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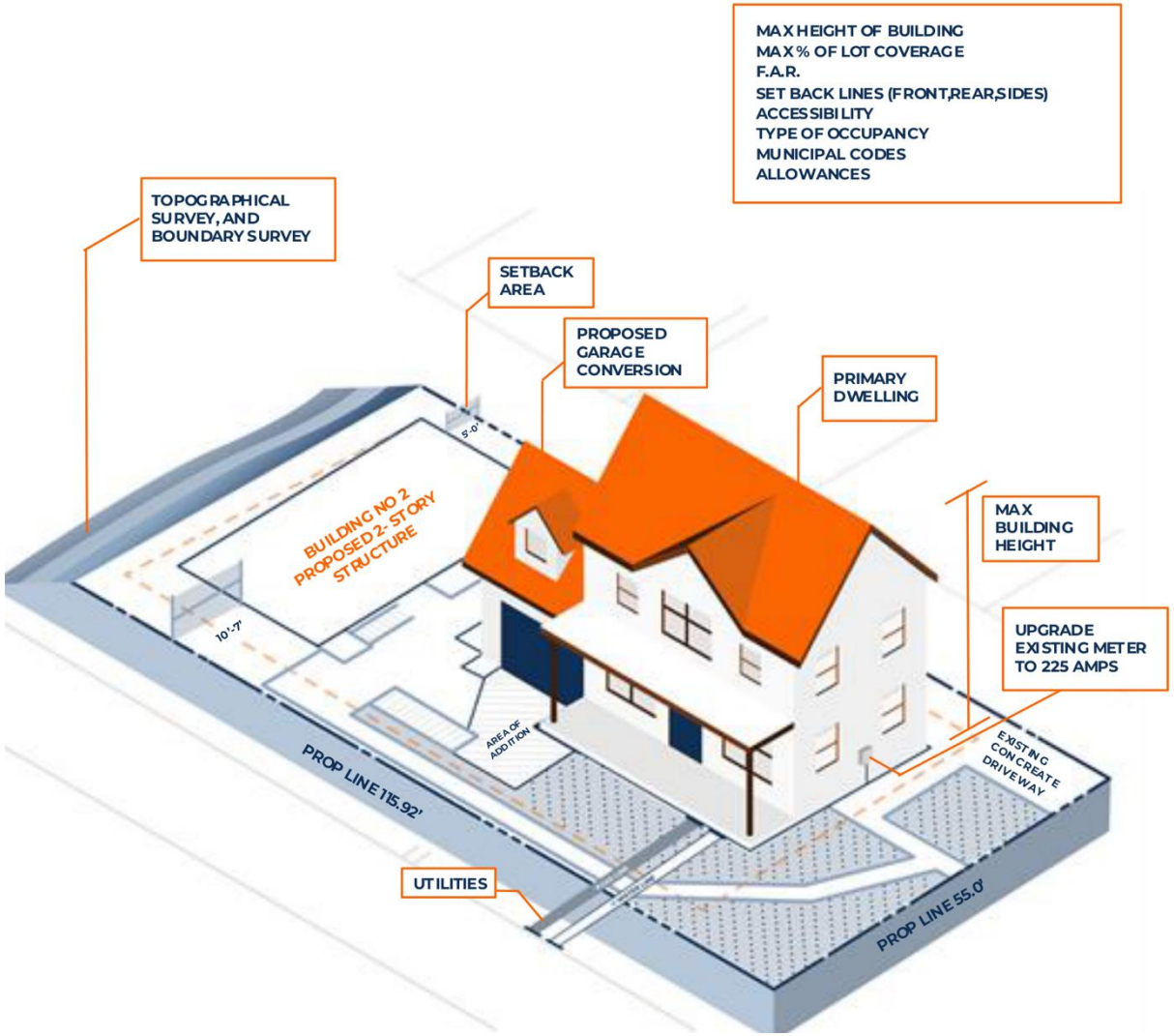
Feasibility Study

Prepared for: James Forsberg

4911 Curry Dr, San Diego, CA 92115
APN: 467-221-09-00

Scope of Work:

(1) Attached garage conversion unit — 1BR/1BA, 400 sf
(6) Detached dwelling units — 3-story, 3,000 sf building
(7 new units, ~3,100 sf total habitable space added)



Site Details

4911 Curry Dr
San Diego, CA 92115
APN: 467-221-09-00
Lot Area: ~5,198 sf (approx 0.12 acres)
Jurisdiction: City of San Diego

Existing Structures

Year Built : 1955
(1) Single Family Residence 1,265 SF
Fire sprinklers: Required — NFPA 13R
PV System: Required (Title 24)
Sewer at Curry Dr
Main water at Curry Dr

Site Conditions

Access: Vehicular & pedestrian access at Curry Dr
Parking: None required — TPA per AB 2097 (verify)
Utilities: Panel + water service upgrade; 7 new connections

Zoning

Zone: RM-4-10
Density: 1 DU / 400 sf lot area
Lot Coverage: N/A
Floor Area Ratio: 3.60 (max ~18,713 SF)
Height limit: No base zone maximum
Parking: AB 2097 — none required in a TPA
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 — 12 DU by right
- By-right multifamily — no bonus program used
- Transit Priority Area · Sustainable Dev. Area

School District

San Diego Unified School District
Fees apply — Level 1 residential (verify)

Misc. Considerations

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Sitemap

PROJECT SNAPSHOT

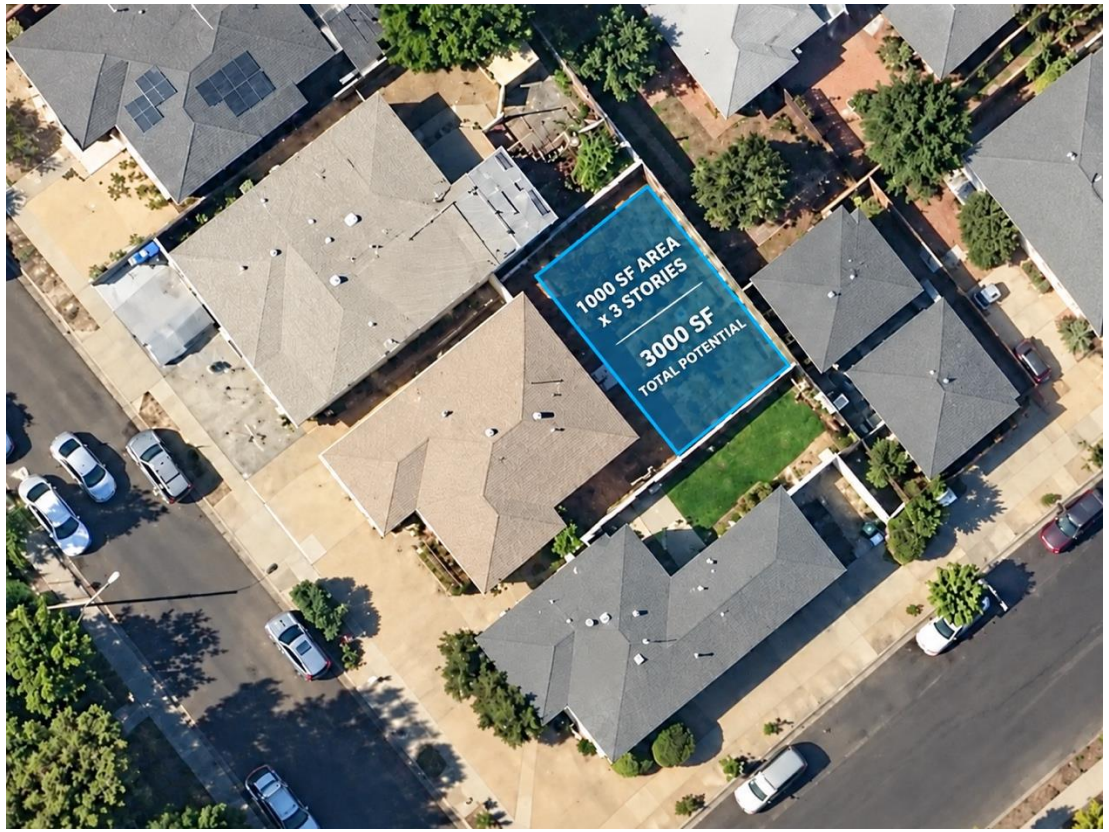
(1) Attached Garage Conversion Unit
(6) Detached Units — 3-story
Utilizing the ADU Bonus Program

7 new units · 3,100 sf · all 1BR/1BA

Lot Size	**~5,198 sf**
Build Area	**~3,400 sf**
Side Setback	**0 ft**
Rear Setback	**15 ft**
Front Setback	**15 ft**

LEGEND

Proposed building footprint



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Soft Costs

PROJECT SNAPSHOT

(1) Garage Conv.
(6) Detached Units

4911 Curry Dr.
San Diego, CA 92115

Habitable	**3,400 sf**
Bed / Bath	**All 1BR/1BA**
Units	**7**
Stories	**3**
Type	**Detached + Conv.**



Not to scale – sample rendering

ADU Geeks Services: $44,700

Includes:

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

Permitting & Agency Fees: $101,000

Includes:

- City of San Diego permit & plan check $38,000
- Development impact fees $98,000 · School fees $16,000
- RTCIP $21,000 · Water & sewer capacity $26,000
- Right-of-Way Permit $4,500

Soft Costs Total: $145,700

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Hard Costs

PROJECT SNAPSHOT

(1) Garage Conv.
(6) Detached Units

4911 Curry Dr.
San Diego, CA 92115

Habitable	**3,400 sf**
Bed / Bath	**All 1BR/1BA**
Units	**7**
Stories	**3**
Type	**Detached + Conv.**



Not to scale – sample rendering

Detached Building (New Construction)

Includes:

- 6 units, 3,000 SF @ ~$325/SF = $975,000
- Three-story, NFPA 13R sprinklered

Building Total: $975,000

Garage Conversion + Site Work — $115,500

Includes:

- Interior conversion, 400 SF @ ~$175/SF = $70,000
- Curb cap / ROW, 16 LF @ ~$470/LF = $7,500
- Water service upgrade, 2” + fire line = $38,000

Total: $1,090,500
$1,199,550 with 10% contingency

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Project Summary

Cost Breakdown

Soft Costs Design + Permitting & Agency Fees	**$145,700**
Detached Building (New Construction) 3,000 sf x $325/sf	**$975,000**
Garage Conversion + Site Work 400 sf conv. + sprinklers + water service + curb cap	**$115,500**
Subtotal	**$1,236,200**
10% Contingency Recommended buffer	**$123,620**

TOTAL PROJECT INVESTMENT

$1,358,820

Includes 10% contingency buffer

3,400 **sq ft habitable**	**7** **units added**	**19** **months to complete**

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Financial Projections

Projected Rental Income

Unit	Size	Rental Type	Monthly	Annual
Existing Residence — 3BR/2BA	1,265 SF	MARKET-RATE	**$3,600/mo**	**$43,200**
Garage Conversion — 1BR/1BA	400 SF	MARKET-RATE	**$2,200/mo**	**$26,400**
Detached Unit 1 — 1BR/1BA	450 SF	MARKET-RATE	**$2,150/mo**	**$25,800**
Detached Unit 2 — 1BR/1BA	450 SF	MARKET-RATE	**$2,150/mo**	**$25,800**
Detached Unit 3 — 1BR/1BA	450 SF	MARKET-RATE	**$2,150/mo**	**$25,800**
Detached Unit 4 — 1BR/1BA	450 SF	MARKET-RATE	**$2,150/mo**	**$25,800**
Detached Unit 5 — 1BR/1BA	450 SF	MARKET-RATE	**$2,150/mo**	**$25,800**
Detached Unit 6 — 1BR/1BA	450 SF	MARKET-RATE	**$2,150/mo**	**$25,800**
Combined Total (8 Units) *4,365 SF total habitable*			**$18,700/mo**	**$224,400**

Financing: 70% loan-to-cost · $951,874 loan @ 6.50% interest-only · $407,946 equity · DSCR 2.46

ANNUAL GROSS INCOME

$224,400

Annual gross rent — all 8 units

NET OPERATING INCOME

$168,300

After 25% operating expenses · Unlevered return 12.4%

LEVERED CASH-ON-CASH

$99,825 cash flow / $451,485 equity

26.1%

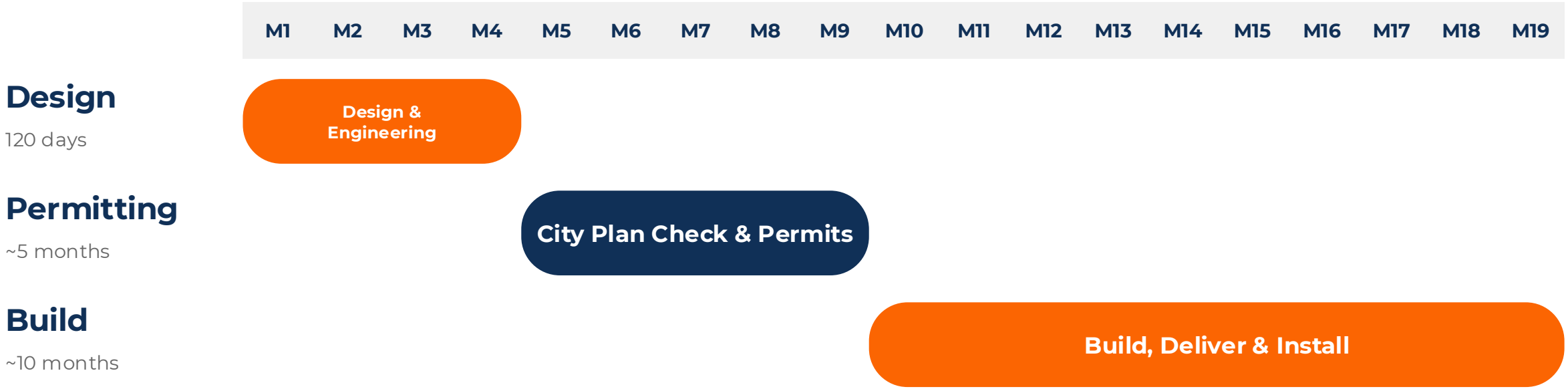
The financial projections provided by ADU Geeks are based on observed market conditions and are intended for illustrative purposes only. ADU Geeks makes no representations or guarantees regarding their accuracy, and actual rental income may vary. Rents are market-rate estimates for the College Area submarket and require verification against current comparables. No affordability restriction applies under the by-right pathway.

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Project Timeline

19 months from kick-off to ready for occupancy



$

$44,700

$1,000 Deposit Required

$

$101,000

Permits issued

$

$1,090,500

Construction Payments Based on Contractor Agreement

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

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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

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