



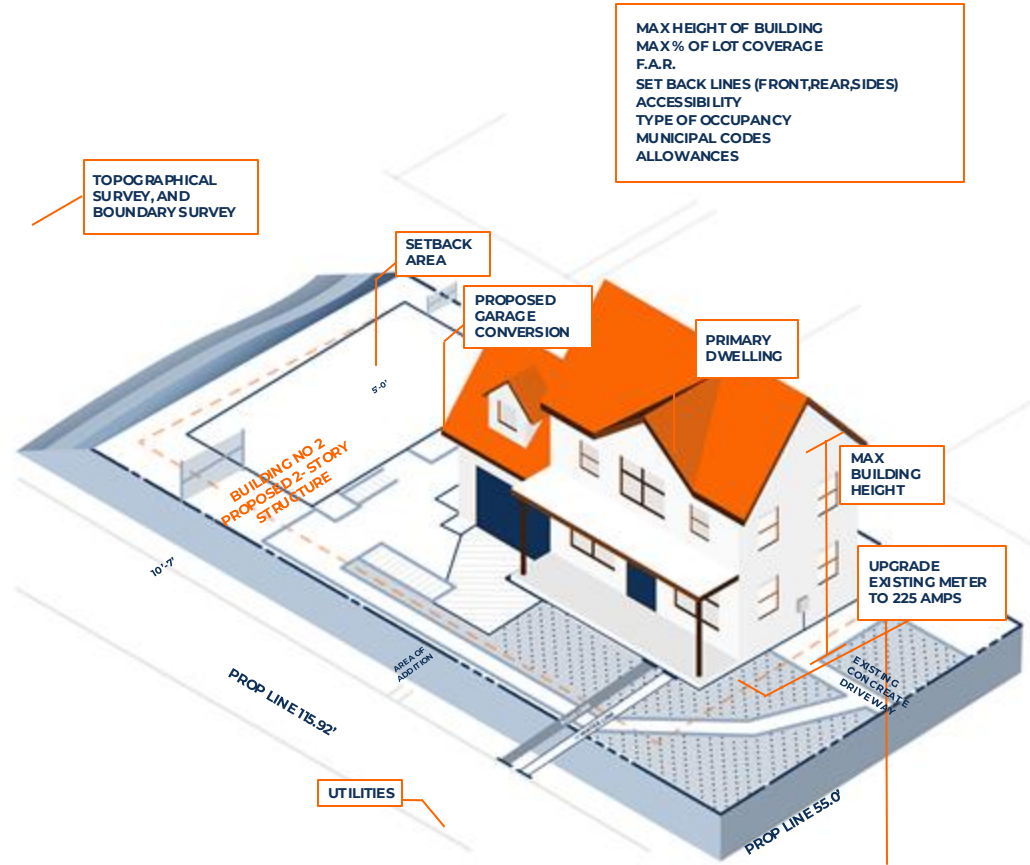
Feasibility Study

Prepared for: Bryan Feltman

13252 Marshall Ln. Tustin, CA 92780

APN: 395-581-09

Proposed Scope of Work:
(1) ~391sf 1bd/1ba Prefab ADU



NOT FEASIBLE

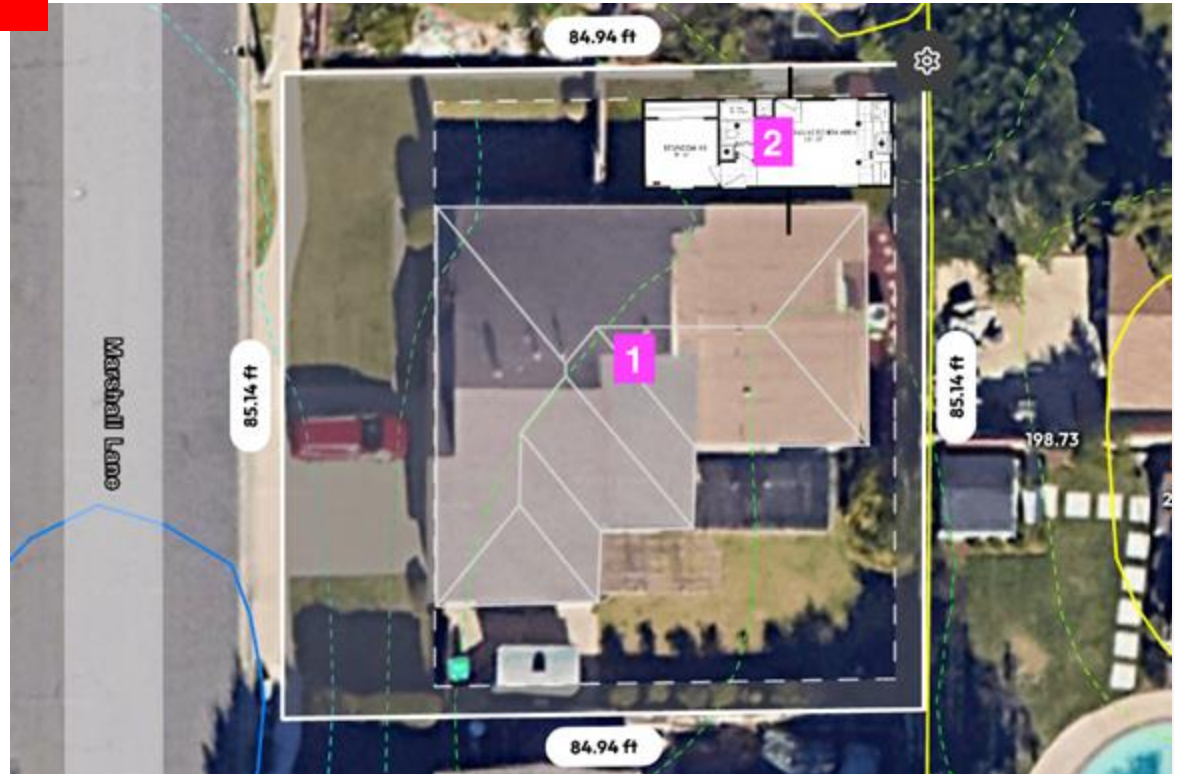
Sitemap

Scope of Work:

- (1) ~391sf 1bd/1ba Prefab ADU
(1 unit; 391sf Total Habitable Space)

Build Area Notes (Per ADU):

1. Existing Dwelling Unit
2. Proposed Prefab ADU



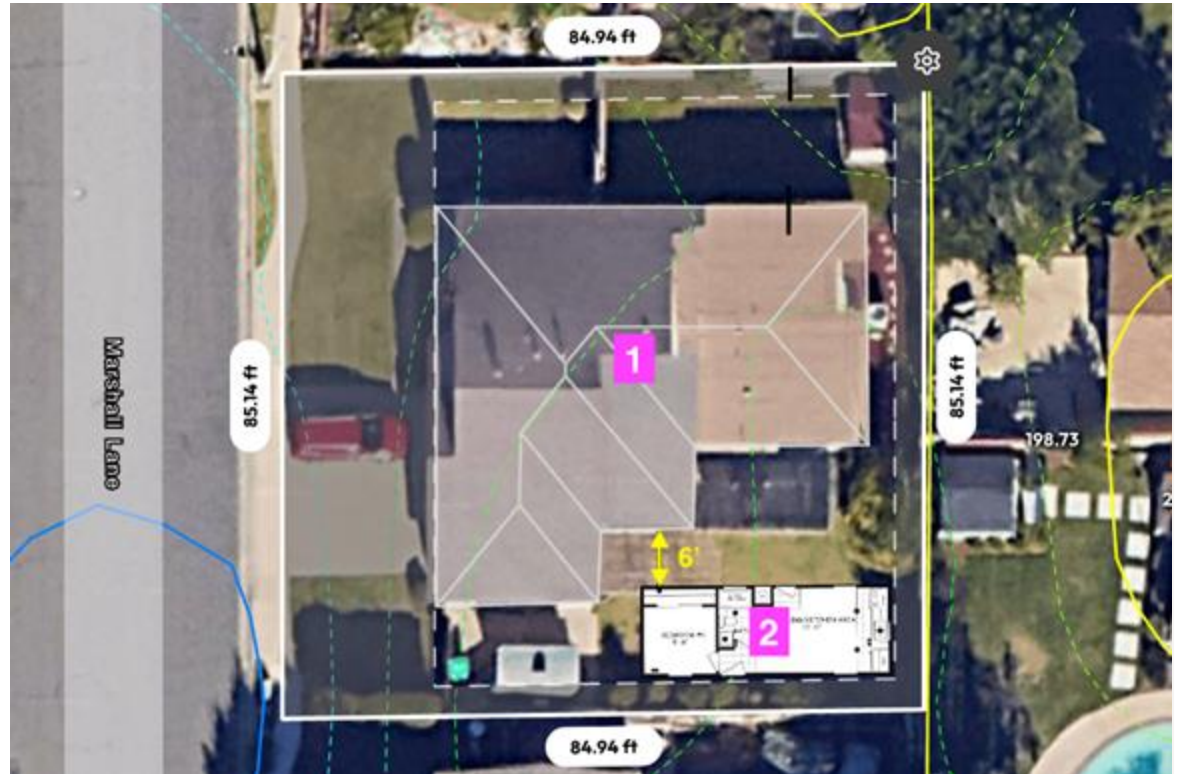
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Scope of Work:

- (1) ~391sf 1bd/1ba Prefab ADU
(1 unit; 391sf Total Habitable Space)

Build Area Notes (Per ADU):

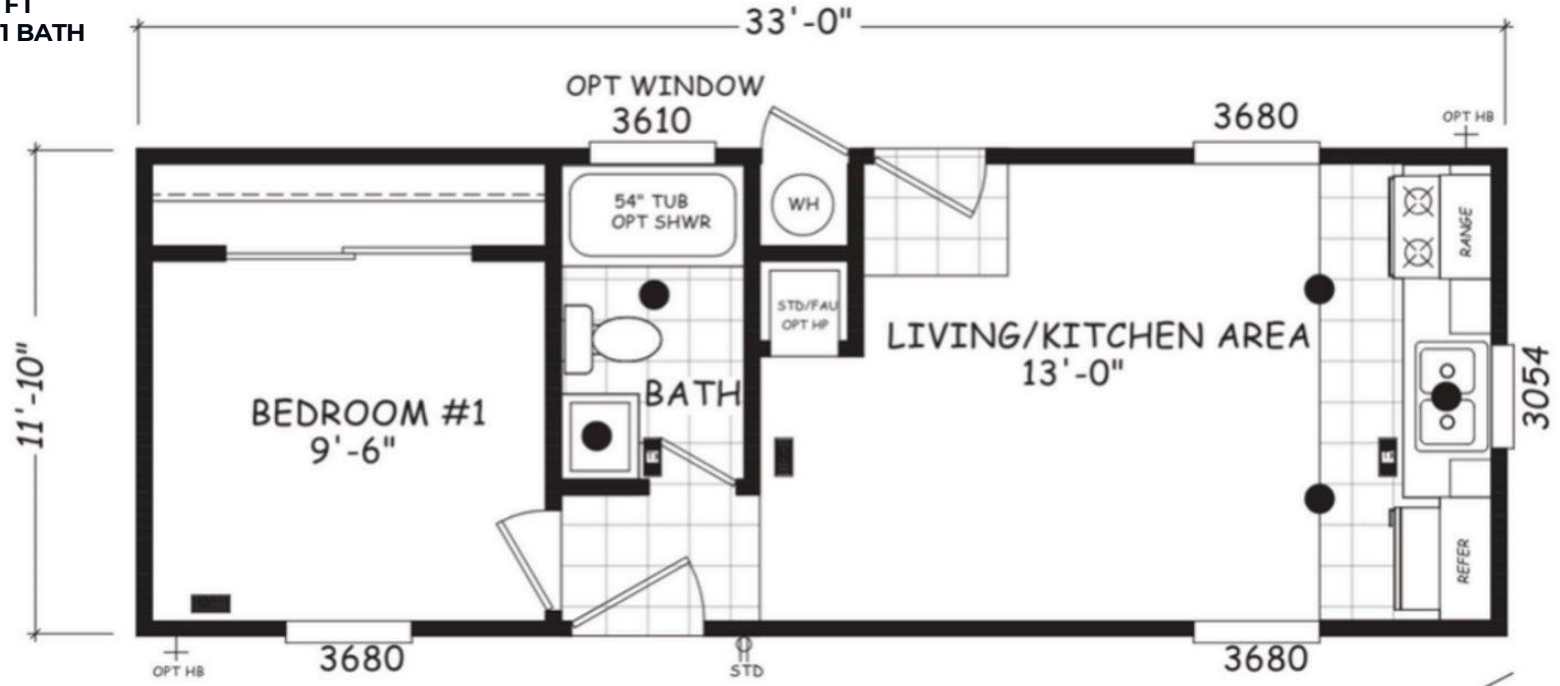
1. Existing Dwelling Unit
2. Proposed Prefab ADU



Prefab

HAVEN 391

- 391 SQ FT
- 1 BED, 1 BATH



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.

Site Details



13252 Marshall Ln.
Tustin, CA 92780
APN: 395-581-09

Lot Area: 7,225 sf (approx 0.17 acres)
Jurisdiction: City of Tustin



Existing Structures

Year Built : 1976
1 unit, 4 bd/2ba (1,395 SF; 2,088 SF COV.)
No fire sprinklers
No PV System
Sewer at Marshall Ln.
Main water at Marshall Ln.



Site Conditions

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



Zoning

Zone: R1
Density: 7 D.U. per acre
Lot Coverage: 40% (2,890sf; 802 sf remaining)
Floor Area Ratio: N/A
Height limit: 30'; 16' for detached ADU
ADU Parking: 1 parking space; nearest transit (bus) stop is 0.6 mi
Front setback: 20'
Side setback: 5'; 4' for ADUs
Rear setback: 5'; 4' for ADUs
Streetside setback: N/A
Building separation: N/A; 6' recommended distance based on fire and building codes
Flood: No
Fire hazard zone: Moderate



Overlays



School District

Tustin Unified School District
\$5.17/sf (>500sf)



Misc. Considerations

Building Separation

Soft Costs

(1) ~391sf 1bd/1ba Prefab ADU

*Floor Plan for example only

Includes:

1 391sf, 1bd/1ba
Prefab ADU

391
Approx total sq ft



HAVEN 391
391 SQ FT
1 BED, 1 BATH

Soft Cost Estimation:	Cost in Dollars (\$) (Low End)	Cost in Dollars (\$) (High End)
Design Phase	Low End	High End
Design (\$500 FS Credit Applied)	\$9,500	\$9,500
Site Surveys (Boundary + Topography Survey)	\$2,500	\$2,500
**ROW Design	-	\$4,000
Permitting Phase	Low End	High End
City Permit fees (Review, Inspection, etc)	\$5,900	\$5,900
Water/Sewer Fees	\$14,770	\$14,770
**ROW Permit Fee	-	\$2,500
*Dry Utilities Coordination	-	\$5,000
Total:	\$32,670	\$44,170

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Hard Costs

(1) ~391sf 1bd/1ba Prefab ADU

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

Includes:

1 391sf, 1bd/1ba
Prefab ADU

391
Approx total habitable sq ft



Hard Cost Estimation:	Cost in Dollars (\$) (Low End)	Cost in Dollars (\$) (High End)
Prefab (\$190/sf)	\$74,290	\$74,290
Utility Meters	\$5,000	\$5,000
Transportation	\$12,500	\$15,000
Crane	\$5,000	\$5,000
**Waterline Upgrade	-	\$25,000
Total:	\$96,790	\$124,290

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Financial Projections

Low End: Prefab ADU (1) ~391sf 1bd/1ba ADU	
Soft Costs Total:	\$32,670
Hard Costs Total:	\$96,790
Projected Cost Range: (Total + 10% Contingency)	
\$129,460 - \$142,410	
<i>Overall Cost per sq ft = \$364</i>	
Projected Rent	
\$2,200 1bd/1ba	
High End: Prefab ADU (1) ~391sf 1bd/1ba ADU	
Soft Costs Total:	\$44,170
Hard Costs Total:	\$124,290
Projected Cost Range: (Total + 10% Contingency)	
\$168,460 - \$185,310	
Projected Rent	
\$2,200 1bd/1ba	

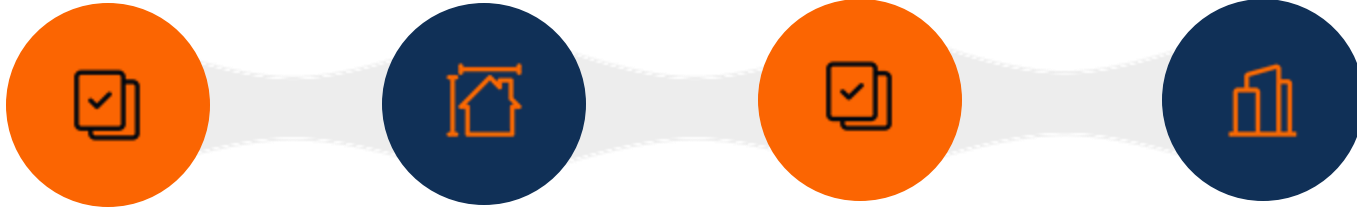
Low End:	Cost in Dollars (\$)
Total Investment	\$129,460
Monthly Rental Income	\$2,200
Monthly Expenses (25% Assumption)	\$550
Monthly Cash Flow	\$1,650
Annual Cash Flow	\$19,800
Annual Cash on Cash Return	13.9%

High End:	Cost in Dollars (\$)
Total Investment	\$185,310
Monthly Rental Income	\$2,200
Monthly Expenses (25% Assumption)	\$550
Monthly Cash Flow	\$1,650
Annual Cash Flow	\$19,800
Annual Cash on Cash Return	10.68%

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 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.

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
<ul style="list-style-type: none"> • Engagement Agreement • \$1,000 Deposit • 40% of Contract Balance 	<ul style="list-style-type: none"> • 60% of Design fee • Site Surveys 	<ul style="list-style-type: none"> • Design \$250 • Final Permit Fees • Water & Sewer • School Fees 	<ul style="list-style-type: none"> • Delivery • Installation • Utility connections <i>Pending GC Bid</i>
~ \$3,800	~ \$7,950	~ \$20,920	~ \$96,790
~ \$3,800	~ \$11,950	~ \$28,420	~ \$124,290

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!

