

DEVELOPMENT PROGRAM - ADU + SB9

Scope: Construct (2) new units with (4) new garage spaces in the backyard.

ADU Unit

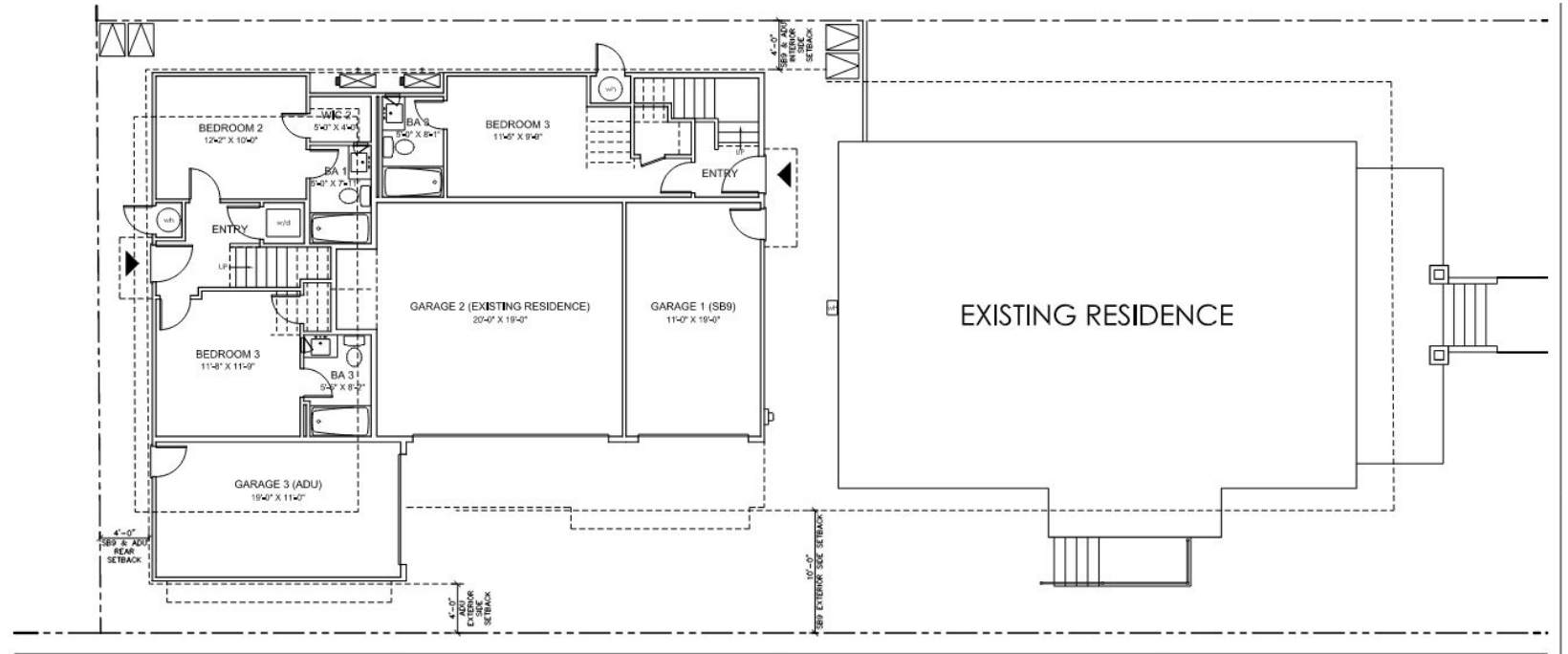
Bed/Bath: 3/3
SF: 1,199

SB9 Unit

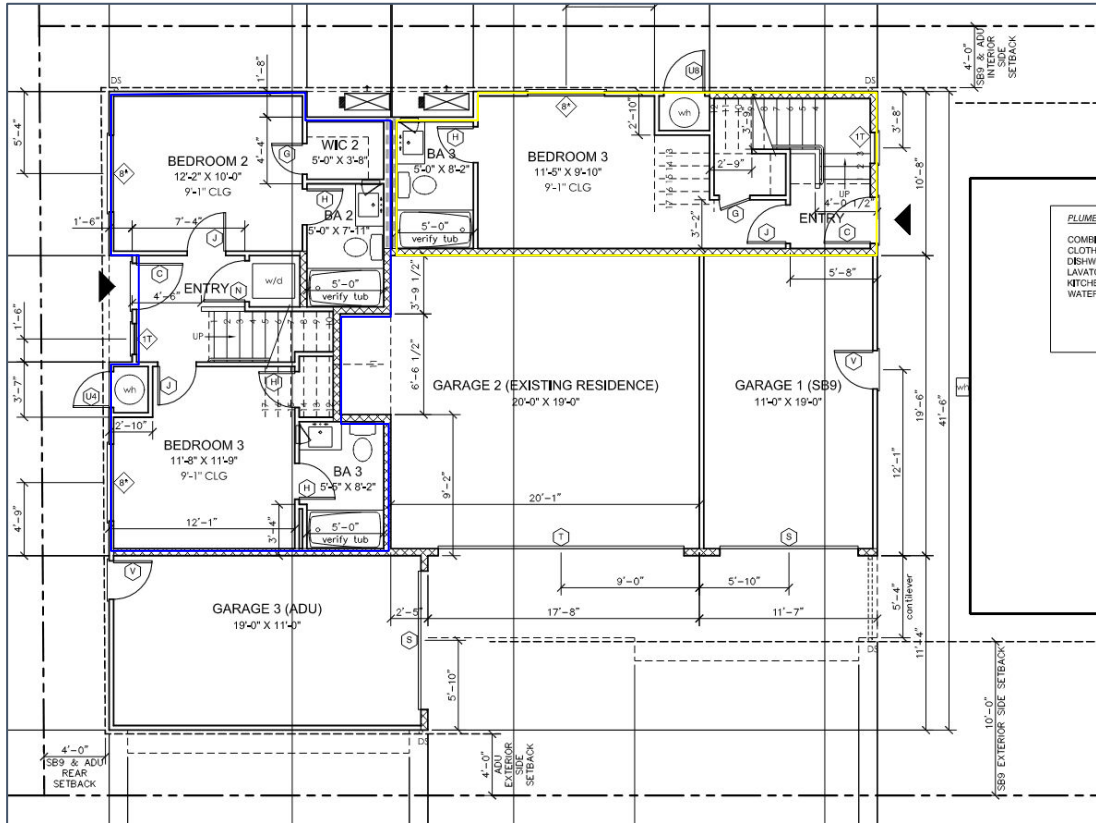
Bed/Bath: 3/3
SF: 1,341

Total New SF: 2,540

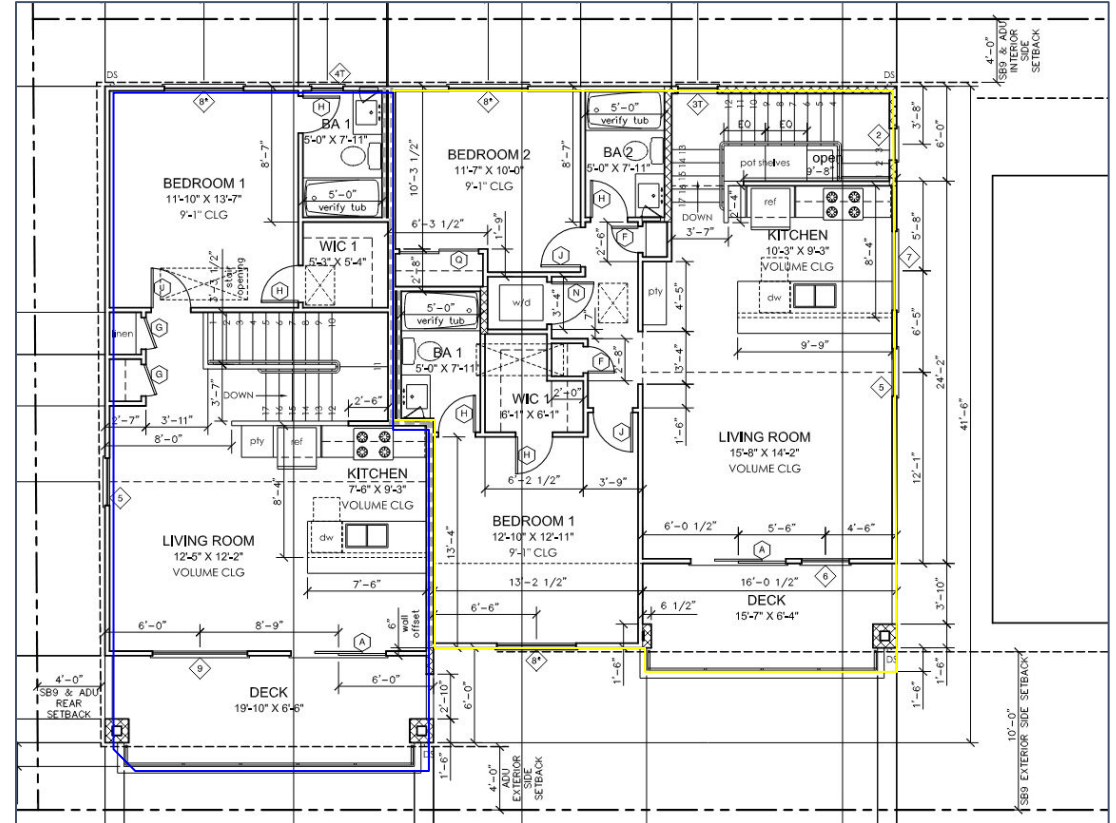
**(not including
garages SF)**



FLOOR PLANS - ADU + SB9



First Floor



Second Floor

SALES COMPARABLES (Post Construction Value)

Average \$/Unit	\$ 654,028
Average \$/SF	\$ 701.87
Average GRM	\$ 14.57

Address	1325-1327 Fifth Ave. Chula Vista, CA 91911	2917-23 Preece St. San Diego, CA 92111	6753 North Elman Street San Diego, CA 92111	4805 Iroquois Ave. San Diego, CA 92117	4477 Palm Ave. La Mesa, CA 91941	4111-4119 Clairemont Mesa Blvd.	4924 Iroquois, San Diego, CA 92117	4249 Gila Ave. San Diego, CA 92117	6737-43 Thomson Ct. San Diego, CA 92111	
Neighborhood	Chula Vista	Linda Vista	Linda Vista	Clairmont	La Mesa	Clairmont	Clairmont	Clairmont	Linda Vista	
Sale Date	10/18/2023	10/5/2023	8/15/2023	7/20/2023	7/13/2023	5/26/2023	1/3/2023	11/29/2022	11/17/2022	
Sale Price	\$1,500,000	\$2,550,000	\$2,650,000	\$3,200,000	\$1,810,000	\$3,300,000	\$2,300,000	\$2,600,000	\$2,325,000	
\$/unit	\$500,000	\$637,500	\$662,500	\$800,000	\$603,333	\$660,000	\$575,000	\$866,667	\$581,250	
\$/sf	\$677	\$654	\$639	\$805	\$616	\$646	\$852	\$847	\$581	
Gross Income	\$99,600	\$184,560	\$183,360	\$232,848	\$131,172	\$223,126	\$144,468	N/A	\$155,232	
GRM	15.06	13.82	14.45	13.74	13.80	14.79	15.92	N/A	14.98	
Units	3	4	4	4	3	5	4	3	4	
Mix										
Existing	3/2	1,098 2/1 2/1	750 2/1 750 2/1.5	750 2/1 1,000 2/1	788 2/2 788	940 3/2	1,100 2/1 2/1	700 3/2 700	1,480 2/1 2/1	800 800
New	1/1 2/2	384 3/2 733 3/2	1,199 3/2 1,199 3/2	1,198 3/2 1,198 3/2	1,200 3/2 1,200 3/2	1,000 3/2 1,000 3/2 1/1 1/1	1,200 2/1 1,200 1/1 790 820	800 3/2 500 1/1	1,000 3/2 3/2	1,200 1,200
Total	2,215	3,898	4,146	3,976	2,940	5,110	2,700	3,070	4,000	

Notes	1325-1327 Fifth Ave. Chula Vista, CA 91911	2917-23 Preece St. San Diego, CA 92111	6753 North Elman Street San Diego, CA 92111	4805 Iroquois Ave. San Diego, CA 92117	4477 Palm Ave. La Mesa, CA 91941	4111-4119 Clairemont Mesa Blvd.	4924 Iroquois, San Diego, CA 92117	4249 Gila Ave. San Diego, CA 92117	6737-43 Thomson Ct. San Diego, CA 92111
	- 2 single car garages - Attached JADU and detached 2/2	- Tandem parking spaces, no garage - built 2nd story over exiting home; 3 new units	- Tandem parking spaces, no garage - built 2nd story over exiting home; 3 new units	-(2) 2 car garages off of an alley - 3 story w/ ocean view - high end finishes	- 2 single car garages in the + 1 surface space - standard new apartment finishes	- 2 car garage w/ 4 surface spaces in the front yard - no alley access	- 2 single car garages off the alley - standard apartment finishes - all footages are estimates	- 1 car in front + 2 car garage off alley - higher quality finishes - 700 sf roof deck - new construction footages are estimates	- all surface parking spaces - standard apartment finishes

Images

