



PARCEL STATISTICS

Development Type:	5(R). TOWNHOUSE (RENTAL)
Development Type Pct:	100%
Land Area:	9,969 SQ. FT.
Building Total Floor Area:	4,119 SQ. FT.
Building Footprints:	1,379 SQ. FT.
Yearly Income:	\$59,317
Yearly Operating Costs:	\$17,301
Building Construction Costs:	\$389,266
Parking Construction Costs:	\$34,327
Total Construction Costs:	\$483,404
Yearly Net Operating Income:	\$42,016
Land Value:	\$59,811
Calculated ROI:	9%
Weighted ROI:	0%

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- Final Guidelines**
- Create one or two scenarios
 - Test drive “smart growth” concepts
 - Change/refine as you wish (or make second scenario)
 - Think long-term
 - We’re creating concepts today
 - OK to consider changes to existing use
 - Further analysis will help determine feasibility
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- Final Guidelines (cont.)**
- Give us your opinions ... but respect the opinions of others
 - SACOG staff will guide discussion, run computers ... not technical specialists
 - Technical resources available in room
 - Have fun!
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