



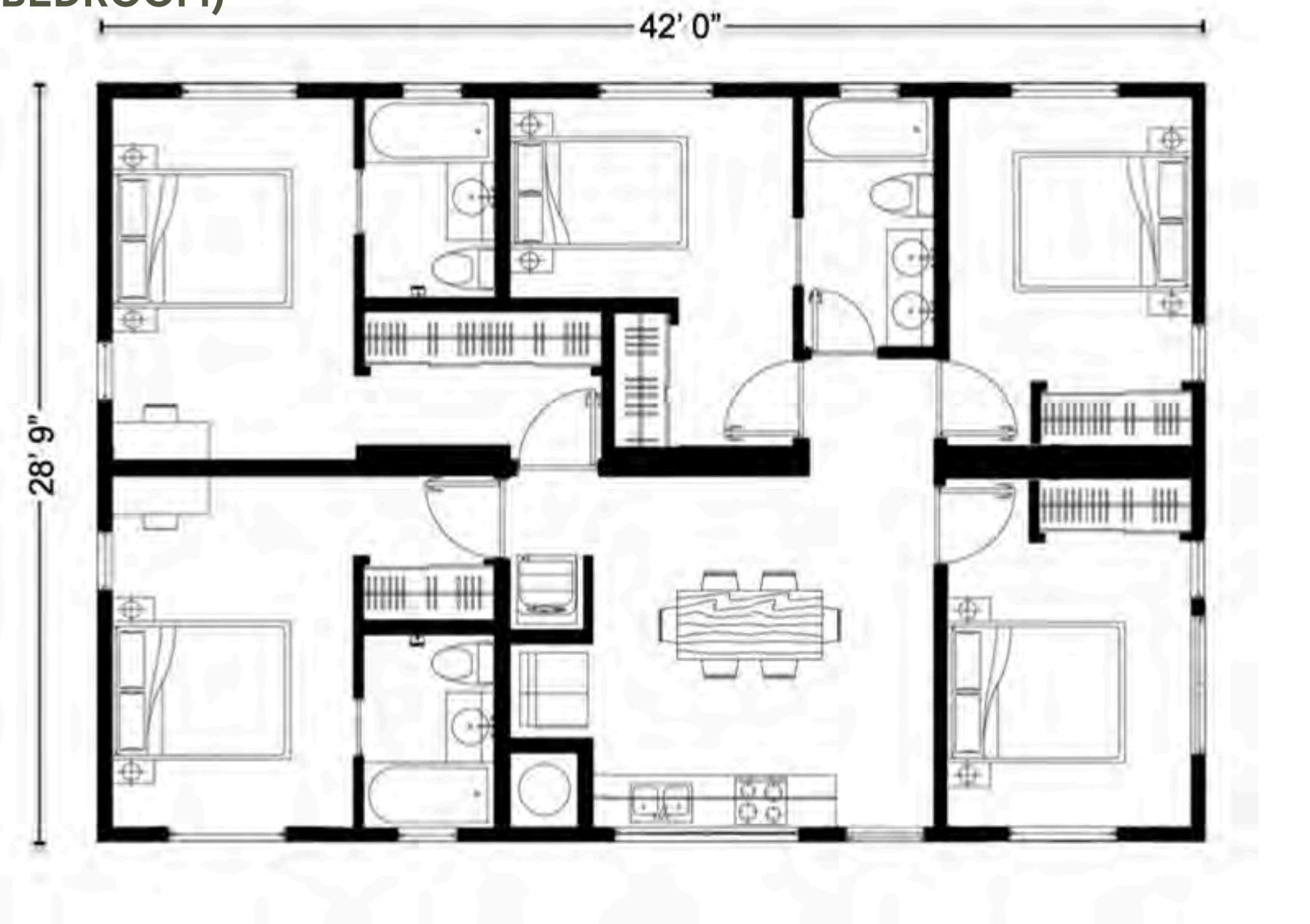
ON-SITE FEASIBILITY

2043 Vista Valle Verde Dr, Fallbrook, CA 92028

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



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





CRAFTSMAN
ELEMENTS 1260 1-Story 3 Bedroom 3 Bath



January 2026

☒

HOMEPLEX VIRTUAL FEASIBILITY

ZONING OVERLAYS



FLOOD



HIGH



FAULT



COASTAL

ADU PARKING EXEMPTION?



PARKING N
REQUIRED

EXISTING SITE CONDITIONS



SOLAR



IN-GROUND



SEPTIC



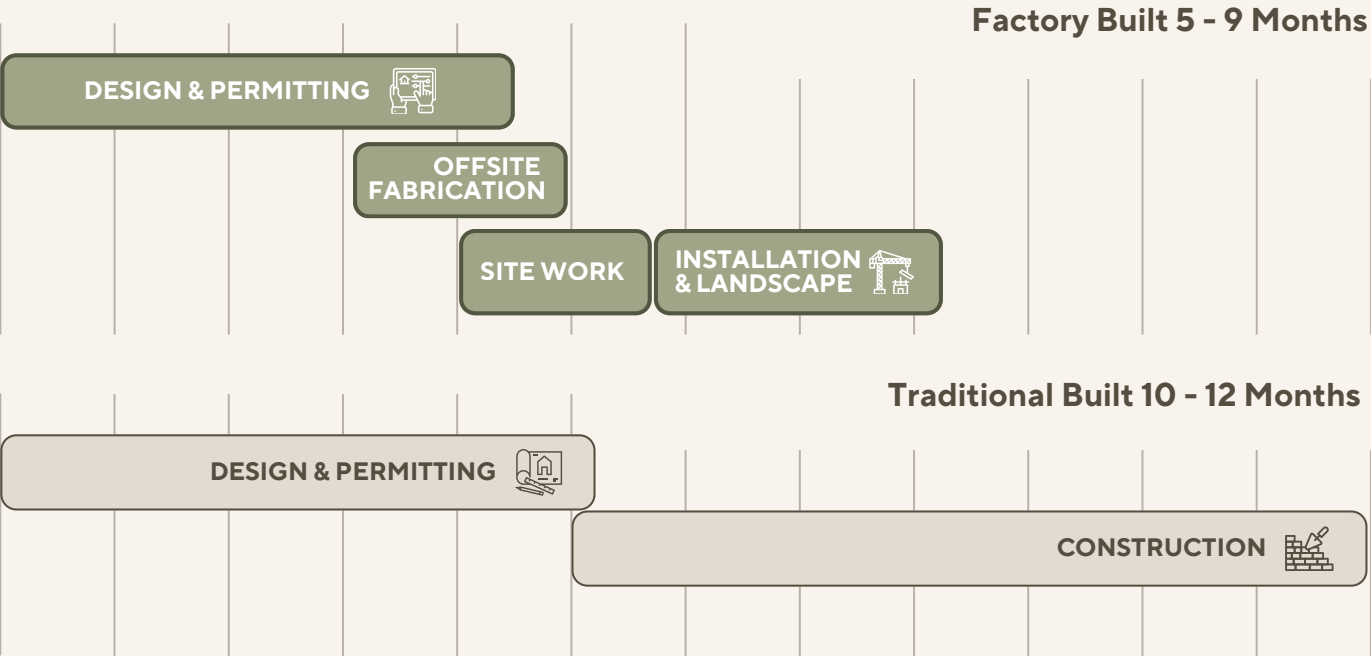
CITY

SPEAK WITH AN ADU
FINANCING
PROFESSIONAL?



BUILD SCHEDULE

Prefab vs Traditional Built:



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.



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: 1,000 Sq.Ft. 3 bed/ 3 baths Attached ADU



ADU Construction Project Budget

Date Prepared	1/15/2026
Client Name	
Job Site Address	2043 Vista Valle Verde Dr, Fallbrook, CA 92028 Clever 1200: 1,200 Sq.Ft. 4 bed/ 3.5 baths 1 Story Detached ADU + Garage Conversion: 1,000 Sq.Ft. 3 bed/ 3 baths Attached ADU
Project Description	
Gross "Buildable" Floor Area (from wall exterior)	2200
Living "Habitable" Floor Area (calc. inside walls)	2,000 approx.

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: 1,000 Sq.Ft. 3 bed/ 3 baths Attached ADU

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

PROJECT BUDGET

	LOW \$	HIGH \$
TOTAL PROJECT BUDGET	\$ 1,055,300.00	\$ 1,370,200.00
CONSTRUCTION (HARD COST) BUDGET	\$ 820,000.00	\$ 945,000.00
COST PER SQ. FT.	\$ 372.73	\$ 429.55
OUTDOOR LIVING SPACE AND LANDSCAPE	\$ 100,000.00	\$ 200,000.00
TOTAL PRE-CONSTRUCTION BUDGET	\$ 135,300.00	\$ 225,200.00

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.)	\$ 260,000.00	\$ 310,000.00
Septic System	\$ 35,000.00	\$ 55,000.00
Fire Sprinkler System for ADUs (If required)	\$ 35,000.00	\$ 50,000.00
PV System	\$ 20,000.00	\$ 30,000.00
Crane Installation	\$ 15,000.00	\$ 20,000.00
Electric Panel Upgrade	\$ 15,000.00	\$ 40,000.00
MF 01-16 Total Construction (hard cost) Budget Estimate	\$ 820,000.00	\$ 945,000.00

ADU Pre-Construction Project Budget

Project Address	2043 Vista Valle Verde Dr, Fallbrook, CA 92028
Date Prepared	1/15/2026
Client Name	

PROJECT BUDGET

LOW \$ HIGH \$

TOTAL PRE-CONSTRUCTION BUDGET

\$ 135,300.00 \$ 225,200.00

PRE-CONSTRUCTION COSTS ESTIMATE

DESIGN AND REPORTS

Outdoor Design
Consultant Fees
Structural Engineering
Civil Engineer / Land Use
Title 24 / CalGreen Consultant Report
HERS Inspection (per Title 24)
Geotechnical / Soils Report
Topographical Survey

LOW \$ HIGH \$ VENDOR NAME / NOTES

\$ 15,000.00	\$ 25,000.00	
\$ 15,000.00	\$ 20,000.00	
\$ 12,000.00	\$ 18,000.00	
\$ 15,000.00	\$ 20,000.00	
\$ 600.00	\$ 600.00	
\$ 600.00	\$ 600.00	
\$ 10,500.00	\$ 20,000.00	
\$ -	\$ 3,500.00	

PERMITS AND IMPACT FEES

Building Permit Fees
Solar Permits
Septic Permitting
Utility Hook-ups
School Fees
Impact Fees

\$ 20,000.00	\$ 30,000.00	
\$ 600.00	\$ 1,000.00	
\$ 2,500.00	\$ 5,000.00	
\$ 10,000.00	\$ 20,000.00	
\$ 11,000.00	\$ 12,000.00	
\$ 22,500.00	\$ 49,500.00	

Total \$ 135,300.00 \$ 225,200.00

Design & Reports \$ 68,700.00 \$ 107,700.00
Permits & Impact Fees \$ 66,600.00 \$ 117,500.00

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: 1,000 Sq.Ft. 3
bed/ 3 baths Attached ADU



ON-SITE FEASIBILITY APPENDIX

2043 Vista Valle Verde Dr, Fallbrook, CA 92028



SITE ASSESSMENT REPORT

GENERAL INFORMATION

BUILDING INFORMATION *

Type: Residential > Single Family > Home
Building Area: 2,994 sq ft (Living Area)
Lot Area: 96,267 sq ft (2.21 acres)
Last Sold: 10-Jan-2024
Full Baths: 3
Partial Baths: 1
Parking Spaces: 3
View: Yes (Detail Unknown)

LAND INFORMATION *

Street Address: 2043 VISTA VALLE VERDE DR
City: FALLBROOK
State: CA
Zip: 92028-8361
Parcel Number: 124-041-41-00
Property Usage: Residential
Jurisdiction: SAN DIEGO CA
Minor Civil Division: FALLBROOK
Census Blockgroup: 2
Census Block: 2011
Census Tract: 18804
Legal Description: TR 11977 LOT 53
Legal Subdivision: COUNTY OF SAN DIEGO TRACT
#4573
Legal Tract: 4573
Legal Lot Number: 53

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	-	EARTHQUAKE-INDUCED LANDSLIDE AREA	N/A
KNOWN COST UPGRADES OR SITE COMPLICATIONS	-	FIRE SPRINKLERS	N/A
FAULT ZONE	No	CORNER LOT	No

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.

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 Stajurisdiction 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 is 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



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



BUILDING & LAND PHOTOS AND SATELLITE



BUILDING & LAND PHOTOS AND SATELLITE



INSPECTION REPORT



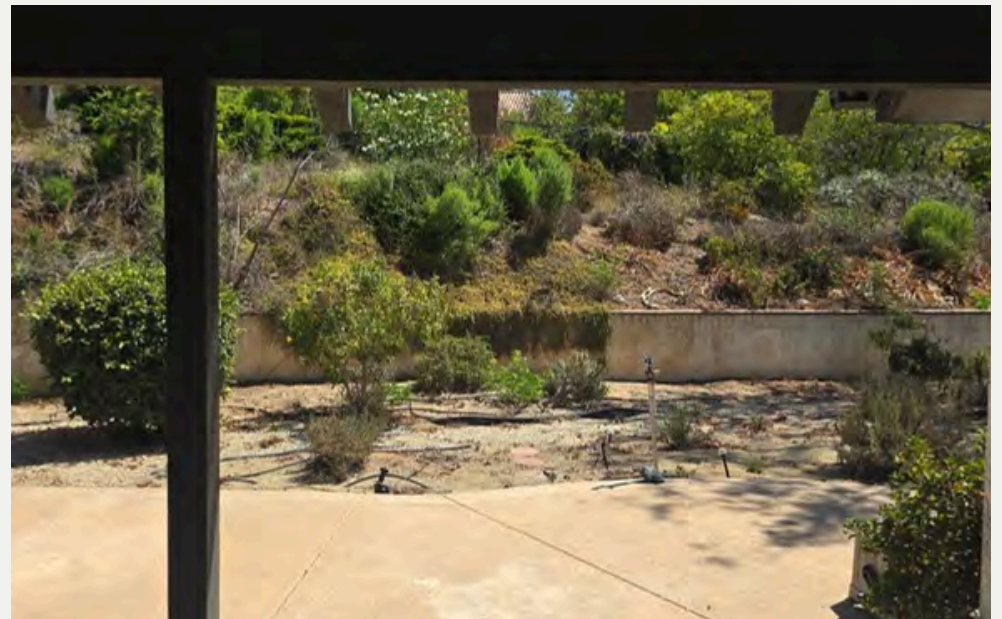
Front View of Main Dwelling



Front View of Property



Side View of Main Dwelling



Main Dwelling Backyard

INSPECTION REPORT



Side View of Main Dwelling



Slope from Side of Property

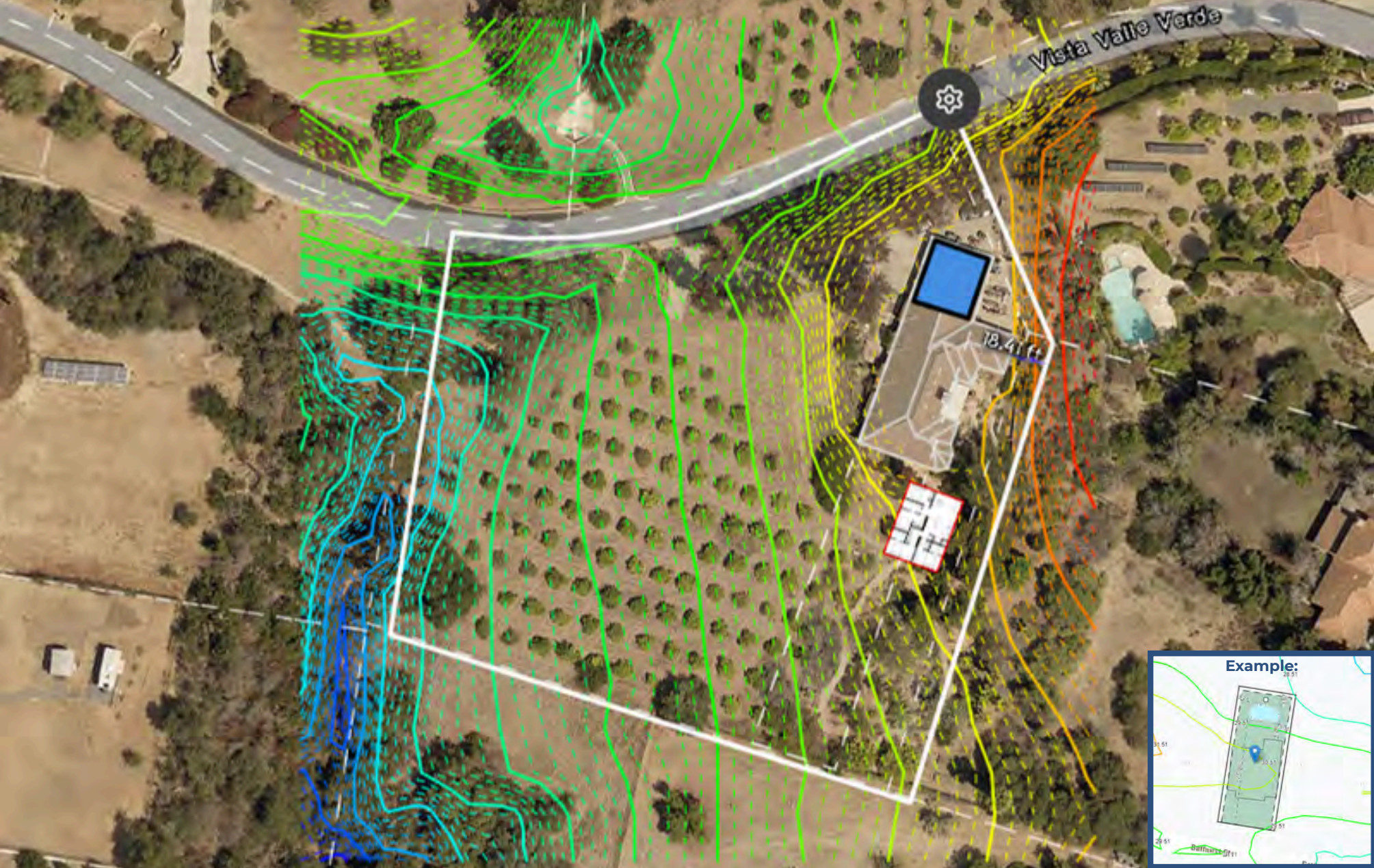


Garage Interior for Conversion



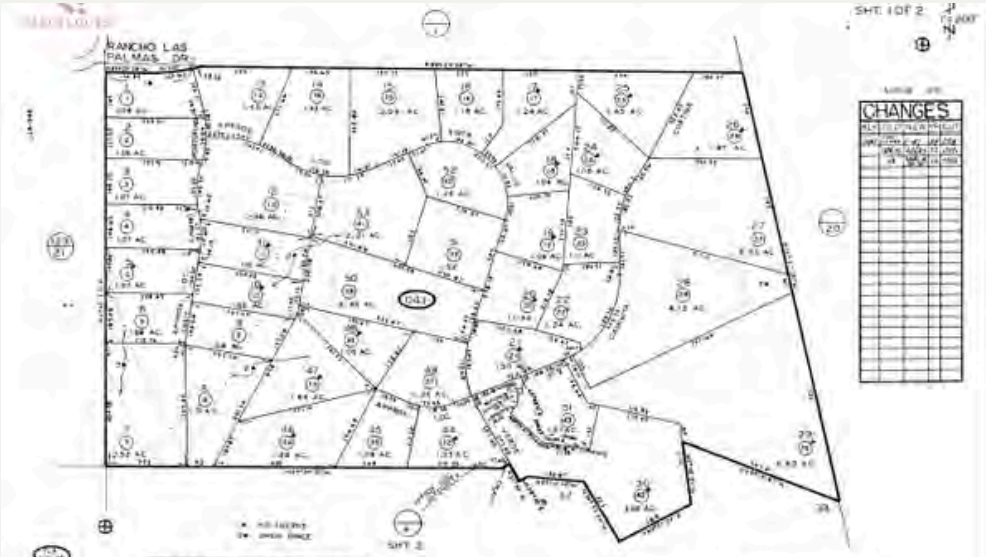
Garage Interior for Conversion

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.

SITING & MAPPING - ASSESSOR MAP



Site Plan
Scale: N/A

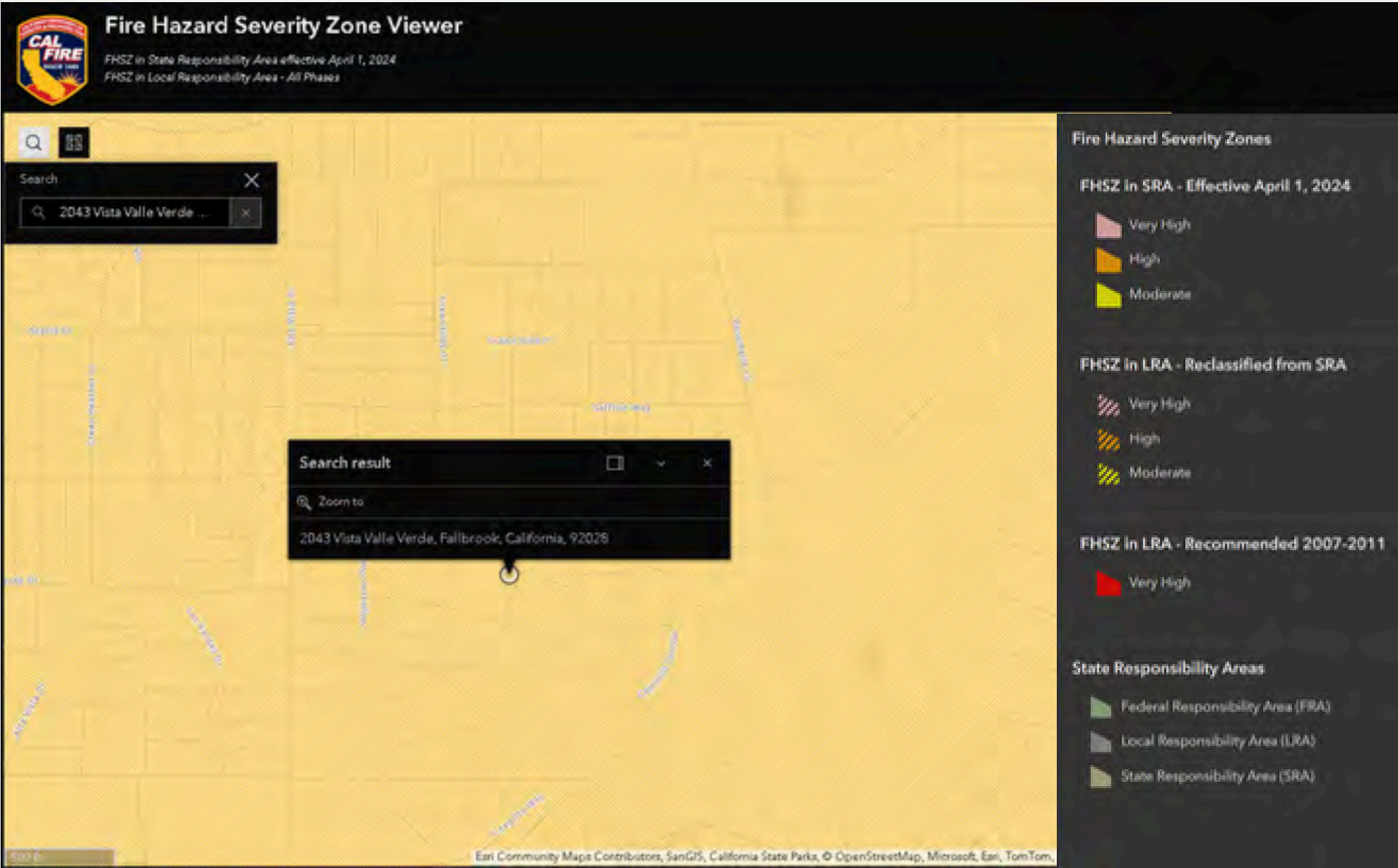


Site Plan
Scale: N/A

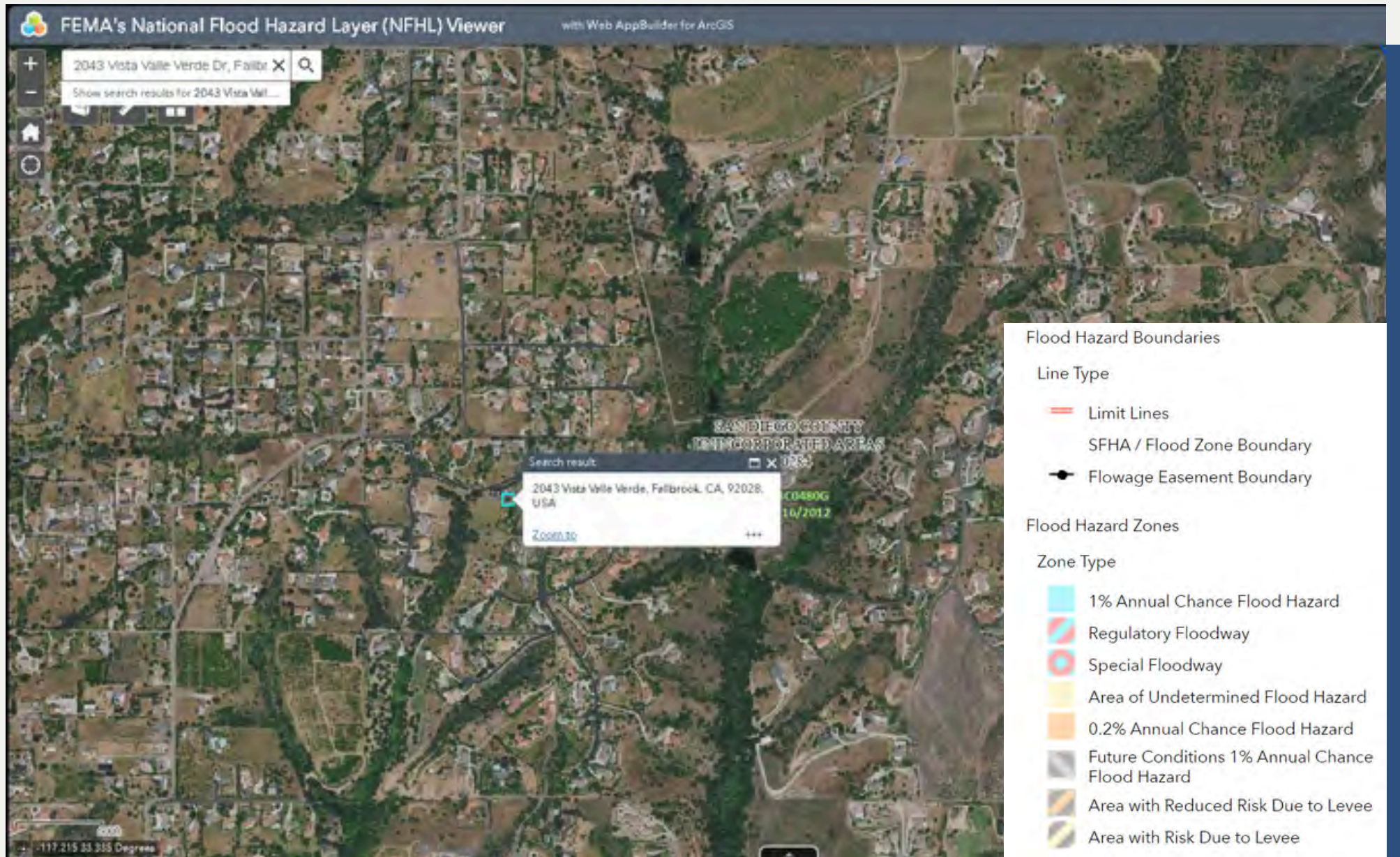


Lot Plan
Scale: N/A

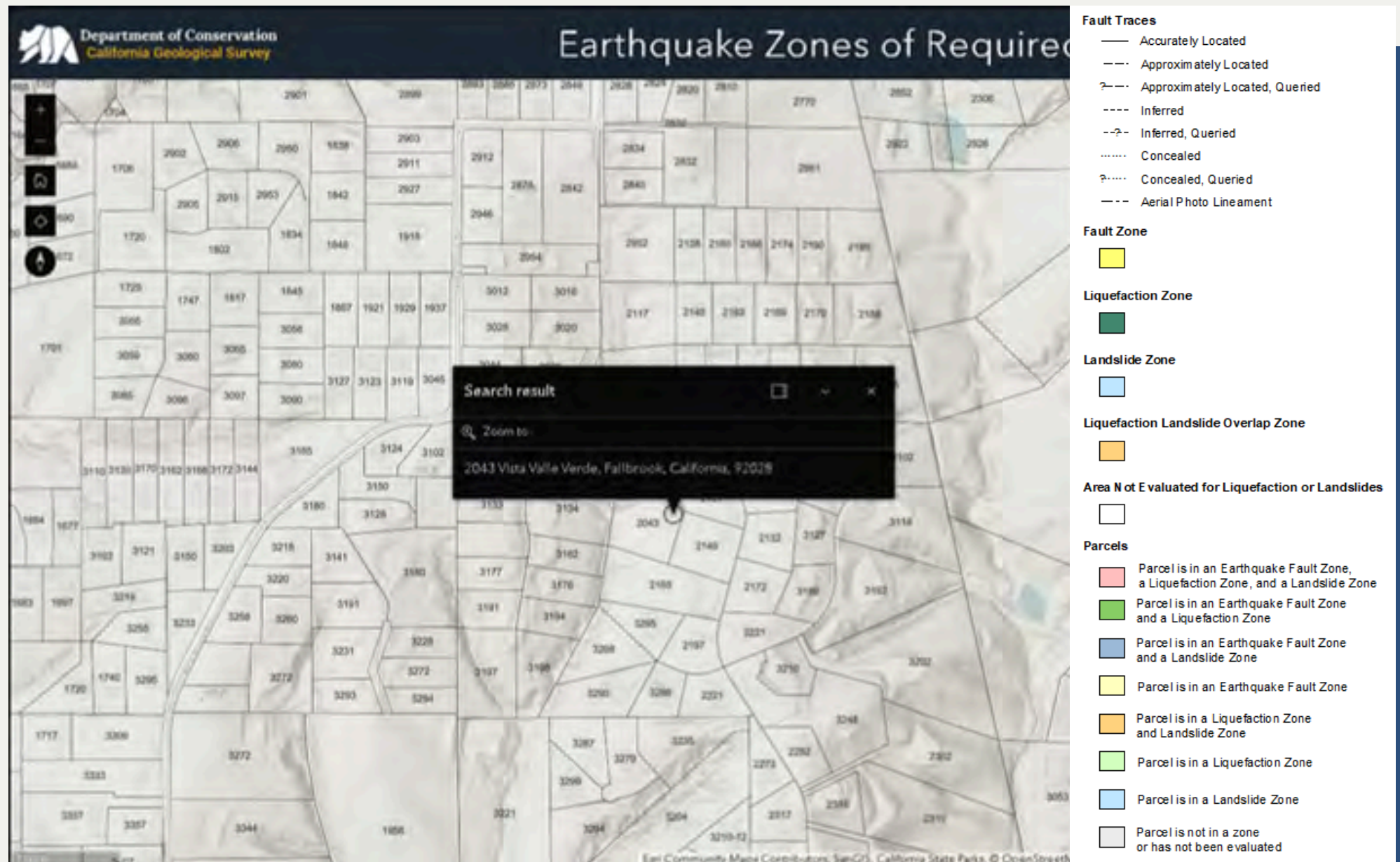
SITING & MAPPING - FIRE HAZARD SEVERITY ZONE



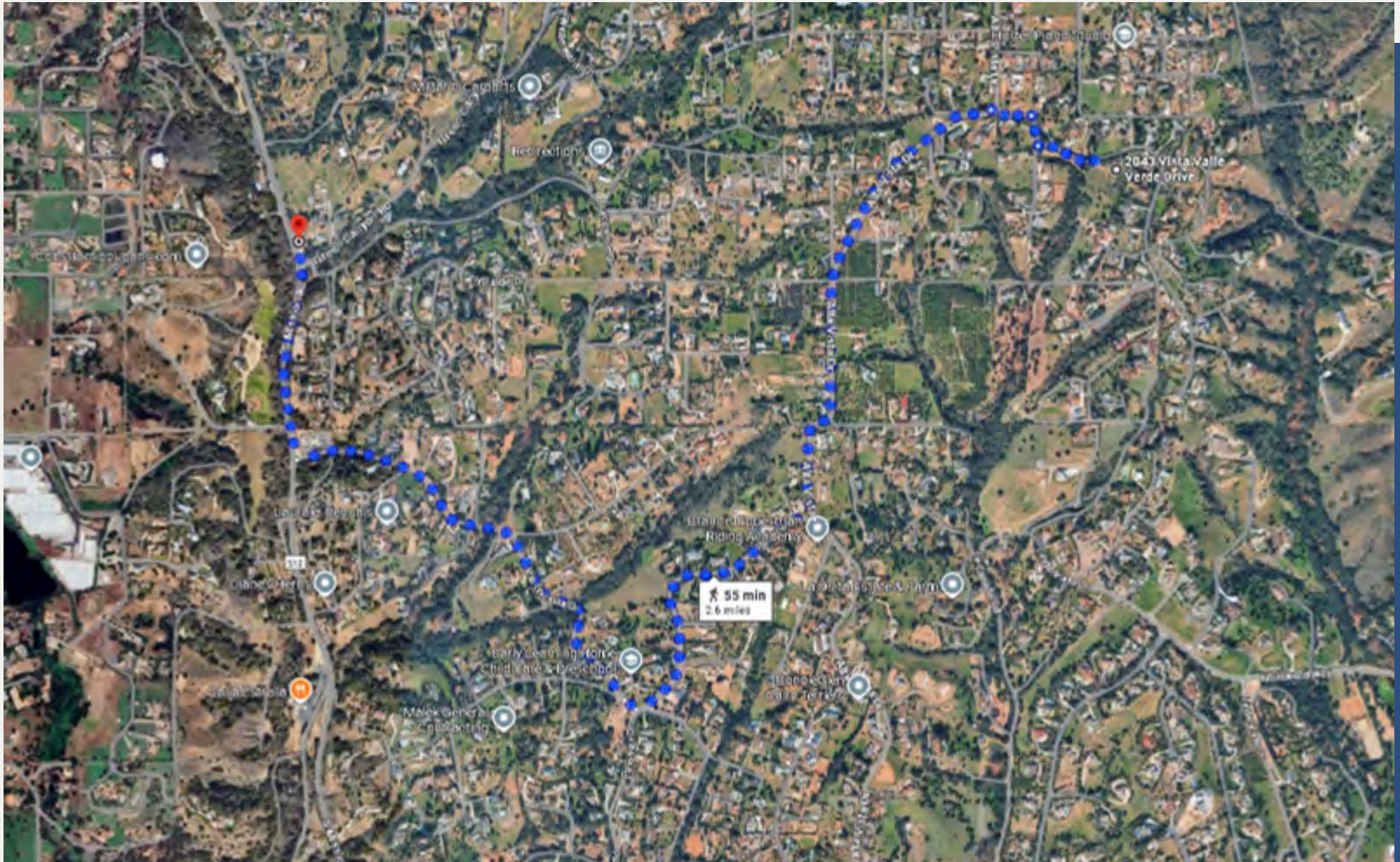
SITING & MAPPING - FLOOD ZONE



SITING & MAPPING - EARTHQUAKE ZONES



SITING & MAPPING - NEAREST PUBLIC TRANSIT STOP



SAN DIEGO COUNTY, CA ADU PERMITTING STATISTICS

ADUCALIFORNIA.ORG ADU REGULATIONS GRADING SYSTEM

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

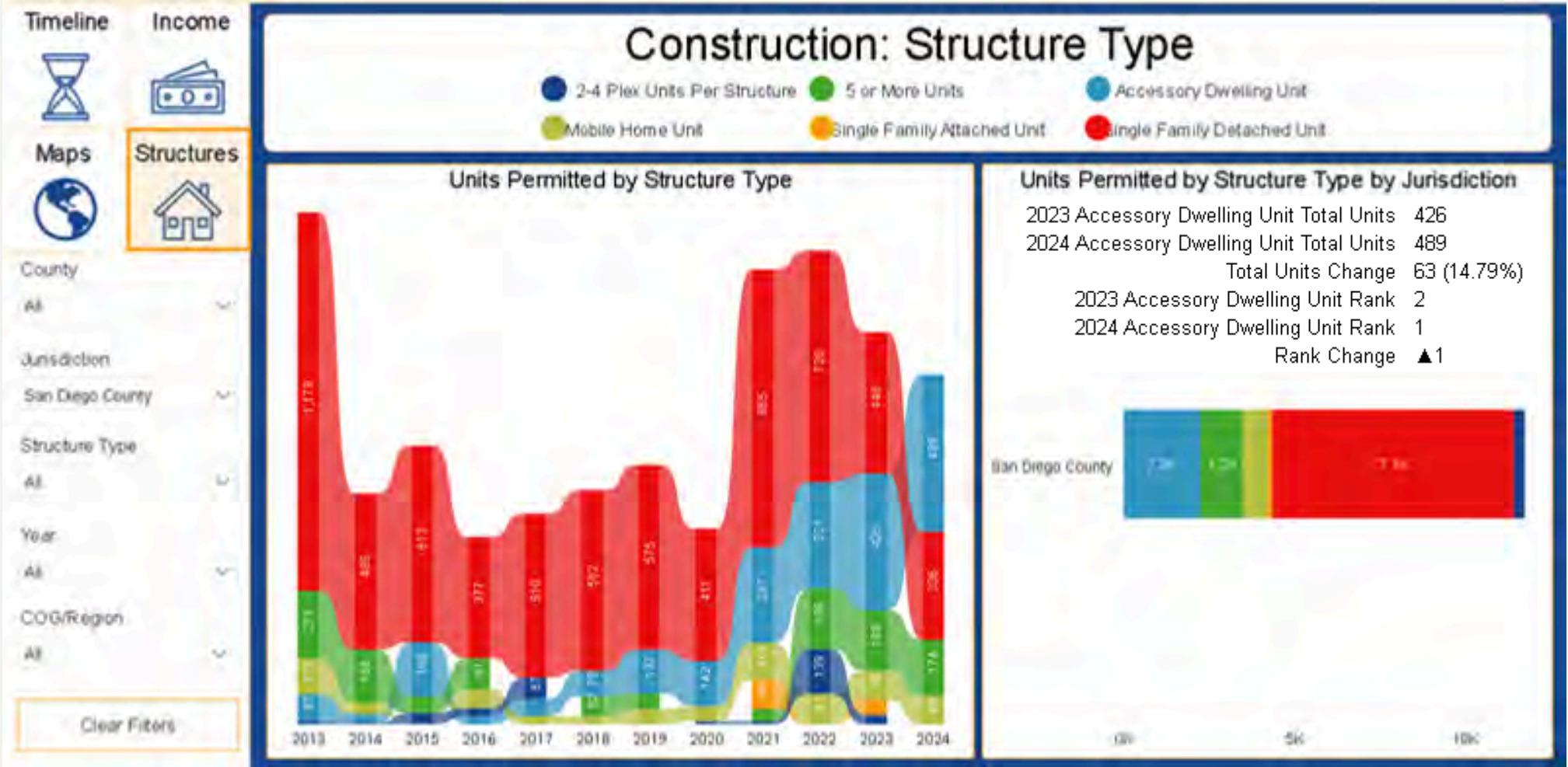
2023 SAN DIEGO COUNTY INFORMATION



HCD's latest available information as of January 2026

SAN DIEGO COUNTY, CA ADU PERMITTING STATISTICS

Units Permitted by Structure Type



SAN DIEGO COUNTY, CA ADU PERMITTING STATISTICS

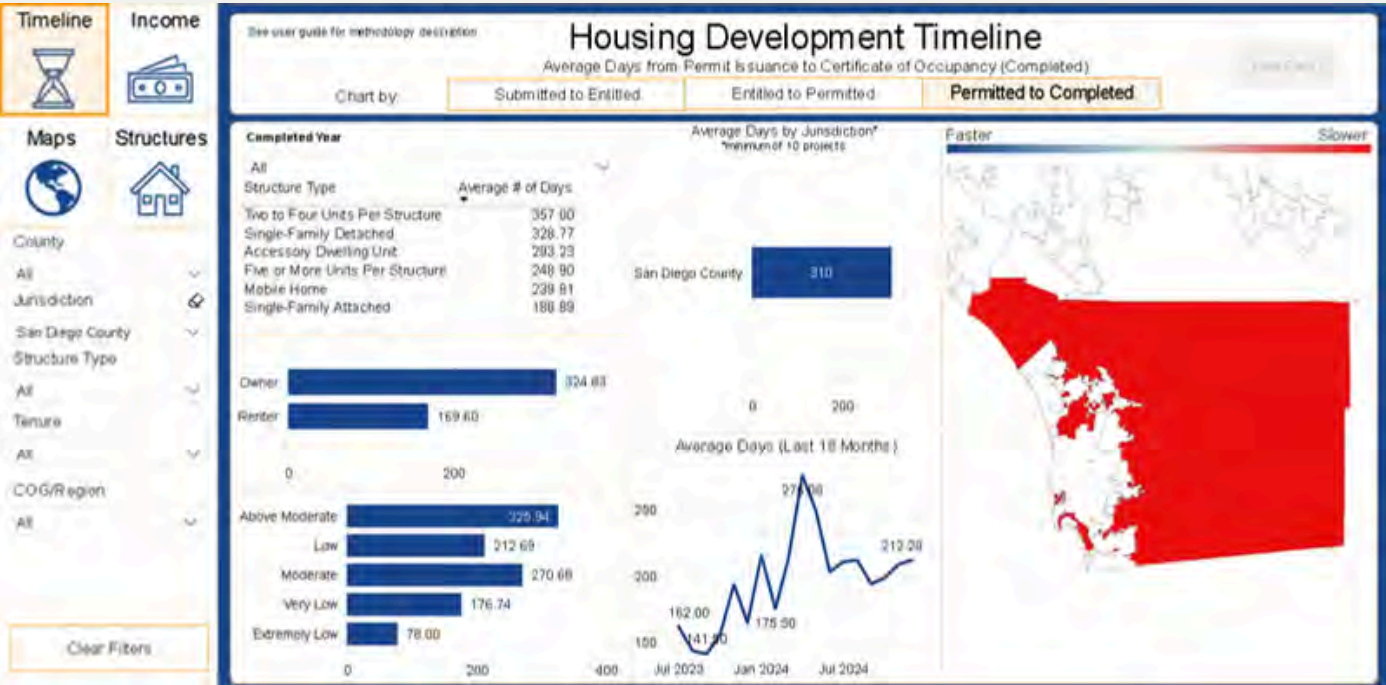
Submitted to Entitled: Data Not Available



Entitled to Permitted: 166 day average



Permitted to Completed: 293 day average



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

Search Criteria:

- Fallbrook, San Diego County (Zipcode(s): 92028)
- Active Listed Units
- 1,000-1,300 Sq. Ft. Units

RENTAL COMPARABLES

Elements 1260: 1,200 Sq.Ft. 4 bed/ 3.5 baths
1 Story Detached ADU

Unit Description	Square Footage	Rental Income	Status
Fallbrook, CA 3 Bedrooms, 2 Bathrooms, Single Family Home	1,289 Sq. Ft.	\$3,650	Active
Fallbrook, CA 3 Bedrooms, 2 Bathrooms, Single Family Home	1,207 Sq. Ft.	\$3,300	Active
Fallbrook, CA 2 Bedrooms, 2 Bathrooms, Single Family Home	1,165 Sq. Ft.	\$2,650	Active
Fallbrook, CA 3 Bedrooms, 2 Bathrooms, Apartment	1,050 Sq. Ft.	\$2,675	Active
Fallbrook, CA 2 Bedrooms, 1.5 Bathrooms, Single Family Home	1,029 Sq. Ft.	\$3,095	Active

Average Price/Sq. Ft. Active: \$2.68

Estimated Rent for a 1200 Sq. Ft. Unit (Rounded up to closest hundred):

\$3,100 - \$3,900 (**\$3,100 used as low**)

2026 Fair Market Rent (FMR) Rent for a 4 Bedroom Unit: \$4,690 (used as high)

Annual Estimated Projected Income: \$37,200 - \$56,280

RENTAL COMPARABLES

Garage Conversion: 1,000 Sq.Ft. 3 bed/ 3
baths Attached ADU

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

Search Criteria:

- Fallbrook, San Diego County (Zipcode(s): 92028)
- Active Listed Units
- 850-1100 Sq. Ft. Units

Unit Description	Square Footage	Rental Income	Status
Fallbrook, CA 3 Bedrooms, 2 Bathrooms, Apartment	1,050 Sq. Ft.	\$2,675	Active
Fallbrook, CA 2 Bedrooms, 1.5 Bathrooms, Single Family Home	1,029 Sq. Ft.	\$3,095	Active
Fallbrook, CA 2 Bedrooms, 2 Bathrooms, Duplex	980 Sq. Ft.	\$2,400	Active
Fallbrook, CA 2 Bedrooms, 1.5 Bathrooms, Apartment	900 Sq. Ft.	\$2,000	Active
Fallbrook, CA 2 Bedrooms, 1 Bathrooms, Single Family Home	868 Sq. Ft.	\$2,800	Active

Average Price/Sq. Ft. Active: \$2.69

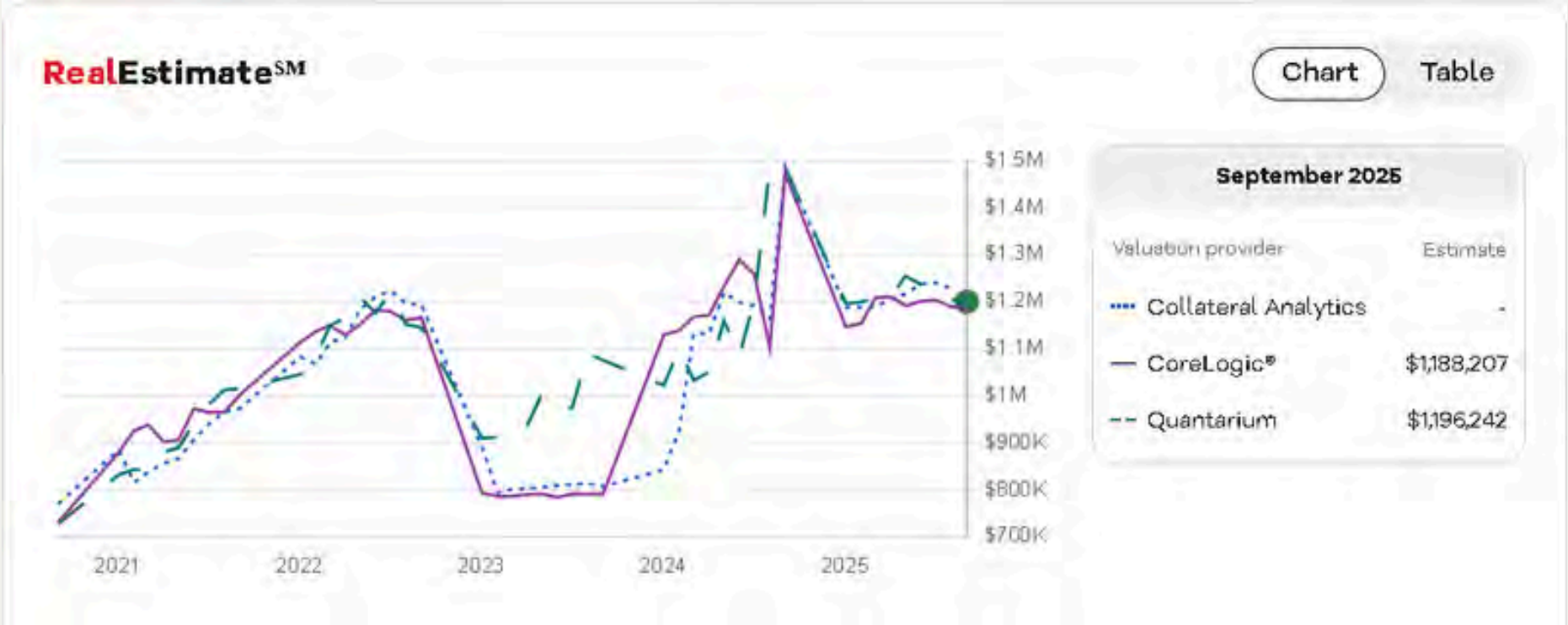
Estimated Rent for a 1000 Sq. Ft. Unit (Rounded up to closest hundred):

\$2,700 - \$3,100 (**\$2,700 used as low**)

2026 Fair Market Rent (FMR) Rent for a 3 Bedroom Unit: **\$3,850 (used as high)**

Annual Estimated Projected Income: \$32,400 - \$46,200

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	\$1,196,242	\$726,967	64.6%	\$1,485,059	-19.4%
CoreLogic®	\$1,188,207	\$730,600	62.6%	\$1,472,800	-19.3%
Collateral Analytics		\$770,000	-	\$1,485,000	-

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.

SALES COMPARABLES - EXISTING HOME VALUE

Status: Sold StatusDate: Sold 9/10/2024-9/10/2025 PropertyTypes: Single Family LivingAreaSquareFeet: 2,500 to 3,500 LotSizeSquareFeet: 50,000 to 150,000

	Active	Active-Conting.	Hold	Pending	Sold LP	Sold SP **	Expired	Cancelled	Withdrawn
# of Listings	---	---	---	---	14	14	---	---	---
Average DOM	---	---	---	---	39	39	---	---	---
Median DOM	---	---	---	---	31	31	---	---	---
Low Price \$	---	---	---	---	\$750,000	\$740,450	---	---	---
Median Price \$	---	---	---	---	\$1,259,500	\$1,175,000	---	---	---
High Price \$	---	---	---	---	\$1,599,900	\$1,725,000	---	---	---
Average Price Total \$	---	---	---	---	\$1,240,291	\$1,217,241	---	---	---
*Avg. Price w/ Sq.Ft. \$	---	---	---	---	\$1,240,291	\$1,217,241	---	---	---
*Average Sq. Ft.	---	---	---	---	3,101	3,101	---	---	---
*Avg. Price/Sq.Ft. \$	---	---	---	---	\$399.63	\$392.11	---	---	---
*Median Price/Sq.Ft.\$	---	---	---	---	\$409	\$385	---	---	---
***Avg. Price w/ LSZ \$	---	---	---	---	\$1,240,291	\$1,217,241	---	---	---
***Average LSZ	---	---	---	---	78,345.36	78,345.36	---	---	---
***Median LSZ	---	---	---	---	76,883	76,883	---	---	---
***Avg. Price/LSZ \$	---	---	---	---	\$17.53	\$17.19	---	---	---
Avg. SP/Avg. LP	---	---	---	---	---	98.14%	---	---	---
Avg. SP/Avg. OLP	---	---	---	---	---	97.37%	---	---	---
Total Volume	---	---	---	---	\$17,364,082	\$17,041,375	---	---	---

Existing Home (2,994 Sq. Ft Main Home - 96,268 Sq. Ft. Lot)

Estimated Value	Sold \$ / Sq. Ft.	Current estimate
Average Price w/ Sq. Ft	\$399.63	\$1,196,492
Median Price w/ Sq. Ft.	\$409	\$1,224,546
Lot \$ w/Sq. Ft.	\$17.53	\$1,687,571



SALES COMPARABLES - AFTER RENOVATION VALUE (ADUS ONLY)

Single Family Homes >1500 Sqft (30,000-50,000 land)

	Active	Active-Contract	Hold	Pending	Sold LP	Sold SP **
# of Listings	---	---	---	---	5	5
Average DOM	---	---	---	---	61	61
Median DOM	---	---	---	---	88	88
Low Price \$	---	---	---	---	\$600,000	\$605,000
Median Price \$	---	---	---	---	\$760,000	\$800,000
High Price \$	---	---	---	---	\$1,175,000	\$1,075,000
Average Price Total \$	---	---	---	---	\$824,500	\$811,000
*Avg. Price w/ Sq.Ft. \$	---	---	---	---	\$824,500	\$811,000
*Average Sq. Ft.	---	---	---	---	1,249	1,249
*Avg. Price/Sq.Ft. \$	---	---	---	---	\$653.05	\$644.74
*Median Price/Sq.Ft.\$	---	---	---	---	\$633	\$644
***Avg. Price w/ LSZ \$	---	---	---	---	\$824,500	\$811,000
***Average LSZ	---	---	---	---	43,472.60	43,472.60
***Median LSZ	---	---	---	---	43,560	43,560
***Avg. Price/LSZ \$	---	---	---	---	\$19.11	\$18.92
Avg. SP/Avg. LP	---	---	---	---	---	98.36%
Avg. SP/Avg. OLP	---	---	---	---	---	92.30%
Total Volume	---	---	---	---	\$4,122,500	\$4,055,000

Vacant Land Similar Square Footage

	Active	Active-Contract	Hold	Pending	Sold LP	Sold SP **
# of Listings	---	---	---	---	4	4
Average DOM	---	---	---	---	236	236
Median DOM	---	---	---	---	260	260
Low Price \$	---	---	---	---	\$185,000	\$185,000
Median Price \$	---	---	---	---	\$207,450	\$198,050
High Price \$	---	---	---	---	\$339,000	\$310,000
Average Price Total \$	---	---	---	---	\$234,725	\$222,775
*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 \$	---	---	---	---	\$234,725	\$222,775
***Average LSZ	---	---	---	---	33,214.50	33,214.50
***Median LSZ	---	---	---	---	30,710	30,710
***Avg. Price/LSZ \$	---	---	---	---	\$7.48	\$7.20
Avg. SP/Avg. LP	---	---	---	---	---	94.91%
Avg. SP/Avg. OLP	---	---	---	---	---	87.11%
Total Volume	---	---	---	---	\$938,900	\$891,100

After Renovation Value (2,200 Total Square Footage of ADUs)

Estimated Value	Sold \$ / Sq. Ft.
Average Single Family Dwelling	\$811,000
Average Vacant Land	\$222,775
Average Price Construction Only	\$588,725
Average Price/SqFt Construction Only	\$471



SALES COMPARABLES - AFTER RENOVATION VALUE

Existing Home (2,994 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: 1,000 Sq.Ft. 3 bed/ 3 baths Attached ADU		
Unit	Avg \$/sf	Expected Value
Existing Unit	\$409	\$1,224,546
Elements 1260	\$471 + 10% premium new build = \$518	\$621,600
Garage Conversion	\$471 + 10% premium new build = \$518	\$518,000
	Total	\$2,364,146 (High)

Existing Home (2,994 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: 1,000 Sq.Ft. 3 bed/ 3 baths Attached ADU		
Unit	Avg \$/sf	Expected Value
Existing Unit	\$409	\$1,224,546
Elements 1260	\$471	\$565,200
Garage Conversion	\$471	\$471,000
	Total	\$2,260,746 (Low)



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>



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.



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

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.

