



**HOME**PLEX  
THE NEW AMERICAN DREAM

## PROJECT ROADMAP

Summary

**Name LastName**

**Address, Claremont, CA 91711**

Date Prepared: March 14th, 2024

## Disclaimer

*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 are provided in this report solely for the purpose of comparing multiple ADU options side by side and is 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 submission package is complete. This report provides rough financial projections giving valuable perspectives on estimated revenue, expenses, and return on investment for your project to assist with decision making between viable ADU options.*

*Any site assessments that are made are not to be deemed the equivalent of, nor a substitute for inspections, architectural or, engineering supervision. HOMEPLEX does not certify the quality, accuracy, acceptability, or work performed or observed at the site.*

*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 its 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. Be advised that warranties and guarantees are not given on any components. The assessor's report is limited to the day and time of assessment.*

*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 field survey work or testing of any kind, which is out of scope of this report.*

*This Project Roadmap Report is meant to analyze the feasibility of adding ADUs to your property relative to one or more viable ADU options. 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 is strongly recommended.*





# ROADMAP HIGHLIGHTS

## Options Considering

Option A: New Build: 499 Sq.Ft. 1 bed/ 1 bath Detached ADU

Option B: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU

Option C: New Build: 1,000 Sq.Ft. 3 beds/ 2 baths Detached ADU

## Highlights of your Roadmap

	Option A	Option B	Option C
Feasible	Yes	Yes	Yes
Estimated Project Cost	\$249,900	\$323,650	\$446,650
Estimated Monthly Rental Income	1,700	2,350	2,850
Estimated Return on Investment	9.4%	9.6%	7.1%
Years to recover ADU build cost	10.6	10.3	12.1
Years to pay off ADU	-	1.5	6.4
Years saved on 1st mortgage	17.1	18.0	15.3

*The estimated value for each Option above was derived as an average of the estimated high and low range for each Option as detailed in the Project Roadmap report. This table serves as a summary for your use in comparing each viable option*

## Expected Timeline: 38 - 49 Weeks\*



\* Subject to change based on homeowners chosen GC timeline proposal

\*\* For estimated timelines see ADU permit statistics on page 46

## Project Roadmap Summary

Client's Desired ADU Type(s)	Feasible	Any structure demolition needed	Additional parking needed	Setbacks met
<b>Option A</b> New Build: 499 Sq.Ft. 1 bed/ 1 bath Detached ADU	Yes	No	No	Yes
<b>Option B</b> New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU	Yes	No	No	Yes
<b>Option C</b> New Build: 1,000 Sq.Ft. 3 beds/ 2 baths Detached ADU	Yes	No	No	Yes

This 15,048 Sq. Ft. lot has an existing 1,369 Sq. Ft. main dwelling. The zoning is RS-8000 in Claremont. The property's current value is approximately: \$770,000 and it was built in 1953. A thorough analysis has been made for this property including a virtual site report, zoning regulations, existing site conditions, and ADU statistics in the property's local jurisdiction. It is notable that this property is not located within a very high fire hazard severity zone, it is not located in a flood zone, and it is not located within a fault zone.

Throughout this report 3 options (Described above) will be explored. You'll find detailed breakdowns of estimated budgets, scope of work, construction costs, and pre-construction estimates, providing you with a holistic view of the projects' potential financial landscapes. Should you consider renting your ADU, a comparative rental analysis shows an expected monthly rental income for options A, B, and C ranging from \$1,500 to \$2,900 which considers the characteristics of your project. 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 38 - 49 Weeks.

This report also provides financial projections for each viable Option A, B, and C providing valuable perspectives on estimated revenue, financing costs, return on investment, and payback period. We have also provided the number of years it will take you to payoff the loan for your ADU if all income is applied to loan payments (if applicable), and once the ADU is paid off, if you apply all ADU income toward principal payments on your first loan, we show for each option the estimated number of years early your mortgage could be paid off.

Option C presents a unique opportunity to build a large ADU on the other side of your property, that if properly designed and built, in the future could potentially be sold separately from the main house under CA SB-9 to optimize value and provide future liquidity. While this option may not have the highest cash flow it has the potential to have the greatest equity increase resulting in a higher overall Return on Investment.

In this ever-changing real estate landscape, opportunities like this are rare. Your vision and creativity can transform your property into a lasting investment that can create multigenerational wealth. We look forward to assisting with your ADU design as you embark on your ADU journey.



## Comparative Table of Expected Financial Projections

The estimated value for each Option below was derived as an average of the estimated high and low range for each Option as detailed in the Project Roadmap report. This table serves as a summary for your use in comparing each viable option.

CASH FLOW PROJECTIONS	Option A	Option B	Option C
<b>Estimated Build Cost (hard/soft costs)</b>	<b>\$249,900</b>	<b>\$323,650</b>	<b>\$446,650</b>
Less Cash Contribution	(\$216,900)	(\$250,000)	(\$250,000)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$0</b>	<b>\$40,650</b>	<b>\$163,650</b>
Estimated Monthly Rental Income	1,700	2,350	2,850
Less Estimated Monthly Financing	0	(342)	(1,376)
<b>Monthly Cash Flow*</b>	<b>\$1,700</b>	<b>\$2,008</b>	<b>\$1,474</b>
Annual Cash Flow	20,400	24,098	17,687
5-Year Cash Flow	102,000	120,492	88,437
30-Year Cash Flow	612,000	722,949	530,619
<b>ROI (based on 30 year payback period)**</b>	<b>9.4%</b>	<b>9.6%</b>	<b>7.1%</b>
Number of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	10.6	10.3	12.1
Number of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	-	1.5	6.4
Number of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)	17.1	18.0	15.3

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

\*\* Includes interest payments; excludes operating costs





# OPTION A: NEW BUILD: 499 SQ.FT. 1 BED/ 1 BATH DETACHED ADU

## ADU SITE LOCATION



Option A: New Build: 499 Sq.Ft. 1 bed/ 1 bath Detached ADU

(Subject to change based on designer/architect's proposal)





# OPTION B: NEW BUILD: 749 SQ.FT. 2 BEDS/ 1 BATH DETACHED ADU

## ADU SITE LOCATION



Option B: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU

(Subject to change based on designer/architect's proposal)





# OPTION C: NEW BUILD: 1,000 SQ.FT. 3 BEDS/ 2 BATHS DETACHED ADU

## ADU SITE LOCATION



Option C: New Build: 1,000 Sq.Ft. 3 beds/ 2 baths Detached ADU

(Subject to change based on designer/architect's proposal)







**HOME**PLEX  
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## PROJECT ROADMAP

*Report*

**Name LastName**

**Address, Claremont, CA 91711**

Date Prepared: March 14th, 2024

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*All information in this Project Roadmap Report is determined to the best of our knowledge and prices are subject to change based on current market condition and market value*



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## **Site Assessment**

- Zoning Analysis
- Existing site conditions
- Determine what you can build on your property & ideal construction method (i.e. modular, panelized, stick-built, etc)
- Expected Timeframe: 1 week

## **Estimated Budget with Detailed Scope of Work**

- Cost breakdown of estimated budgets for itemized hard construction and pre-construction cost estimated budget
- Expected Timeframe: 1 week

## **Feasibility Analysis**

- We help you determine viable options based on your short and long term goals and your available financial resources
- Potential Rents and Net Income
- Expected Timeframe: 1 week

## **Recommended List Of General Contactors**

- Recommend vetted designers, contractors, prefab builders and other vendors for your project so you can get started!
- Expected Timeframe: 1 week



# Project Roadmap Summary

Client's Desired ADU Type(s)		Feasible	Any structure demolition needed	Additional parking needed	Setbacks met
<b>Option A</b>	New Build: 499 Sq.Ft. 1 bed/ 1 bath Detached ADU	Yes	No	No	Yes
<b>Option B</b>	New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU	Yes	No	No	Yes
<b>Option C</b>	New Build: 1,000 Sq.Ft. 3 beds/ 2 baths Detached ADU	Yes	No	No	Yes

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## Project Roadmap Summary (Cont.)

Financial Summary	Option A Low	Option A High	Option B Low	Option B High	Option C Low	Option C High
Estimated Build Cost (hard/soft costs)	\$220,500	\$279,300	\$289,400	\$357,900	\$397,900	\$495,400
Amount Financed (Percentage)	0.0%	0.0%	2.2%	20.9%	28.9%	42.9%
Estimated Monthly Rental Income	1,500	1,900	2,100	2,600	2,600	3,100
Less Estimated Monthly Financing	0	0	(54)	(630)	(966)	(1,786)
<b>Monthly Cash Flow*</b>	<b>\$1,500</b>	<b>\$1,900</b>	<b>\$2,046</b>	<b>\$1,970</b>	<b>\$1,634</b>	<b>\$1,314</b>
Annual Cash Flow	18,000	22,800	24,554	23,642	19,606	15,768
<b>ROI (based on 30 year payback)**</b>	<b>9.6%</b>	<b>9.3%</b>	<b>9.8%</b>	<b>9.5%</b>	<b>7.8%</b>	<b>6.3%</b>

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

\*\* Includes interest payments; excludes operating costs

This does not include operating expenses, or cash down repayments.

### Expected Timeline: 38 - 49 Weeks\*



#### Design Phase

Schematic design: 3 - 4 weeks  
Design development: 4 - 5 weeks

#### Permitting Phase

Jurisdictional Permits: 12 - 16 weeks  
(dependent on city review time)\*\*

#### Construction Phase

Project coordination: 1 - 2 weeks  
Construction: 18 - 22 weeks  
(depends on city inspections)\*\*

\* Subject to change based on homeowners chosen GC timeline proposal

\*\* For estimated timelines see ADU permit statistics on page 46





# OPTION A: NEW BUILD: 499 SQ.FT. 1 BED/ 1 BATH DETACHED ADU

## ADU SITE LOCATION



Option A: New Build: 499 Sq.Ft. 1 bed/ 1 bath Detached ADU

(Subject to change based on designer/architect's proposal)





# PRELIMINARY BUDGET & SCOPE OF WORK

Option A: New Build: 499 Sq.Ft. 1 bed/  
1 bath Detached ADU

## ADU Construction Project Budget

Date Prepared	3/11/2024
Client Name	
Job Site Address	
Project Description	Option A: New Build: 499 Sq.Ft. 1 bed/ 1 bath Detached ADU
Gross "Buildable" Floor Area (from wall exterior)	499
Living "Habitable" Floor Area (calc. inside walls)	455

### PROJECT BUDGET

	LOW \$	HIGH \$
TOTAL PROJECT BUDGET	\$ 220,500.00	\$ 279,300.00
CONSTRUCTION (HARD COST) BUDGET	\$ 180,000.00	\$ 232,800.00
COST PER SQ. FT.	\$ 360.72	\$ 466.53
TOTAL PRE-CONSTRUCTION BUDGET	\$ 61,100.00	\$ 71,400.00
PRE-CONSTRUCTION (HARD COST) BUDGET	\$ 20,600.00	\$ 24,900.00
PRE-CONSTRUCTION (SOFT COST) BUDGET	\$ 40,500.00	\$ 46,500.00

### ADU Construction (Hard Cost) Project Budget

CATEGORIES (MASTER FORMAT)	LOW \$	HIGH \$
01 - General Requirements	\$ 7,000.00	\$ 9,000.00
02 - Site Work	\$ 20,500.00	\$ 24,800.00
03 - Concrete	\$ 13,100.00	\$ 16,800.00
06 - Carpentry	\$ 35,200.00	\$ 45,300.00
07 - Thermal & Moisture Protection	\$ 21,600.00	\$ 27,700.00
08 - Doors, Windows, Glazing	\$ 8,800.00	\$ 11,300.00
09 - Finishes	\$ 24,400.00	\$ 31,400.00
10 - Specialities	\$ 1,200.00	\$ 1,600.00
11 - Equipment (including appliances)	\$ 5,300.00	\$ 6,800.00
13 - Special Construction	\$ 9,700.00	\$ 15,400.00
15 - Mechanical	\$ 17,200.00	\$ 22,100.00
16 - Electrical	\$ 16,000.00	\$ 20,600.00
<b>MF 01-16 Total Construction (hard cost) Budget Estimate</b>	<b>\$ 180,000.00</b>	<b>\$ 232,800.00</b>

*Note: A finalized cost estimate may be calculated once Architectural Designs and Plans are complete*







# PRELIMINARY BUDGET & SCOPE OF WORK

Option A: New Build: 499 Sq.Ft. 1 bed/  
1 bath Detached ADU

## ADU Pre-Construction Project Budget

Project Address	
Date Prepared	
Applicant Name	

### PROJECT BUDGET

	LOW \$	HIGH \$
<b>TOTAL PRE-CONSTRUCTION BUDGET</b>	<b>\$ 61,100.00</b>	<b>\$ 71,400.00</b>

### ADU GRANT PRE-CONSTRUCTION ESTIMATED / ACTUAL EXPENSE WORKSHEET

DESIGN AND REPORTS	LOW \$	HIGH \$	VENDOR NAME / NOTES
ADU Project Feasibility and Consulting/Concierge	\$ 2,500.00	\$ 2,500.00	HOMEPLEX
ADU As-built Plan	\$ 1,500.00	\$ 1,500.00	ADU Design
ADU Design Fees	\$ 12,500.00	\$ 12,500.00	ADU Design
ADU Outdoor Landscape/Hardscape	\$ 2,000.00	\$ 5,000.00	
Structural Engineering	\$ 2,900.00	\$ 3,500.00	
Title 24 / CalGreen Consultant Report	\$ 300.00	\$ 300.00	
HERS Inspection (per Title 24)	\$ 300.00	\$ 300.00	
Solar Design (excluding install)	\$ 1,900.00	\$ 2,300.00	
Geotechnical / Soils Report	\$ 2,500.00	\$ 3,000.00	
<b>PERMITS AND IMPACT FEES</b>			
Building Permit Fees	\$ 3,800.00	\$ 4,600.00	
Sewer / Septic Connection Fees	\$ 3,300.00	\$ 4,000.00	
<b>GRANT MANAGEMENT &amp; LENDER FEES</b>			
CCEDA Grant Management Fee	\$ 7,000.00	\$ 7,000.00	
<b>DEMOLITION &amp; SITE PREPARATION (HARD COST)</b>			
Lot Clearing	\$ 1,700.00	\$ 2,100.00	
Excavation & Grading	\$ 2,200.00	\$ 2,600.00	
<b>UTILITY CONNECTION FEES (HARD COST)</b>			
Utility Trenching	\$ 6,700.00	\$ 8,100.00	
Underground Utility Installations	\$ 3,300.00	\$ 4,000.00	
Sewer Line to ADU	\$ 6,700.00	\$ 8,100.00	
<b>Total</b>	<b>\$ 61,100.00</b>	<b>\$ 71,400.00</b>	
Design & Reports	\$ 26,400.00	\$ 30,900.00	
Permits & Impact Fees	\$ 7,100.00	\$ 8,600.00	
Grant Management & Lender Fees	\$ 7,000.00	\$ 7,000.00	
Demolition & Site Prep (Hard Costs)	\$ 3,900.00	\$ 4,700.00	
Utility Connections (Hard Costs)	\$ 16,700.00	\$ 20,200.00	





# FINANCIAL PROJECTIONS

**Option A: New Build: 499 Sq.Ft. 1 bed/  
1 bath Detached ADU**

CASH FLOW PROJECTIONS	Low	High
Estimated Build Cost (hard/soft costs)	\$220,500	\$279,300
Less Cash Contribution	(\$187,500)	(\$246,300)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$0</b>	<b>\$0</b>
Estimated Monthly Rental Income	1,500	1,900
Less Estimated Monthly Financing	0	0
<b>Monthly Cash Flow*</b>	<b>\$1,500</b>	<b>\$1,900</b>
Annual Cash Flow	18,000	22,800
5-Year Cash Flow	90,000	114,000
30-Year Cash Flow	540,000	684,000
<b>ROI (based on 30 year payback period)**</b>	<b>9.6%</b>	<b>9.3%</b>
Number of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	10.4	10.8
Number of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	-	-
Number of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)	16.3	17.9

Assuming no finance required

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

\*\* Includes interest payments; excludes operating costs





# OPTION B: NEW BUILD: 749 SQ.FT. 2 BEDS/ 1 BATH DETACHED ADU

## ADU SITE LOCATION



Option B: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU

(Subject to change based on designer/architect's proposal)





# PRELIMINARY BUDGET & SCOPE OF WORK

Option B: New Build: 749 Sq.Ft. 2  
beds/ 1 bath Detached ADU

## ADU Construction Project Budget

Date Prepared	3/11/2024
Client Name	
Job Site Address	
Project Description	Option B: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU
Gross "Buildable" Floor Area (from wall exterior)	749
Living "Habitable" Floor Area (calc. inside walls)	695 approx.

### PROJECT BUDGET

	LOW \$	HIGH \$
TOTAL PROJECT BUDGET	\$ 289,400.00	\$ 357,900.00
CONSTRUCTION (HARD COST) BUDGET	\$ 247,700.00	\$ 310,000.00
COST PER SQ. FT.	\$ 330.71	\$ 413.89
TOTAL PRE-CONSTRUCTION BUDGET	\$ 64,200.00	\$ 75,100.00
PRE-CONSTRUCTION (HARD COST) BUDGET	\$ 22,500.00	\$ 27,200.00
PRE-CONSTRUCTION (SOFT COST) BUDGET	\$ 41,700.00	\$ 47,900.00

### ADU Construction (Hard Cost) Project Budget

CATEGORIES (MASTER FORMAT)	LOW \$	HIGH \$
01 - General Requirements	\$ 9,000.00	\$ 11,100.00
02 - Site Work	\$ 22,500.00	\$ 27,300.00
03 - Concrete	\$ 23,000.00	\$ 28,400.00
06 - Carpentry	\$ 47,200.00	\$ 58,300.00
07 - Thermal & Moisture Protection	\$ 31,500.00	\$ 38,900.00
08 - Doors, Windows, Glazing	\$ 13,200.00	\$ 16,300.00
09 - Finishes	\$ 38,300.00	\$ 47,300.00
10 - Specialities	\$ 1,500.00	\$ 1,900.00
11 - Equipment (including appliances)	\$ 6,900.00	\$ 8,500.00
13 - Special Construction	\$ 12,500.00	\$ 20,000.00
15 - Mechanical	\$ 22,100.00	\$ 27,300.00
16 - Electrical	\$ 20,000.00	\$ 24,700.00
<b>MF 01-16 Total Construction (hard cost) Budget Estimate</b>	<b>\$ 247,700.00</b>	<b>\$ 310,000.00</b>

*Note: A finalized cost estimate may be calculated once Architectural Designs and Plans are complete*





# PRELIMINARY BUDGET & SCOPE OF WORK

Option B: New Build: 749 Sq.Ft. 2  
beds/ 1 bath Detached ADU

## ADU Pre-Construction Project Budget

Project Address	
Date Prepared	
Applicant Name	

### PROJECT BUDGET

	LOW \$	HIGH \$
<b>TOTAL PRE-CONSTRUCTION BUDGET</b>	<b>\$ 64,200.00</b>	<b>\$ 75,100.00</b>

### ADU GRANT PRE-CONSTRUCTION ESTIMATED / ACTUAL EXPENSE WORKSHEET

	LOW \$	HIGH \$	VENDOR NAME / NOTES
<b>DESIGN AND REPORTS</b>			
ADU Project Feasibility and Consulting/Concierge	\$ 2,500.00	\$ 2,500.00	HOMEPLEX
ADU As-built Plan	\$ 1,500.00	\$ 1,500.00	ADU Design
ADU Design Fees	\$ 12,500.00	\$ 12,500.00	ADU Design
ADU Outdoor Landscape/Hardscape	\$ 2,000.00	\$ 5,000.00	
Structural Engineering	\$ 3,300.00	\$ 4,000.00	
Title 24 / CalGreen Consultant Report	\$ 300.00	\$ 300.00	
HERS Inspection (per Title 24)	\$ 300.00	\$ 300.00	
Solar Design (excluding install)	\$ 2,100.00	\$ 2,500.00	
Geotechnical / Soils Report	\$ 2,800.00	\$ 3,300.00	
<b>PERMITS AND IMPACT FEES</b>			
Building Permit Fees	\$ 4,300.00	\$ 5,200.00	
Sewer / Septic Connection Fees	\$ 3,100.00	\$ 3,800.00	
<b>GRANT MANAGEMENT &amp; LENDER FEES</b>			
CCEDA Grant Management Fee	\$ 7,000.00	\$ 7,000.00	
<b>DEMOLITION &amp; SITE PREPARATION (HARD COST)</b>			
Lot Clearing	\$ 2,100.00	\$ 2,500.00	
Excavation & Grading	\$ 3,300.00	\$ 4,000.00	
<b>UTILITY CONNECTION FEES (HARD COST)</b>			
Utility Trenching	\$ 7,100.00	\$ 8,600.00	
Underground Utility Installations	\$ 3,300.00	\$ 4,000.00	
Sewer Line to ADU	\$ 6,700.00	\$ 8,100.00	
<b>Total</b>	<b>\$ 64,200.00</b>	<b>\$ 75,100.00</b>	
Design & Reports	\$ 27,300.00	\$ 31,900.00	
Permits & Impact Fees	\$ 7,400.00	\$ 9,000.00	
Grant Management & Lender Fees	\$ 7,000.00	\$ 7,000.00	
Demolition & Site Prep (Hard Costs)	\$ 5,400.00	\$ 6,500.00	
Utility Connections (Hard Costs)	\$ 17,100.00	\$ 20,700.00	





# FINANCIAL PROJECTIONS

CASH FLOW PROJECTIONS	Low	High
Estimated Build Cost (hard/soft costs)	\$289,400	\$357,900
Less Cash Contribution	(\$250,000)	(\$250,000)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$6,400</b>	<b>\$74,900</b>
Estimated Monthly Rental Income	2,100	2,600
Less Estimated Monthly Financing	(54)	(630)
<b>Monthly Cash Flow*</b>	<b>\$2,046</b>	<b>\$1,970</b>
Annual Cash Flow	24,554	23,642
5-Year Cash Flow	122,771	118,212
30-Year Cash Flow	736,627	709,272
<b>ROI (based on 30 year payback period)**</b>	<b>9.8%</b>	<b>9.5%</b>
Number of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	10.2	10.4
Number of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	0.3	2.7
Number of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)	18.3	17.7

Assuming 2% - 21% of ADU build cost is financed over 30 years; ADU Loan Interest rate: 9.5%

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

\*\* Includes interest payments; excludes operating costs

Option B: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU





# OPTION C: NEW BUILD: 1,000 SQ.FT. 3 BEDS/ 2 BATHS DETACHED ADU

## ADU SITE LOCATION



Option C: New Build: 1,000 Sq.Ft. 3 beds/ 2 baths Detached ADU

(Subject to change based on designer/architect's proposal)





# PRELIMINARY BUDGET & SCOPE OF WORK

Option C: New Build: 1,000 Sq.Ft. 3  
beds/ 2 baths Detached ADU

## ADU Construction Project Budget

Date Prepared	3/11/2024
Client Name	
Job Site Address	
Project Description	Option C: New Build: 1,000 Sq.Ft. 3 beds/ 2 baths Detached ADU
Gross "Buildable" Floor Area (from wall exterior)	1000
Living "Habitable" Floor Area (calc. inside walls)	937

### PROJECT BUDGET

	LOW \$	HIGH \$
TOTAL PROJECT BUDGET	\$ 397,900.00	\$ 495,400.00
CONSTRUCTION (HARD COST) BUDGET	\$ 346,300.00	\$ 434,600.00
COST PER SQ. FT.	\$ 346.30	\$ 434.60
TOTAL PRE-CONSTRUCTION BUDGET	\$ 79,800.00	\$ 94,900.00
PRE-CONSTRUCTION (HARD COST) BUDGET	\$ 28,200.00	\$ 34,100.00
PRE-CONSTRUCTION (SOFT COST) BUDGET	\$ 51,600.00	\$ 60,800.00

### ADU Construction (Hard Cost) Project Budget

CATEGORIES (MASTER FORMAT)	LOW \$	HIGH \$
01 - General Requirements	\$ 9,800.00	\$ 12,100.00
02 - Site Work	\$ 28,000.00	\$ 33,900.00
03 - Concrete	\$ 29,800.00	\$ 36,800.00
06 - Carpentry	\$ 68,000.00	\$ 84,000.00
07 - Thermal & Moisture Protection	\$ 43,500.00	\$ 53,700.00
08 - Doors, Windows, Glazing	\$ 20,400.00	\$ 25,200.00
09 - Finishes	\$ 55,300.00	\$ 68,300.00
10 - Specialities	\$ 2,600.00	\$ 3,200.00
11 - Equipment (including appliances)	\$ 10,600.00	\$ 13,100.00
13 - Special Construction	\$ 21,000.00	\$ 33,600.00
15 - Mechanical	\$ 29,800.00	\$ 36,800.00
16 - Electrical	\$ 27,500.00	\$ 33,900.00
<b>MF 01-16 Total Construction (hard cost) Budget Estimate</b>	<b>\$ 346,300.00</b>	<b>\$ 434,600.00</b>

*Note: A finalized cost estimate may be calculated once Architectural Designs and Plans are complete*







# PRELIMINARY BUDGET & SCOPE OF WORK

Option C: New Build: 1,000 Sq.Ft. 3  
beds/ 2 baths Detached ADU

## ADU Pre-Construction Project Budget

Project Address	
Date Prepared	
Applicant Name	

### PROJECT BUDGET

	LOW \$	HIGH \$
<b>TOTAL PRE-CONSTRUCTION BUDGET</b>	<b>\$ 79,800.00</b>	<b>\$ 94,900.00</b>

### ADU GRANT PRE-CONSTRUCTION ESTIMATED / ACTUAL EXPENSE WORKSHEET

DESIGN AND REPORTS	LOW \$	HIGH \$	VENDOR NAME / NOTES
Project Feasibility Report	\$ 2,500.00	\$ 2,500.00	HOMEPLEX
ADU As-built Plan	\$ 1,500.00	\$ 1,500.00	ADU Design
ADU Design Fees	\$ 12,500.00	\$ 12,500.00	ADU Design
ADU Outdoor Landscape	\$ 2,000.00	\$ 5,000.00	ADU Design
Structural Engineering	\$ 3,800.00	\$ 4,600.00	
Title 24 / CalGreen Consultant Report	\$ 300.00	\$ 300.00	
HERS Inspection (per Title 24)	\$ 300.00	\$ 300.00	
Solar Design (excluding install)	\$ 2,900.00	\$ 3,500.00	
Geotechnical / Soils Report	\$ 3,800.00	\$ 4,600.00	

### PERMITS AND IMPACT FEES

Building Permit Fees	\$ 6,200.00	\$ 7,500.00	
Entitlement Fees	\$ 700.00	\$ 800.00	
School Fees	\$ 2,400.00	\$ 3,800.00	
Other Impact Fees	\$ 2,400.00	\$ 2,900.00	
Sewer / Septic Connection Fees	\$ 3,300.00	\$ 4,000.00	

### GRANT MANAGEMENT & LENDER FEES

CCEDA Grant Management Fee	\$ 7,000.00	\$ 7,000.00	
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### DEMOLITION & SITE PREPARATION (HARD COST)

Lot Clearing	\$ 2,900.00	\$ 3,500.00	
Excavation & Grading	\$ 4,300.00	\$ 5,200.00	

### UTILITY CONNECTION FEES (HARD COST)

Utility Trenching	\$ 8,600.00	\$ 10,400.00	
Underground Utility Installations	\$ 4,800.00	\$ 5,800.00	
Sewer Line to ADU	\$ 7,600.00	\$ 9,200.00	

<b>Total</b>	<b>\$ 79,800.00</b>	<b>\$ 94,900.00</b>	
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Design & Reports	\$ 29,600.00	\$ 34,800.00	
Permits & Impact Fees	\$ 15,000.00	\$ 19,000.00	
Grant Management & Lender Fees	\$ 7,000.00	\$ 7,000.00	
Demolition & Site Prep (Hard Costs)	\$ 7,200.00	\$ 8,700.00	
Utility Connections (Hard Costs)	\$ 21,000.00	\$ 25,400.00	





# FINANCIAL PROJECTIONS

Option C: New Build: 1,000 Sq.Ft. 3 beds/ 2 baths Detached ADU

CASH FLOW PROJECTIONS	Low	High
Estimated Build Cost (hard/soft costs)	<b>\$397,900</b>	<b>\$495,400</b>
Less Cash Contribution	(\$250,000)	(\$250,000)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$114,900</b>	<b>\$212,400</b>
Estimated Monthly Rental Income	2,600	3,100
Less Estimated Monthly Financing	(966)	(1,786)
<b>Monthly Cash Flow*</b>	<b>\$1,634</b>	<b>\$1,314</b>
Annual Cash Flow	19,606	15,768
5-Year Cash Flow	98,032	78,842
30-Year Cash Flow	588,189	473,049
<b>ROI (based on 30 year payback period)**</b>	<b>7.8%</b>	<b>6.3%</b>
Number of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	11.7	12.4
Number of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	4.6	8.3
Number of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)	16.3	14.2

Assuming 29% - 43% of ADU build cost is financed over 30 years; ADU Loan rate: 9.5%

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

\*\* Includes interest payments; excludes operating costs



## Comparative Table of Expected Financial Projections

The estimated value for each Option below was derived as an average of the estimated high and low range for each Option as detailed in the Project Roadmap report. This table serves as a summary for your use in comparing each viable option.

CASH FLOW PROJECTIONS	Option A	Option B	Option C
<b>Estimated Build Cost (hard/soft costs)</b>	<b>\$249,900</b>	<b>\$323,650</b>	<b>\$446,650</b>
Less Cash Contribution	(\$216,900)	(\$250,000)	(\$250,000)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$0</b>	<b>\$40,650</b>	<b>\$163,650</b>
Estimated Monthly Rental Income	1,700	2,350	2,850
Less Estimated Monthly Financing	0	(342)	(1,376)
<b>Monthly Cash Flow*</b>	<b>\$1,700</b>	<b>\$2,008</b>	<b>\$1,474</b>
Annual Cash Flow	20,400	24,098	17,687
5-Year Cash Flow	102,000	120,492	88,437
30-Year Cash Flow	612,000	722,949	530,619
<b>ROI (based on 30 year payback period)**</b>	<b>9.4%</b>	<b>9.6%</b>	<b>7.1%</b>
Number of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	10.6	10.3	12.1
Number of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	-	1.5	6.4
Number of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)	17.1	18.0	15.3

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

\*\* Includes interest payments; excludes operating costs





**HOME**PLEX  
THE NEW AMERICAN DREAM

## PROJECT ROADMAP

Appendix

**Name LastName**

**Address, Claremont, CA 91711**



# SITE ASSESSMENT REPORT

## GENERAL INFORMATION

### CLIENT INFO:

**FIRST NAME:** Name  
**LAST NAME:** LastName  
**EMAIL:** NameLastName@gmail.com  
**PHONE:** Phone  
**ADDRESS:** Address  
**CITY:** Claremont, CA 91711

### ABOUT THE PROPERTY:

**STORIES:** 1  
**BEDROOMS:** 3  
**BATHROOMS:** 1  
**GARAGE:** Detached  
**GARAGE SPACES:** 2  
**HEATING:** Central Furnace  
**SOLD PRICE:** \$495,000  
**YEAR SOLD:** 2017

### PROPERTY RESEARCH

**APN:** APN  
**ZONING:** RS-8000  
**YEAR BUILT:** 1953  
**LAND SQFT:** 15,048  
**BUILDING SQFT:** 1,369  
**LIVING SQFT:** 1,369

### HOMEOWNER GOALS AND VISION

Mark with an "X" all that apply

RENTAL INCOME	X
HOME EQUITY	X
HOUSING FOR FAMILY/FRIEND	X
HOUSING FOR SELF	
HOUSING FOR COMMUNITY	
OTHER Flex area, gym, etc	

### ADU DETAILS

Mark with an "X" all that apply

DETACHED	X
ATTACHED	
JADU	
GARAGE CONVERSION	X
GARAGE DEMO & REBUILD	
OTHER	

SPACE TYPE	
DESIRED SIZE	
DESIGN PREFERENCES	





# SITE ASSESSMENT REPORT

## SITE & BUILDING INFORMATION

### BUILDING INFORMATION

Design Type: (0110)

0: Residential

1: Single Family Residence

1: Floor or Wall Heat

0: Unused or Unknown Code (No Meaning)

SUBPART: 0101

Design Type: 0110

Quality Class: D5B

Units: 1

Beds/Baths: 3/1

Building SqFt: 1,369

Depreciation: RN70 / / 0

Year Built: 1953

Effective Year: 1953

RCN Other:\$ 16,260

RCN Other Trended:\$ 31,381

Year Change: 1996

### LAND INFORMATION

Use Code: 0100 (Single Family Residence)

0: Residential

1: Single Family Residence

0: Open

0: Unused or Unknown Code (No Meaning)

Total SqFt (GIS):0

Total SqFt (PDB):15,048

Usable SqFt:15,000

Land W' x D':114 x 132

Sewers: Yes

Flight Path: No

X-Traffic: No

Freeway: No

Corner Lot: No

Golf Front: No

Horse Lot: No

View: None

Zoning: RS-8000

Code Split: No

Impairment: None

### SITE CONDITIONS

Description of site conditions

<b>ADU PROPOSED LOCATION</b>	To be Determined	<b>PLANNING AREA</b>	Claremont
<b>GRADE OR SLOPE</b>	None	<b>ALLEY</b>	No
<b>SOIL CONDITION</b>	To be Confirmed	<b>COMPACTED FILLED GRND</b>	No
<b>RETAINING WALL</b>	Yes, Front of the lot	<b>HIGH WIND AREA</b>	No
<b>PROTECTED TREES</b>	No	<b>PRIVATE STREET</b>	No
<b>EASEMENTS</b>	To be Confirmed	<b>OIL WELL AREA</b>	No
<b>CREEKS</b>	No	<b>FIRE DISTRICT</b>	Non-VHFHSZ
<b>FLOOD ZONE</b>	No	<b>ENVIROMENTALLY SENSITIVE AREA</b>	No
<b>OTHER INFORMATION ABOUT UTILITIES</b>	Electricity Overhead	<b>EARTHQUAKE-INDUCED LANDSLIDE AREA</b>	No
<b>KNOWN COST UPGRADES OR SITE COMPLICATIONS</b>	-	<b>FIRE SPRINKLERS</b>	N/A
<b>FAULT ZONE</b>	No		





# SITE ASSESSMENT REPORT

## ZONING ANALYSIS SUMMARY

## ZONING ANALYSIS SUMMARY

The RS Single-Family Residential Districts are intended to provide for individual homes on separate lots, each for the occupancy of one family, at various minimum lot sizes (indicated in parentheses after the “RS” designation) to provide for a range of yard and lot sizes which are based on the location, density and topographical considerations of the General Plan of the City of Claremont, and to provide for other uses that are associated and compatible with the residential uses.

### DEVELOPMENT STANDARDS

- Minimum Lot Area Dimensions:
  - Size: 8,000 Sq.Ft
  - Width: 65 ft.
  - Depth: 100 ft.
- Maximum Lot Size: 12,000 Sq.Ft.
- Minimum Setbacks:
  - Front: 25 ft.
  - Interior side: 8ft.
  - Rear: 8 ft.
  - Street side if reversed corner lot: 15 ft
  - Street side if standard corner lot: 10 ft
- Maximum Lot Coverage: 40%
- Maximum Floor Area of Main Residential Structure: 4,800
- Maximum Number of Stories of Main Residential Structure: 2
- Maximum Number of Stories of Accessory Buildings: 1
- Maximum Floor Area of Second Story: 1,000 Sq. Ft.
- Maximum Height: 25 ft. (Main Building), 15 ft. (Accessory Buildings)



# ZONING ANALYSIS CHART

Description of site specific restrictions, allowable standards, and current compliance for an ADU in Claremont, CA.

ZONING REQUIREMENTS	RESTRICTION OR STANDARD	SITE	COMPLIANCE (Y/N)
LOCAL ORDINANCE OR STATE ORDINANCE	Local & State Ordinance	Site is subject to State & Local Ordinance	Y
NUMBER OF UNITS	One detached ADU (up to 1,000 Sq. Ft.) that is new construction, or existing structure, or the same footprint as the existing structure, along with one JADU.	1 detached unit can be added, based on client needs	Y
MINIMUM AND MAXIMUM UNIT SIZE	Maximum unit size requirements must allow an ADU of at least 850 Sq. Ft., or 1,000 Sq. Ft. for ADUs with more than one bedroom. The conversion of an existing accessory structure or a portion of the existing primary residence to an ADU is not subject to unit size requirements. Should an applicant want to expand an accessory structure to create an ADU beyond 150 Sq. Ft., this ADU would be subject to the size maximums outlined in State ADU Law or in the local agency's adopted ordinance.	Client requested units comply with requirement. Additionally, In this specific case, a 1,200 Sq.Ft Detached would not be allowed.	Y
MAXIMUM LOT COVERAGE	If 800 Sq. Ft. or less, lot coverage not applicable	A 1,000 Sq.Ft. unit complies with Lot Coverage	Y
MAXIMUM ADU SIZE	1000 Sq. Ft. for more than 1 bedroom	All units comply with requirement	Y
LOCATION OF ADU	If an ADU is under 800 Sq. Ft. front setback requirements now cannot prevent an ADU from being built.	A detached ADU must meet the side and rear setbacks of four feet.	Y
MAXIMUM HEIGHT	a. The plate height of an accessory dwelling unit shall not exceed the plate height of the primary dwelling unit and the total height of the accessory dwelling unit shall not exceed 16 feet. b. An accessory dwelling unit shall not be constructed over a garage space.	The proposed unit height can be 16 ft.	Y





# ZONING ANALYSIS CHART

Description of site specific restrictions, allowable standards, and current compliance

ZONING REQUIREMENTS	RESTRICTION OR STANDARD	SITE	COMPLIANCE (Y/N)
<b>SETBACKS</b>	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. 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.	4 Feet setback required for a Detached ADU	Y
<b>EXPANSION OF EXISTING SPACE</b>	An ADU created within an existing accessory structure may be expanded beyond the existing footprint is allowed up to 75 sqft for any use and up to 150 sqft for ingress/egress only without application of local development standards. An ADU created within the space of an existing or proposed single-family dwelling is subject to local development standards. An example of where this expansion could be applicable is for the creation of a staircase to reach a second story ADU. A JADU is limited to being created within the walls of a primary residence and not an accessory structure, this expansion of up to 150 Sq. Ft. does not pertain to JADUs	Proposed unit complies with requirement	Y
<b>PARKING</b>	<p>Notwithstanding any other law, the city will not impose parking standards for an accessory dwelling unit or junior accessory dwelling unit.</p> <p>When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, replacement parking is not required.</p>	The unit qualifies for a parking exemption	Y
<b>FIRE SPRINKLERS</b>	Fire sprinklers are not required unless they exist in the primary residence.	The main unit is not known to have fire sprinklers.	Y

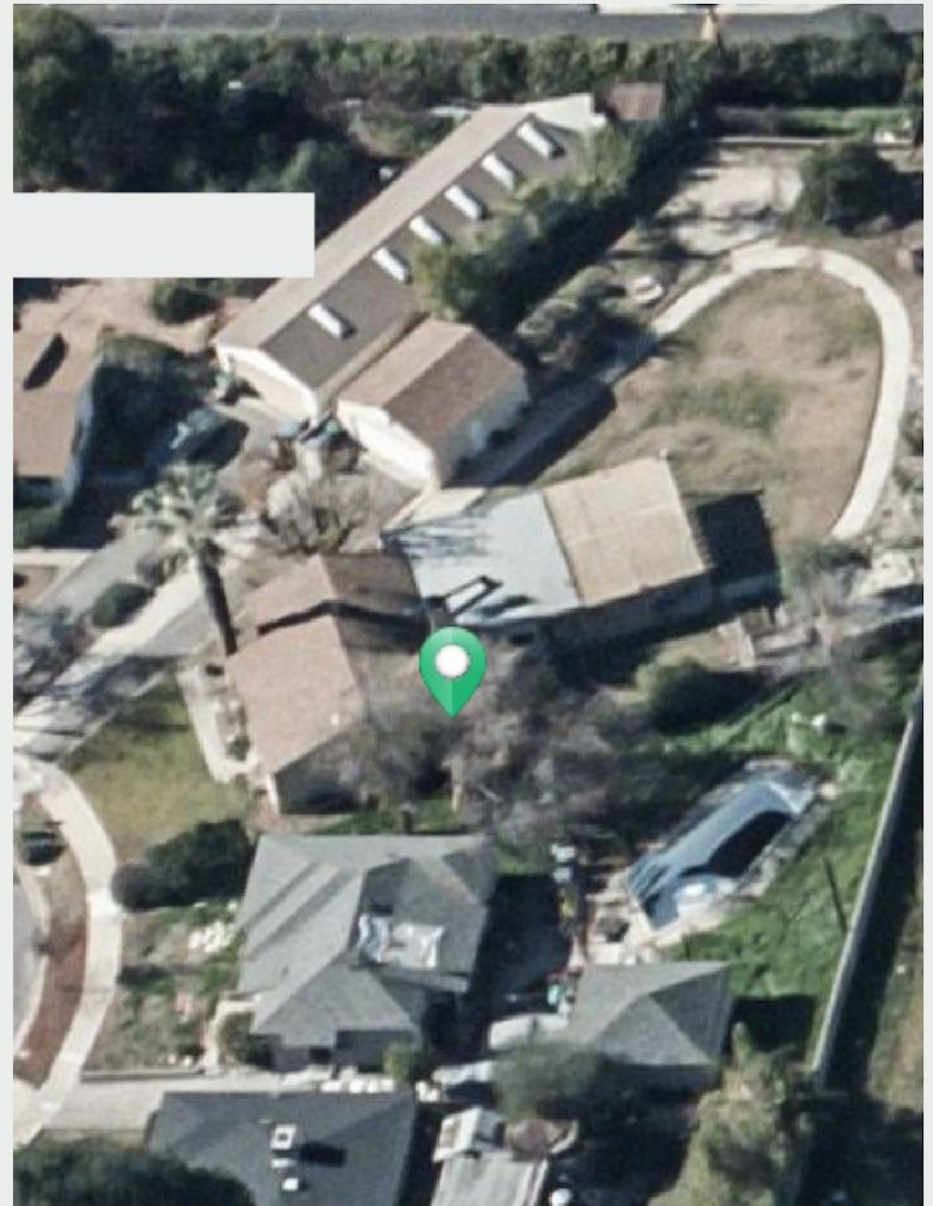




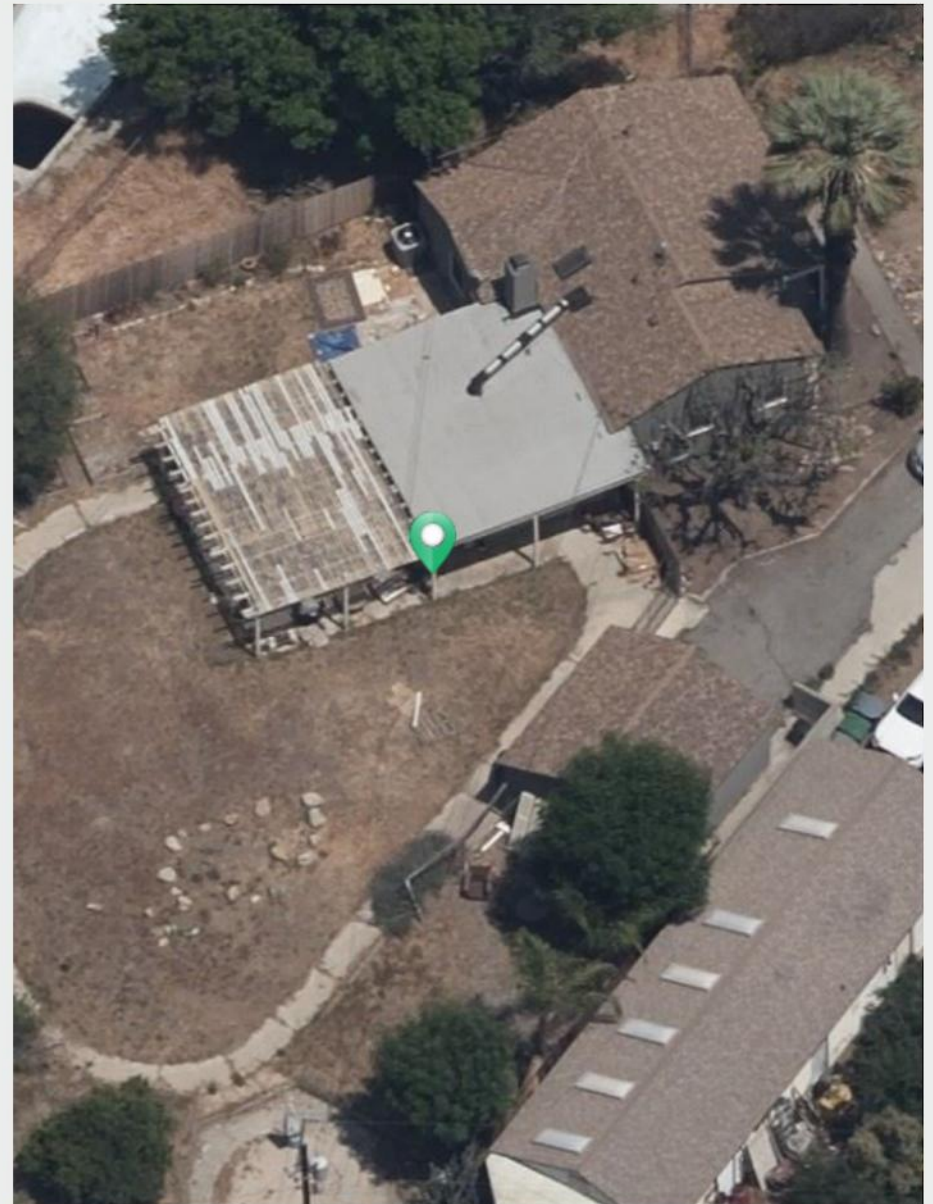
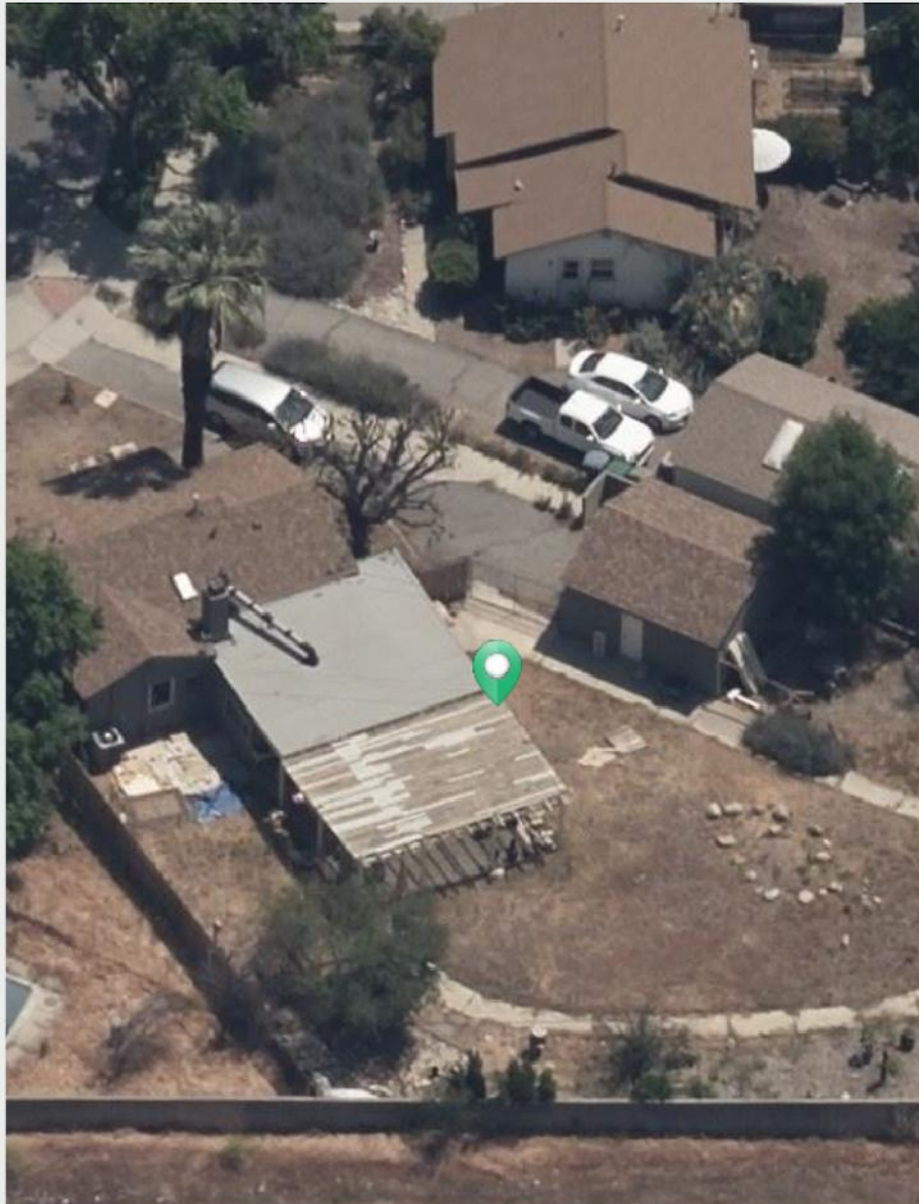
# EXISTING SITE CONDITIONS



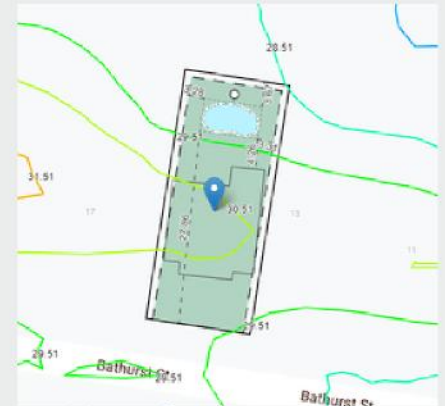
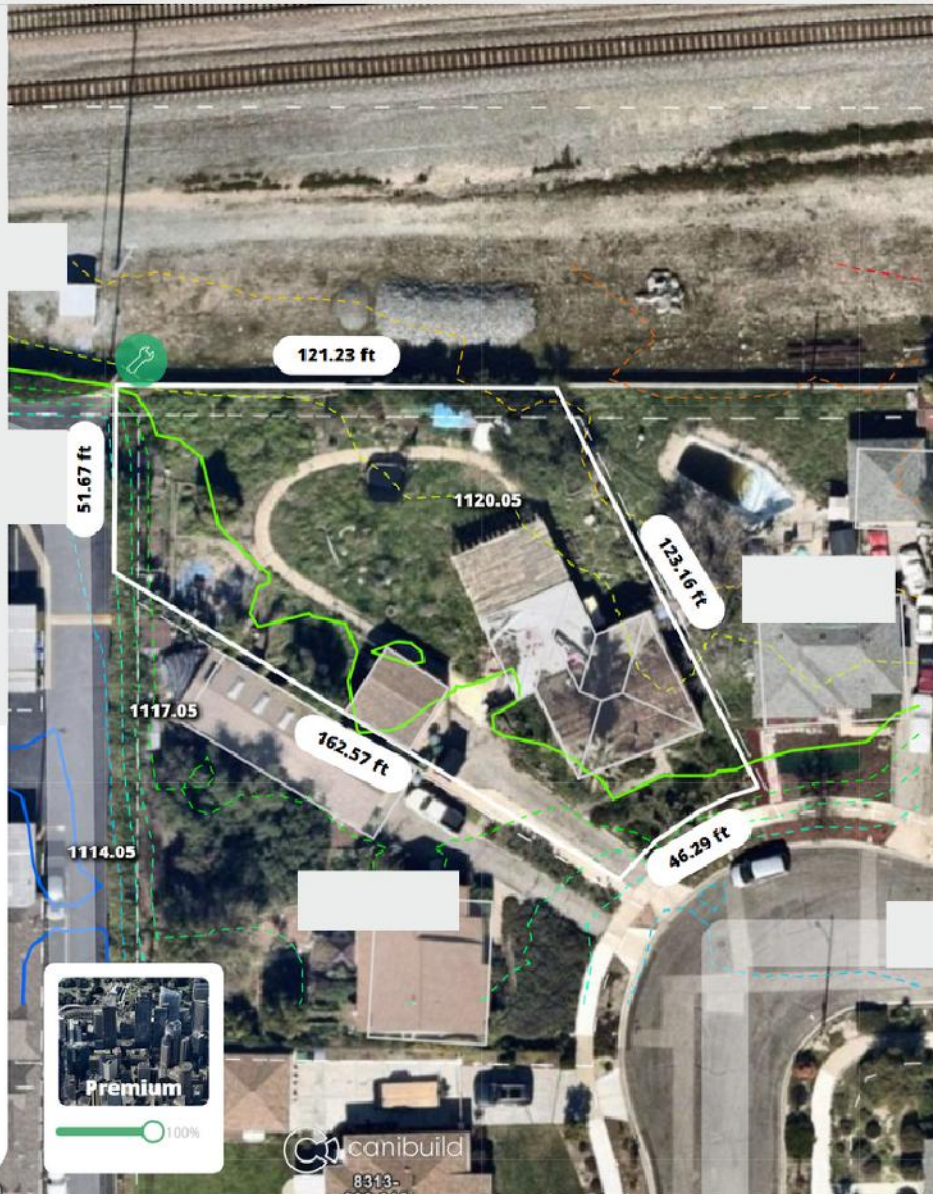
## BUILDING & LAND PHOTOS AND SATELLITE



## BUILDING & LAND PHOTOS AND SATELLITE



# BUILDING & LAND TOPOGRAPHY



Note: Contours will be shown at 1 foot difference. The color scale is RED Indicating highest data available and BLUE the lowest.

County	<b>LOS-ANGELES</b>
Land Zoning	<b>RS 8000</b>
Land Use	<b>Household</b>
Lot Size Ac / Sq Ft	<b>0.33 / 14,448.00</b>
Frontage	<b>46.29 ft</b>
Main Building Area	<b>2,218.98 sqft</b>
Coastal Hazard	<b>No, Outside Hazard Area</b>



	<b>WATER</b>
	<b>ELECTRIC</b>
	<b>GAS</b>
	<b>SEWER</b>

### Utility Symbols

**Other Notes**

- ADU will not have a Garage Conversion option
- Power line has a to-be-defined right of way easement
- Sewer Path to street is estimated
- This pergola structure is to be demolished

# INSPECTION REPORT



Figure 1. Front View of Main Dwelling



Figure 2. Front View of Garage



Figure 3. Garage Sideview



Figure 4. Street Parking

# INSPECTION REPORT



Figure 5. Street Parking



Figure 6. Rear View of Main Dwelling



Figure 7. Side View of Main Dwelling



Figure 8. Side View of Main Dwelling





# INSPECTION REPORT



Figure 9. Backyard



Figure 10. Backyard



Figure 11. Pergola to be Demolished



Figure 12. Backyard

# INSPECTION REPORT



Figure 13. Backyard from Lot Line



Figure 14. Backyard from Lot Line



Figure 15. Nearest Water Point to ADU



Figure 16. Nearest Sewer Point to ADU

# INSPECTION REPORT



Figure 17. Nearest Sewer Point to ADU



Figure 18. Electric Panel Location



Figure 19. Electric Panel



Figure 20. Main Water into Dwelling

# INSPECTION REPORT



Figure 21. Water Meter



Figure 22. Sewer to the City



Figure 23. Sewer Location





# SITING & MAPPING - ASSESSOR MAP



Site Plan  
Scale: N/A



Site Plan  
Scale: N/A

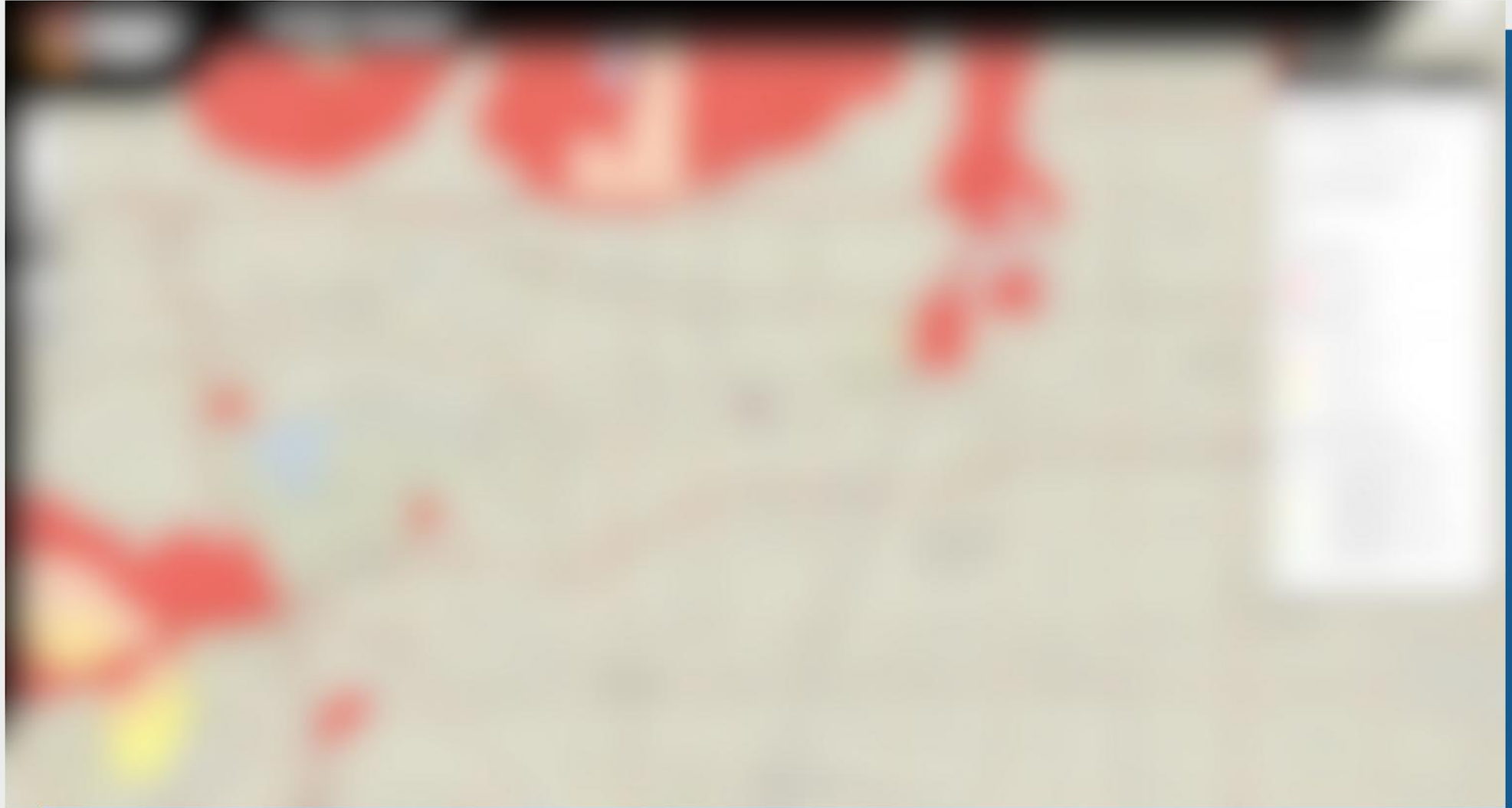


Lot Plan  
Scale: N/A



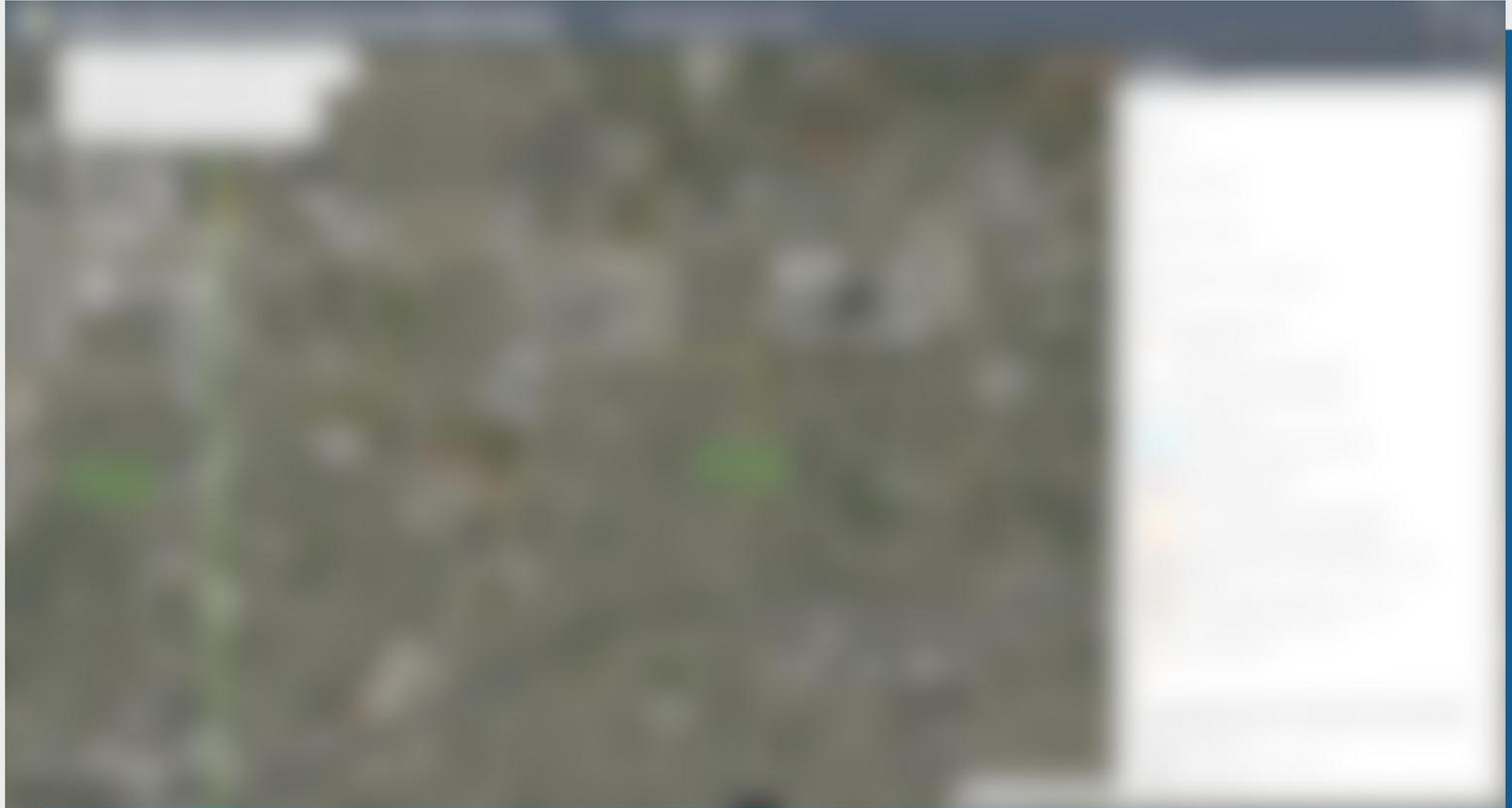


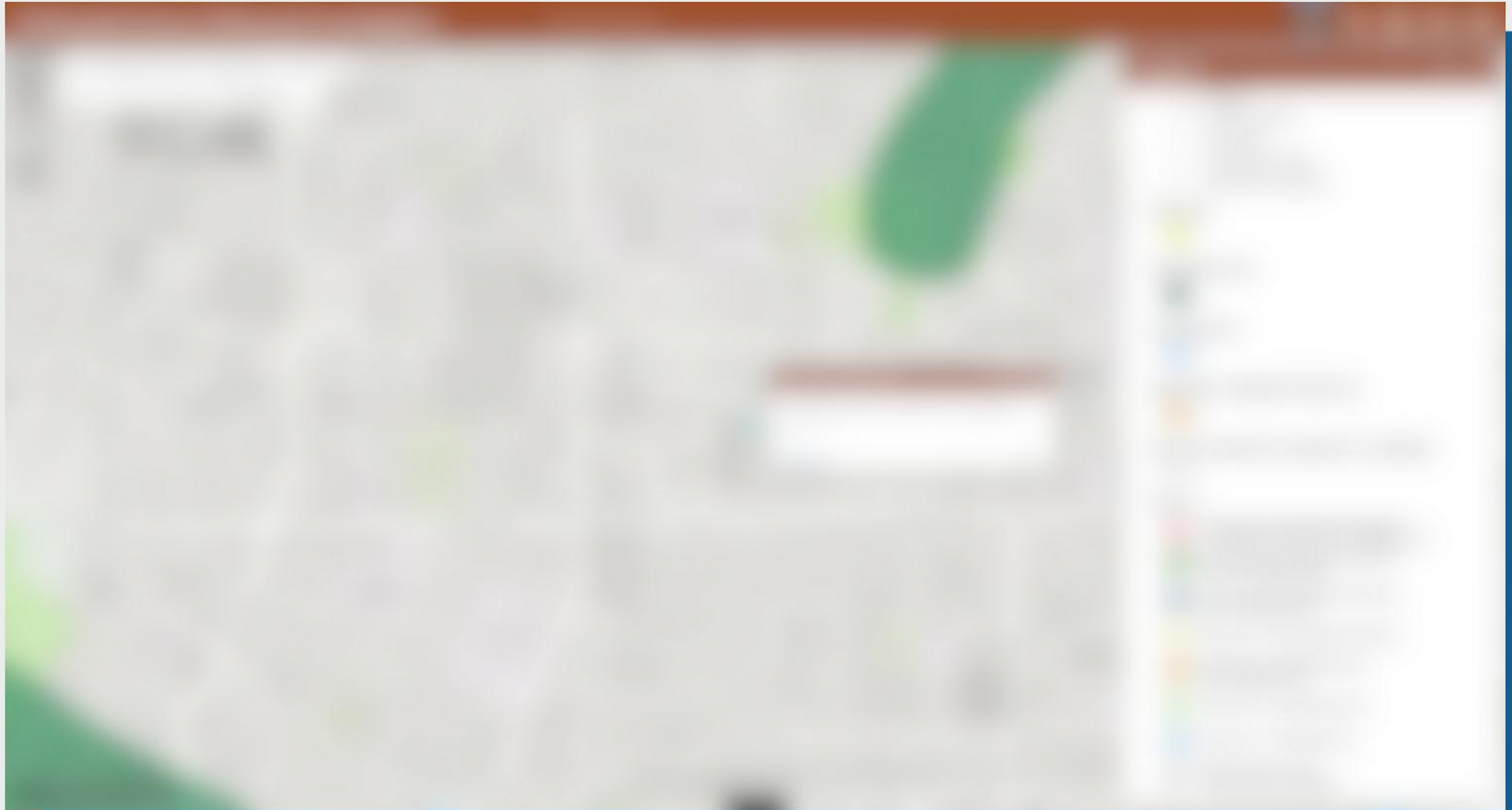
# SITING & MAPPING - FIRE HAZARD SEVERITY ZONE





# SITING & MAPPING - FLOOD ZONE

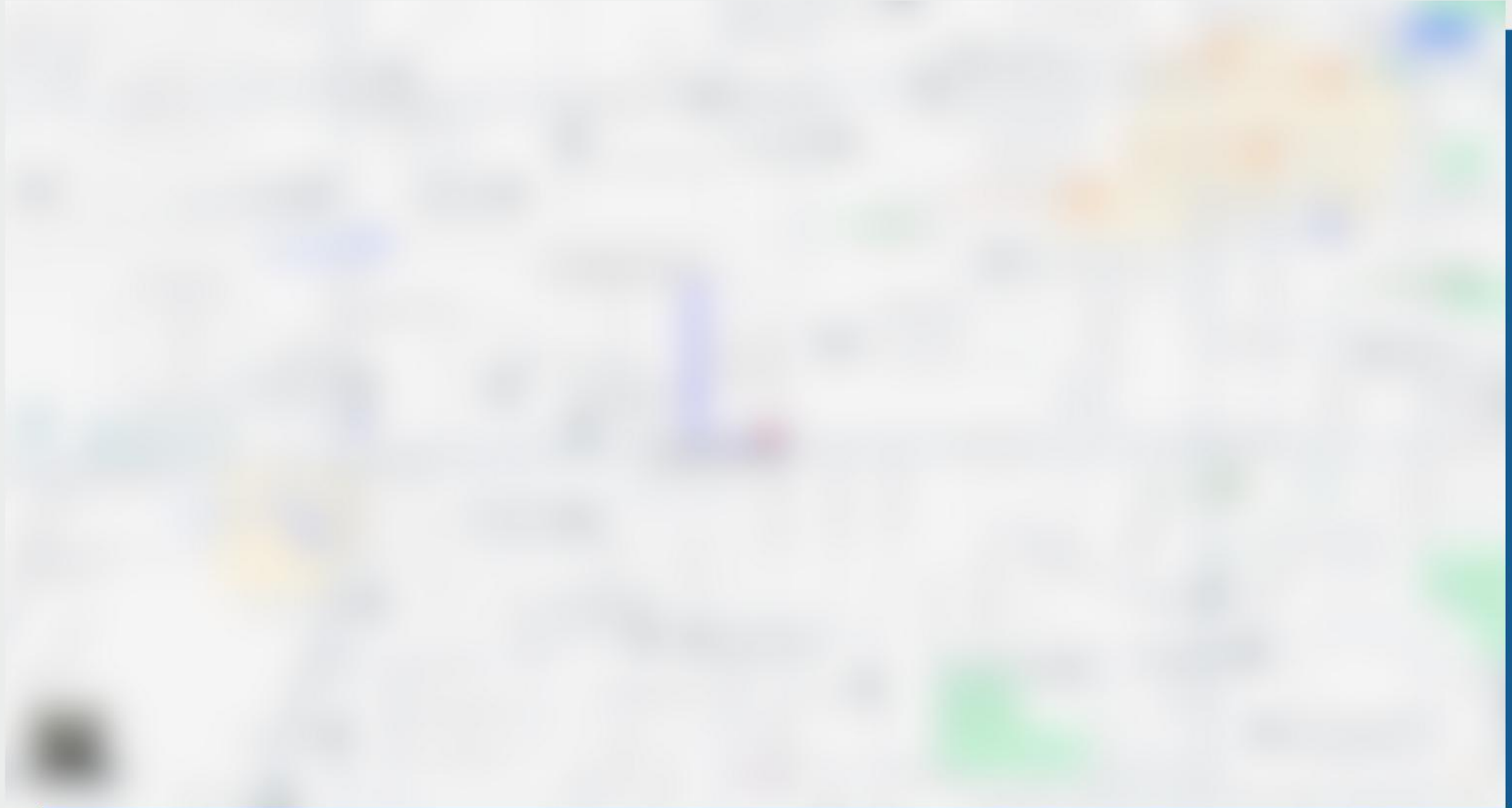








## SITING & MAPPING - NEAREST PUBLIC TRANSIT STOP





# RENTAL COMPARABLES

**Option A: New Build: 499 Sq.Ft. 1 bed/  
1 bath Detached ADU**

## Search Criteria:

- Claremont, Los Angeles County (Zipcode(s): 91711, 91786, 91767)
- Active Listed Units
- 450-700 Sq. Ft. Units

Unit Description	Square Footage	Rental Income	Status
Claremont, CA 1 Bedroom, 1 Bathrooms, ADU	600 Sq. Ft.	\$1,950	Active
Claremont, CA 1 Bedroom, 1 Bathrooms, ADU	500 Sq. Ft.	\$1,950	Active
Claremont, CA 1 Bedroom, 1 Bathrooms, Apartment	565 Sq. Ft.	\$1,950	Active
Upland, CA 1 Bedroom, 1 Bathrooms, ADU	650 Sq. Ft.	\$1,895	Active
Pomona, CA 1 Bedroom, 1 Bathrooms, ADU	500 Sq. Ft.	\$1,925	Active

Average Price/Sq. Ft. Active: \$3.44

Estimated Rent for a 499 Sq. Ft. Unit (Rounded up to closest hundred): \$1,500 - \$1,900

Annual Estimated Projected Income: \$18,000 - \$22,800





# RENTAL COMPARABLES

## Search Criteria:

- Claremont, Los Angeles County (Zipcode(s): 91711, 91767, 91763, 91786)
- Active Listed Units
- 700-950 Sq. Ft. Units

Unit Description	Square Footage	Rental Income	Status
Claremont, CA 2 Bedrooms, 1 Bathrooms, ADU	749 Sq. Ft.	\$2,600	Active
Pomona, CA 2 Bedrooms, 2 Bathrooms, Apartment	924 Sq. Ft.	\$2,395	Active
Montclair, CA 2 Bedrooms, 1 Bathrooms, Duplex	800 Sq. Ft.	\$2,100	Active
Montclair, CA 2 Bedrooms, 2 Bathrooms, ADU	750 Sq. Ft.	\$2,500	Active
Upland, CA 2 Bedrooms, 1 Bathrooms, Condo	882 Sq. Ft.	\$2,600	Active

Option B: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU

Average Price/Sq. Ft. Active: \$2.97

Estimated Rent for a 749 Sq. Ft. Unit (Rounded up to closest hundred): \$2,100 - \$2,600

Annual Estimated Projected Income: \$25,200 - \$31,200





# RENTAL COMPARABLES

**Option C: New Build: 1,000 Sq.Ft. 3  
beds/ 2 baths Detached ADU**

## Search Criteria:

- Claremont, Los Angeles County (Zipcode(s): 91711, 91767, 91786)
- Active Listed Units
- 1000-1250 Sq. Ft. Units

Unit Description	Square Footage	Rental Income	Status
Claremont, CA 3 Bedrooms, 3 Bathrooms, Property	1,029 Sq. Ft.	\$2,600	Active
Claremont, CA 3 Bedrooms, 2 Bathrooms, Apartment	1,125 Sq. Ft.	\$3,140	Active
Pomona, CA 3 Bedrooms, 1 Bathrooms, Property	1,200 Sq. Ft.	\$2,900	Active
Pomona, CA 3 Bedrooms, 1 Bathrooms, Property	1,036 Sq. Ft.	\$2,595	Active
Upland, CA 3 Bedrooms, 1 Bathrooms, Property	1,181 Sq. Ft.	\$3,490	Active

Average Price/Sq. Ft. Active: \$2.64

Estimated Rent for a 1000 Sq. Ft. Unit (Rounded up to closest hundred): \$2,600 - \$3,100

Annual Estimated Projected Income: \$31,200 - \$37,200





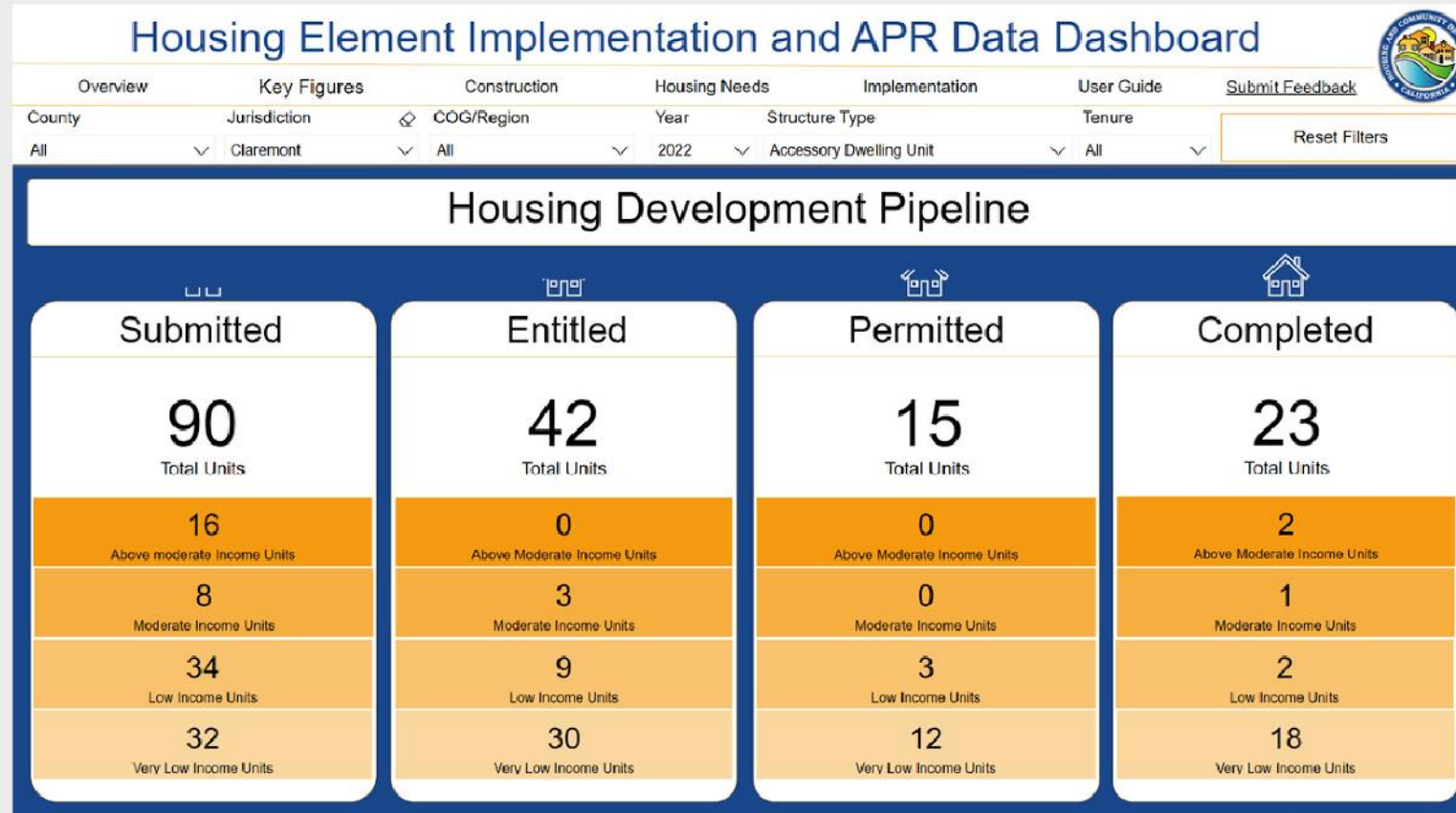
# CLAREMONT, CA ADU PERMITTING STATISTICS

## Claremont, California

ADUCalifornia.org ADU Regulations Grading System

Jurisdiction	Grade	ADUs Permitted 2018-2020	ADUs Constructed 2018-2020	Year Ordinance Was Adopted/Ammended
CLAREMONT	B-	27	13	2020

### 2022 Claremont Information



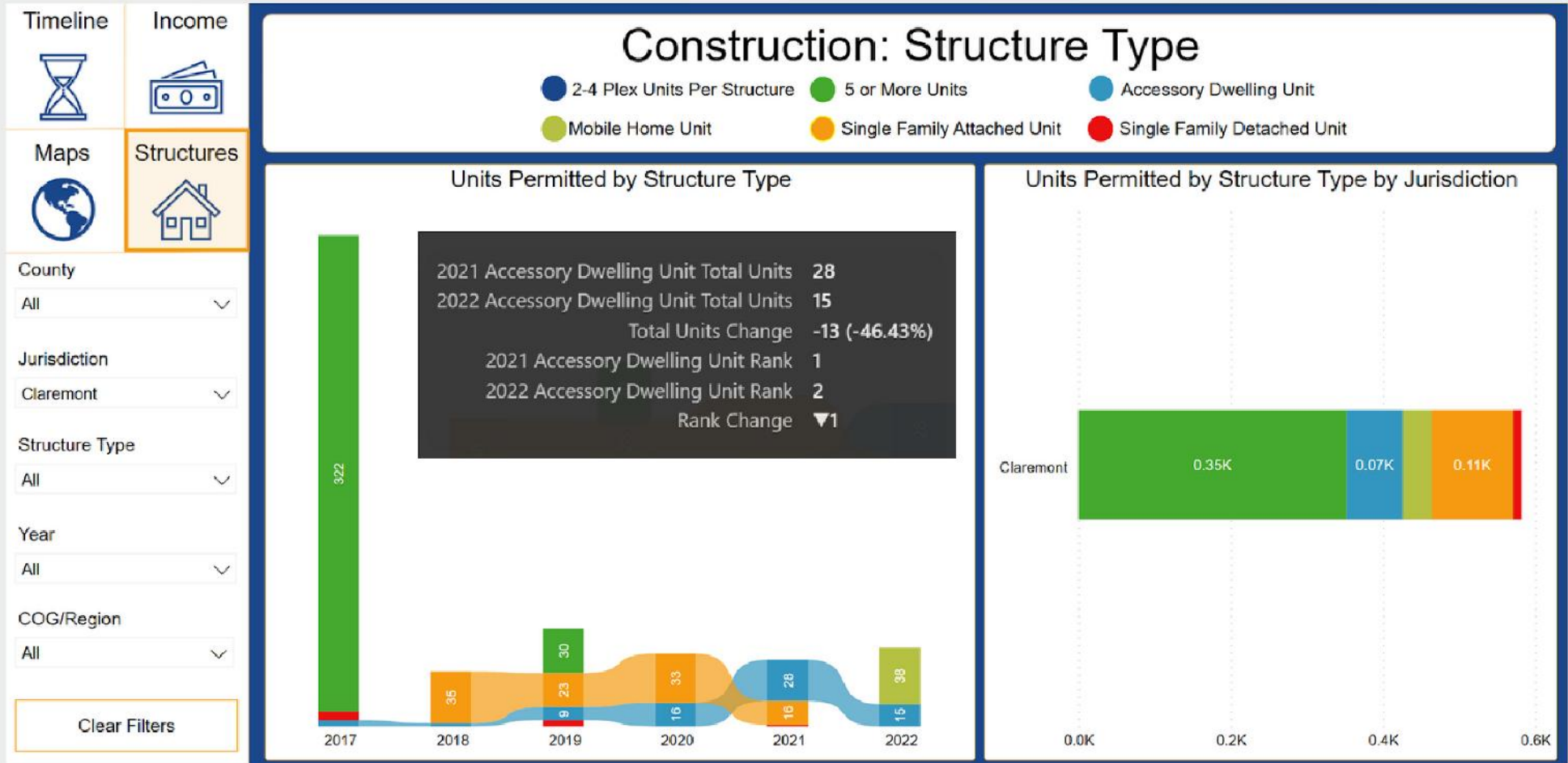
HCD's latest available information as of March 2024





# CLAREMONT, CA ADU PERMITTING STATISTICS

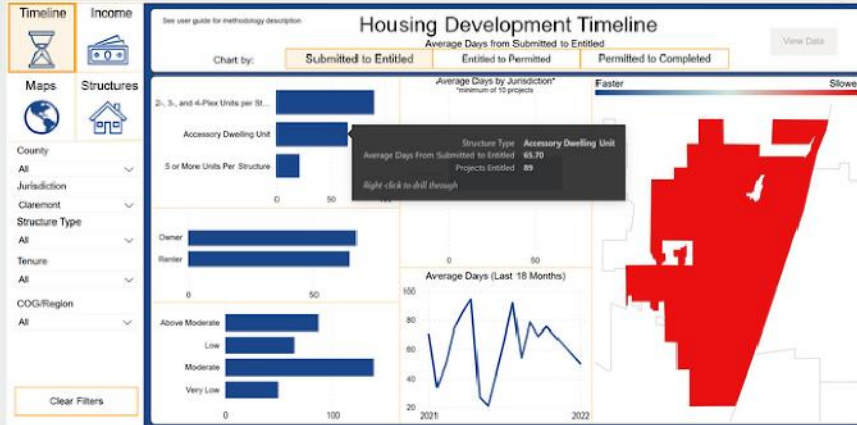
## Units Permitted by Structure Type



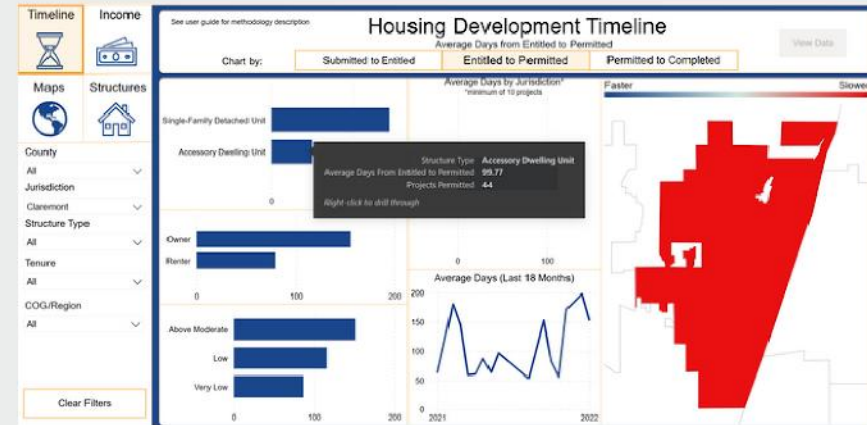


# CLAREMONT, CA ADU PERMITTING STATISTICS

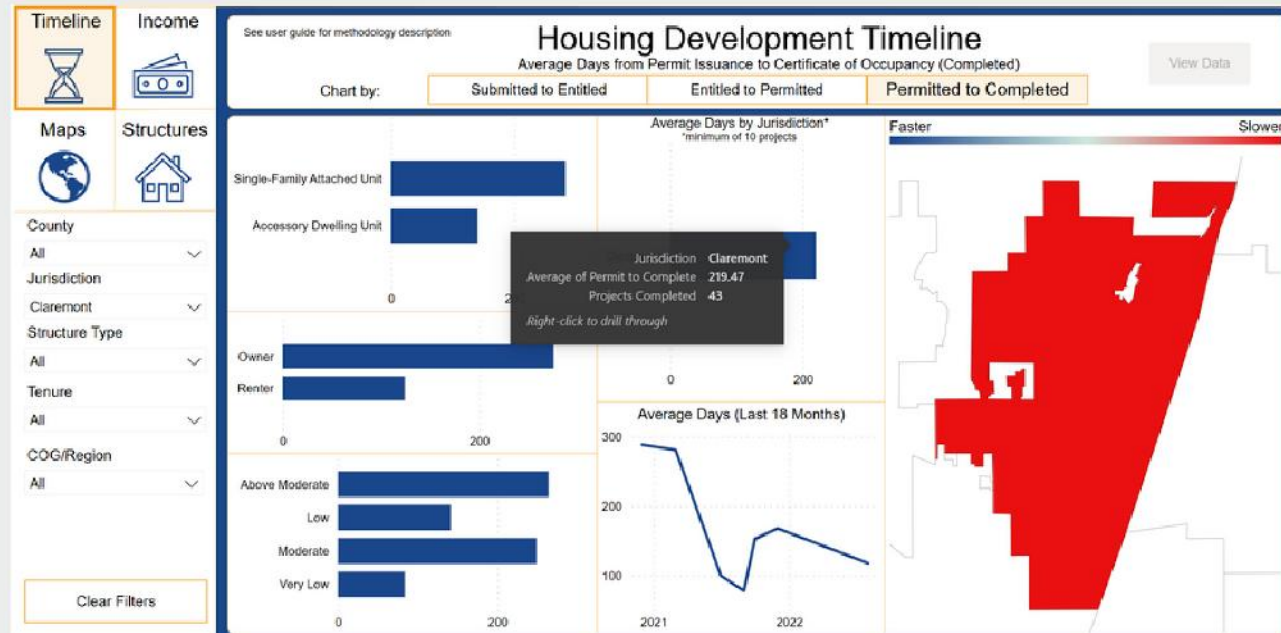
## Submitted to Entitled: 66 day average



## Entitled to Permitted: 100 day average



## Permitted to Completed: 140 day average





# ASSESSED PROPERTY VALUE

APN: APN  
SITE LOCATION:  
Address  
Claremont, CA 91711

## GENERAL INFORMATION

Use Type	Single Family Residence
Parcel Type	Regular Fee Parcel
Tax Rate Area	02730
Parcel Status	Active
Tax Status	Current
Exemption	Homeowners'

## BUILDING & LAND OVERVIEW

Use Code	0100
Design Type	0110
Units	1
Beds/Baths	3/1
Building SqFt	1,369
Land SqFt	15,048

## ASSESSMENT VALUES

	2024 Roll Preparation	2023 Current Roll	RC	Year	2017 Base Value
Land	\$450,576	\$441,742	T	2017	\$396,000
Improvements	\$112,641	\$110,433	T	2017	\$99,000
Total	\$563,217	\$552,175			\$495,000

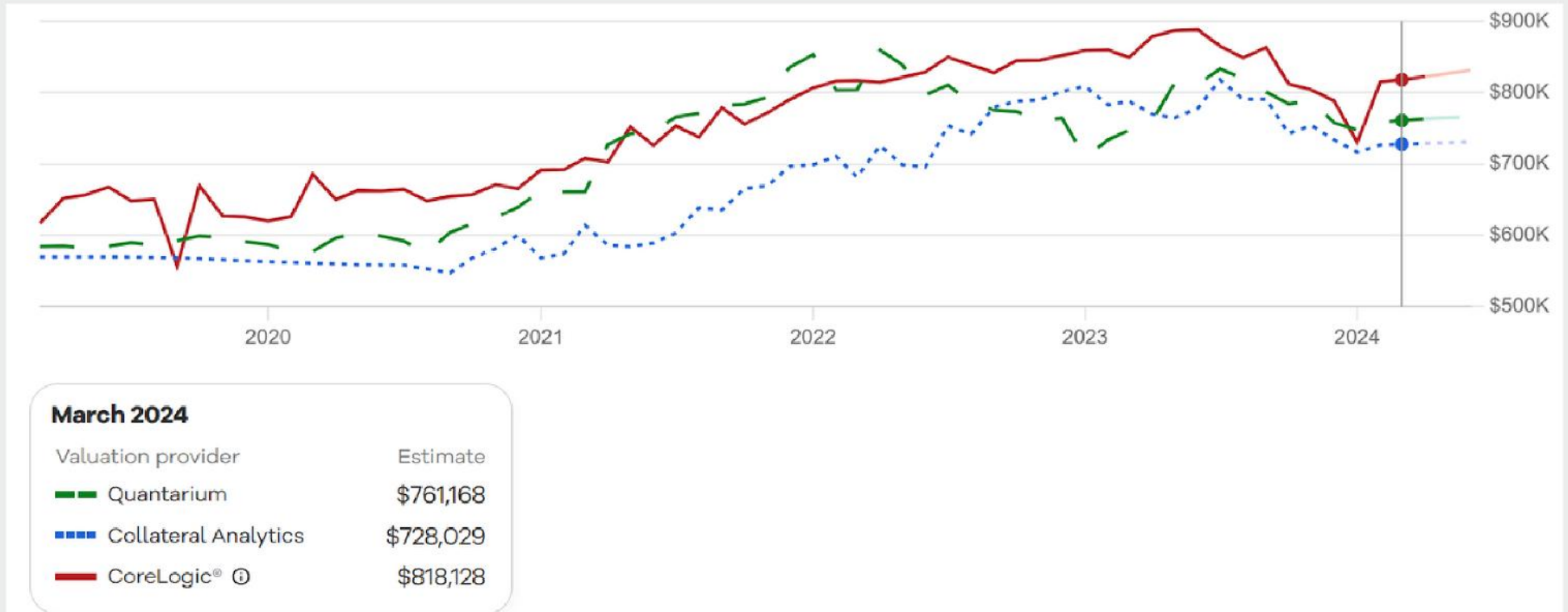
Note: Assessment Values are determined by the Assessor







# ESTIMATED VALUE HISTORY



The following table summarizes the chart by comparing the earliest historic estimate, last year's estimate, and a forecasted projection to this month's current estimate for each valuation provider

Provider	Current estimate	Estimate for Mar 2023	Change Since Mar 2023
Quantarium	\$761,168	\$747,425	+1%
Collateral Analytics	\$728,029	\$788,000	-8%
CoreLogic®	\$818,128	\$849,400	-4%

The estimate(s) shown, which come from one or more automated model providers independent of Realtor.com, represent information that may provide helpful starting point for discussions with a real estate agent.





# SB-9 ELIGIBILITY CRITERIA

## SB-9 ELIGIBILITY CRITERIA CHECKLIST

The following is a list of questions and qualifying answers for each property contemplated for SB-9 duplex additions or lot splits as enacted by the State of California SB-9 legislation. Each municipality is releasing its own specific requirements and guidelines in order to comply with the SB-9 statute. HOMEPLEX has not verified SB-9 requirements and guidelines specific to each municipalities enacted legislation. Since SB-9 was passed in 2021 for implementation in 2024, many cities are yet to adopt State's requirements and therefore no representations are being made by HOMEPLEX as to how the below questions apply to any specific municipality, only to State guidelines.

Any zoning review that is needed beyond the general zoning review of proposed ADUs within the ADU guidelines for the applicable jurisdiction, such as issues related to lot-splitting, coastal commission, historical or heritage review, environmental review or other extra-ordinary review are excluded from the scope of this report.

### A. Planning/Housing Standards. All answers must be "Yes"

1. The parcel is located within a single-family residential zone.	Yes
2. The site is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.	Yes
3. The development is not located within a historic district (HPOZ) or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a Historic Cultural Monument (HCM) or historic property or district pursuant to any ordinance.	Yes
4. Lots have not been previously split using SB9	Yes





# SB-9 ELIGIBILITY CRITERIA

**B. Environmental Standards (to be verified by the Department of City Planning in consultation with other agencies as needed). All answers must be "No"**

**Is the development located on a site that is any of the following:**

1. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	No
2. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (July 21, 1993).	No
3. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.	No
4. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.	No





# SB-9 ELIGIBILITY CRITERIA

5. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	No
A. Natural Community Conservation Planning Act	No
B. Habitat Conservation Plan	No
C. Other Adopted Natural Resource Protection Plan (LA County Significant Ecological Areas)	No
6. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	Bio Review Needed
7. Lands under a conservation easement.	No

### C. Transit Proximity Criteria (Must be a "Yes" for either of the following to be eligible for parking exceptions)

1. The parcel is located within 1/2 mile walking distance of a major transit stop (as defined in Section 21064.3 of the Public Resources Code).	Yes
2. The parcel is located within 1/2 mile walking distance of a high-quality transit corridor (as defined in subdivision (b) of Section 21155 of the Public Resources Code).	Yes





# SB-9 ELIGIBILITY CRITERIA

## D. Housing Criteria (Please refer to the SB 9 Memo on how these conditions may affect a SB 9 application)

1. The site includes housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.	No
2. The site includes housing that is subject to the Rent Stabilization Ordinance (RSO)	No
3. A parcel where an owner had withdrawn or removed rental units pursuant to the Ellis Act (commencing with Section 7060 of the Government Code) within 15 years before the application date.	No

## E. Areas Requiring Certain Standards be Met (to be verified by the Department of Building and Safety, in consultation with other agencies as needed)

1. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.	No
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# SB-9 ELIGIBILITY CRITERIA

<p>2. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.</p>	<p>No</p>
<p>3. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. (ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations</p>	<p>No</p>

