ADUS)

Existing Home (4,007 Sq. Ft Main Home - 96,268 Sq. Ft. Lot) + Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,500 Sq.Ft. 5 bed/ 4 baths Detached ADU		
Unit	**Avg $/sf**	**Expected Value**
Existing Unit	**$458**	**$1,834,725**
Elements 1260	$308 + 20% premium new build = $369	$443,520
Garage Conversion	$308 + 20% premium new build = $369	$518,000
	Total	**$2,796,245(High)**

Existing Home (4,007 Sq. Ft Main Home - 96,268 Sq. Ft. Lot) + Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,500 Sq.Ft. 5 bed/ 4 baths Detached ADU		
Unit	**Avg $/sf**	**Expected Value**
Existing Unit	**$458**	**$1,834,725**
Elements 1260	$308	$369,600
Garage Conversion	$308	$462,000
	Total	**$2,666,325 (Low)**

©HOMEPLEX 2026. All rights reserved.

SALES COMPARABLES - AFTER RENOVATION VALUE (OPTION B - 2 ADUS + RECREATION)

Existing Home (4,007 Sq. Ft Main Home - 96,268 Sq. Ft. Lot) + Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,500 Sq.Ft. 5 bed/ 4 baths Detached ADU + Recreation Area (1,200 Sq.Ft)		
Unit	**Avg $/sf**	**Expected Value**
Existing Unit	**$458**	**$1,834,725**
Elements 1260	$308 + 20% premium new build = $369	$443,520
Garage Conversion	$308 + 20% premium new build = $369	$518,000
Recreation Area (1,200 Sq.Ft)	$150	$180,000
	Total	**$2,976,245(High)**

Existing Home (4,007 Sq. Ft Main Home - 96,268 Sq. Ft. Lot) + Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,500 Sq.Ft. 5 bed/ 4 baths Detached ADU + Recreation Area (1,200 Sq.Ft)		
Unit	**Avg $/sf**	**Expected Value**
Existing Unit	**$458**	**$1,834,725**
Elements 1260	$308	$369,600
Garage Conversion	$308	$462,000
Recreation Area (1,200 Sq.Ft)	$150	$180,000
	Total	**$2,846,325 (Low)**

©HOMEPLEX 2026. All rights reserved.

SECTION 8 - HOUSING CHOICE VOUCHER (HCV)

BENEFITS OF HOUSING CHOICE VOUCHER PROGRAM FOR LANDLORDS

- **You will get timely and dependable payments from the public housing authority (PHA).** Participating, compliant landlords will receive timely and dependable housing assistance payments (HAP) each month once the HAP contract and lease are signed.[4]

- **You will get your full rental payment.** When a HCV tenant's income permanently changes, the portion of rent paid by the PHA and the tenant is adjusted to reflect this change. This provides financial protection to landlords in that if a HCV tenant's income decreases, there is a process for the PHA to pay a larger portion of the rent to the landlord so the landlord continues to receive a full rental payment.[5]

- **You will receive regular inspections.** Some landlords appreciate the routine inspections because they provide an opportunity to check on the condition of the unit. This can result in identifying maintenance needs that may have otherwise gone unnoticed for some time. Landlords that own or manage properties across wide geographies in particular tend to appreciate the value in having a routine, objective inspection of their rental units.

- **You may request annual reasonable rent increases.** Compliant landlords may request a rent increase at the annual anniversary of the HAP contract by written notice to the PHA.[6]

- **You have the opportunity to help low-income elderly, disabled, and veteran households, as well as families with children by providing affordable housing.** More than 50 percent of vouchers serve elderly or non-elderly disabled families. About 45 percent of vouchers assist single-parent families.

https://files.hudexchange.info/resources/documents/PIH-HCV-Landlord-Myth-Busting-and-Benefits-Fact-Sheet.pdf
Link to join their newsletter:
https://www.hud.gov/subscribe/signup?listname=Landlord&list=LANDLORD-L

©HOMEPLEX 2026. All rights reserved.

SECTION 8 - HOUSING CHOICE VOUCHER (HCV)

A completed ADU would be required to be part of this program, because in order to become a registered landlord, the unit must meet certain standards listed below (https://files.hudexchange.info/resources/documents/PIH-HCV-Landlord-Interested-In-Becoming-a-HCV-Landlord-Handout.pdf)

3. MAKE SURE HOUSING MEETS MINIMUM STANDARDS

An inspector will conduct an HQS inspection. All housing units with HCV tenants must meet the following thirteen (13) HQS performance requirements both at commencement of assisted occupancy and throughout the assisted tenancy:

- **Sanitary facilities**
- **Food preparation and refuse disposal**
- **Space and security**
- **Thermal environment**
- **Illumination and electricity**
- **Structure and materials**
- **Interior air quality**
- **Water supply**
- **Lead-based paint**
- **Access**
- **Site and neighborhood**
- **Sanitary conditions**
- **Smoke detectors**

After the HQS inspection is ready, the following step is signing a lease and HAP contract

4. SIGN LEASE AND HAP CONTRACT, AND START RECEIVING PAYMENTS

Once you and the tenant sign a lease and you submit the signed lease to your local PHA, you will receive a HAP contract from the PHA to sign. Once the HAP contract between you and the PHA is executed, you will begin to receive monthly HAPs from the PHA and the remainder of the rent payment from the tenant.

©HOMEPLEX 2026. All rights reserved.

SECTION 8 - FAIR MARKET RENT

FY2025 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$2,140	$2,330	$2,880	$3,850	$4,690

HUD FMR Lookup System:
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026_code/2026summary.odn

©HOMEPLEX 2026. All rights reserved.

DISCLAIMER

This Project Roadmap Report is meant to analyze the feasibility of adding ADUs to your property taking into consideration construction costs, market rents, return on equity (ROE), and return on investment (ROI) relative to each viable option in order for you to make an informed decision prior to beginning design or engaging with a builder. HOMEPLEX is not a licensed surveyor, architect, contractor, or engineering firm. Seeking further guidance from these professionals and the local authorities having jurisdiction on permissible development that municipality is strongly recommended.

The conclusions illustrated in this report are based solely upon limited evaluation of publicly available documentation. Our observations were not exhaustive; any measurements were estimated, based on stated square footages noted either by the property owner, construction drawings or publicly available information. Project cost budget estimate ranges are provided in this report solely for the purpose of comparing multiple ADU options side by side and is not a replacement for a contractor's bid based on completed design and ready to issue permits. Accurate cost estimates and bids may only be provided once permit ready designs and a permit submission package is complete. This report provides rough financial projections giving valuable perspectives on estimated revenue, expenses, return on equity (ROE), and return on investment (ROI), and payback period for your project to assist with decision making between the viable ADU options.

Site assessments are confined to visual and accessible areas only. HOMEPLEX encourages all parties to perform their own due diligence and reach their own conclusions, independently of this report. HOMEPLEX site assessors shall not inspect any area of the property considered dangerous or hazardous to their safety and health. The purpose of the site assessment is to review general site conditions for the installation of an ADU on site. This report is limited to the day of the assessment.

Site assessments are not to be deemed the equivalent of, nor a substitute for a site inspection by a certified inspector, or to replace recommended inspections by specialists such as sewer line scopes, water pipe and electrical panel capacity, or fire compliance. HOMEPLEX does not certify the quality, accuracy, acceptability of work performed or observed at the site.

Area and square footages have not been verified by HOMEPLEX. We have not field-verified lot size, street frontage or topographic measurements. We have not performed any detailed inspections, field survey work, or testing of any kind, which is out of scope of this report. A soils report performed by a Geotechnical engineer, or a boundary or topographic survey performed by a licensed surveyor, may be required by the municipality.

©HOMEPLEX 2026. All rights reserved.