

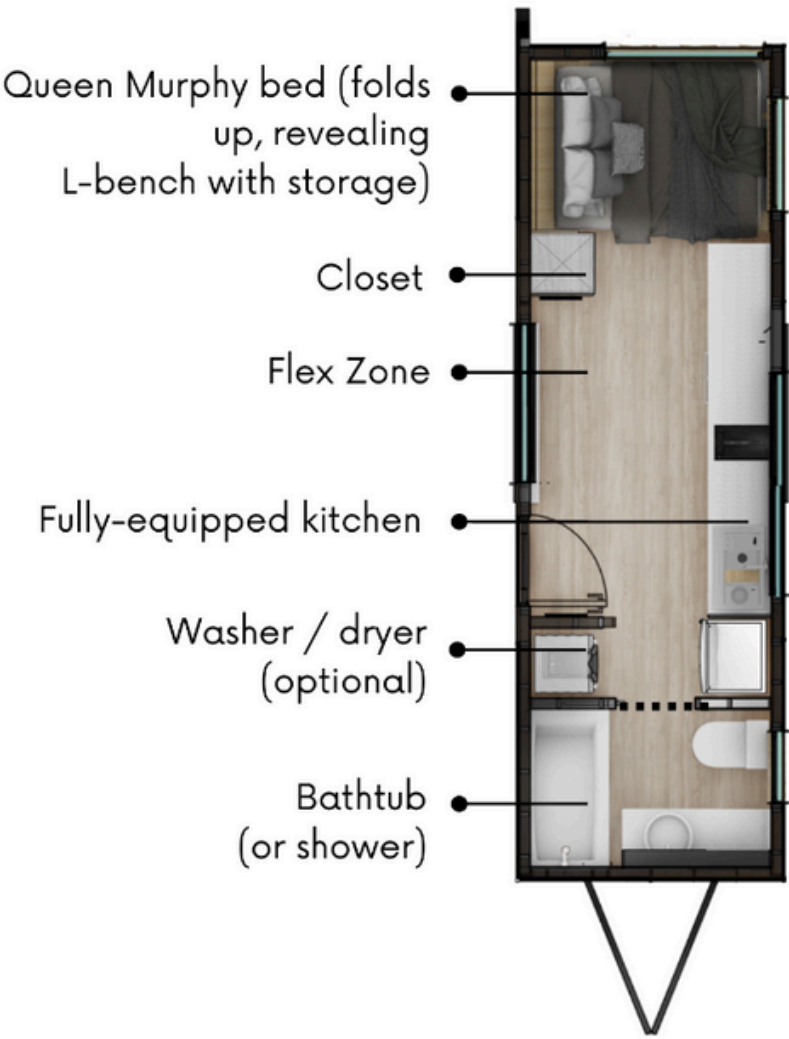


# VIRTUAL FEASIBILITY

Client Name

Client Address, Santa Ana, CA Zipcode

# CLEVER S: 220 SQ.FT. STUDIO / 1 BATH DETACHED HCD MODULAR ADU



# HOMEPLEX VIRTUAL FEASIBILITY



## Clever S

220 Sq.Ft. Studio - One-Story MODULAR ADU UNIT  
Site Prep & Install - Starting at: **\$159,750\***

NAME	Client Name
ADDRESS	Client Address
APN	APN
LOT AREA	4,XXX Sq. Ft.
ZONING	Residential
JURISDICTION	Santa Ana



**Expected Rent**  
\$2,100- \$2,600 /mo.



**Building Permits**  
\$10,000- \$20,000



**Building Height**  
Up to 16 ft  
w/ 4 ft Setbacks



**Building Separation**  
10 ft Per State Law  
6 ft With Fire Rated Walls



**Lot Setbacks**  
4 ft Minimum Side & Rear  
Setbacks Per State Law



**Crane  
Required?** ☒



**School Fees?** ☐

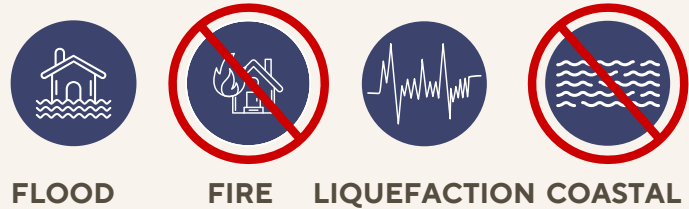


**Impact Fees?** ☐



# HOMEPLEX VIRTUAL FEASIBILITY

## ZONING OVERLAYS



## ADU PARKING EXEMPTION?



## EXISTING SITE CONDITIONS

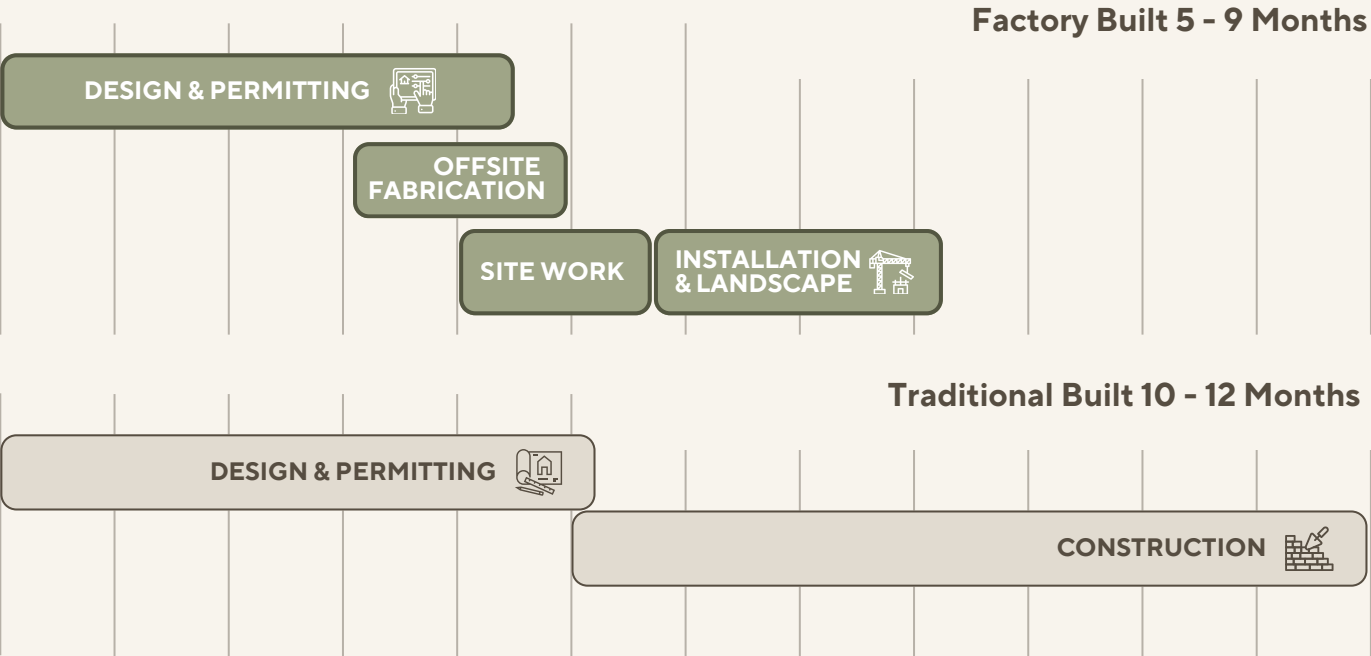


## SPEAK WITH AN ADU FINANCING PROFESSIONAL?



## BUILD SCHEDULE

### Prefab vs Traditional Built:





# BENEFITS OF A FACTORY BUILT UNIT



## HIGH PREDICTABILITY

Cost Changes are Rare



## PROTECTED

Changes in Material and Labor  
Do NOT Affect your ADU



## CLEAR PRICE UP-FRONT

Better for Budgeting



## COST CONTROL

Know the Price  
Before You Build



## ON-SITE DISRUPTION

Keep Your Yard  
Peaceful

## OFF-SITE BUILDING

Avoid Most of the Hassle From  
Regular Construction

## QUICKER INSTALL

Building Off-Site Allows for  
Faster Delivery Times



## WASTE MANAGEMENT

Units are Engineered to Avoid  
Construction Waste



## DESIGNED TO BE GREEN

Title 24 Compliant from the  
Get Go



## ENERGY EFFICIENT BUILD

Lower Carbon Footprint by  
Design



## SUSTAINABILITY

Greener  
by Design



## QUALITY CONTROL.

Built in Factory.  
Built to Last.

## CALIFORNIA STANDARDS

Regular Visits from Inspectors  
to the Factory

## BUILT IN QA DEPARTMENT

Factory has Its Own QA

## NO WEATHER DAMAGE

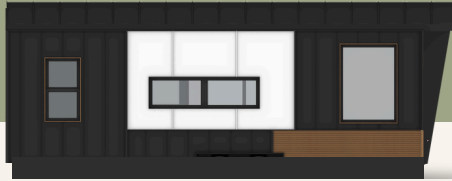
Materials are Protected from  
Weather Damage, Theft and  
Vandalism





# CLEVER S

## Features & Upgrades



High quality materials and essential appliances always included in the base price. Curated upgrades available.

### Intangibles:

- Designed by international award-winning architect
- Easy access to owners (HOMEPLEX & Clever CEOs)
- Online dashboard to track real-time build progress
- Large, modern factory with in-house quality assurance team and 500-point inspection

### Structure & Exterior (all included):

- Standing seam metal roof w/ ice & water shield
- Vented rain screen w/ fully flashed & sealed openings
- Fire Resistant HardiePanel fiber cement siding
- Industrial steel frame with structural C-channel

### Interior (all included):

- Luxury vinyl plank flooring
- Drywall with textured fiberglass wall covering
- Low-VOC, premium Sherwin-Williams paint.
- High ceiling with luxury wood paneling
- Custom-designed cabinetry that optimizes space & storage (w/Murphy bed)

### Electrical & Plumbing (all included):

- Optional black and gray water split
- Insulated plumbing PEX-A (BPA-free) freshwater pipes
- Title 24 compliant electric heat pump water heater
- AFCI/GFCI outlets to meet CA Building Code
- Built to the latest national electric code and international plumbing code

### Energy Efficiency (all included):

- 100% thermal break between steel frame & interior
- Double-pane windows meeting stringent CA energy codes & fire resilient tempered glass
- Fiberglass Insulation: R-27 floor, R-15 wall, R-19 ceiling (see below for available cold weather upgrades)

### Kitchen:

- Opening Window
- Large quartz countertops
- Premium soft close drawers & cabinets
- LED under-counter lights
- Large sink with accessories
- 10 cubic foot refrigerator
- Induction cooktop
- Available Kitchen Upgrades
  - Oven (\$1,370)
  - Drawer dishwasher (\$2,080)
  - Drinking water filter in kitchen (\$250)
  - Garbage disposal (\$250)

### Lifestyle Feature Upgrades:

- Top-Down/Bottom-Up Cellular Shades (normally \$3,070 - Offered at no cost by HOMEPLEX)
- Stacked and vented washer/dryer hookups, W/D unit installed and delivered in unit (\$2,430)
- Ethernet wiring (\$1,050)

### HVAC & Heating:

- Energy-efficient single zone mini-split (heat/ac)
- Energy recovery ventilator w/air filtration
- Bathroom exhaust fan
- Vented range hood
- Luxury heated floor Upgrade Available (\$2,995)

### Bathroom:

- Real tile with mold-resistant epoxy grout
- Large vanity and medicine cabinet with mirror
- 30x60 Alcove bathtub
- Standard flush toilet
- Available Bathroom Upgrades
  - Shower w/glass door (\$995)
  - Glass door for bathtub (\$800)
  - Shower/bath safety bars (\$150)

*We can remove some features (ask for specifics)*

### Rockies Edition (Sub-zero weather): \$9,995

- Arctic Mini-split (-22F)
- Interior Rinnai on-demand propane water heater
- R-49 Roof Insulation
- Free shipping to all Western states.

### Solar Additions

- On-grid Solar: \$13,495
- Off-grid Solar: \$14,995

### Off-Grid Additions

- Off-grid composting toilet: \$2,080
- Off-grid dry-flush toilet: \$2,080

# DISCLAIMER

This Virtual Feasibility Report is intended to provide a preliminary analysis of the feasibility of adding an Accessory Dwelling Unit (ADU) to your property, based on California State ADU laws. HOMEPLEX is not a licensed surveyor, architect, contractor, or engineering firm. We strongly recommend that you consult with appropriate licensed professionals and contact your local planning department to confirm development requirements specific to your municipality.

The conclusions presented in this report are based on a limited review of publicly available data and information provided by the property owner. Our observations are not comprehensive. All measurements are estimates derived from public records, construction drawings, or property owner input. We have not field-verified any square footages, lot dimensions, street frontage, or topographic conditions. Zoning regulations, setback requirements, height limits, and utility infrastructure vary by city and county. This report does not constitute a zoning clearance or a guarantee that an ADU is permissible on the subject property. The final determination of allowable development rests solely with the local jurisdiction and applicable agencies.

This report does not rely on a detailed evaluation of environmental or site-specific constraints such as flood zones, fire hazard severity zones, earthquake fault lines, liquefaction risks, or other geotechnical conditions. Additional studies, such as soils reports, surveys, environmental assessments, or fire department clearances, may be required by the municipality before development approval.

The site assessment is limited to visible and accessible areas of the property and reflects conditions as of the day of the visit. HOMEPLEX personnel do not enter areas that may pose a hazard to personal safety and do not perform testing, surveys, or invasive inspections. This assessment is not intended to replace evaluations conducted by licensed inspectors or specialists including but not limited to: surveyors, geotech engineers, plumbing / sewer line scopes, electrical, or fire safety professionals.

HOMEPLEX has not reviewed any title documentation, including recorded easements, covenants, or deed restrictions that may impact the ability to build. Property owners are strongly advised to obtain a preliminary title report and consult with a title officer or real estate attorney to identify any recorded conditions that could affect development potential.

This report is based on codes, policies, and data available at the time of the assessment. Laws and conditions may change, and HOMEPLEX cannot guarantee that the information will remain current or applicable beyond a reasonable period after issuance. This report should not be relied upon for decisions made more than 90 days after the date of feasibility report preparation.

\*Cost estimates provided in this report represent a general starting range of hard construction costs based on typical project scopes and site conditions. The starting cost includes: the ADU unit, standard stem wall foundations on a flat lot, trenching and installation of all utilities (assuming connection to pre-existing utility infrastructure), standard installation (not requiring a crane on a single story unit), and end-to-end permit management. Cost estimates do not include pre-construction fees including: municipality permit fees, any impact fees, school fees, utility upgrades, any required fire suppression systems or fees, or new utility connections, panels and meters, which vary significantly by jurisdiction and existing site conditions. These figures are intended for general planning purposes only and are not a substitute for a final proposal, to be provided once site conditions are verified with a site visit. Final feasibility, permitting cost, project cost and schedule can only be determined after a site visit has been conducted and design, engineering, utility coordination, and municipality review processes are completed.

