

# ADU Property Report

Research by  
**Maxable Space**

**Property Address**  
SAMPLE REPORT

## Zoning

RS-1-7. This is a residential zone that allows you to build an accessory dwelling unit.

**Y** **Rental**  
Your ADU may be rented long term.

**Y** **Owner Occupancy**  
Owner occupancy requires that the homeowner lives in the ADU or primary residence.

**N** **Short-Term Rentals**  
Short-term rentals are defined as rentals lasting less than 30 days.

## Average Rental Income in This Neighborhood

### Avg. 1 Bedroom Rental

- \$2,600 monthly
- \$31,200 annually

### Avg. 2 Bedroom Rental

- \$3,500 monthly
- \$42,000 annually

## What Types of ADUs are Possible?



### Over the Garage

\*Height requirements and setbacks may apply



### Garage Conversion



### Stand-Alone Unit



### Conversion of Existing Home

## Parking

Homes within ½ mile of public transit are not required to add a parking space, unless the garage is converted.

## Max Build Size

This zone allows the homeowner to build up to 640 square feet or 700 square feet if the unit is ADA compliant. This is assuming you stay below the allotted floor area ratio and have the room in the backyard to accommodate the square footage.

**Can you build a two story ADU?** Yes. Max ADU height is 30 feet.

## Additional Insights

An ADU in (Insert City) can only be up to two bedroom. Given this highly desirable neighborhood the ROI on this project is very high.

## Opportunities

- ADUs can be rented, provide housing for your family, be used for aging-in-place, home office, or downsizing opportunities.
- ADUs can dramatically increase your property value.

## Drawbacks

- Watch out for overlays like, Coastal Overlay Zone, which can slow your project.
- See if your city is charging development and impact fees.

*Disclaimer: Maxable Space did the initial leg work on this property regarding its attractiveness for an ADU. Relying on information that is publicly available. However, since California's ADU laws and local ordinances governing ADUs are evolving, we encourage you to independently verify the information in this ADU Property Report prior to making any decision with respect to this property. There is no guarantee this property will be allowed to add an ADU. Accordingly, Maxable Space will not be liable for any claims or loss arising from the content of, or errors or omissions in the information contained in this ADU Property Report.*



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# Getting Started with Your ADU Project

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## Have Questions About a Project?

**Maxable is here to help.**  
Visit Maxable for free tools & resources to get you started.

[MAXABLESPACE.COM](https://www.maxablespace.com)

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- 1. Research.** Undertaking a granny flat is a large project. It's important to thoroughly research the topic. For in-depth info on ordinance regulations and case studies visit [MaxableSpace.com](https://www.maxablespace.com).
- 2. Identify your goals.** Identify your goals. How you approach the process will be different depending on if your goal is rental income vs. housing mom. Clearly defining this will help you make decisions.
- 3. Book a site consultation.** Book a site consultation. Need expert advice? Maxable offers consultations to help connect homeowners to the education they need to move forward with confidence.
- 4. Secure financing.** It's possible to include the construction of an ADU as part of your home loan. HELOC, Cash Out Refinance, renovation loan, renovation refinance, and construction loans are all popular additional options. Often, your monthly loan amounts are less than the rental income you can generate from your unit.
- 5. Hire an architect.** It's critical to hire a designer that has ADU experience. The regulations are still in flux, and fees are changing. The design phase typically takes 1-2 months. The design phase is your best opportunity to speed up your ADU process.
- 6. Submit your plans to the city.** The permitting process typically takes 3 months. Your plans will make their way through different departments within the municipality and revisions are typical.
- 7. Find your general contractor.** Once you have full construction drawings, you're ready to find a general contractor. You should talk to at least 3 GCs and get bids. It's essential to work with someone who is an excellent communicator, has built ADUs (or houses) from the ground up, and you get along with. Without question, you should hire bonded, insured, and licensed contractors!
- 8. Break ground.** Break ground. This can be a little hectic, but exciting and rewarding to see your unit come together. Depending on the scope of your project, this can take 3-5 months.
- 9. Move in and enjoy your new ADU!** Whether you plan on renting your unit, down-sizing and living mortgage free, or housing family, ADUs offer flexible spaces and are savvy investments.