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%

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
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%

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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
Use Gross Net
Residential 3,000 3,000
Retail - -
Office - -
Internal Parking - -

UNITS AND EMPLOYEES
Housing Units 2 17 /units per acre
Average unit size 1,500 sf
Employees - - /acre

PARKING & OPEN SPACE
Residential 2.00 1.00 / per unit
Retail - - / 1000 sq ft
Office - - / 1000 sq ft
Total parking spaces 2
Landscaping and open space area 25%

RENTS AND SALES PRICES
Residential Unit Sales Price N/A N/A /sf
Residential Unit Rent $4,543 $3.03 /sf

CONSTRUCTION COSTS
TOTAL COSTS $ (1,224,525)
Land Costs $ (320,000) $64 /sf
Hard Costs $ (640,000)
Residential $ (600,000) $200 /sf
Retail $ - $180 /sf
Other Parking $ (40,000)
Soft Costs $ (231,313)
Other Costs $ (33,213)
Demolition Costs $ (35,000)
Site Prep $ (2,500)
System Development Charges $ (18,580) ($9,280) per unit
Permit Fee $ 22,848
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: 7/18/2021
## BUILDING FORM

<table>
<thead>
<tr>
<th>Lot area</th>
<th>5,000 sqf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area</td>
<td>0.11 acres</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>4,376 sqf</td>
</tr>
<tr>
<td>Parking Footprint (Adjacent)</td>
<td>- sqf</td>
</tr>
<tr>
<td>Height</td>
<td>1 stories</td>
</tr>
<tr>
<td>Floor-area ratio</td>
<td>0.70 FAR</td>
</tr>
</tbody>
</table>

## DEVELOPMENT PROGRAM

### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Gross</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>3,501</td>
<td>3,501</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>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average unit size</td>
<td>1,167 sqf</td>
</tr>
<tr>
<td>Employees</td>
<td>-</td>
</tr>
</tbody>
</table>

## PARKING & OPEN SPACE

| Residential | -       |
| Retail      | -       |
| Office      | -       |

| Total parking spaces | -       |
| Landscaping and open space area | 12%     |

## RENTS AND SALES PRICES

| Residential Unit Sales Price | N/A     |
| Residential Unit Rent        | $3,252  |
|                             | $2.79 /sqf |

## CONSTRUCTION COSTS

### TOTAL COSTS

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Land Costs</td>
<td>$(320,000)</td>
</tr>
<tr>
<td>Hard Costs</td>
<td>$(700,200)</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$(261,776)</td>
</tr>
<tr>
<td>Other Costs</td>
<td>$(94,226)</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%
Fourplex-3500
Portland, OR

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 - -
Lanscaping 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
Rentals
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%

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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
Use Gross Net
Residential 6,000 5,490
Retail - -
Office - -
Internal Parking - -

UNITS AND EMPLOYEES
Housing Units 6 52 /acre
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%

CONSTRUCTION COSTS
TOTAL COSTS $ (1,997,544)
Land Costs $ (320,000) $64 /sf
Residential $ (1,200,000) $200 /sf
Retail $ - $180 /sf
Other Parking $ -
Soft Costs $ (380,447)
Other Costs $ (97,097)
Demolition Costs $ (35,000)
Site Prep $ (2,500)
System Development Charges $ (33,090)
Permit Fees $ (26,507)
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%

RENTS AND SALES PRICES
Residential Unit Sales Price N/A N/A /sf
Market Rate Unit Rent $ 3,450 $3.77 /sf
60% Affordable Unit Rent $ 1,258 $1.37 /sf

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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%

CONSTRUCTION COSTS
TOTAL COSTS $ (823,180)
Acquisition Costs $ (485,300) $97 /sf
Hard Costs $ (225,000) $90 /sf
Residential $ (225,000) $90 /sf
Retail $ - $180 /sf
Other Parking $ -

Soft Costs $ (102,703)
Other Costs $ (10,177)
Demolition Costs $ -
Site Development Costs $ (2,500)
System Development Charges $ (7,677)
(3DCs + Permit Fees Total)
Off-site Improvements $ -

FINANCIAL PERFORMANCE

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

Neighborhood Workshop

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Small House + Double DADU
Portland, OR

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
Use Gross Net
Residential 2,623 2,623
Retail - -
Office - -
Internal Parking - -

Size of DADUs 800 sf
Size of Main House + Garage 1,044 sf

UNITS AND EMPLOYEES
Housing Units 3 26 /acre
Total amount of living area 2,623 sf

Size of Living Area
Size of DADUs 800 sf
Size of Main House + Garage 1,044 sf

Employees - - /acre

PARKING & OPEN SPACE
Residential 1.0 0.33 / per unit
Retail - - / 1000 sq ft
Office - - / 1000 sq ft

Rentals

Total parking spaces 1
Landscaping and open space area 42%

RENTS AND SALES PRICES
Residential Unit Sales Price N/A N/A /sf
Main House Rent $ 2,401 $2.29 /sf
ADU Rents $ 1,760 $2.20 /sf

FINANCIAL PERFORMANCE

CONSTRUCTION COSTS
TOTAL COSTS $ (838,887)
Acquisition Costs $ (369,000) $74 /sf
Double DADU Costs $ (314,707)
Residential $ (314,707) $200 /sf
Retail - $180 /sf
Other Parking -
Soft Costs $ (126,680)
Other Costs $ (28,500)
Demolition Costs -
Site Prep $ (2,500)
System Development Charges -
Permit Fees $ (26,000)
Off-site Improvements -

Project Rate of Return 0.0%
Return to Equity 0.0%

Owner

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

Rule of 100 performance (Year One) 86%
Debt Service Coverage Ratio (Year 3) 1.55
IRR on Investor Equity (Leveraged Return Before Tax) 18.5%
IRR on Project Cost (Unleveraged Return) 11.1%
Cash-on-Cash (After Year 3) 10.0%
BUILDING FORM
Lot area 5,000 sf
Lot area 0.11 acres
Building Footprint 250 sf
Parking Footprint (Adjacent) - sf
Height 1 stories
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 - /acre
Employees - -

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

Total parking spaces -
Landscaping and open space area 95%

CONSTRUCTION COSTS
TOTAL COSTS $ (65,000)
Acquisition Costs $ - $0 /sf
Hard Costs $ (50,000) $200 /sf
Residential $ (50,000) $200 /sf
Retail $ - $180 /sf
Other Parking $ -

Soft Costs $ -

Other Costs $ (15,000)
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%
## 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 story
- **Floor-area ratio**: 0.21 FAR

### DEVELOPMENT PROGRAM

<table>
<thead>
<tr>
<th>Use</th>
<th>Gross</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>784</td>
<td>784</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**: 1
- **Total amount of living area**: 784 sf
- **Employees**: -

### PARKING & OPEN SPACE

- **Residential**: 1.00 /per unit
- **Retail**: -
- **Office**: -

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>Rate / per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1</td>
<td>8.7 /acre</td>
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<tr>
<td>Total parking spaces</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Landscaping and open space</td>
<td>79%</td>
<td></td>
</tr>
</tbody>
</table>

### RENTS AND SALES PRICES

- **Residential Unit Sales Price**: N/A
- **Residential Unit Rent**: $3,581
- **Residential Unit Sales Price**: $4.57 /sf

### CONSTRUCTION COSTS

#### TOTAL COSTS

- **$484,362**
- **$369,000**

#### Renovation Costs

- **Residential**: $47,040
- **Retail**: $60 /sf
- **Other Parking**: $20,000

#### Soft Costs

- **$45,822**

#### Other Costs

- **$2,500**
  - Demolition Costs
  - Site Development Costs: $2,500
  - System Development Charges
  - 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%

---

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