

Assume: All units in Ocean Beach sell for a minimum of		\$ 700,000	←
Assume: You can add a 414 sf ADU for \$300 per sf	\$ (124,200)		
Assume: Demolition and permits are	\$ (50,000)		
<b>Total Costs</b>		<b>\$ (174,200)</b>	
<b>Net:</b>			\$ 525,800
Purchase Price of entire property	\$ 2,220,000		
Less: Net gain from ADU	\$ (525,800)		
<b>Net initial cost</b>		<b>\$ 1,694,200</b>	
<b>Per unit initial cost</b>		<b>\$ 564,733</b>	←