

317 W. CHASE AVENUE
EL CAJON, CA 92020

SNAPADU
DESIGN BUILD

760.259.1995

info@SnapADU.com

ADU
FEASIBILITY
PREVIEW

ZONING & REGULATION

APN: 492-490-16-00

EXISTING SQFT: 1,155

BUILDABLE REMAINING: 1,851

MAX SQFT/UNIT: 1,200

MAX HEIGHT: 35'

SETBACKS: 4'

ZONE RS-6 (SINGLE FAMILY)

VERY HIGH FIRE: No

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)

See back for additional clarification on regulations on max number of units

AVERAGE RENT

FACTORS IMPACTING RENT:

✓ Layout

✓ Finishes

✓ Privacy

✓ Laundry

✓ Parking

✓ Ease of access

3BR/2BA: \$3,500

2BR/2BA: \$2,750

1BR/1BA: \$2,500

Avg neighborhood rental income

COST & RETURN

EXAMPLE COSTS:

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

UNIT SIZES	2BR/2BA (750 SF)	3BR/2BA (1200 SF)
RENT MONTHLY	\$2,750	\$3,500
BUILDING+FINISHES	\$285K	\$365K
SITWORK+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	8.2%	8.2%

With financing, returns in the 12-18% range

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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INITIAL OBSERVATIONS

- This backyard is a strong candidate for detached ADU(s) with ample space and minor slope.
- Site plan shows a 1,200 sqft 3BR/2BA example footprint.
- 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. We are still waiting for official confirmation from the city of El Cajon regarding this combination, but have support from HCD and several other San Diego County jurisdictions have confirmed.



NEED MORE INFO? | SNAPADU.COM



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