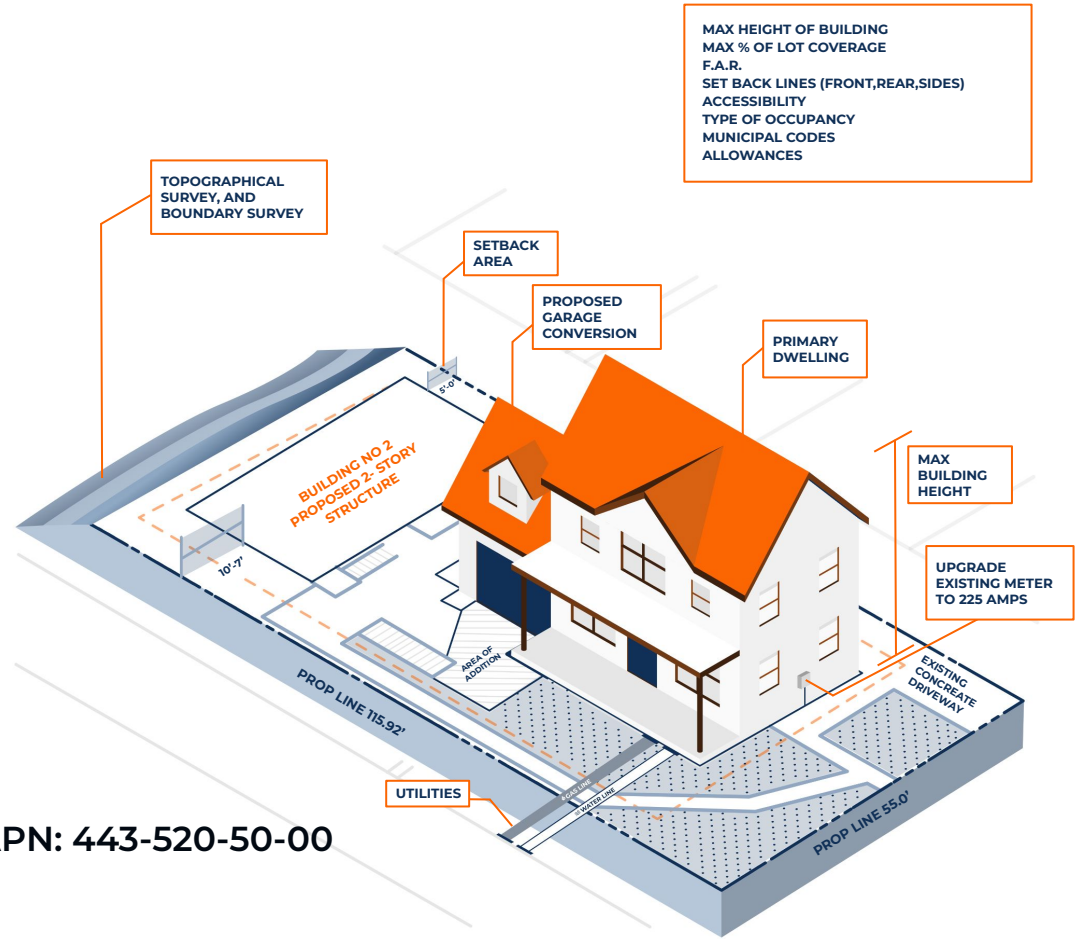
ADUGeeks

Feasibility Study



2242 Congress St, San Diego, CA 92110 | APN: 443-520-50-00

Garage Conversion to (1) ~400sf 1/1 ADU

Site Details

2242 Congress St
San Diego, CA 92110
APN: 443-520-50-00

Lot Area: 3,901 sf (approx 0.09 acres)
Jurisdiction: City of San Diego

Existing Structures

Year Built : 1952
1 unit, 2bd/1ba (880 SF)
No fire sprinklers
No PV System
Sewer at Congress St
Main water at Congress St

Site Conditions

Access: Vehicular access at Congress St
Parking: Off street parking available
Utilities: Medium run between proposed dwelling unit and nearest utility

Zoning

Zone: OTRM-2-1
Floor Area Ratio: 1.20 (4,681sf; 2,288sf remaining)
Height limit: 40'
ADU Parking: No parking space required for ADUs in the City of San Diego
Front setback: 5'
Side setback: 4' for ADU above 16' height
Rear setback: 4' for ADU above 16' height
Streetside setback: N/A; no streetside
Building separation: 6'
Flood: No
Fire hazard zone: High

Overlays

Community Plan Area (CPA)
Communities of Concern (COC)
Airport Land Use Compatibility Overlay Zone (ALUCOZ)
Transit Priority Area (TPA)
Affordable Housing Parking Demand
ALUCP Airport Influence Area (AIA)
FAA Part 77 Noticing Area
Very High Fire Hazard Severity Zone (VHFSZ)
Geologic Hazard Category
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
Old Town San Diego Planned District: Projects in the OTRM Zone is subject to the Old Town Planned District Review Board

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Soft Cost

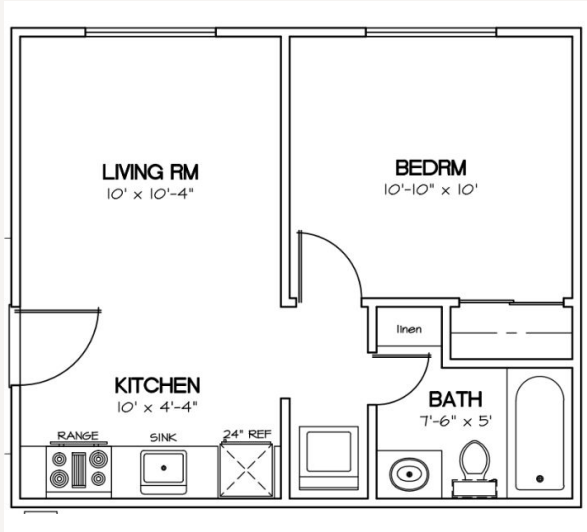
Garage Conversion to (1) ~400sf 1/1 ADU

***Floor Plan for example only**

Includes:

1 ~400sf 1/1
Garage to ADU Conversion

400
Approx total sq ft



Soft Cost Estimation:	Cost in Dollars ($)
Design	$12,500
Structural Engineering	$1,800
City Permit fees	$2,010
Water/Sewer	$4,110
Title 24	$350
*Utility Coordination	$1,500
**Boundary Survey	$2,500
Total:	**$24,770**

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Hard Cost

Garage Conversion to (1) ~400sf 1/1 ADU

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

Includes:

1 ~400sf 1/1
Garage to ADU Conversion

400
Approx total sq ft



Hard Cost Estimation:	Cost in Dollars ($)
Habitable ($225/sf)	$90,000
Meters	$5,000
Total:	**$95,000**

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Financial Projections

- **400sf, 1br/1ba**
  Projected Rent: $2,000

Soft Costs Total:	$24,770
Hard Costs Total:	$95,000
Total Est. Cost:	$119,770
+ 10% Contingency	**$131,750**

Rental Strategy :	Cost in Dollars ($)
Total Investment	**$131,750**
Monthly Rental Income	$2,000
Monthly Expenses (25% Assumption)	$500
Monthly Cash Flow	$1,500
Annual Cash Flow	$18,000
Annual Cash on Cash Return	**13.66%**

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Sitemap

Garage Conversion to (1) ~400sf 1/1 ADU

***Floor Plan for example only**



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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**

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Thank You!



Next Steps:

Book a free discovery call and claim the $500 Credit for this Feasibility Study

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