



Feasibility Study

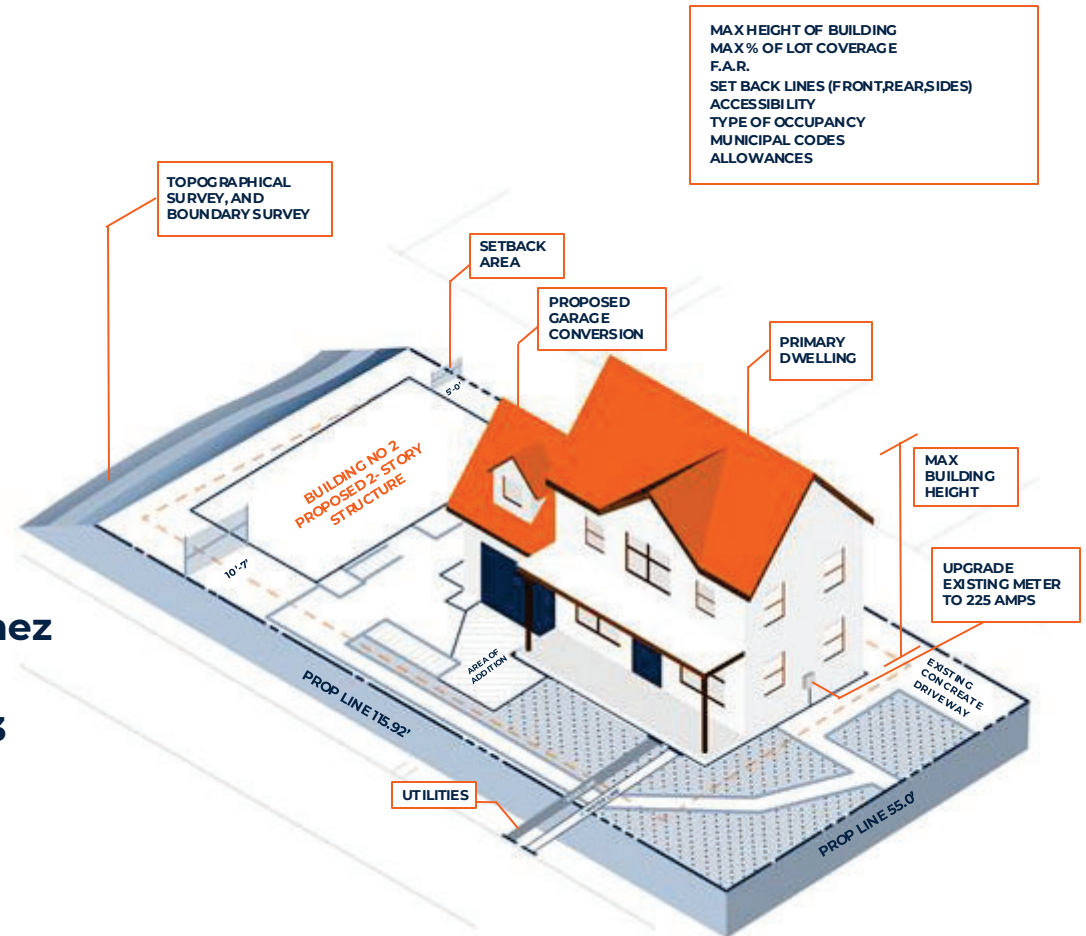
Prepared for: Vanessa & Abel Martinez

2146 Franklin Ave. San Diego, CA 92113

APN: 538-190-09-00

Scope of Work:

(2) Detached ADU's | ~400sf 1bd/1ba ADUs



Site Details



**2146 Franklin Ave.
San Diego, CA 92113
APN: 538-190-09-00**

Lot Area: 3,422 sf (approx 0.079 acres)
Jurisdiction: City of San Diego



Existing Structures

Year Built : 1919
1 unit, 3bd/2.5ba (1,320 SF)
No fire sprinklers
No PV System
Sewer along rear alleyway
Main water at Franklin Ave.



Site Conditions

Access: Pedestrian access at Franklin Ave.
Parking: Off street parking available
Utilities: Medium run between proposed dwelling unit and nearest utility



Zoning

Zone: RM-2-5
Density: 1 D.U. per 1,500sf
Lot Coverage: N/A
Floor Area Ratio: 1.35 (4,620sf; 3,300sf remaining)
Height limit: 40'
ADU Parking: No parking is required for ADUs in the City of San Diego *1B400
Front setback: 15'/20'
Side setback: 5'; 4' for ADU above 16' height
Rear setback: 15'; 4' for ADU above 16' height
Streetside setback: N/A
Building separation: 6'
Flood: No
Fire hazard zone: Moderate



Overlays

*Sustainable Development Areas (SDA)
*Complete Communities Housing Solutions (CCHS)
*Complete Communities Mobility Choices (CCMC)
Communities of Concern (COC)
San Diego Promise Zone (SDPZ)
Airport Land Use Compatibility Overlay Zone (ALUCOZ)
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



School District

San Diego Unified School District
\$5.17/sf (≥500sf)



Misc. Considerations

ADUGEEKS 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 ADUGEEKS UNDERSTANDING OF YOUR BIG PICTURE GOALS, AND THE PRESENT MARKET FOR SERVICES REQUIRED TO ACHIEVE THOSE GOALS BASED ON THE INFORMATION PROVIDED. ADUGEEKS HEREBY DISCLAIMS ANY AND ALL WARRANTIES WITH REGARD TO THE ACCURACY OF SUCH ESTIMATES.



Option 3

Sitemap

Scope of Work:

- (2) Detached ADUs | ~400sf 1bd/1ba ADUs

Build Area Notes (Per ADU):

1. Existing Dwelling Unit
2. Proposed ADU Duplex

Probable Fence Location



Soft Costs

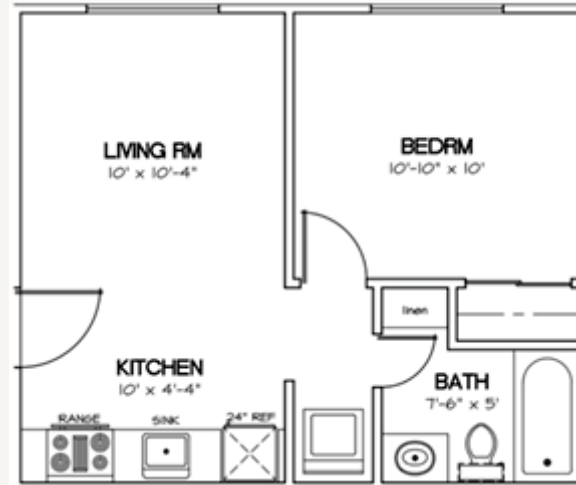
(1) Detached ADU Duplex w/ (2) ~400sf 1bd/1ba ADUs
(2 units, 800sf total habitable space added)

*Floor Plan for example only

Includes:

2 400sf, 1bd/1ba
Detached ADUs

800
Approx total
habitable sq ft



Soft Cost Estimation:

Cost (\$)

Design Phase

Design (\$500 FS Credit Applied)	\$15,500
Structural Engineering	\$2,500
Title 24 Report	\$700
Site Surveys (Boundary + Topography Survey)	\$2,500

Permitting Phase Low End

City Permit fees (Review, Inspection, etc)	\$16,800
School Fees (\$5.17/sf)	\$4,140
Water/Sewer Fees	\$4,110

Total: \$46,240.00

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Hard Costs

**(1) Detached ADU Duplex w/ (2) ~400sf 1bd/1ba ADUs
(2 units, 800sf total habitable space added)**

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

Includes:

2 400sf, 1bd/1ba
Detached ADUs

800
**Approx total
habitable sq ft**



Hard Cost Estimation:

Cost in
Dollars (\$)
(High End)

Habitable (\$300/sf)

\$240,000

Utility Meters

\$10,000

Solar

\$10,000

Total:

\$260,000

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Financial Projections

Low End: Detached ADU Duplex (2) ~400sf 1bd/1ba ADUs

Soft Costs Total: \$46,240
Hard Costs Total: \$260,000

Projected Cost Range: (Total + 10% Contingency)

\$306,240 - \$336,864.00

Overall Cost per sq ft = \$382.00

Projected Rent

\$2,100 1bd/1ba (x2)

High End: Detached ADU Duplex (2) ~400sf 1bd/1ba ADUs

Soft Costs Total: \$58,350
Hard Costs Total: \$260,000

Projected Cost Range: (Total + 10% Contingency)

\$318,350 - \$350,190

Projected Rent

\$2,100 1bd/1ba (x2)

Low End:	Cost in Dollars (\$)	High End:	Cost in Dollars (\$)
Total Investment	\$343,040	Total Investment	\$350,190
Monthly Rental Income	\$2,100	Monthly Rental Income	\$2,100
Monthly Expenses (25% Assumption)	\$1,050	Monthly Expenses (25% Assumption)	\$1,050
Monthly Cash Flow	\$3,150	Monthly Cash Flow	\$3,150
Annual Cash Flow	\$37,800	Annual Cash Flow	\$37,800
Annual Cash on Cash Return	11.02%	Annual Cash on Cash Return	10.79%

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Project Timeline

(Below estimates do not account for 10% contingency)



Kick Off	Design	Permitting	Construction
Month 1 (approximate)	Months 2-4 (approximate)	Months 4-10 (approximate)	Pending GC
• Engagement Agreement • \$1,000 Deposit • Site Measurements • 40% of Contract Balance	• 60% of Design fee • Structural • Misc. Vendor fees • Surveys	• Design \$250 • Final Permit Fees • Water & Sewer • School Fees	• Material • Labor • Meters • Pending GC Bid
~ \$6,200	~ \$14,750	~ \$30,900	~ \$260,000
~ \$6,200	~ \$14,750	~ \$37,400	~ \$260,000

Thank You!



Next Steps:

1. Engagement Agreement
Receive & sign electronically

2. \$1,000 Deposit
Paid at contract signing

3. Onboarding

- Building Record
- Site Measurements
- Boundary Survey Proposal
- Existing Utility Information

4. Kick-Off Meeting
Meet your project team & begin designing your ADU!

