ADUGeeks

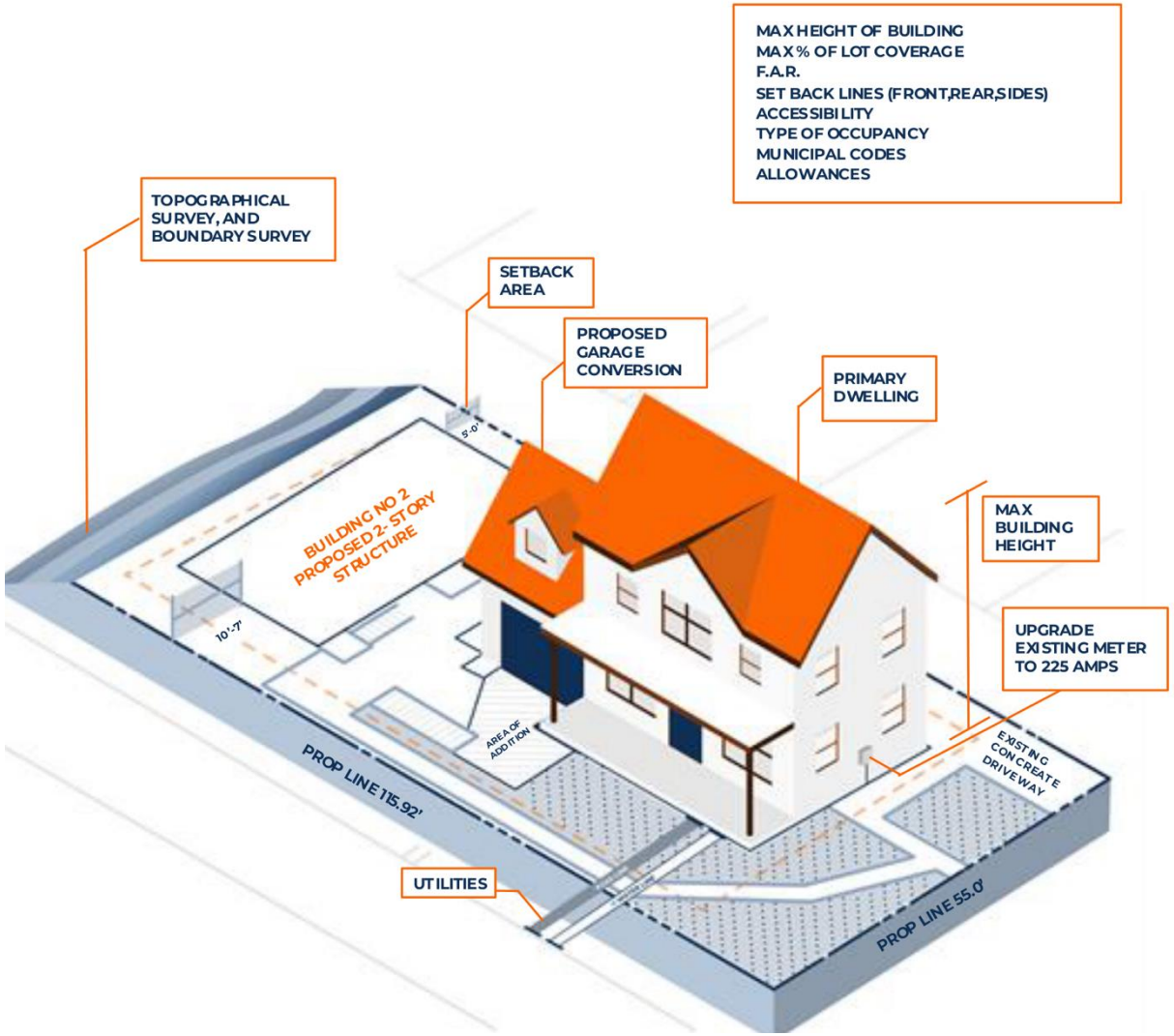
Feasibility Study

Prepared for: James Forsberg

4901 Curry Dr, San Diego, CA 92115
APN: 467-221-10-00

Scope of Work:

(1) Attached garage conversion ADU — 1BR/1BA, 475 sf
(1) Attached ADU — studio, 423 sf
(2 new ADUs, ~ 898sf total habitable space added)



Site Details

4901 Curry Dr
San Diego, CA 92115
APN: 467-221-10-00
Lot Area: ~5,200 sf (approx 0.12 acres)
Jurisdiction: City of San Diego

Existing Structures

Year Built : 1955
1 unit (1,307 SF living)
Fire sprinklers: TBD
PV System: NA
Sewer at Curry Dr
Main water at Curry Dr

Site Conditions

Access: Vehicular & pedestrian access at Curry Dr
Parking: No ADU parking required per IB-400
Utilities: Panel upgrade likely; 1 new connection for attached ADU

Zoning

Zone: RM-4-10
Density: 1 DU / 400 sf lot area
Lot Coverage: N/A
Floor Area Ratio: 3.60 (max ~18,720 SF)
Height limit: No base zone maximum
ADU Parking: No ADU parking required per *IB400
Front setback: 15' contiguous yard rule
Side setback: 0' (or adjacent zone if stricter)
Rear setback: 15' on N & E elevations
Streetside setback: N/A
Building separation: Varies
Flood: No
Fire hazard zone: Not mapped VHFHSZ

Overlays

- Multi-dwelling zone — SFD exists
- Bonus ADU eligible (max 4 ADU/JADU)
- Transit Priority Area (verify)

School District

San Diego Unified School District
Exempt — both units <500 sf

Misc. Considerations

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.

ADUGeeks

Sitemap

PROJECT SNAPSHOT

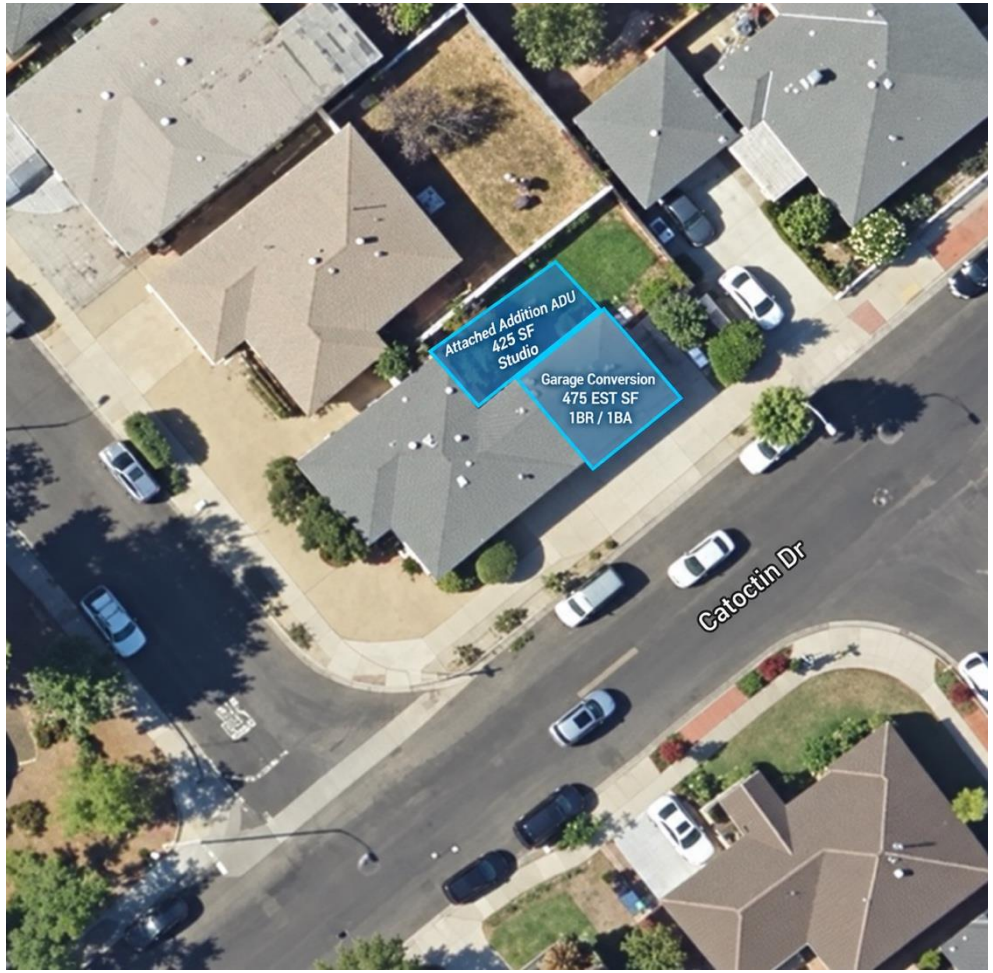
(1) Attached Garage Conversion ADU
(1) Attached ADU — Studio

2 new units · 898 sf · 1BR + Studio

Lot Size	**~5,200 sf**
Build Area	**~898 sf**
Side Setback	**0 ft**
Rear Setback	**15 ft**
Front Setback	**15 ft**

LEGEND

Proposed ADU footprint



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.

Soft Costs

PROJECT SNAPSHOT

(1) Garage Conv.
(1) Attached ADU
4901 Curry Dr.
San Diego, CA 92115

Habitable	**898 sf**
Bed / Bath	**1BR + Studio**
Units	**2**
Stories	**1**
Type	**Attached + Conv.**



Not to scale – sample rendering

ADU Geeks Services: $25,000

Includes:

- Architectural plans
- Structural engineering plans
- Title 24 energy compliance
- Right-of-Way design & site plan

Permitting & Agency Fees: $19,700

Includes:

- City of San Diego permit & plan check $11,500
- School & development impact fees $0 (units <750 sf)
- Water & sewer connection fees $3,700
- Right-of-Way Permit $4,500

Soft Costs Total: $44,700

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. *OPTIONAL **IF REQUIRED

Hard Costs

PROJECT SNAPSHOT

(1) Garage Conv.
(1) Attached ADU

4901 Curry Dr
San Diego, CA 92115

Habitable	**898 sf**
Bed / Bath	**1BR + Studio**
Units	**2**
Stories	**1**
Type	**Attached + Conv.**



Not to scale – sample rendering

Attached ADU (New Construction)

Includes:

- 1 attached ADU, 423 SF @ ~$300/SF = $126,900
- Site-built construction, College Area standard

Attached ADU Total: $126,900

Garage Conversion + Curb Cap — $90,625

Includes:

- Interior conversion, 475 SF @ ~$175/SF = $83,125
- Kitchen, bath, insulation, finishes & MEP
- Curb cap / ROW, 16 LF @ ~$470/LF = $7,500

Total: $217,525
$239,278 with 10% contingency

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. *OPTIONAL **IF REQUIRED

Project Summary

Cost Breakdown

Soft Costs Design + Permitting & Agency Fees	**$44,700**
Attached ADU (New Construction) 423 sf x $300/sf	**$126,900**
Garage Conversion + Curb Cap 475 sf x $175/sf + curb cap 16 lf x $470/lf	**$90,625**
Subtotal	**$262,225**
10% Contingency Recommended buffer	**$26,222**

TOTAL PROJECT INVESTMENT

$288,447

Includes 10% contingency buffer

898 **sq ft habitable**	**2** **ADU unit added**	**10** **months to complete**

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.

ADUGeeks

Financial Projections

Projected Rental Income

Unit	Size	Rental Type	Monthly	Annual
Garage Conversion 1BR/1BA ADU *1 unit · market-rate*	475 SF	MARKET-RATE	$2,200/mo	$26,400
Attached Studio ADU *1 unit · market-rate*	423 SF	MARKET-RATE	$1,850/mo	$22,200
Combined Total (2 New ADUs) *898 SF new habitable · garage conversion adds no new floor area*			$4,050/mo	$48,600

Monthly Gross $4,050 · Less Expenses (25%) $1,013/mo · Monthly Cash Flow $3,038

ANNUAL GROSS INCOME

$48,600

Annual new ADU gross rent

ANNUAL CASH FLOW

$36,450

After 25% operating expenses

CASH-ON-CASH RETURN

$36,450 / $288,447 invested **12.64%**

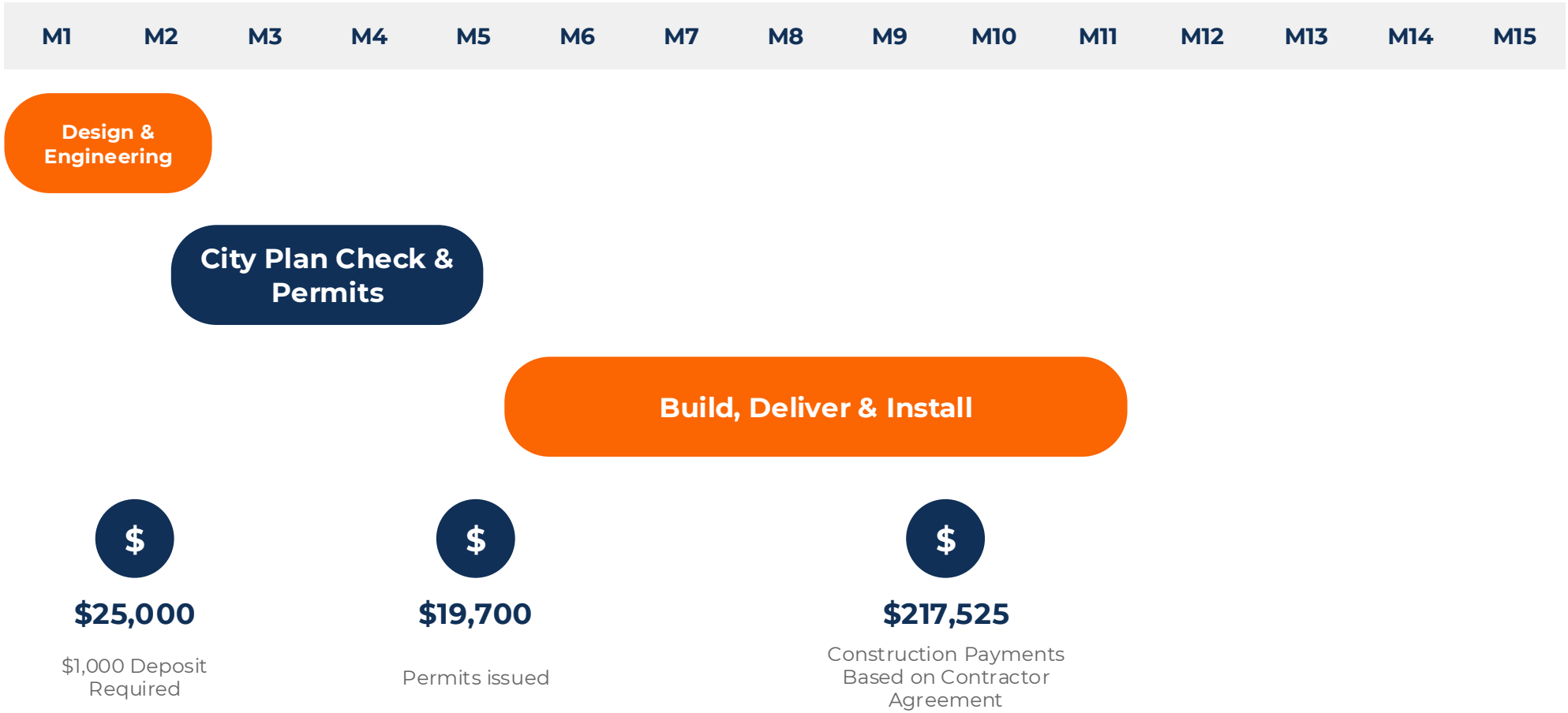
The financial projections provided by ADU Geeks are based on observed market conditions in the subject area and are intended for illustrative purposes only. ADU Geeks makes no representations or guarantees regarding the accuracy of these projections. Actual rental income may vary. Rents shown are market-rate estimates for the College Area submarket and require verification against current comparable listings.

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.

ADUGeeks

Project Timeline

10 months from kick-off to ready for occupancy



Timeline & payments are approximate. Construction phase pending GC bid. Estimates do not account for 10% contingency.

ADUGeeks

Thank You!



Next Steps

1. **Engagement Agreement**
   Receive & sign electronically
2. **$1,000 Deposit**
   Paid at contract signing
3. **Onboarding**
   Site measurements & surveys
4. **Kick-Off Meeting**
   Meet your team & begin design

ADUGeeks