Oneplex-2500
Portland, OR

BUILDING FORM
Lot area 5,000 sf
Lot area 0.11 acres
Building Footprint 1,563 sf
Parking Footprint (Adjacent) - sf
Height 2 stories
Floor-area ratio 0.50 FAR

DEVELOPMENT PROGRAM
Use Gross Net
Residential 2,500 2,500
Retail - -
Office - -
Internal Parking - -

UNITS AND EMPLOYEES
Housing Units 1 9 /acre
Average unit size 2,500 sf
Employees - - /acre

PARKING & OPEN SPACE
Residential 1.00 1.00 / per unit
Retail - - / 1000 sq ft
Office - - / 1000 sq ft

Total parking spaces (tuck under) 1
Landscaping and open space area 69%

RENTS AND SALES PRICES
Residential Unit Sales Price N/A N/A /sf
Residential Unit Rent $7,500 $3.00 /sf

CONSTRUCTION COSTS
TOTAL COSTS $ (1,046,659)
Land Costs $ (320,000) $64 /sf
Hard Costs $ (482,500)
Residential $ (462,500) $185 /sf
Retail $ - $180 /sf
Other Parking $ (20,000)
Soft Costs $ (174,448)
Other Costs $ (69,711)
Demolition Costs $ (35,000)
Site Prep $ (2,500)
System Development Charges $ (9,973)
Permit Fee $ (22,238)
Off-site Improvements $ -

FINANCIAL PERFORMANCE
Cash-on-Cash (After Year 3) 10.0%
IRR on Project Cost (Unleveraged Return) 11.1%
IRR on Investor Equity (Leveraged Return Before Tax) 18.5%
Debt Service Coverage Ratio (Year 3) 1.55
Rule of 100 performance (Year One) 86%

Owner
Project Rate of Return 0.0%
Return to Equity 0.0%

Gap Funding
Funding Amount $ -
% of Project Costs 0%

DRAFT: 7/31/2021
**BUILDING FORM**

Lot area 5,000 sf  
Lot area 0.11 acres  
Building Footprint 3,750 sf  
Parking Footprint (Adjacent) - sf  
Height 1 stories  
Floor-area ratio 0.60 FAR

**DEVELOPMENT PROGRAM**

<table>
<thead>
<tr>
<th>Use</th>
<th>Gross</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Retail</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Office</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Internal Parking</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**UNITS AND EMPLOYEES**

<table>
<thead>
<tr>
<th>Housing Units</th>
<th>2</th>
<th>17   /units per acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average unit size</td>
<td>1,500 sf</td>
<td></td>
</tr>
</tbody>
</table>

**PARKING & OPEN SPACE**

<table>
<thead>
<tr>
<th>Residential</th>
<th>2.00</th>
<th>1.00 / per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>-</td>
<td>- / 1000 sq ft</td>
</tr>
<tr>
<td>Office</td>
<td>-</td>
<td>- / 1000 sq ft</td>
</tr>
</tbody>
</table>

**CONSTRUCTION COSTS**

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Total Cost</th>
<th>Land Cost $ (320,000)</th>
<th>Hard Cost $ (640,000)</th>
<th>Soft Cost $ (231,313)</th>
<th>Total $ (1,224,525)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$ (600,000)</td>
<td>$200 /sf</td>
<td>$180 /sf</td>
<td></td>
<td>$64 /sf</td>
</tr>
<tr>
<td>Other Parking</td>
<td>$ (40,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition Costs</td>
<td>$ (35,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Prep</td>
<td>$ (2,500)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>System Development Charges</td>
<td>$ (18,560) ($9,280) per unit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permit Fee</td>
<td>$ 22,848</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**RENTS AND SALES PRICES**

<table>
<thead>
<tr>
<th>Use</th>
<th>Rental</th>
<th>Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Unit</td>
<td>$ 4,543</td>
<td>$3.03 /sf</td>
</tr>
<tr>
<td>Residential Unit Rent</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**FINANCIAL PERFORMANCE**

**Rental**

- Cash-on-Cash (After Year 3): 10.0%
- IRR on Project Cost (Unleveraged Return): 11.1%
- IRR on Investor Equity (Leveraged Return Before Tax): 18.5%
- Debt Service Coverage Ratio (Year 3): 1.55
- Rule of 100 performance (Year One): 86%

**Owner**

- Project Rate of Return: 0.0%
- Return to Equity: 0.0%

**Gap Funding**

- Funding Amount: $ -
- % of Project Costs: 0%
BUILDING FORM
Lot area 5,000 sf
Lot area 0.11 acres
Building Footprint 4,376 sf
Parking Footprint (Adjacent) - sf
Height 1 stories
Floor-area ratio 0.70 FAR

DEVELOPMENT PROGRAM
Use Gross Net
Residential 3,501 3,501
Retail - -
Office - -
Internal Parking - -

UNITS AND EMPLOYEES
Housing Units 3 26 /acre
Average unit size 1,167 sf
Employees - - /acre

PARKING & OPEN SPACE
Residential - - / per unit
Retail - - / 1000 sq ft
Office - - / 1000 sq ft

Total parking spaces -
Landscaping and open space area 12%

RENTS AND SALES PRICES
Residential Unit Sales Price N/A N/A /sf
Residential Unit Rent $3,252 $2.79 /sf

CONSTRUCTION COSTS
TOTAL COSTS $1,376,202
Land Costs $320,000 $64 /sf
Hard Costs $700,200
Residential $(700,200) $200 /sf
Retail - $180 /sf
Other Parking - -

Soft Costs $261,776
Other Costs $(94,226)
Demolition Costs $35,090
Site Prep $(2,500)
System Development Charges $(33,267)
Permit Fees $(23,459)
Off-site Improvements - -

FINANCIAL PERFORMANCE
Rental
Cash-on-Cash (After Year 3) 10.0%
IRR on Project Cost (Unleveraged Return) 11.1%
IRR on Investor Equity (Leveraged Return Before Tax) 18.5%
Debt Service Coverage Ratio (Year 3) 1.55
Rule of 100 performance (Year One) 86%

Owner
Project Rate of Return 0.0%
Return to Equity 0.0%

Gap Funding
Funding Amount $-
% of Project Costs 0%

DRAFT: 7/31/2021
BUILDING FORM
Lot area 5,000 sf
Lot area 0.11 acres
Building Footprint 2,189 sf
Parking Footprint (Adjacent) - sf
Height 2 stories
Floor-area ratio 0.70 FAR

DEVELOPMENT PROGRAM
Use Gross Net
Residential 3,502 3,152
Retail - -
Office - -
Internal Parking - -

UNITS AND EMPLOYEES
Housing Units 4 35 /acre
Average unit size 788 sf
Employees - - /acre

PARKING & OPEN SPACE
Residential - - / per unit
Retail - - / 1000 sq ft
Office - - / 1000 sq ft
Total parking spaces - -
Landscaping and open space area 56%

RENTS AND SALES PRICES
Residential Unit Sales Price N/A N/A /sf
Residential Unit Rent $2,478 $3.14 /sf

CONSTRUCTION COSTS
TOTAL COSTS $1,416,477
Land Costs $320,000 $64 /sf
Hard Costs $700,444
Residential $700,444 $200 /sf
Retail $ - $180 /sf
Other Parking $ -
Soft Costs $282,588
Other Costs $113,444
Demolition Costs $35,000
Site Development Costs $2,500
System Development Charges $52,480
Permit Fees $23,464
Off-site Improvements $ -

FINANCIAL PERFORMANCE
Rental
Cash-on-Cash (After Year 3) 10.0%
IRR on Project Cost (Unleveraged Return) 11.1%
IRR on Investor Equity (Leveraged Return Before Tax) 18.5%
Debt Service Coverage Ratio (Year 3) 1.55
Rule of 100 performance (Year One) 86%
Owner
Project Rate of Return 0.0%
Return to Equity 0.0%
Gap Funding
Funding Amount $ -
% of Project Costs 0%

DRAFT: 7/31/2021
**BUILDING FORM**
Lot area 5,000 sf
Lot area 0.11 acres
Building Footprint 2,000 sf
Parking Footprint (Adjacent) - sf
Height 3 stories
Floor-area ratio 1.20 FAR

**DEVELOPMENT PROGRAM**
<table>
<thead>
<tr>
<th>Use</th>
<th>Gross</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>6,000</td>
<td>5,490</td>
</tr>
<tr>
<td>Retail</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Office</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Internal Parking</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**UNITS AND EMPLOYEES**
Housing Units 6
Average unit size 915 sf
Employees -/acre

**PARKING & OPEN SPACE**
Residential - / per unit
Retail - / 1000 sq ft
Office - / 1000 sq ft
Total parking spaces -
Landscaping and open space area 60%

**RENTS AND SALES PRICES**
<table>
<thead>
<tr>
<th></th>
<th>Residential Unit Sales Price</th>
<th>N/A</th>
<th>N/A/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate Unit Rent</td>
<td>$3,450</td>
<td>$3.77</td>
<td>/sf</td>
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<tr>
<td>60% Affordable Unit Rent</td>
<td>$1,258</td>
<td>$1.37</td>
<td>/sf</td>
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</tbody>
</table>

**CONSTRUCTION COSTS**
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL COSTS</strong></td>
<td>($1,997,544)</td>
</tr>
<tr>
<td><strong>Land Costs</strong></td>
<td>($320,000)</td>
</tr>
<tr>
<td>Hard Costs</td>
<td>($1,200,000)</td>
</tr>
<tr>
<td>Residential</td>
<td>($1,200,000)</td>
</tr>
<tr>
<td>Retail</td>
<td>-</td>
</tr>
<tr>
<td>Other Parking</td>
<td>-</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>($380,447)</td>
</tr>
<tr>
<td>Other Costs</td>
<td>($97,097)</td>
</tr>
<tr>
<td>Demolition Costs</td>
<td>($35,000)</td>
</tr>
<tr>
<td>Site Prep</td>
<td>($2,500)</td>
</tr>
<tr>
<td>System Development Charges</td>
<td>($33,090)</td>
</tr>
<tr>
<td>Permit Fees</td>
<td>($26,507)</td>
</tr>
<tr>
<td>Off-site Improvements</td>
<td>-</td>
</tr>
</tbody>
</table>

**FINANCIAL PERFORMANCE**
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental</td>
<td></td>
</tr>
<tr>
<td>Cash-on-Cash (After Year 3)</td>
<td>10.0%</td>
</tr>
<tr>
<td>IRR on Project Cost (Unleveraged Return)</td>
<td>11.1%</td>
</tr>
<tr>
<td>IRR on Investor Equity (Leveled Return Before Tax)</td>
<td>18.5%</td>
</tr>
<tr>
<td>Debt Service Coverage Ratio (Year 3)</td>
<td>1.55</td>
</tr>
<tr>
<td>Rule of 100 performance (Year One)</td>
<td>86%</td>
</tr>
<tr>
<td>Owner</td>
<td></td>
</tr>
<tr>
<td>Project Rate of Return</td>
<td>0.0%</td>
</tr>
<tr>
<td>Return to Equity</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

**Gap Funding**
| Funding Amount | $ - |
| % of Project Costs | 0% |
BUILDING FORM
Lot area 5,000 sf
Lot area 0.11 acres
Building Footprint 1,563 sf
Parking Footprint (Adjacent) - sf
Height 2 stories
Floor-area ratio 0.50 FAR

DEVELOPMENT PROGRAM
Use Gross Net
Residential 2,500 2,500
Retail - -
Office - -
Internal Parking - -

UNITS AND EMPLOYEES
Residential Suites 7 /acre
Total amount of living area 2,500 sf
Employees - /acre

PARKING & OPEN SPACE
Residential - / per unit
Retail - / 1000 sq ft
Office - / 1000 sq ft

Total parking spaces -
Landscaping and open space area 69%

RENTS AND SALES PRICES
Residential Unit Sales Price N/A N/A /sf
Avg Residential Suite Rent $ 919 $2.57 /sf

CONSTRUCTION COSTS
TOTAL COSTS $ (823,180)
Acquisition Costs $ (485,300) $97 /sf
Hard Costs $ (225,000) $80 /sf
Residential $ (225,000) $80 /sf
Retail $ - $180 /sf
Other Parking $ -

Soft Costs $ (102,703)
Other Costs $ (10,177)
Demolition Costs $ -
Site Development Costs $ (2,500)
System Development Charges $ (7,877)
( SDGs + Permit Fees Total)
Off-site Improvements $ -

FINANCIAL PERFORMANCE
Rental
Cash-on-Cash (After Year 3) 10.0%
IRR on Project Cost (Unleveraged Return) 11.1%
IRR on Investor Equity (Leveraged Return Before Tax) 18.5%
Debt Service Coverage Ratio (Year 3) 1.55
Rule of 100 performance (Year One) 92%
Owner
Project Rate of Return 0.0%
Return to Equity 0.0%

Gap Funding
Funding Amount $ -
% of Project Costs 0%

DRAFT: 7/31/2021
### BUILDING FORM
- Lot area: 5,000 sf
- Lot area: 0.11 acres
- Building Footprint: 2,623 sf
- Parking Footprint (Adjacent): 257 sf
- Height: 1 stories
- Floor-area ratio: 0.58 FAR

### DEVELOPMENT PROGRAM

<table>
<thead>
<tr>
<th>Use</th>
<th>Gross</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>2,623</td>
<td>2,623</td>
</tr>
<tr>
<td>Retail</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Office</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Internal Parking</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### UNITS AND EMPLOYEES

- Housing Units: 3
- Total amount of living area: 2,623 sf
- Size of DADUs: 800 sf
- Size of Main House + Garage: 1,044 sf
- Employees: -

### PARKING & OPEN SPACE

- Residential: 1.0
- Total parking spaces: 1
- Landscaping and open space area: 42%

### RENTS AND SALES PRICES

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
<th>N/A /sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Unit Sales Price</td>
<td>N/A</td>
<td>N/A /sf</td>
</tr>
<tr>
<td>Main House Rent</td>
<td>$2,401</td>
<td>$2.29 /sf</td>
</tr>
<tr>
<td>ADU Rents</td>
<td>$1,760</td>
<td>$2.20 /sf</td>
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### CONSTRUCTION COSTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td><strong>TOTAL COSTS</strong></td>
<td>$838,887</td>
</tr>
<tr>
<td>Acquisition Costs</td>
<td>$369,000</td>
</tr>
<tr>
<td>Double DADU Costs</td>
<td>$314,707</td>
</tr>
<tr>
<td>Residential</td>
<td>$314,707</td>
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<tr>
<td>Retail</td>
<td>$200 /sf</td>
</tr>
<tr>
<td>Other Parking</td>
<td>$180 /sf</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$126,680</td>
</tr>
<tr>
<td>Other Costs</td>
<td>$28,500</td>
</tr>
<tr>
<td>Demolition Costs</td>
<td>$-</td>
</tr>
<tr>
<td>Site Prep</td>
<td>$2,500</td>
</tr>
<tr>
<td>System Development Charges</td>
<td>$-</td>
</tr>
<tr>
<td>Permit Fees</td>
<td>$26,000</td>
</tr>
<tr>
<td>Off-site Improvements</td>
<td>$-</td>
</tr>
</tbody>
</table>

### FINANCIAL PERFORMANCE

- **Rental**
  - Cash-on-Cash (After Year 3): 10.0%
  - IRR on Project Cost (Unleveraged Return): 11.1%
  - IRR on Investor Equity (Leveraged Return Before Tax): 18.5%
  - Debt Service Coverage Ratio (Year 3): 1.55
  - Rule of 100 performance (Year One): 86%
- **Owner**
  - Project Rate of Return: 0.0%
  - Return to Equity: 0.0%
- **Gap Funding**
  - Funding Amount: $-
  - % of Project Costs: 0%
**Building Form**
- Lot area: 5,000 sf
- Lot area: 0.11 acres
- Building footprint: 250 sf
- Parking footprint (adjacent): - sf
- Height: 1 story
- Floor-area ratio: 0.05 FAR

**Development Program**
- Use: Gross Net
  - Residential: 250 250
  - Retail: - -
  - Office: - -
  - Internal parking: - -

**Units and Employees**
- Rental units: 1 /acre
- Total amount of living area: 250 sf
- Employees: - /acre

**Parking & Open Space**
- Residential: - / per unit
- Retail: - / 1,000 sq ft
- Office: - / 1,000 sq ft

**Construction Costs**
- **Total Costs**: $65,000
- **Acquisition Costs**: $0 /sf
- **Hard Costs**: $50,000
  - Residential: $200 /sf
  - Retail: $180 /sf
  - Other parking: -
- **Soft Costs**: -

**Other Costs**
- Demolition Costs: -
- Site prep/landscaping: $2,500
- System development charges: -
- (Permit fees)
- Water/sewer infrastructure costs: $12,500

**Financial Performance**
- **Rental**
  - Cash-on-Cash (after year 3): 10.0%
  - IRR on project cost (unleveraged return): 11.2%
  - IRR on investor equity (leveraged return before tax): 18.6%
  - Debt service coverage ratio (year 3): 1.55
  - Rule of 100 performance (year one): 83%

**Owner**
- Project rate of return: 0.0%
- Return to equity: 0.0%

**Gap Funding**
- Funding amount: $ -
- % of project costs: 0.0%

**Rents and Sales Prices**
- Residential unit sales price: N/A
- N/A /sf
- RV rent: $464
- $1.86 /sf

---

*Draft: 7/31/2021*
Small House Reno-784
Portland, OR

BUILDING FORM
Lot area 5,000 sf
Lot area 0.11 acres
Building Footprint 784 sf
Parking Footprint (Adjacent) 260 sf
Height 1 stories
Floor-area ratio 0.21 FAR

DEVELOPMENT PROGRAM
Use Gross Net
Residential 784 784
Retail - -
Office - -
Internal Parking - -

UNITS AND EMPLOYEES
Housing Units 1 8.7 /acre
Total amount of living area 784 sf
Employees - - /acre

PARKING & OPEN SPACE
Residential 1.00 1.00 / per unit
Retail - - / 1000 sq ft
Office - - / 1000 sq ft
Total parking spaces 1
Landscaping and open space area 79%

CONSTRUCTION COSTS

TOTAL COSTS $ (484,362)
Acquisition Costs $ (369,000) $74 /sf
Renovation Costs $ (67,040) $60 /sf
  Residential $ (47,040) $60 /sf
  Retail $ - $180 /sf
  Other Parking $ (20,000)
Soft Costs $ (45,822)
Other Costs $ (2,500)
  Demolition Costs $ -
  Site Development Costs $ (2,500)
  System Development Charges $ - (SDCs + Permit Fees)
  Off-site Improvements $ -

RENTS AND SALES PRICES
Residential Unit Sales Price N/A N/A /sf
Residential Unit Rent $ 3,581 $4.57 /sf

FINANCIAL PERFORMANCE

Rental
Cash-on-Cash (After Year 3) 10.0%
IRR on Project Cost (Unleveraged Return) 11.1%
IRR on Investor Equity (Leveraged Return Before Tax) 18.5%
Debt Service Coverage Ratio (Year 3) 1.55
Rule of 100 performance (Year One) 86%

Owner
Project Rate of Return 0.0%
Return to Equity 0.0%

Gap Funding
Funding Amount $ -
% of Project Costs 0%

DRAFT: 7/31/2021