

Type of ADU	Assumed SF	Price/SF	Total Cost	Sample	Monthly Rent in Oakland	Valuation	Net Equity	Time to Design and Install
Shipping Container Conversion to Modern ADU	160	\$ 300.00	\$ 48,000.00		\$ 1,500.00	\$ 216,000.00	\$ 168,000.00	4 Months (from completion of prototype)
Garage Conversion to ADU with existing foundation	500	\$ 300.00	\$ 150,000.00		\$ 2,000.00	\$ 288,000.00	\$ 138,000.00	6 months
Garage Conversion to ADU without existing foundation	500	\$ 400.00	\$ 200,000.00		\$ 2,000.00	\$ 288,000.00	\$ 88,000.00	8 months
Basement Conversion to ADU with existing foundation	500	\$ 300.00	\$ 150,000.00		\$ 2,000.00	\$ 288,000.00	\$ 138,000.00	8 months
Basement Conversion to ADU without existing foundation	500	\$ 400.00	\$ 200,000.00		\$ 2,000.00	\$ 288,000.00	\$ 88,000.00	10 months
Detached ADU with traditional prefab modular	500	\$ 250.00	\$ 125,000.00		\$ 2,200.00	\$ 316,800.00	\$ 191,800.00	4 months
Detached ADU with modern prefab modular	500	\$ 350.00	\$ 175,000.00		\$ 2,300.00	\$ 331,200.00	\$ 156,200.00	4 months
Detached ADU with on site build easy access	500	\$ 300.00	\$ 150,000.00		\$ 2,200.00	\$ 316,800.00	\$ 166,800.00	9 months
Detached ADU with on site build difficult slope	500	\$ 450.00	\$ 225,000.00		\$ 2,200.00	\$ 316,800.00	\$ 91,800.00	10 months