



# ADUGEEKS FEASIBILITY STUDY

1026 S Pacific St  
Oceanside, CA 92054  
APN: 152-071-04-00

SUBJECT: Feasibility Study

Dear Sep,

We present a comprehensive analysis for the proposed accessory dwelling unit project at 1026 S Pacific St Oceanside, CA 92054. The property's zoning, RT, presents a unique opportunity for development, allowing for the construction of (1) ADU and (1) JADU and 25% conversion of accessory structures, considering the presence of an existing multifamily dwelling on the lot.

This Project Analysis includes a high-level summary of the listed option:

☐ **Scope of Work: (1) Garage to ADU Conversion w/ (1) ~325sf Studio ADU**

The following is our estimated cost to manage the entire design, permit, and build process of your ADU project. We have also included a financial projection, estimated project timelines and all the feasibility considerations for your build. An aerial photo with an approximate location of your build has also been added for you to visualize the usage of space prior to kicking off into the design phase. We look forward to being part of your ADU journey. The next step is to begin your ADU designs!

Very respectfully,



Zacharias Collins  
(855) 999-GEEK



**Scan the QR Code Above to Book a Call With Us!**

*\*\*ADU Geeks is not a general contracting company. Your ADU will be built by an ADU Geeks preferred general contractor.  
\*\*\*All estimates and project feasibility are contingent upon all current and past construction being fully permitted*

☐ **Scope of Work:** (1) Garage to ADU Conversion w/ (1) ~325sf Studio ADU

**A. Soft costs totaling: \$38,040**

1. Design:	\$12,500	*Additional unit to 1036 S Pacific St
2. Structural engineering:	\$1,600	
3. City Permit fees:	\$1,630	*Determination at plan review
1. Coastal Review:	\$12,000	
4. School Fees:	\$1,560	*4.79 per square foot
5. Water/Sewer:	\$4,200	*Does not include potential upgrade
6. Title-24 Report:	\$350	
7. MEP:	\$4,200	*1 Unit added to MDU structure

**B. Hard costs totaling: \$78,125**

1. Non Habitable (\$225/sf):	\$73,125	*Pending final designs to confirm construction bids
2. Meters:	\$5,000	*Sub-meter water, independent electric

**Total estimated cost: \$116,165 - \$127,780** \*A through B with 10% Contingency

**FINANCIAL PROJECTIONS OPTION**

*Numbers are based on the highest estimated total with a 25% expense ratio assumption.*

<b>Rental Strategy:</b> Self Financed	<b><u>325 sf, Studio</u></b> <b><u>Rent: \$2,000</u></b>
Total Investment	\$127,780
<b>Monthly Rental Income</b>	\$2,000
Monthly Expenses (25% Assumption)	\$500
<b>Monthly Cash Flow</b>	<b>\$1,500</b>
Annual Cash Flow	\$18,000
<b>Annual Cash on Cash Return</b>	<b>14.09%</b>

\* Financial projections based on real market rental data within .5 mile radius. Projections do not account for ability to raise rents over time, nor the appreciation of the property value after construction.

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## **Design Phase & Project Management (Based on Option 2)**

### **Milestone I: Schematic Design** *(time to complete: 3-5 weeks)*

1. Site Measurements + photos - verify existing conditions
2. Create CAD base plan
3. Create initial ADU space/floor plan
4. Client review meeting, space plan revisions, client approval

### **Milestone II: Design Development & Construction Documents** *(time to complete: 10-11 weeks)*

5. Develop sections and elevations
6. Coordination with 3rd party consultants
7. Develop drawings for agency plan review and construction
8. Submit to city

## **Permitting Phase (cost of time & materials included)**

*(Timeline is 48-72 weeks on average)*

1. Coordinating with city for permits on your behalf
2. Coordinating with the Coastal Commission on your behalf
3. Managing any/all required inspections start to finish
4. Facilitating all city fees

### **Expected Timeline for Soft Costs:**      Amounts based on **Option 2:** listed above:

Month 1 (Milestone I)	Month 2-5 (Milestone II )	Month 4-14 (Permitting)
<ul style="list-style-type: none"> <li>• Deposit</li> <li>• 60% of contract balance -</li> <li>• \$1000 deposit at contract signing.</li> <li>• FS Credit applied</li> </ul>	<ul style="list-style-type: none"> <li>• 40% of Design fee</li> <li>• Structural</li> <li>• Misc. Vendor fees</li> </ul>	<ul style="list-style-type: none"> <li>• Design \$250</li> <li>• Final Permit Fees</li> <li>• Water &amp; Sewer</li> <li>• School Fees</li> </ul>
~ \$6,500	~ \$6,700	~ \$19,640



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**Address:** 1026 S Pacific St Oceanside, CA 92054 | **APN:** 152-071-04-00

Lot Area: 7,320 sf (approx 0.17 acres)

Jurisdiction: City of Oceanside

**Zoning:**

**Zone:** RT/CZ

**Density:** 1 D.U. per 1,000sf lot (max)

**Lot Coverage:** N/A

**Floor Area Ratio:** N/A

**Height limit:** 18' - Detached ADU within 0.5mi of a rail station

**ADU Parking:** No parking space is required; nearest public transit (Coast Highway Train Station) is 0.5 miles away

**Front setback:** 10'

**Side setback:** 4'

**Rear setback:** 4'

**Streetside setback:** 3'

**Building separate:** 10' (Coastal Zone)

**Flood:** No

**Fire hazard zone:** No

**Overlays:**

- Coastal Overlay Zone

**Site Conditions:**

- Parking: Off street garage parking
- Medium run between proposed dwelling unit and nearest utility

**Existing Structures:**

- Year Built: 1950
- 4 units, 5bd/4ba total (2,634 SF)
- No fire sprinklers
- No PV System
- Storm Drain along Forster St
- Main water at Tait St

**School District:**

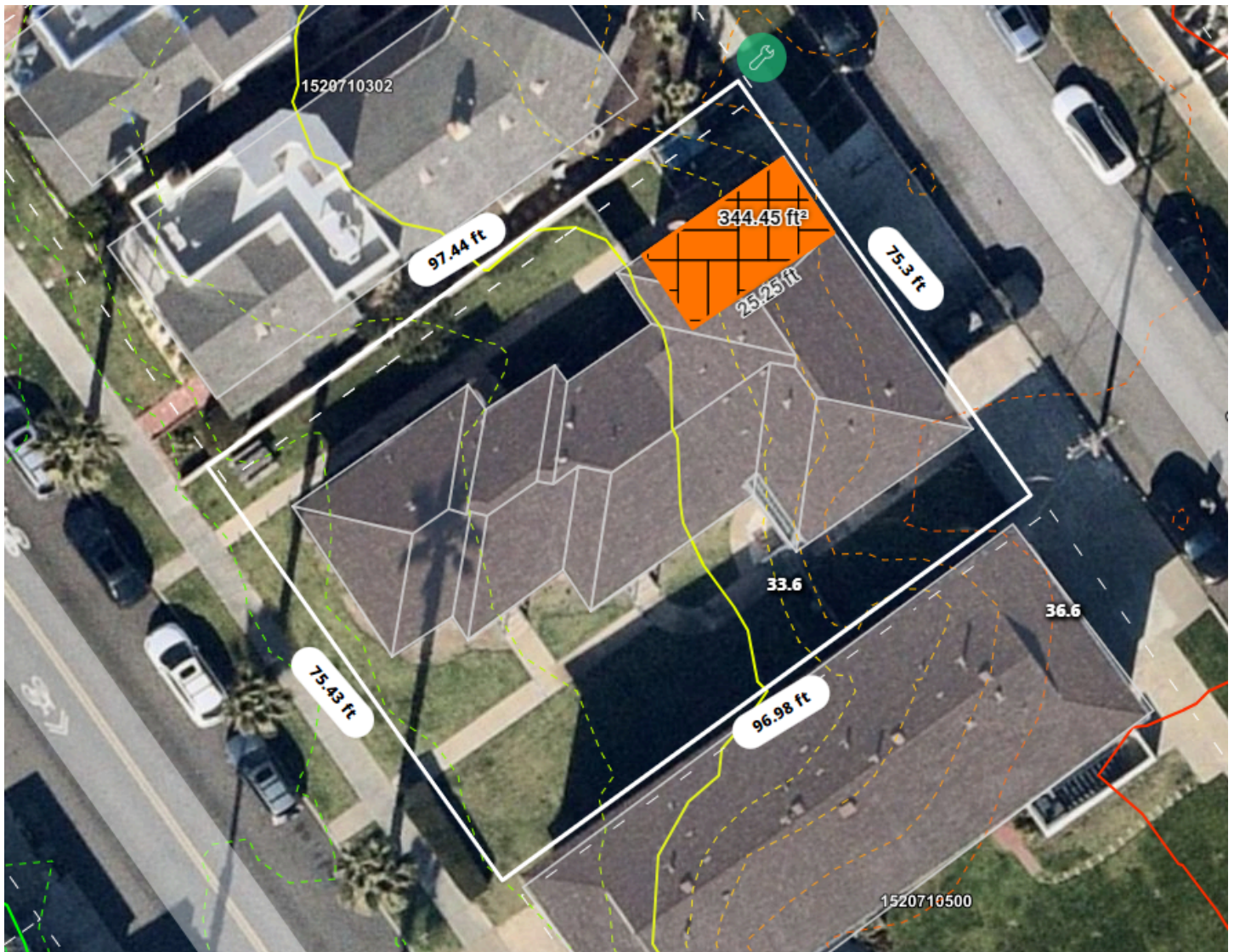
- Oceanside Unified School District \$4.79/sf

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## Aerial: Proposed Build Area



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