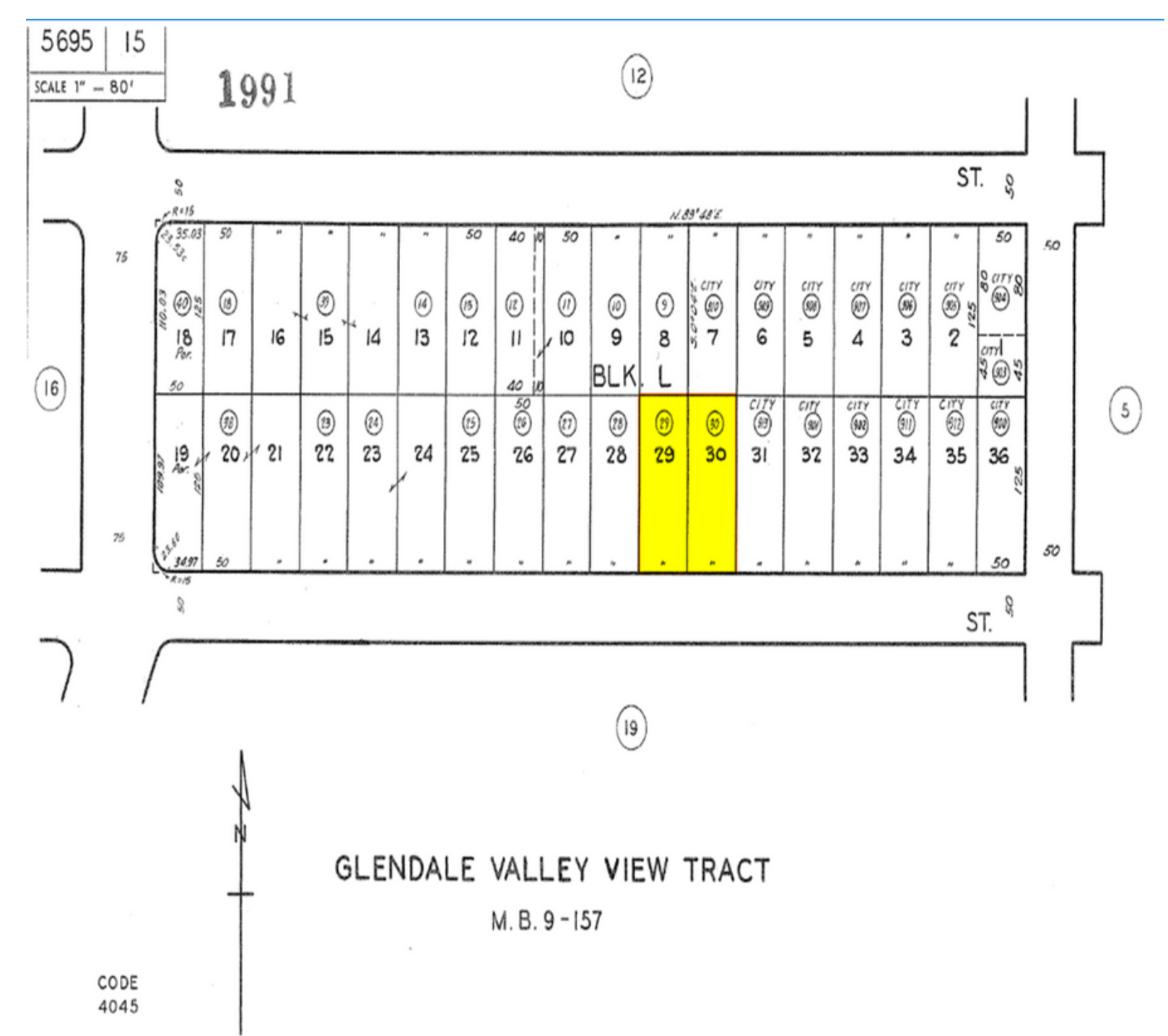


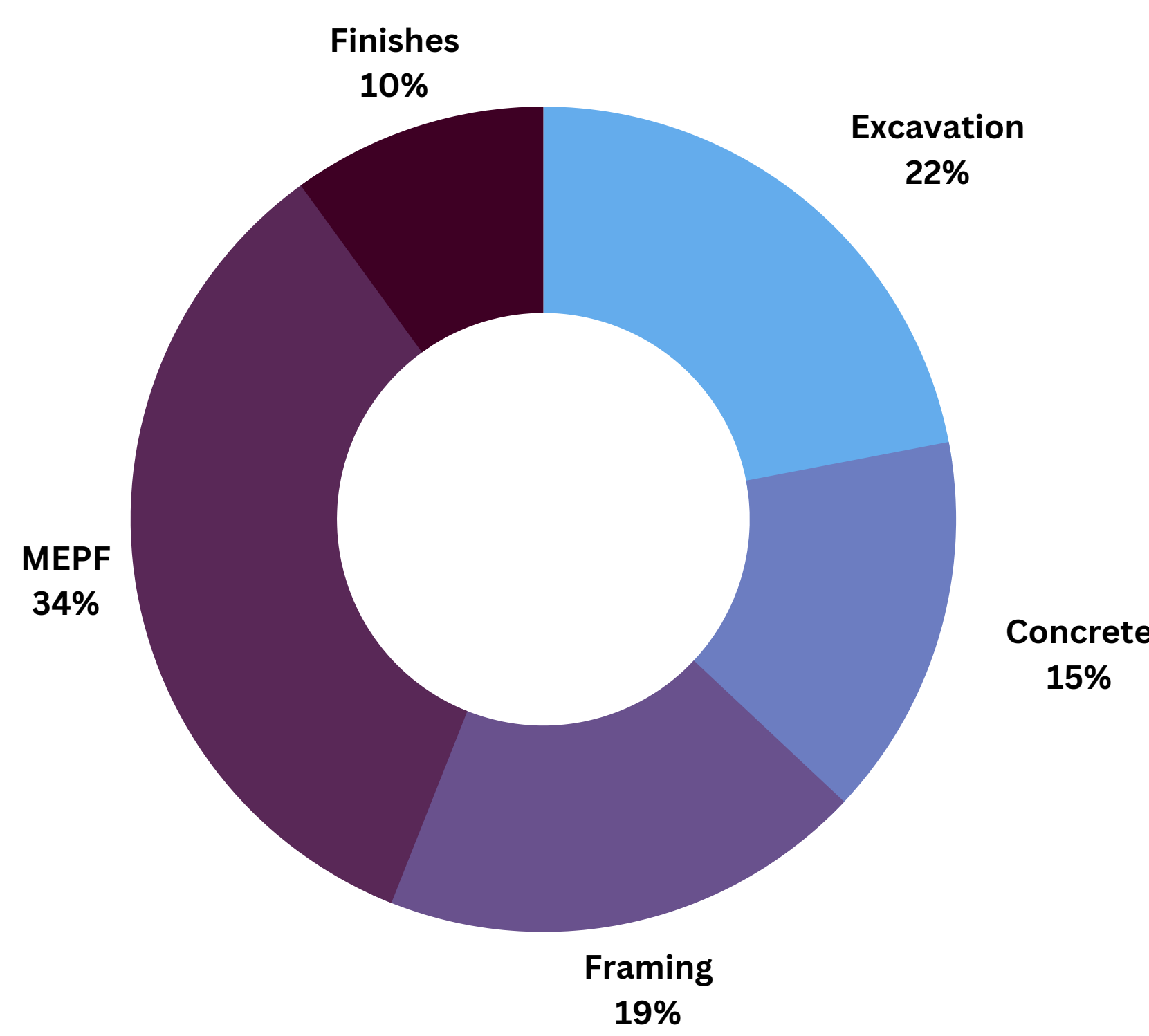
Site Development Feasibility Study

Site Plan&Examination



- Zoned for high-density residential
- 4-Story Podium: Type-5 over Type-1
- Setbacks:
 - 23' (Front), 15' (Rear), 11' (Sides)
- Total SF of 22,000

Estimated Budget



Abstract

A feasibility study in the world of construction is deemed as a preliminary due diligence process in which key components of a project are addressed to determine if the project is viable or not. These components are related to time and money, and the end goal of a feasibility study is to determine if the initial investment of time and money is worth the amount of future financial return. What deems a project successful in the preliminary stage is up for interpretation. Each developer and investor have their own return on investment threshold in a multi-family project like the one proposed, that rate is determined by total project cost compared to the monthly rental income. This paper will go in-depth into the process required to find this rate as accurately as possible. This process is based on ample research and accurate assumptions. The stages of the process include a site plan, regulatory evaluation, sales and marketing research, a construction management plan, and a financial & risk analysis. Difficulties were met during the regulatory evaluation phase as finding information about planning and building requirements were hard to come by as each jurisdiction has separate requirements. During the analysis of building plans for quantity take-offs, some components dictated by the city requirements were overlooked and caught in the plans which ultimately added to the overall estimated budget. Research of comparable projects was helpful when calculating projected rental income. The process is extensive but crucial to any successful property development project.

Key Words: Feasibility, Construction, Development, Multi-Family, Investment

Regulatory Evaluation

Unit Type	Units	Average Sf
One Bed, One Bath	7	767
Two Bed, Two Bath	3	1,120
Three Bed, Two Bath	8	1,262
Total	18	18,830

- Density Bonus Housing Entitlement
 - Allows for (5) more units
 - Reduced parking req. to 0.5 stalls/units
 - Increased FAR (Additional story permitted)

Duration

