



VIRTUAL FEASIBILITY

CLIENT NAME

STREET NAME, CITY, CA 93455



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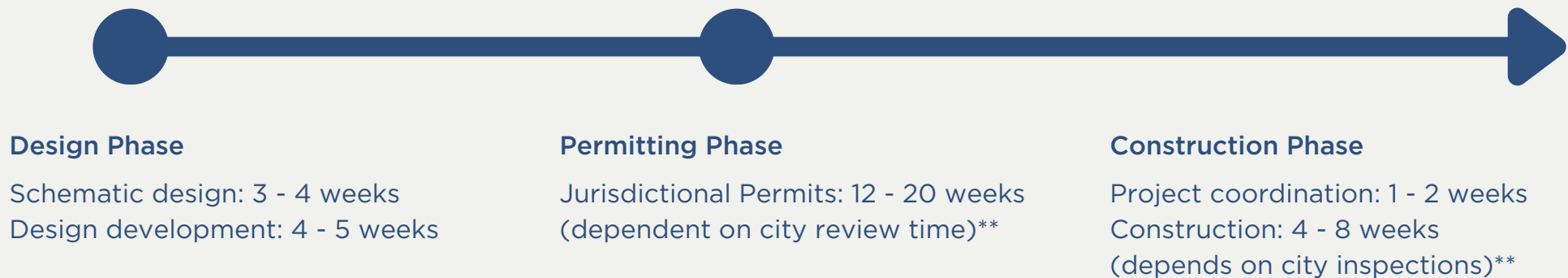
SUMMARY

This 9,583 Sq. Ft. lot has an existing 1,144 Sq. Ft. main dwelling. The zoning is 10-R-1 in City and it was built in 1960. A thorough analysis has not yet been made for this property. This report does not include a site assessment, site specific zoning regulations, or existing site conditions.

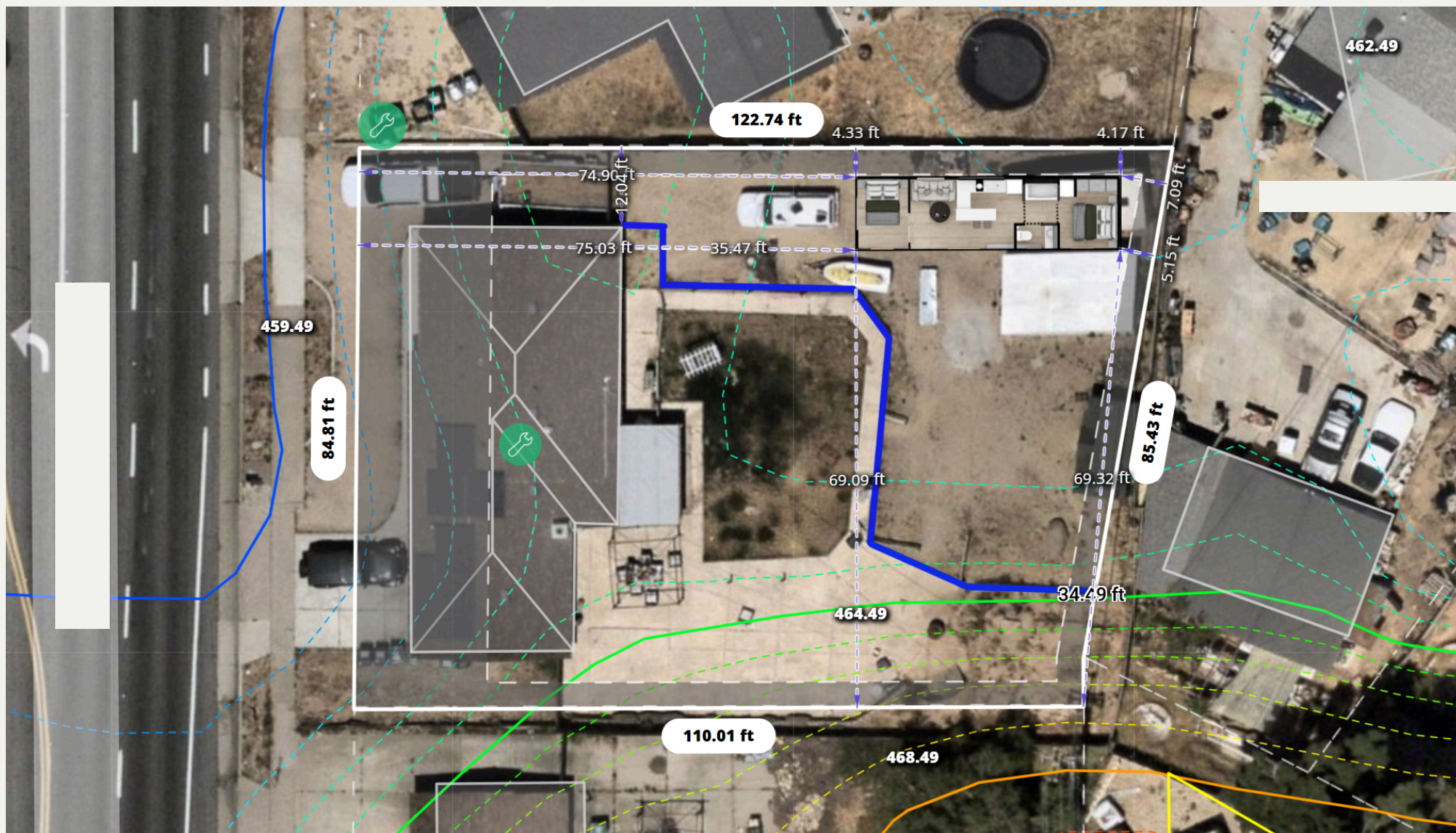
It is notable that this property is not within a fire hazard zone, flood zone, nor a fault zone.

Throughout this report, a detached ADU will be explored. You'll find an estimated hard cost budget, street view, satellite & bird's eye view pictures, providing you with a holistic view of the projects' feasibility. According to statistics from prior ADU permitting and build timelines from official sources, the average estimated total timeline in your area for this project could range from 24 - 39 Weeks.

Expected Timeline: 24 - 39 Weeks* (Prefab Casitas and Clever ADUs)

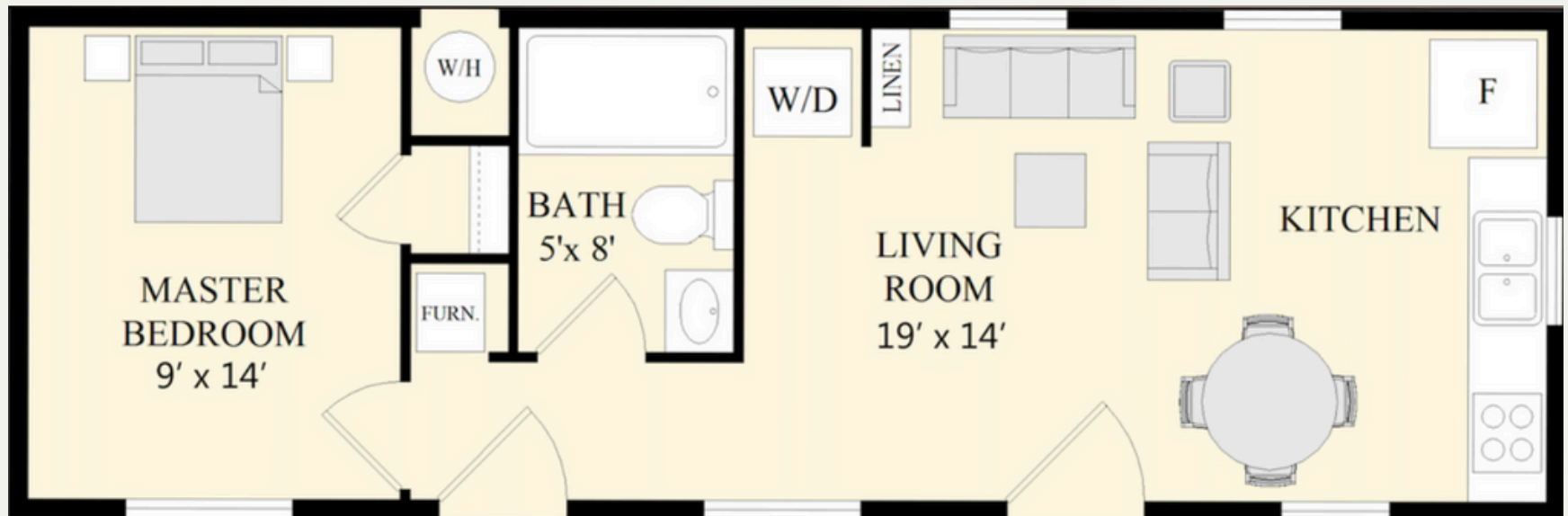


ADU SITE LOCATION



Virtual Feasibility: ADU Crew: 500 Sq. Ft. 1 bed/1 bath Manufactured Detached ADU

PREFAB CASITA 550: 550 SQ. FT. 1 BED/1 BATH MANUFACTURED DETACHED ADU 39' X 14' (499 SQ. FT. NET FLOOR AREA)



ADU Construction Project Budget

Date Prepared	11/15/2024
Client Name	
Job Site Address	
Project Description	Prefab Casita 550: 550 Sq. Ft. 1 bed/1 bath Manufactured Detached ADU (499 sq. ft. Net Floor Area)
Gross "Buildable" Floor Area (from wall exterior)	550
Living "Habitable" Floor Area (calc. inside walls)	499 approx.

PRELIMINARY BUDGET & SCOPE OF WORK

Virtual Feasibility:

Prefab Casita 550: 550 Sq. Ft. 1 bed/1 bath Manufactured Detached ADU (499 sq. ft. Net Floor Area)

Note: A finalized cost estimate will be calculated once the site visit and full feasibility or Project Roadmap are completed

PROJECT BUDGET		
	LOW \$	HIGH \$
TOTAL PROJECT BUDGET	***	***
CONSTRUCTION (HARD COST) BUDGET	\$ 185,000.00	\$ 197,000.00
COST PER SQ. FT.	\$ 336.36	\$ 358.18
ADU OUTDOOR LANDSCAPE/HARDSCAPE/VERTICAL	\$ 15,000.00	\$ 50,000.00
TOTAL PRE-CONSTRUCTION BUDGET	***	***
PRE-CONSTRUCTION (HARD COST) BUDGET	***	***
PRE-CONSTRUCTION (SOFT COST) BUDGET	***	***

ADU CONSTRUCTION (HARD COST) PROJECT BUDGET		
CATEGORIES	LOW \$	HIGH \$
Clever 2	\$ 185,000.00	\$ 185,000.00
Delivery (Within 250 mi.)	\$ 0.00	\$ 0.00
Crane	\$ 0.00	\$ 12,000.00
Upgrades	***	***
MF 01-16 Total Construction (hard cost) Budget Estimate	\$ 185,000.00	\$ 197,000.00

*** Included with Site Feasibility and Project Roadmap

 [On Site Feasibility Sample \(80 Mb\)](#)

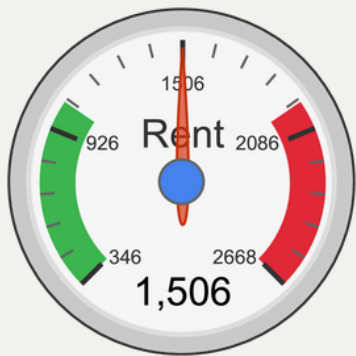
 [Project Roadmap Report Sample \(220 Mb\)](#)

RENTAL ANALYSIS

QuickView™ Rent Estimate

 Santa Maria, CA 93455

Results based on 14, single bedroom, rentals seen within 12 months in a 2.00 mile radius.



AVERAGE	MEDIAN	25TH %	75TH %
\$1,506 ±13%	\$1,675	\$1,030	\$1,983

The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Rentometer, Inc. or HOMEPLEX, Inc. The information is believed to be accurate, but neither Rentometer, Inc. nor HOMEPLEX, Inc. provide a warranty of any kind, either expressed or implied.



FINANCIAL PROJECTIONS

**Virtual Feasibility:
Prefab Casita 550: 550 Sq. Ft. 1 bed/1
bath Manufactured Detached ADU
(499 sq. ft. Net Floor Area)**

Assumptions:

Cash Available for Project	20%
Interest rate on 2nd T.D. (based on 30-year amortization)	8.5%

CASH FLOW PROJECTIONS:	Low	High
Estimated Build Cost (hard cost - excludes soft costs)	\$185,000	\$197,000
Less Cash Contribution	(\$37,000)	(\$39,400)
Amount Financed (2nd Loan)	\$148,000	\$157,600
Estimated Monthly Rental Income	1,675	1,983
Less Estimated Monthly Financing (2nd loan)	(1,138)	(1,212)
Monthly Cash Flow*	\$537	\$771
Current Value	***	***
Expected After Renovation Value (ARV)	***	***
Expected Increase (Decrease) in Value	***	***
Current Equity (Current Value - Existing Mortgage)	***	***
Expected Increase (Decrease) in Equity	***	***
Expected Equity After Renovation	***	***
Return on Equity (ROE) (Increase as a % of current equity)	***	***
Return on Investment ROI (cashflow as a % of cash contribution)**	17.4%	23.5%
# of years to recover full ADU hard build cost with ADU income (assuming ADU was built for all-cash, no financing)	7.7	6.1
# of years to pay off ADU (if ADU monthly cash flow is applied to pay down the principal on the ADU loan)	8.8	6.3
# of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)	***	***

* Straight line over 30 years; assumes fixed rate loan; excludes any rent increases

** Includes interest payments; excludes operating costs

*** Included with Site Feasibility and Project Roadmap





SITE ASSESSMENT REPORT

GENERAL INFORMATION

BUILDING INFORMATION *

Year Built: 1960
Total Area: 1,144 sq ft
Rooms: 5
Bedrooms: 3
Bathrooms: 3
Partial Bathrooms: 1
Structure Quality: A
Heating: Central
Fireplaces: 1

LAND INFORMATION *

Carrier Code: C038
Census Tract: 2010
FIPS: 6083
Parcel Number (APN)
Area: 9,583 sq ft (0.22 acres)
Land Use Code: 100
Land Use Category: Residential (Single Family Residential)
County: Santa Barbara
Subdivision:
Legal Description:
Lot Number: 274
Owner Details:
Address:
Address
City, CA 93455:
Owner Occupied: TRUE:

SITE CONDITIONS			
Description of site conditionsa			
ADU PROPOSED LOCATION	Garage Conversion	PLANNING AREA	Santa Barbara Unincorporated
GRADE OR SLOPE	Slight	ALLEY	No
SOIL CONDITION	To be Confirmed	COMPACTED FILLED GRAND	No
RETAINING WALL	None	HIGH WIND AREA	No
PROTECTED TREES	No	PRIVATE STREET	No
EASEMENTS	To be Confirmed	OIL WELL AREA	No
CREEKS	No	FIRE DISTRICT	Non-VHFHSZ
FLOOD ZONE	No	ENVIROMENTALLY SENSITIVE AREA	No
OTHER INFORMATION ABOUT UTILITIES	Electricity Overhead, Solar Installed	EARTHQUAKE-INDUCED LANDSLIDE AREA	N/A
KNOWN COST UPGRADES OR SITE COMPLICATIONS	-	FIRE SPRINKLERS	N/A
FAULT ZONE	No	CORNER LOT	No

STATE ZONING STANDARDS

Description of state allowable standards (not site specific ***)

ZONING REQUIREMENTS	RESTRICTION OR STANDARD
LOCAL ORDINANCE OR STATE ORDINANCE	A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use.
NUMBER OF UNITS	<p>(1) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:</p> <p>(A) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.</p> <p>(B) The space has exterior access from the proposed or existing single-family dwelling.</p> <p>(C) The side and rear setbacks are sufficient for fire and safety.</p> <p>(D) The junior accessory dwelling unit complies with the requirements of Article 3 (commencing with Section 66333).</p> <p>(2) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in paragraph (1). A local agency may impose the following conditions on the accessory dwelling unit:</p> <p>(A) A total floor area limitation of not more than 800 square feet.</p> <p>(B) A height limitation as provided in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable.</p>
MINIMUM AND MAXIMUM UNIT SIZE	<p>A maximum square footage requirement for either an attached or detached accessory dwelling unit that is less than either of the following:</p> <p>(A) Eight hundred fifty square feet.</p> <p>(B) One thousand square feet for an accessory dwelling unit that provides more than one bedroom.</p> <p>Depending on the jurisdiction, an ADU could be up to One thousand two hundred square feet.</p>
MAXIMUM LOT COVERAGE	Any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.
LOCATION OF ADU	If an ADU is under 800 Sq. Ft. front setback requirements now cannot prevent an ADU from being built in case that is not feasible to be built anywhere else.
MAXIMUM HEIGHT	<p>(4) Any height limitation that does not allow at least the following, as applicable:</p> <p>(A) A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.</p> <p>(B) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. A local agency shall also allow an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.</p> <p>(C) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.</p> <p>(D) A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This subparagraph shall not require a local agency to allow an accessory dwelling unit to exceed two stories.</p>

The research and data included in this analysis are extracts from Government Code Title 7 Division 1 Chapter 13. The requirements for your specific jurisdiction may change

*** Included with Site Feasibility and Project Roadmap



[On Site Feasibility Sample \(80 Mb\)](#)



[Project Roadmap Report Sample \(220 Mb\)](#)



ADU ZONING ANALYSIS CHART

Description of state allowable standards (not site specific ***)

ZONING REQUIREMENTS	RESTRICTION OR STANDARD
SETBACKS	<p>A setback of no more than four feet from the side and rear lot lines shall be required for an attached or detached ADU. No setback shall be required for an ADU created within an existing living area or accessory structure or an ADU created in a new structure in the same location as an existing structure, while not exceeding the existing dimensions, including height.</p> <p>A local agency may also allow the expansion area of a detached structure being converted into an ADU to have no setbacks, or setbacks or less than four feet, if the existing structure has no setbacks, or has setbacks of less than four feet, respectively.</p>
MAXIMUM HEIGHT	<p>(4) Any height limitation that does not allow at least the following, as applicable:</p> <p>(A) A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.</p> <p>(B) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. A local agency shall also allow an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.</p> <p>(C) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.</p> <p>(D) A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This subparagraph shall not require a local agency to allow an accessory dwelling unit to exceed two stories.</p>
EXPANSION OF EXISTING SPACE	<p>The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.</p>
PARKING	<p>(10) (A) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.</p> <p>(B) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.</p> <p>(C) This subparagraph shall not apply to an accessory dwelling unit that is described in Section 66322.</p> <p>(11) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.</p>
FIRE SPRINKLERS	<p>(12) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.</p>
COASTAL COMMISSION	<p>Project might be subject to review by the Coastal Commission</p>

The research and data included in this analysis are extracts from Government Code Title 7 Division 1 Chapter 13. The requirements for your specific jurisdiction may change

*** Included with Site Feasibility and Project Roadmap





Want Additional Insight?

Gain clarity before embarking on your ADU journey!

On Site Feasibility

\$750*

Validate your Virtual Feasibility with a site visit and detailed zoning and financial analysis of your property

This Virtual Feasibility PLUS

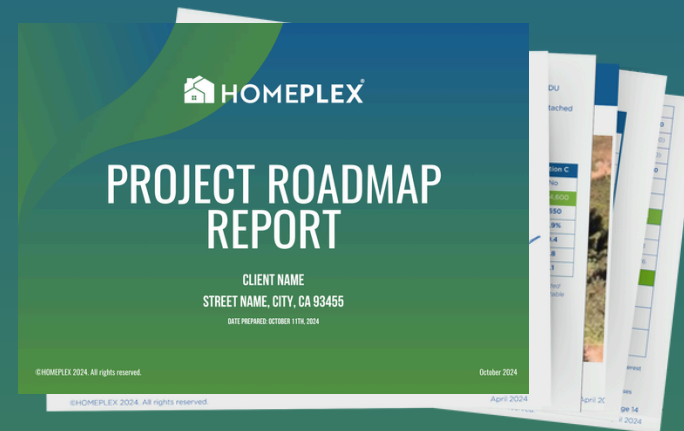
- ✓ Any Single ADU Option
- ✓ On Site Assessment
- ✓ Local Zoning Analysis
- ✓ Located Near Transit ?
- ✓ Construction Budget + Soft Costs
- ✓ Detailed Cash Flow
- ✓ Return on Investment
- PDF [On Site Feasibility Sample \(80 Mb\)](#)



Get in Touch with Us

*applied as a deposit toward your ADU project

Schedule a Call



Project Roadmap

\$2,500*

Weigh all your options with this comprehensive Roadmap comparing 3-5 feasible ADU options tailored to meet your specific short-term needs and long-term goals.

On Site Feasibility PLUS

- ✓ 3-4 additional ADU options
- ✓ Side-by-side Comparison
- ✓ Local Permit Timeline Stats
- ✓ Rental Rate Comparables
- ✓ Fair Market Rent (Sec8 FMR)
- ✓ Value After New ADU Build
- ✓ Return on Equity
- PDF [Project Roadmap Report Sample \(220 Mb\)](#)



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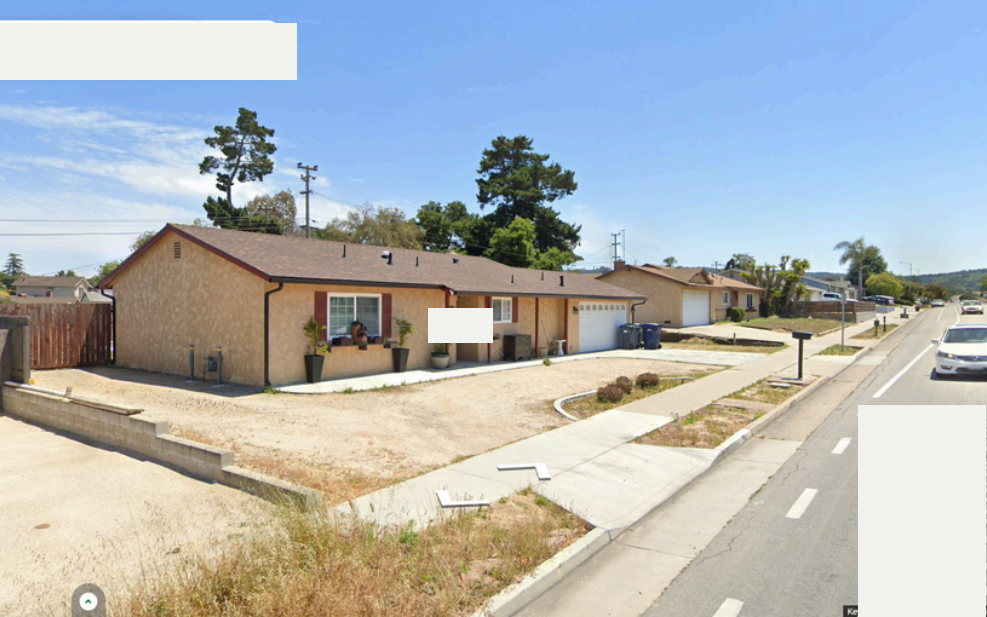


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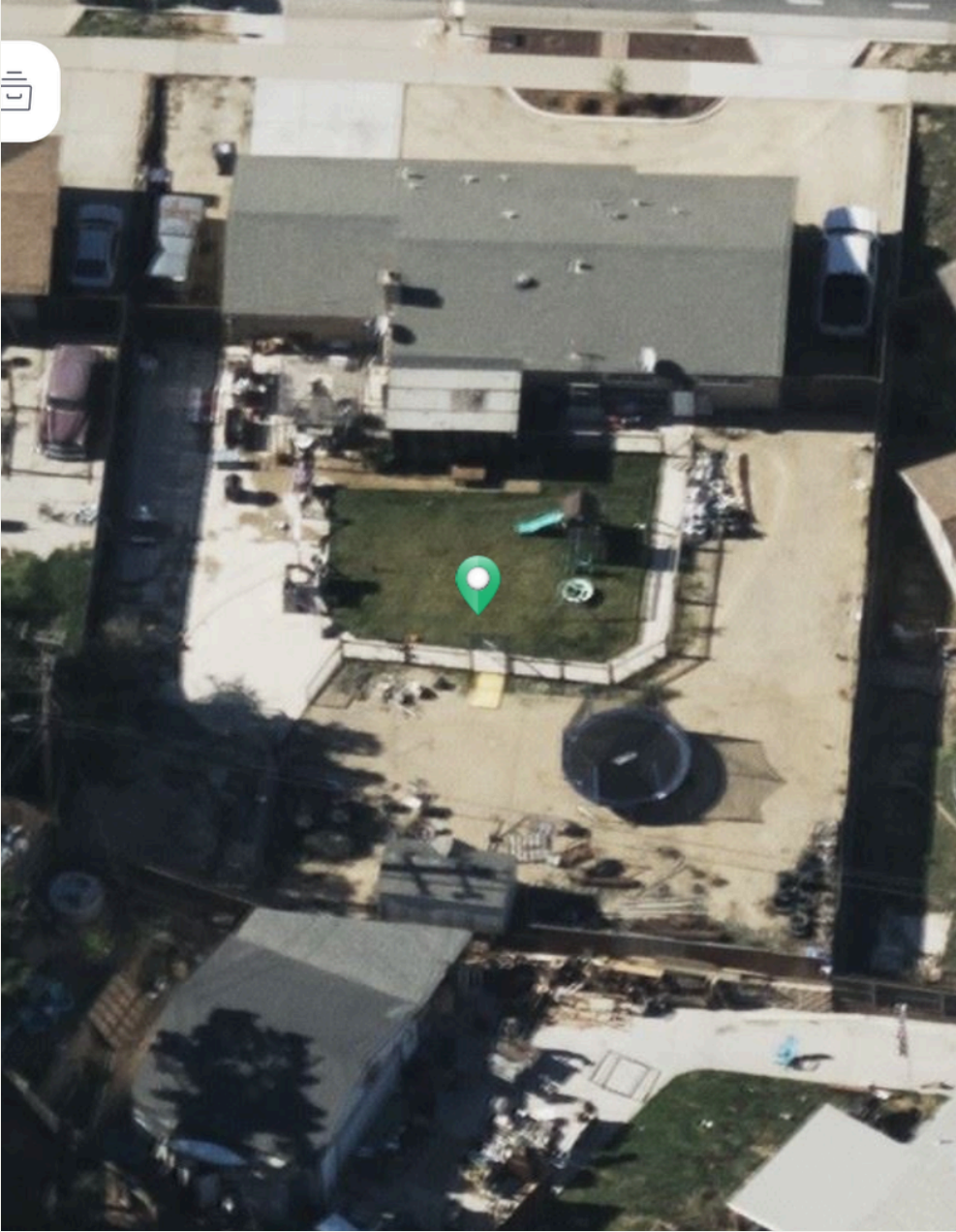
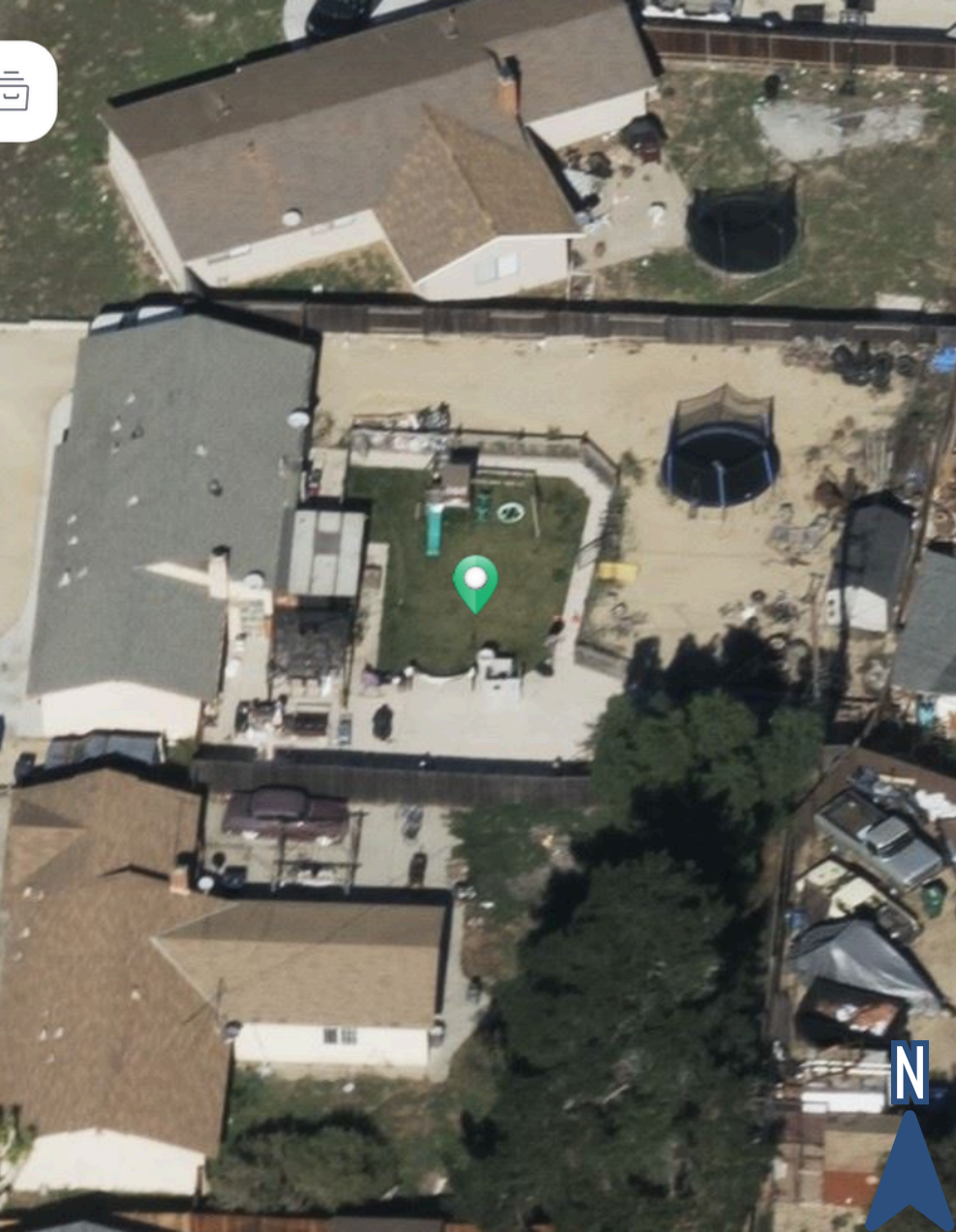


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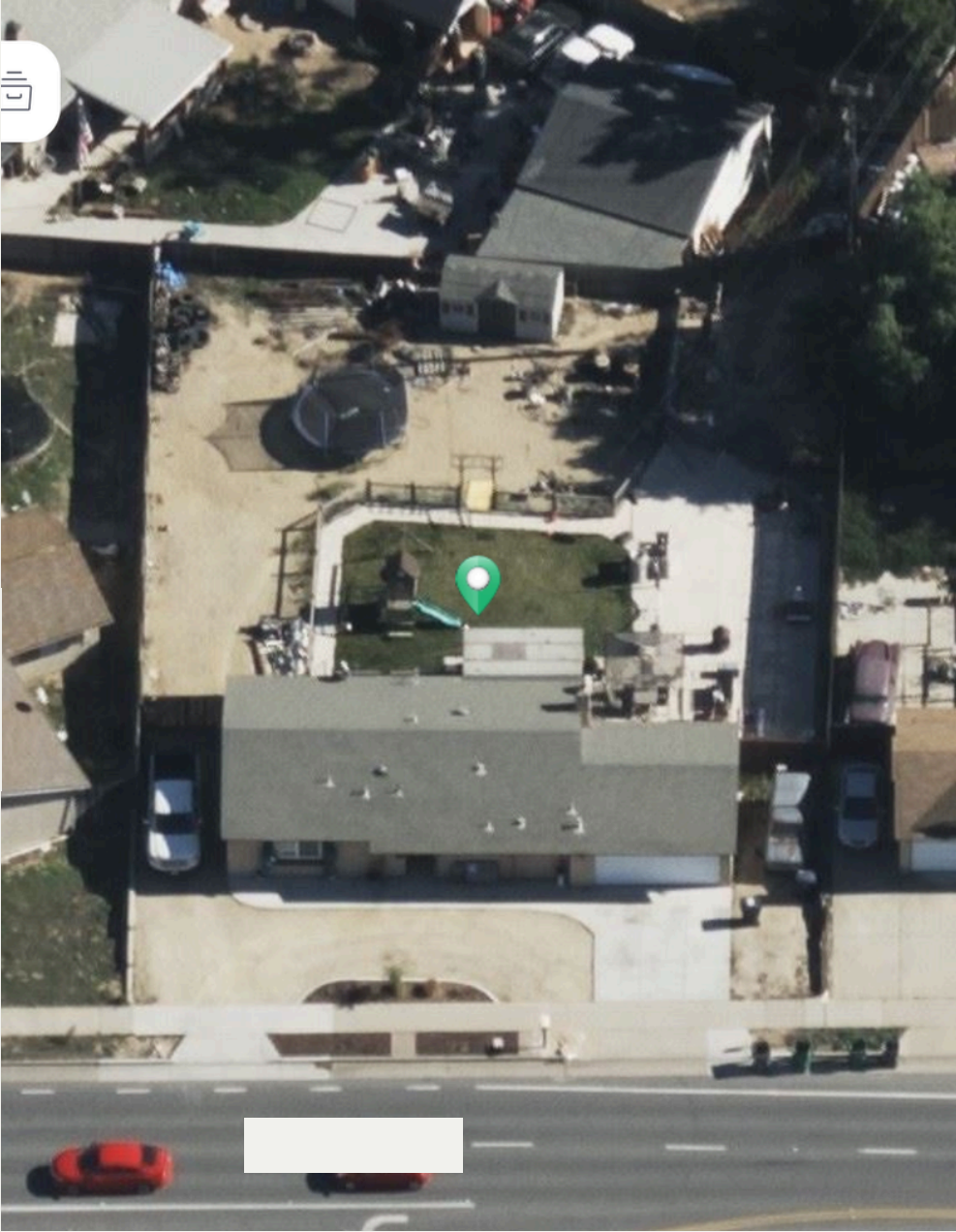
BUILDING & LAND PHOTOS AND SATELLITE



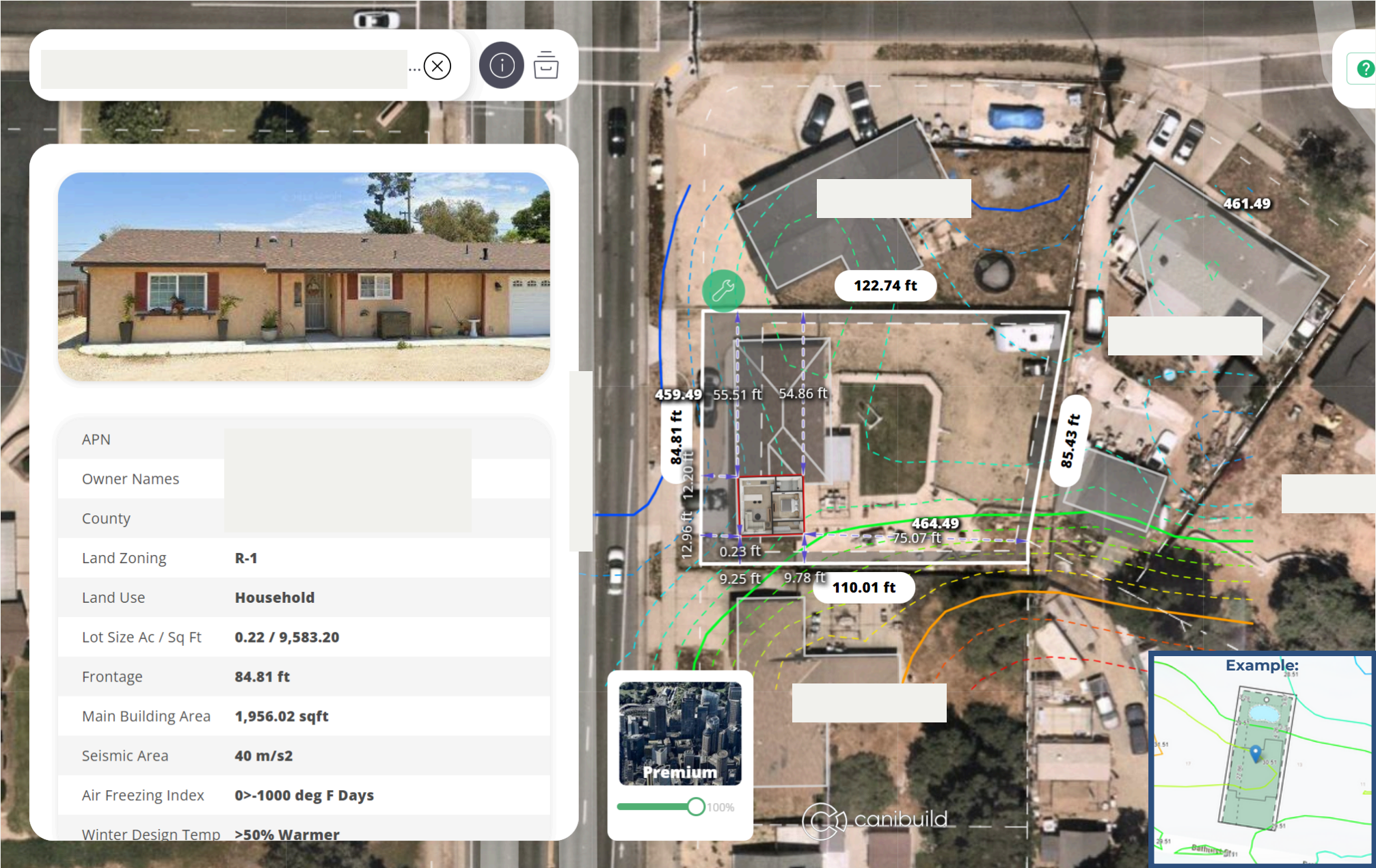
BUILDING & LAND PHOTOS AND SATELLITE



BUILDING & LAND PHOTOS AND SATELLITE



BUILDING & LAND TOPOGRAPHY



CLEVER STUDIO



\$149,750*

Schedule a Call



CLEVER 2 BEDROOM



\$219,750*

CLEVER 1 BEDROOM



\$199,750*

* Base price includes permanent installation per CA building code with typical site conditions and is subject to change based on market conditions and material pricing. Site feasibility, site prep including standard foundation & utilities installation, transportation up to 250 miles, permitting management, and unit installation are all included. Unique site conditions may increase price. City permit fees, 3rd party reports, utility or impact fees are EXCLUDED from price.

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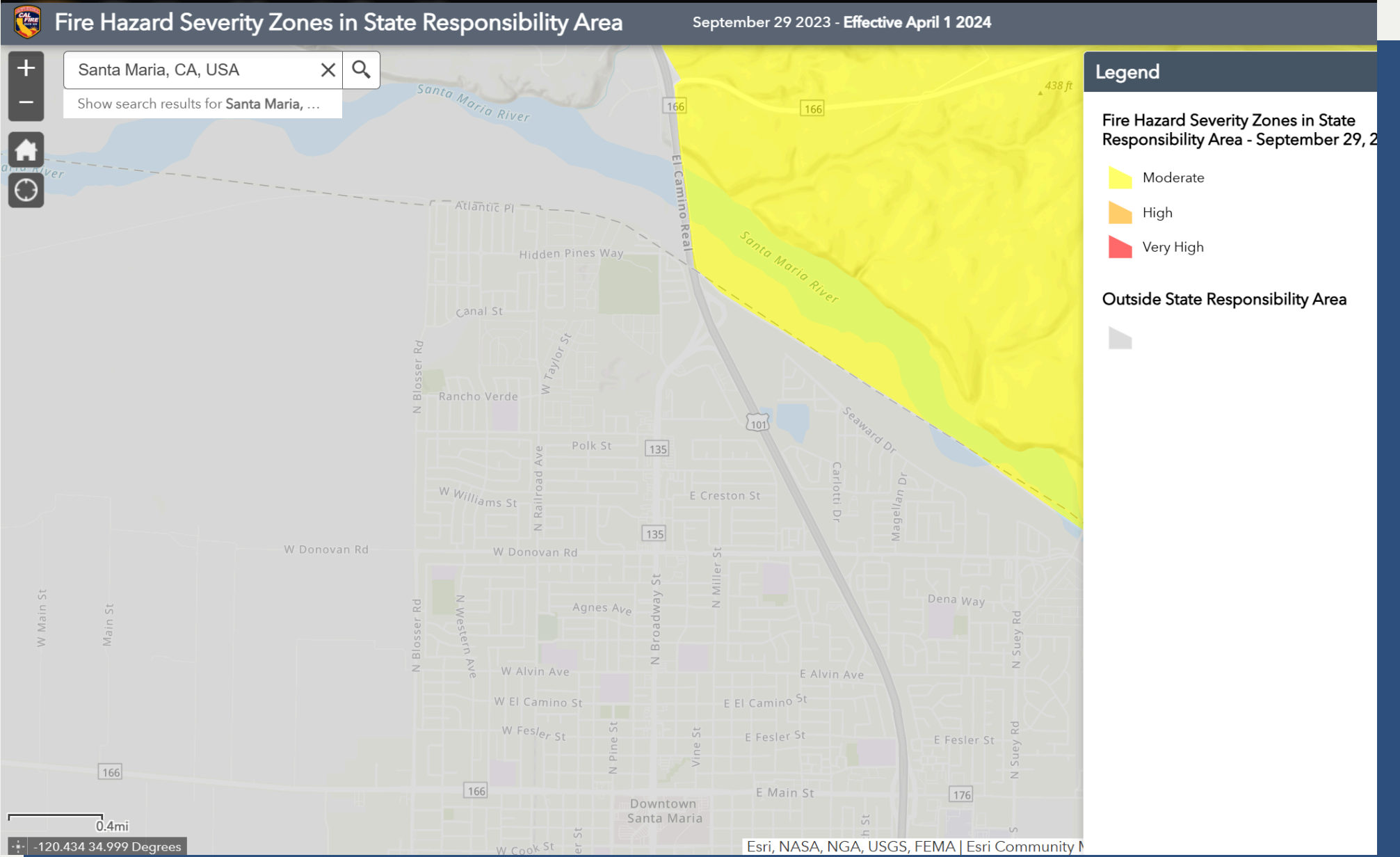


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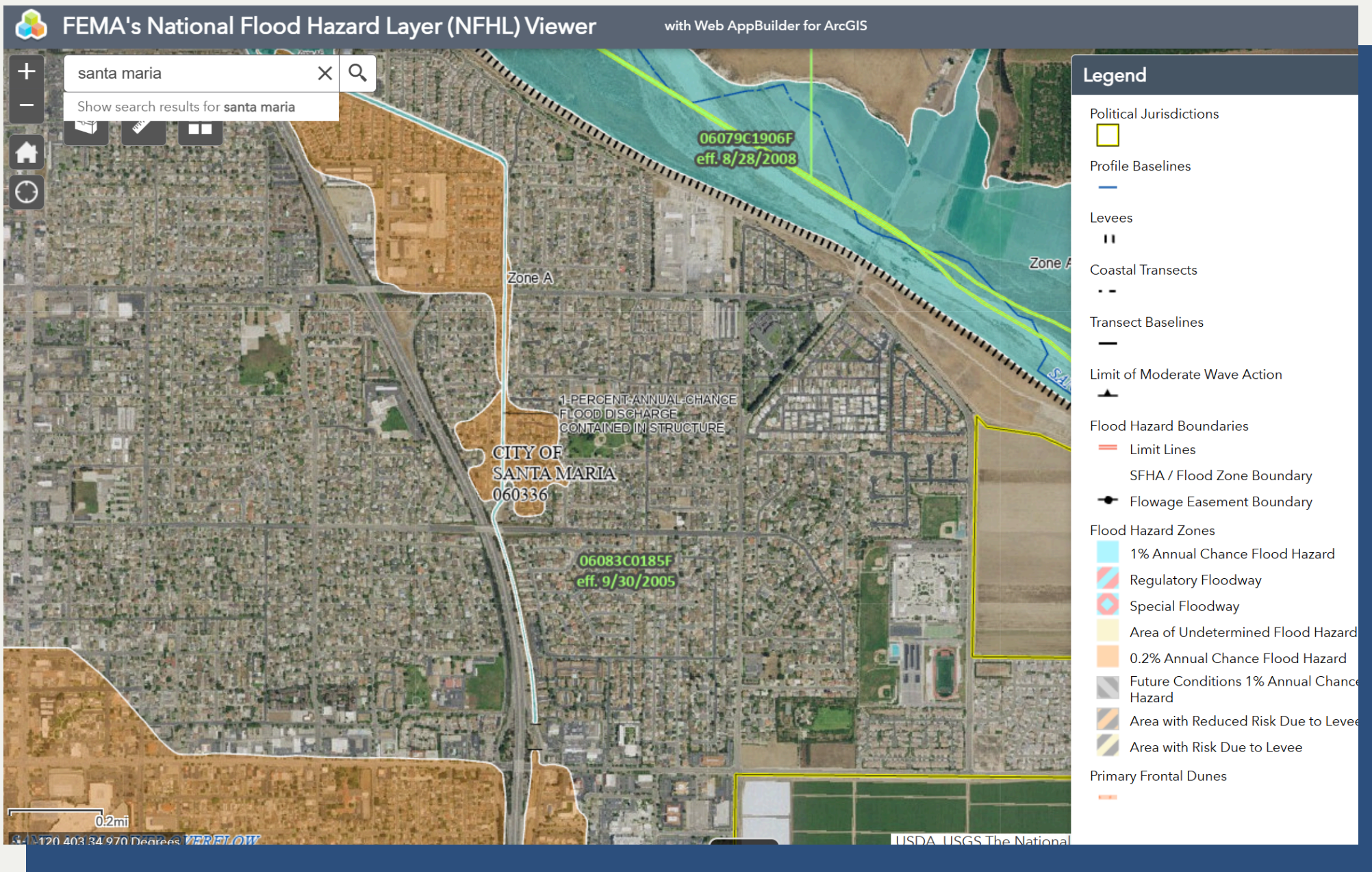


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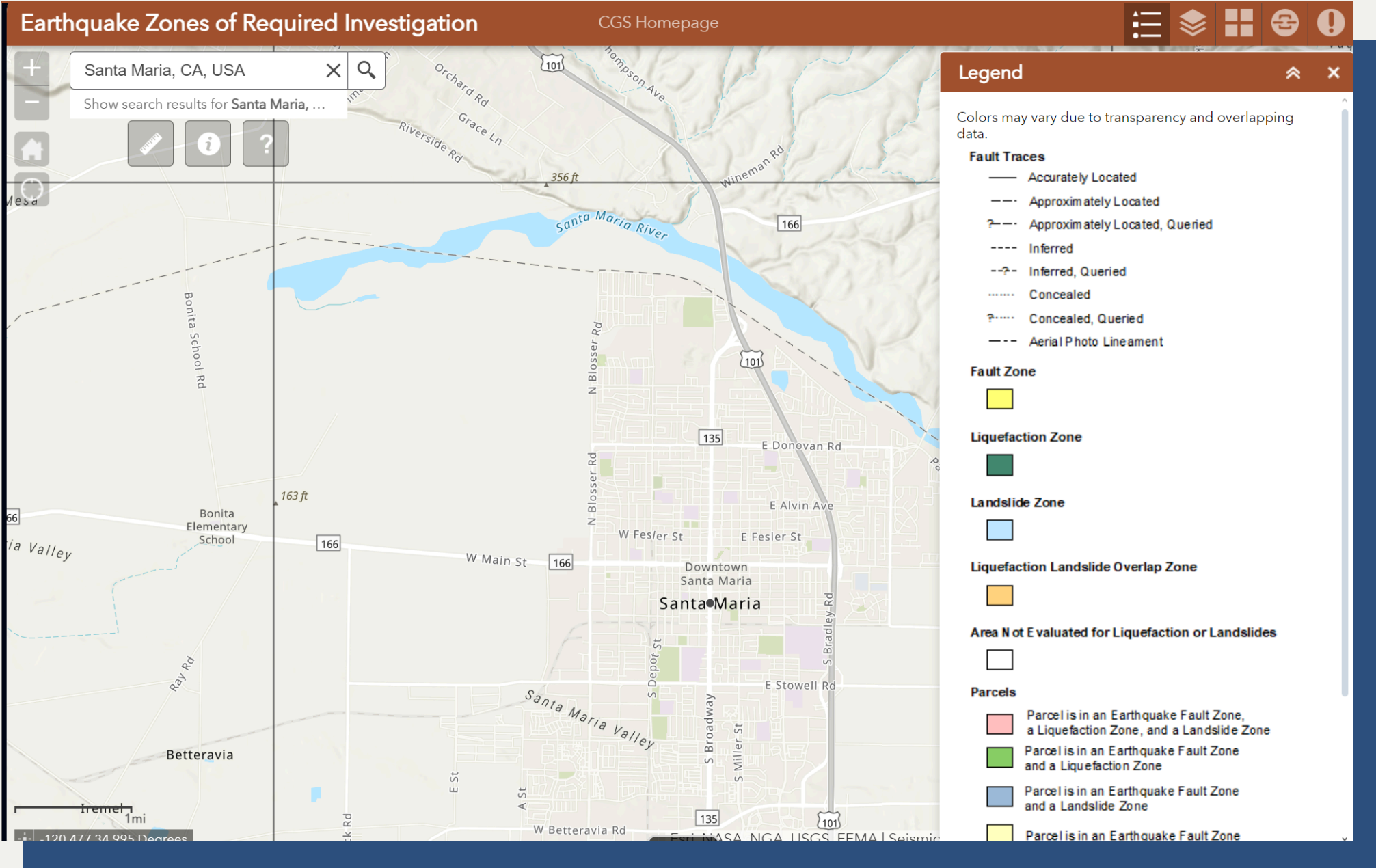
SITING & MAPPING - FIRE HAZARD SEVERITY ZONE



SITING & MAPPING - FLOOD ZONE



SITING & MAPPING - EARTHQUAKE ZONES



HOMEPLEX[®] **PREFAB CASITA ADUS**

STARTING AT \$185,000



550 SQ FT (<500 NFA*)
1 BEDROOM

Schedule a Call



STARTING AT \$275,000



1,050 SQ FT (<1,000 NFA*)
2-3 BEDROOM

STARTING AT \$230,000



800 SQ FT (<750 NFA*)
2 BEDROOM

STARTING AT \$295,000



1,250 SQ FT (<1,200 NFA*)
3 BEDROOM

* Net Floor Area (NFA) is calculated as the measurement within the exterior walls and excludes non conditioned space such as utility rooms. Most municipalities will use NFA in calculating square footage to determine maximum allowable ADU size.



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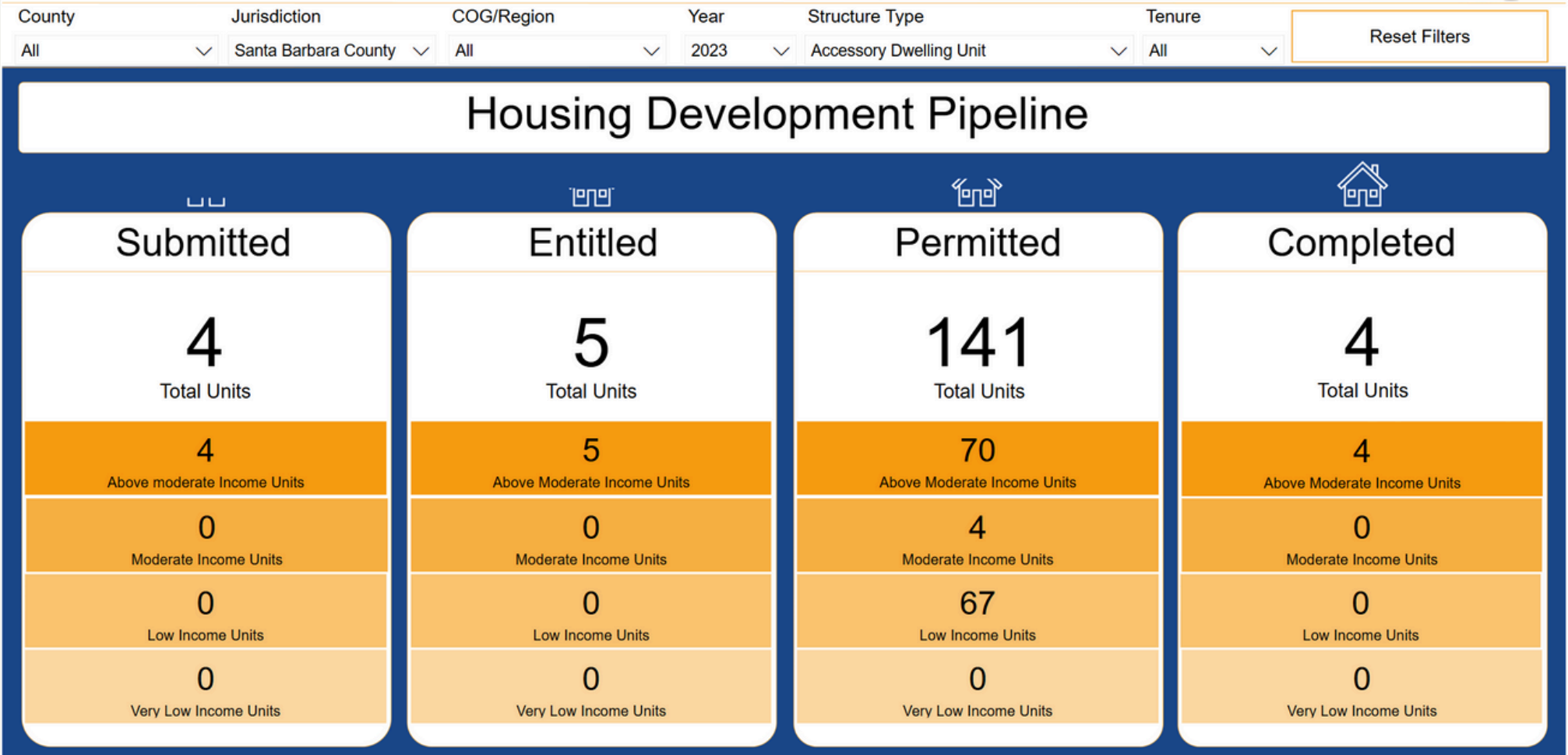
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SANTA BARBARA COUNTY, CA ADU PERMITTING STATISTICS

ADUCALIFORNIA.ORG ADU REGULATIONS GRADING SYSTEM

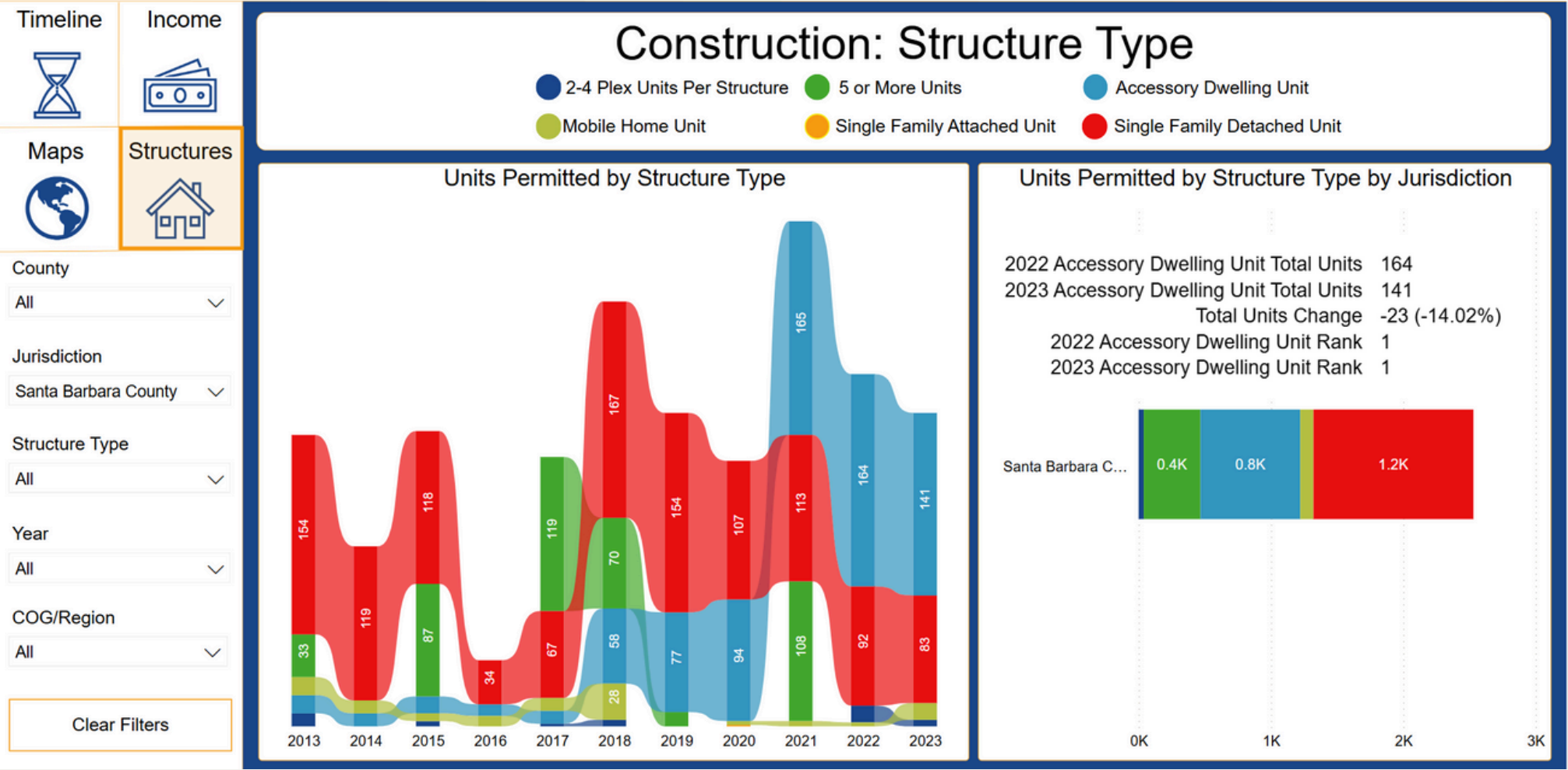
Jurisdiction	Grade	ADUs Permitted 2018-2020	ADUs Constructed 2018-2020	Year Ordinance Was Adopted/Ammended
Santa Barbara County	B-	229	97	2018

2023 SANTA BARBARA COUNTY INFORMATION



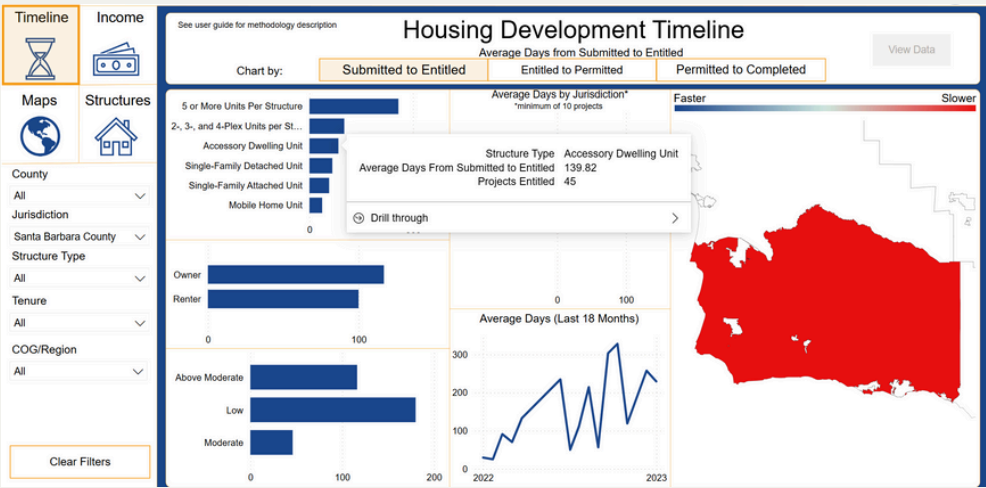
SANTA BARBARA COUNTY, CA ADU PERMITTING STATISTICS

Units Permitted by Structure Type

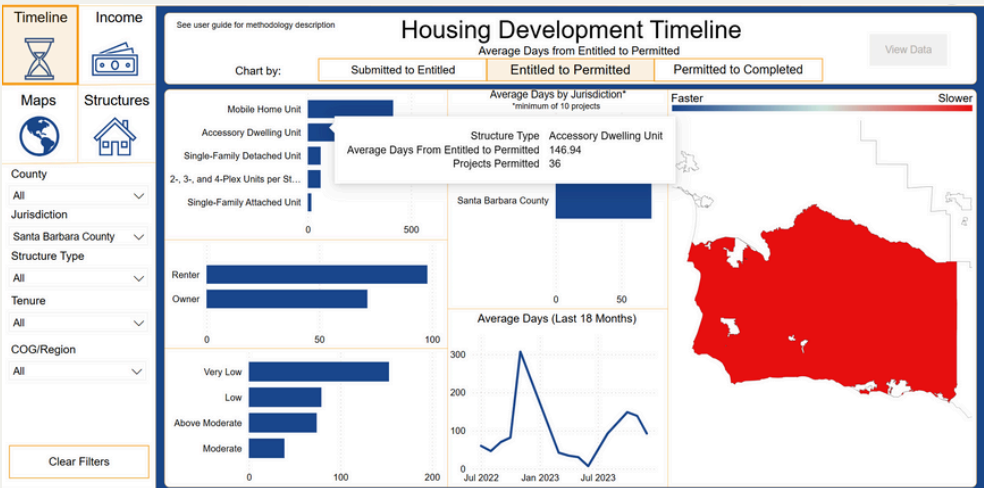


SANTA BARBARA COUNTY, CA ADU PERMITTING STATISTICS

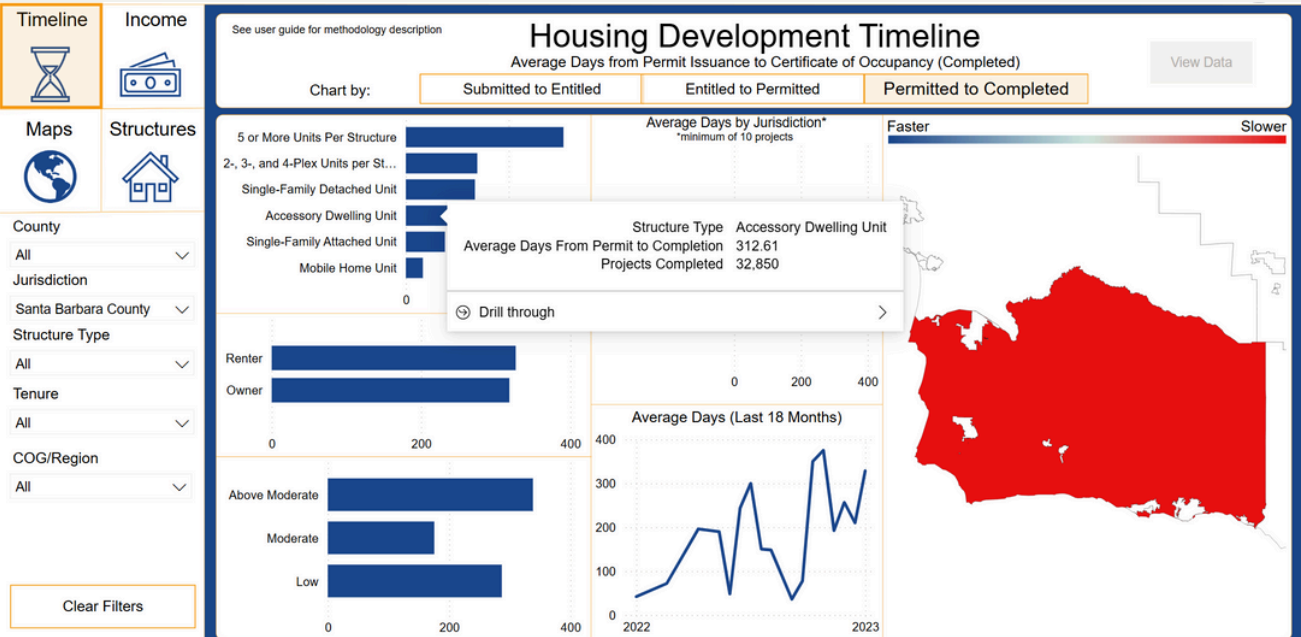
Submitted to Entitled: 140 day average



Entitled to Permitted: 147 day average



Permitted to Completed: 313 day average



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DISCLAIMER

This Virtual Feasibility Report is meant to analyze the feasibility of adding an ADU to your property taking into consideration State ADU Laws. HOMEPLEX is not a licensed surveyor, architect, contractor, or engineering firm. Seeking further guidance from these professionals and the local authorities having jurisdiction on permissible development that municipality is strongly recommended.

The conclusions illustrated in this report are based solely upon limited evaluation of publicly available documentation. Our observations were not exhaustive; any measurements were estimated, based on stated square footages noted either by the property owner, construction drawings or publicly available information. Project cost budget estimate ranges provided in this report are not a replacement for a contractor's bid based on completed design and ready to issue permits. Accurate cost estimates and bids may only be provided once permit ready designs and a permit submission package is complete.

Site assessments are confined to visual and accessible areas only. HOMEPLEX encourages all parties to perform their own due diligence and reach their own conclusions, independently of this report. HOMEPLEX site assessors shall not inspect any area of the property considered dangerous or hazardous to their safety and health. The purpose of the site assessment is to review general site conditions for the installation of an ADU on site. This report is limited to the day of the assessment.

Site assessments are not to be deemed the equivalent of, nor a substitute for a site inspection by a certified inspector, or to replace recommended inspections by specialists such as sewer line scopes, water pipe and electrical panel capacity, or fire compliance. HOMEPLEX does not certify the quality, accuracy, acceptability of work performed or observed at the site.

Area and square footages have not been verified by HOMEPLEX. We have not field-verified lot size, street frontage or topographic measurements. We have not performed any detailed inspections, field survey work, or testing of any kind, which is out of scope of this report. A soils report performed by a Geotechnical engineer, or a boundary or topographic survey performed by a licensed surveyor, may be required by the municipality.

