3904 WILLAMETTE AVE
SAN DIEGO, CA 92117

SNAPADU DESIGN BUILD

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ADU FEASIBILITY PREVIEW

ZONING & REGULATION

ZONE RS-1-7 (SINGLE FAMILY)

APN: 360-350-15-00

EXISTING SQFT: 780

BUILDABLE REMAINING: 2,702

MAX SQFT/UNIT: 1,200

MAX HEIGHT: 30', limited to 2-story

SETBACKS: 4'

VERY HIGH FIRE: Yes

OTHER: No

TOTAL ALLOWABLE ADUS

- 1 Detached ADU up to 1,200 sf
- 1 Detached ADU up to 800 sf
- 1 Conversion ADU
- 1 Junior ADU (conversion up to 500 sf)
- Additional detached ADUs with Bonus Program (Up to 4 ADUs/JADUs total)

AVERAGE RENT

3BR/2BA: $3,500
2BR/2BA: $2,750
1BR/1BA: $2,500
Avg neighborhood rental income

FACTORS IMPACTING RENT:

- ✓ Layout
- ✓ Privacy
- ✓ Parking
- ✓ Finishes
- ✓ Laundry
- ✓ Ease of access

COST & RETURN

Ex. costs to be refined based on final project scope + site considerations.

EXAMPLE COSTS:

	2BR/2BA (750 SF)	3BR/2BA (1200 SF)
UNIT SIZES		
RENT MONTHLY	**$2,750**	**$3,500**
BUILDING+FINISHES	$285K	$365K
SITEWORK+GENERAL CONDITIONS	$35K	$35K
UTILITY UPGRADES + SOLAR	$25K	$25K
PROPERTY-SPECIFIC REQUIREMENTS	$15K	$15K
PERMITS/FEES	$7K	$30K
PLANS	$3K	$3K
TOTAL ALL-IN COST	**$370K**	**$473K**
GROSS ANNUAL INCOME	$33K	$42K
MAINTENANCE/TAXES 8% of gross	$2.6K	$3.4K
NET ANNUAL INCOME	**$30.4K**	**$38.6K**
CASH ON CASH RETURN With financing, returns in the 12-18% range	**8.2%**	**8.2%**

TIMELINE

12-15 MONTHS

PHASE 1 — FEASIBILITY & DESIGN: 3-4 months

We start with a detailed utility mapping, topographic survey, and full assessment of local requirements and site specifics. During this phase, ADU designs, including floor plans and exterior elevations, are finalized with the homeowner. Full construction documents are prepared for the city, along with a Construction Estimate, offering a firm price for the build.

PHASE 2 — PERMITTING: 3-5 months

We submit plans to the city & pull required permits. We work closely with the building department to ensure submitted construction plans move as swiftly as possible through plan review & processes.

PHASE 3 — BUILDOUT: 6-8 months

Once we have permits, construction will start moving within two weeks. We handle the entire process, all the way to the final walkthrough, to ensure your ADU meets your expectations.

LEARN MORE ABOUT COSTS | SNAPADU.COM

Disclaimer: SnapADU has initially reviewed the property attractiveness for an accessory dwelling unit relying on publicly available information. Site specifics – including utility locations and other existing infrastructure – will greatly affect the final costs of this project. SnapADU is not liable for any claims or loss arising from the content of this assessment.

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ADU FEASIBILITY PREVIEW

INITIAL OBSERVATIONS

- This backyard is a good candidate for detached ADU(s) with ample space and minor slope.
- Site plan shows an 893 sqft 3BR/2BA single-story example footprint. A two-story design may be a good option to allow additional square footage.
- Due to the presence of overhead powerlines, an easement may be present and affect the required setback off the North property line.
- As of January 2026 state-level guidance, multiple detached ADUs are possible.
  One statewide exemption ADU up to 800 sqft is allowed by right under Section 66323 (not subject to FAR), plus a 1,200 sqft ADU under Section 66314.



NEED MORE INFO? | SNAPADU.COM

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