



BYLD

PARTNERS

ADU DEVELOPMENT

VETERAN OWNED & OPERATED

LISTING COMPANION

4411 Carib St · San Diego, CA 92117

(2) Options · RS-1-7

PREPARED BY BYLD PARTNERS

PREPARED FOR OWNER / BUYER / AGENT

ISSUED JUNE 2026 – SAN DIEGO, CA

BUILT TO PERFORM.

PROPERTY ANALYSIS

Property Snapshot

APN 360-341-11-00	LOT SIZE ≈ 0.17 acres ≈ 7,324 SF	LOT TYPE Interior - Culdesac
ZONING RS-1-7	JURISDICTION San Diego, CA	ADUs PERMITTED Yes
EXISTING STRUCTURE (1) Dwelling Units	Bed/Bath (3 Bed/1 Bath)	Existing FAR 1,050sf

COMPLIANCE ASSESSMENT

ADU is feasible

No foreseen circumstances would render an ADU infeasible on this lot. Boundary requires verification in order to build on top. Setback minimums may apply.



Preliminary & illustrative. All assumptions, cost estimates, projected returns, equity calculations, and value conclusions are preliminary, conceptual, and for illustrative purposes only. Actual rents, costs, financing, timelines, and values may vary with site conditions, design, market changes, and jurisdictional requirements. This is not financial, legal, tax, appraisal, lending, or investment advice. Verify all assumptions with qualified professionals before making decisions.

PROJECT SCOPE — ITEMIZED

Scope & Cost Estimate

Every cost category below is accounted for — built for an **apples-to-apples comparison**. Bids that look cheaper often exclude these line items. City, utility, and agency fees are jurisdiction-controlled and typically paid by the owner.

01 SOFT COSTS — DESIGN, ENGINEERING, PERMITTING & MANAGEMENT

- ✓ Feasibility Study
- ✓ Planset, Designs & Drawings
- ✓ Boundary Survey
- ✓ Topographic Survey
- ✓ MEP Engineering
- ✓ Title-24 Energy Efficiency
- ✓ Structural Engineering
- ✓ Landscape Design
- ✓ Easement Mapping
- ✓ Utility Coordination
- ✓ Project Management
- ✓ Final City Invoice
- ✓ Building & Permit Fees
- ✓ Water / Sewer Fees
- ✓ School Fees

02 HARD COSTS — CONSTRUCTION

- ✓ Site Prep & Demo
- ✓ Foundation & Framing
- ✓ Roofing, Stucco & Siding
- ✓ Plumbing, HVAC & Electrical
- ✓ Drywall
- ✓ Cabinets, Countertops, Fixtures & Appliances
- ✓ Final Cleanup, Waste & Landscaping

Additional costs (utility upgrades, retaining walls, etc.) may be required based on city or infrastructure requirements.

THE PLAY - SCOPE 01

Scope & Projected Returns

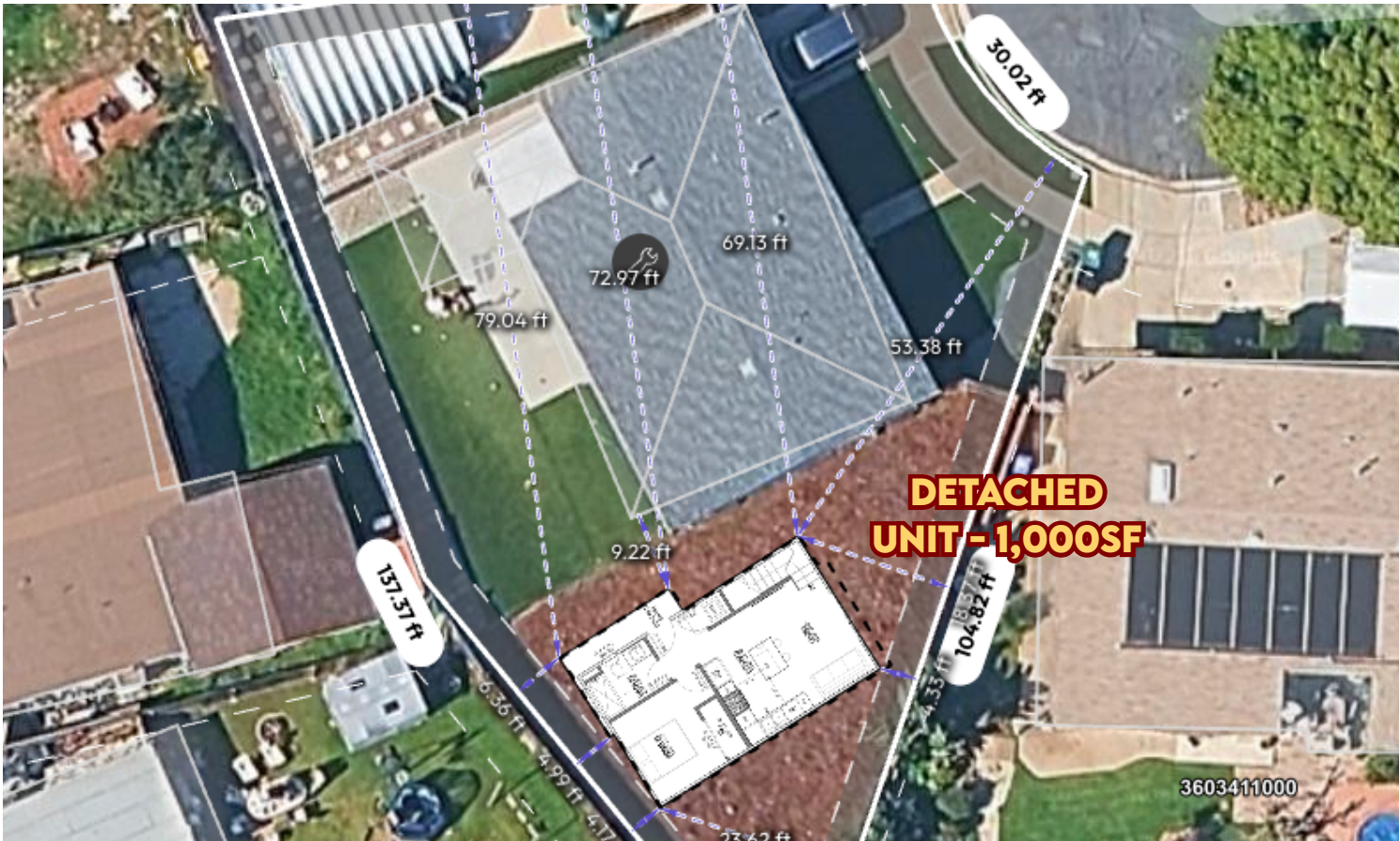
SCOPE OF WORK	ADDED SF	UNITS	TOTAL ESTIMATED INVESTMENT
(1) ~1,000 sf · 3 BD / 2 BA Detached ADU	~1,000	1	<u>\$375K – \$425K</u>

03 RETURN MATRIX

EST. ANNUAL RENT (AFTER EXPENSES)	ESTIMATED CASH-ON-CASH RETURN	POTENTIAL VALUE ADD	POTENTIAL EQUITY CREATION
\$34,200	9% - 11%	\$600,000	~\$200,000- \$300,000

RANGE = CONSERVATIVE → UPSIDE · PROJECTED, AFTER-EXPENSE ESTIMATES – STANDARD SITE CONDITIONS

CONCEPTUAL MASSING / SITE PLAN



All preliminary estimates are subject to change based on a multitude of factors. Preliminary & illustrative only – not financial, legal, tax, or investment advice.

THE PLAY - SCOPE 02

Scope & Projected Returns

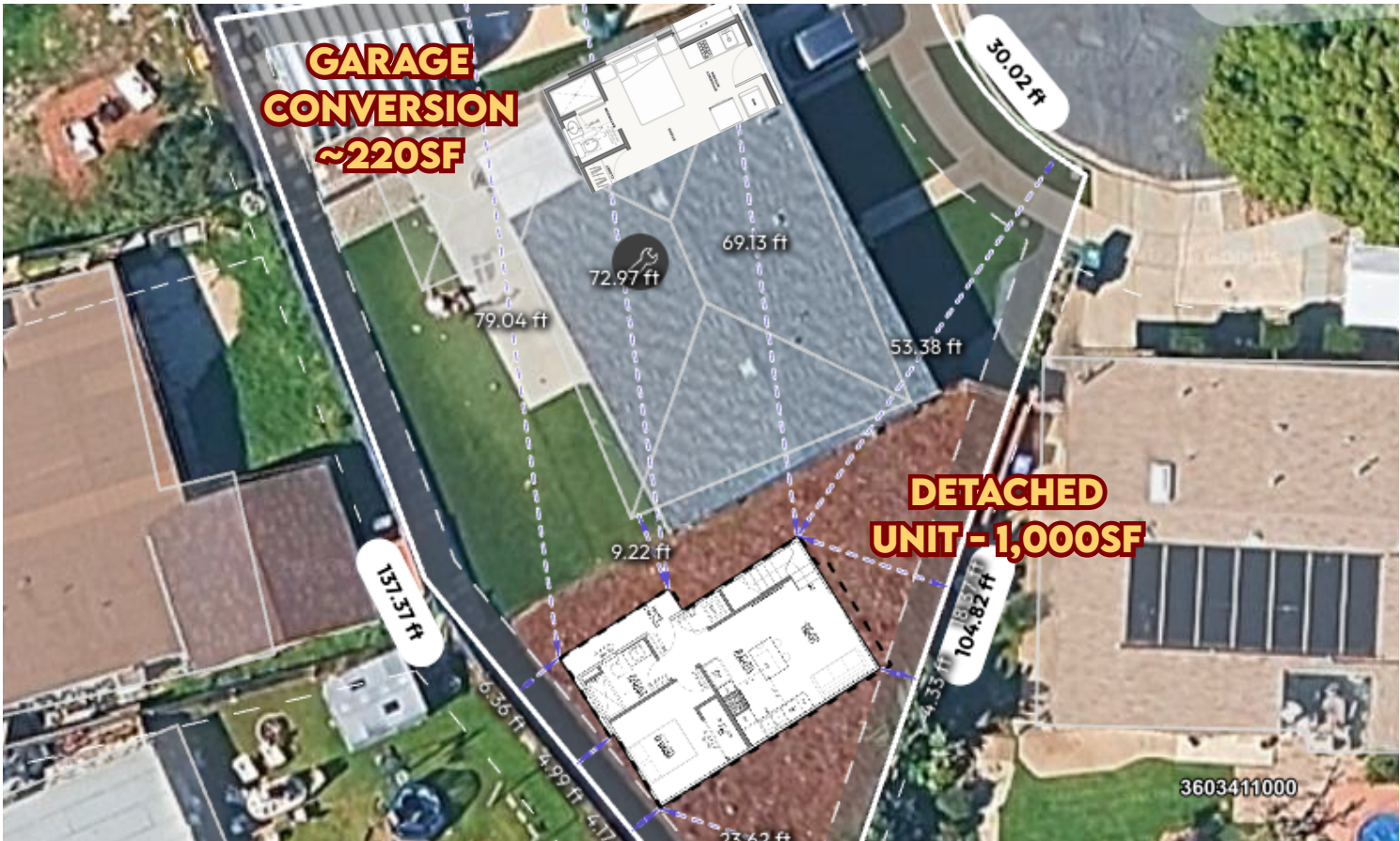
SCOPE OF WORK	ADDED SF	UNITS	TOTAL ESTIMATED INVESTMENT
(1) ~1,000 sf · 3 BD / 2 BA Detached ADU + (1) ~220sf Garage Conversion ADU	~1,220sf	2	<u>\$460K – \$520K</u>

03 RETURN MATRIX

EST. ANNUAL RENT (AFTER EXPENSES)	ESTIMATED CASH-ON-CASH RETURN	POTENTIAL VALUE ADD	POTENTIAL EQUITY CREATION
\$47,880	10% - 12%	\$850,000	~\$350,000- \$425,000

RANGE = CONSERVATIVE → UPSIDE · PROJECTED, AFTER-EXPENSE ESTIMATES – STANDARD SITE CONDITIONS

CONCEPTUAL MASSING / SITE PLAN



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OUR PROCESS

What We Do

Development management means one person running the entire project on your behalf - from before you build through final handoff. You're not outsourcing tasks; you're handing the whole process to a developer on your side of the table. Here are the four phases I run for you:

This proposal is valid for 30 days from the date of delivery. When you work with us, you're not outsourcing tasks. You're gaining a partner who oversees every phase of your development project. Here's what we take off your plate:

01 Feasibility & Pre-Development

The costly mistakes get caught here — before you've spent real money. This is where I make sure you build the right project, not just one the city will approve.

- Property, zoning, and site-constraint analysis
- Feasibility and preliminary underwriting
- Scope built to your budget and returns
- Value engineering
- Soft and hard cost forecasting
- The right design team selected for your specific project

02 Design & Engineering Coordination

A design that works on paper isn't the same as one that's built efficiently and clears plan check the first time. I run the team so the drawings actually work.

- Architect or designer matched to your project from my vetted network
- Schematic and design review
- Surveyor, engineer, Title 24, and civil coordination
- Timeline tracking and milestone management
- Full Plan set aligned against project goals before submittal

03 Permitting & Agency Coordination

Permitting is where projects quietly lose months. I keep yours moving and deal with the city so you don't have to.

- Permit submittals and active timeline management
- SDG&E and utility coordination
- City corrections and agency issue oversight
- Consultant revision coordination
- Timeline & Milestone tracking

04 Development Management

I manage the project from as your single point of accountability - just like I run my own.

- Owners Representation & Crisis Management
- One Developer - Start to finish
- Budget and timeline held to the locked plan
- A clean handoff package to the builder

500+

ADU PROJECTS OF
EXPERIENCE

SD

HYPER-LOCAL
EXPERTISE

USMC

VETERAN-OWNED
& OPERATED

1

POINT OF
ACCOUNTABILITY



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NEXT STEPS

This is the snapshot. The deal is in the details.

The next step is a **feasibility study** - verified zoning, full site-constraint analysis, preliminary underwriting, and a locked scope & budget you can build from.



READY TO GET STARTED?

Scan the QR code below to schedule a call with our team to:

- Review this property and analysis
- Clarify viable scope and execution options
- Determine whether and how to move forward with this project

Let's bring your project to life - the right way, from the ground up.

****Intended for owners or buyers actively evaluating next steps for this site.****

BYLD PARTNERS

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