

# ADU

Bellows Falls, VT

## BUILDING FORM

Lot area	5,500 sf
Lot area	0.13 acres
Building Footprint	400 sf
Parking Footprint (Adjacent)	- sf
Height	2 stories

## DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	800	800
Commercial	-	-

## UNITS AND EMPLOYEES

Housing Units	1	8 /acre
Average unit size	800 sf	
Employees	-	- /acre

## PARKING & OPEN SPACE

Residential	-	- / per unit
Commercial	-	- / 1000 sq ft
<b>Total parking spaces</b>	-	

## CONSTRUCTION COSTS

<b>TOTAL COSTS</b>	<b>\$ (180,367)</b>	
<b>Land Costs</b>	<b>\$ -</b>	\$0 /sf
<b>Hard Costs</b>	<b>\$ (152,000)</b>	
Residential	\$ (152,000)	\$190 /sf
Retail	\$ -	\$125 /sf
Office	\$ -	\$130 /sf
Industrial	\$ -	\$100 /sf
Public	\$ -	\$0 /sf
Educational	\$ -	\$0 /sf
Hotel/Motel	\$ -	\$170 /sf
Commercial Parking	\$ -	\$0 /space
Other Parking	\$ -	
<b>Soft Costs</b>	<b>\$ (20,992)</b>	
<b>Other Costs</b>	<b>\$ (7,375)</b>	
Demolition Costs	\$ -	
Site Development Costs	\$ (1,375)	
Permit Fees	\$ (1,000)	
Water Quality Controls	\$ -	
Water Connection Upgrade	\$ (5,000)	



## RENTS AND SALES PRICES

Residential Unit Sales Price	N/A	N/A /sf
Residential Unit Rent	<b>\$ 1,679</b>	\$2.10 /sf

## FINANCIAL PERFORMANCE

### Rental

Cash-on-Cash (After Year 3)	<b>10.0%</b>
IRR on Project Cost (Unleveraged Return)	11.3%
IRR on Investor Equity (Leveraged Return Before T)	24.9%
Debt Service Coverage Ratio (Year 3)	1.23

*\*Assumes financing through Home Equity Line of Credit*

### Owner

Project Rate of Return	0.0%
Return to Equity	0.0%

### Subsidy

Subsidy Amount	\$ -
% of Project Costs	0%



## Neighborhood Workshop

Neighborhood Workshop 2021