

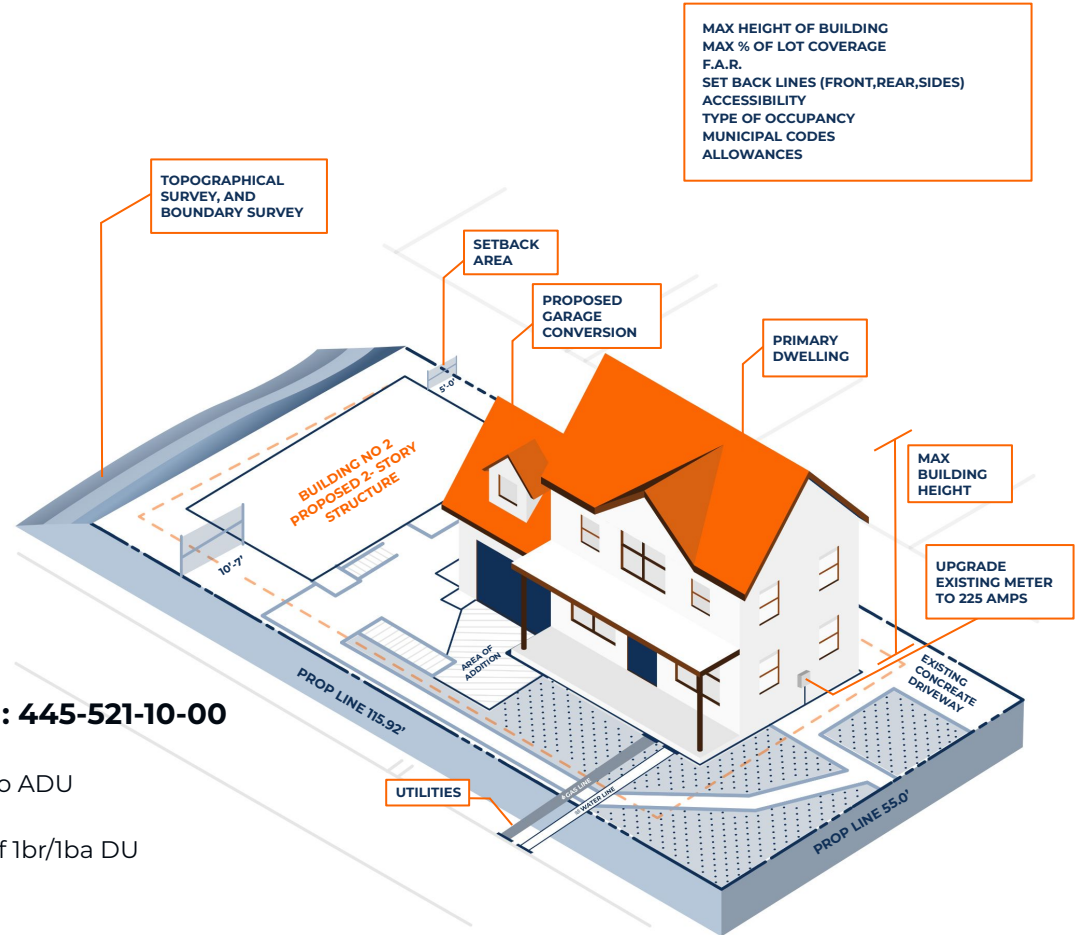


# Feasibility Study

4131 Mississippi St. San Diego, CA 92104 | APN: 445-521-10-00

**Option 1:** Accessory space Conversion into (1) ~260sf Studio ADU

**Option 2:** Remodel 2nd Story DU from Studio to (1) ~600 sf 1br/1ba DU



# Site Details



**4131 Mississippi St.**  
**San Diego, CA 92104**  
APN: 445-521-10-00

**Lot Area:** 4,045 sf (approx 0.093 acres)  
**Jurisdiction:** City of San Diego



## Existing Structures

**Year Built :** 1941, renovated in 1970  
2 units, 5bd/3ba total (1,914 SF)  
No fire sprinklers  
No PV System  
Sewer at rear alleyway  
Main water at Mississippi St.



## Site Conditions

**Access:** Vehicular access along rear alleyway and pedestrian access along Mississippi St.  
**Parking:** Off street parking available  
**Utilities:** Medium run between proposed dwelling unit and nearest utility



## Zoning

**Zone:** RM-3-7  
**Floor Area Ratio:** 1.80 (7,281sf; 5,367sf remaining)  
**Height limit:** 40'  
**ADU Parking:** No parking space required for ADUs in the City of San Diego \*1B400  
**Front setback:** 10'/20'  
**Side setback:** 5'; 4' for ADU above 16' height  
**Rear setback:** 5'; 4' for ADU above 16' height  
**Streetside setback:** N/A  
**Building separate:** 6'  
**Flood:** No  
**Fire hazard zone:** Low



## Overlays

Airport Land Use Compatibility Overlay Zone (ALUCOZ)  
Transit Area Overlay Zone (TAOZ)  
Parking Standards Transit Priority Area (PSTPA)  
Transit Priority Area (TPA)  
Affordable Housing Parking Demand  
ALUCP Airport Influence Area (AIA)  
FAA Part 77 Noticing Area  
Geologic Hazard Category  
Complete Communities Housing Solutions (CCHS)  
Complete Communities Mobility Choices (CCMC)  
Sustainable Development Area (SDA)



## School District

**San Diego Unified School District**  
\$4.79/sf (>500sf)



## Misc. Considerations

**San Diego Bonus ADU Program**

# Soft Cost (Option 1)

Accessory space Conversion into (1) ~260sf Studio ADU

\*Floor Plan for example Only

Includes:

**1** ~260sf, Studio  
**Attached ADU**

**260**  
**Approx Total sq ft**



Soft Cost Estimation:	Cost in Dollars (\$)
Design	\$12,500
Structural engineering	\$1,800
City Permit fees	\$1,310
Water/Sewer	\$4,110
Title 24	\$350
*Boundary Survey	\$3,500
<b>Total:</b>	<b>\$23,570</b>

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# Hard Cost (Option 1)

Accessory space Conversion into (1) ~260sf Studio ADU

**\*Actual hard cost determined by GC, based on approved plans**

## Includes:

**1** ~260sf, Studio  
**Attached ADU**

**260**  
**Approx Total sq ft**



## Hard Cost Estimation:

Cost in  
Dollars (\$)

Conversion (\$225/sf)

\$58,500

Meters

\$5,000

Total:

**\$63,500**

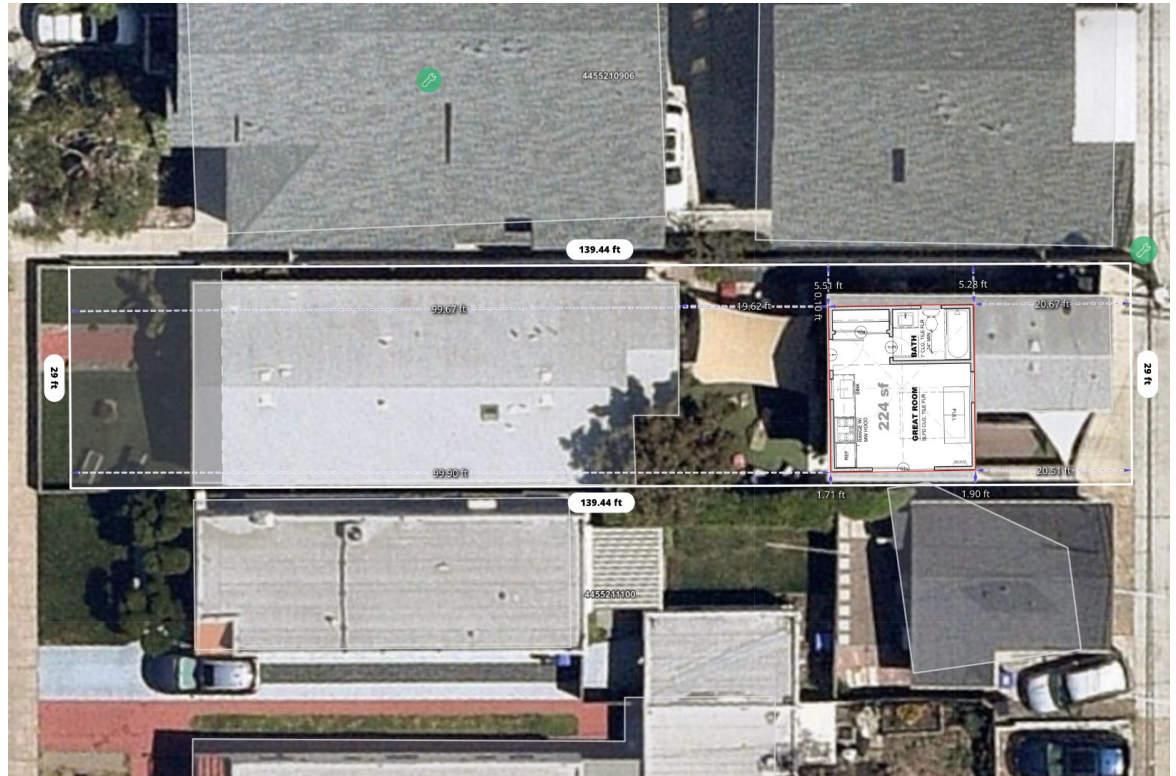
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# Sitemap (Option 1)

## Scope of Work:

- **Accessory space Conversion into (1)  
~260sf Studio ADU**

(1 unit; 260sf Total Habitable Space Added)



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# Soft Cost (Option 2)

Remodel 2nd Story DU from Studio to (1) ~600sf 1br/1ba DU

\*Floor Plan for example Only

Includes:

**1** ~600sf, 1br/1ba  
**Interior Remodel**

**600**  
**Approx Total sq ft**



Soft Cost Estimation:	Cost in Dollars (\$)
Design	\$12,500
Structural engineering	\$1,800
City Permit fees	\$3,520
School Fees	\$3,360
Water/Sewer	\$4,110
Title 24	\$350
*Boundary Survey	\$3,500
<b>Total:</b>	<b>\$29,140</b>

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# Hard Cost (Option 2)

Remodel 2nd Story DU from Studio to (1) ~600sf 1br/1ba DU

**\*Actual hard cost determined by GC, based on approved plans**

## Includes:

**1** ~600sf, 1br/1ba  
**Interior Remodel**

**600**  
**Approx Total sq ft**



## Hard Cost Estimation:

Cost in Dollars (\$)

Interior Remodel

~\$30,000

Total:

~\$30,000

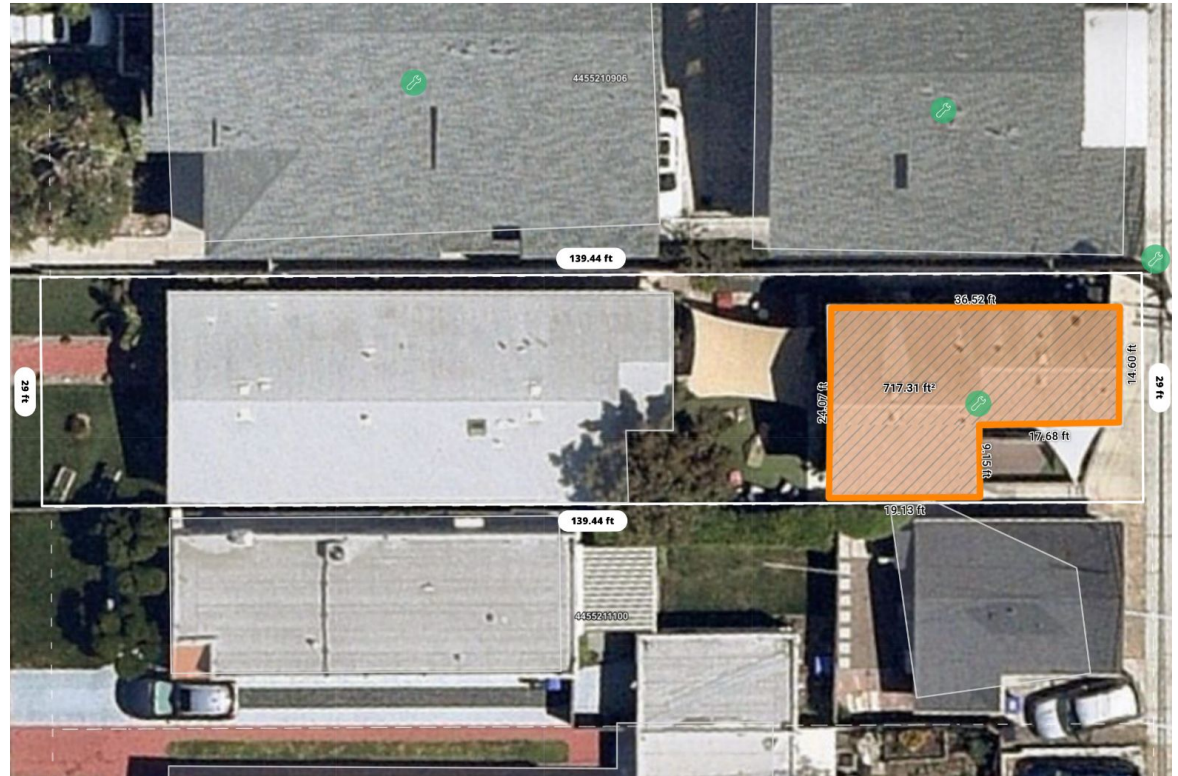
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# Sitemap (Option 2)

## Scope of Work:

- Remodel 2nd Story DU from Studio to (1) ~700sf 1br/1ba DU (1 unit; 700sf Total Habitable Space)



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# Financial Projections

## Option 1:

- ~260sf, Studio  
Projected Rent: \$1,500

Soft Costs Total: \$23,570  
Hard Costs Total: \$63,500

Total Est. Cost: \$87,070  
+ 10% Contingency **\$95,780**

## Option 2:

- ~600sf, 1br/1ba  
Rent: \$2,800

Hard Costs Total: \$30,000  
+ 10% Contingency **\$33,000**

Rental Strategy 1 :	Cost in Dollars (\$)	Rental Strategy 2 :	Cost in Dollars (\$)
Total Investment (Soft + Hard Costs) + 10%	<b>\$95,780</b>	Total Investment (Soft + Hard Costs) + 10%	<b>\$33,000</b>
Monthly Rental Income	\$1,500	Monthly Rental Income	\$2,800
Monthly Expenses(25% Assumption)	\$375	Monthly Expenses(25% Assumption)	\$700
Monthly Cash Flow	\$1,125	Monthly Cash Flow	\$2,100
Annual Cash Flow	\$13,500	Annual Cash Flow	\$25,200
<b>Annual Cash on Cash Return</b>	<b>14.09%</b>	<b>Annual Cash on Cash Return</b>	<b>76.36%</b>

# Actual Site Photos



ADU GEEKS DOES NOT REPRESENT OR WARRANT THAT ESTIMATED FEES AND/OR TIMELINES WILL MEET THAT WHICH IS DESCRIBED IN THIS PRELIMINARY FEASIBILITY REPORT. IT SHOULD BE VIEWED AS A PRELIMINARY EVALUATION BASED ON THE INFORMATION PROVIDED BY YOU, THE CLIENT, A VIEW OF THAT INFORMATION THROUGH ADU GEEKS UNDERSTANDING OF YOUR BIG PICTURE GOALS, AND THE PRESENT MARKET FOR SERVICES REQUIRED TO ACHIEVE THOSE GOALS BASED ON THE INFORMATION PROVIDED. ADU GEEKS HEREBY DISCLAIMS ANY AND ALL WARRANTIES WITH REGARD TO THE ACCURACY OF SUCH ESTIMATES.

# Actual Site Photos



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# Timeline



## Design

16 - 22 Weeks  
20 - 30 Weeks

## Permitting

24 - 38 Weeks  
38 - 60 Weeks

## Construction

8 - 18 Weeks  
24 - 60 Weeks

 Smaller Projects     Larger Projects



# Thank You!

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