



# Company LLC: Modular Feasibility Analysis

**\*This is a fictional scenario**



MODULE | [modulehousing.com](https://modulehousing.com)

# SITE INFO:

**Address:** XXXXXXXXXXXXXXXXXXXXXXXX  
**Parcel ID:** XXXXXXXX  
**Zoning:** [R1A-H](#)  
**Site Dimension:** XXXXXXXXXXXX  
**Requirement:**

Minimum Lot Size	XXXX
Front Setback	XXX
Rear Setback	XXX
Interior Setback	XXX
Exterior Setback	XXX
Height	XXX

# SUMMARY:

## **Access:**

The site access is challenging. Besides the street width, the slope changes along the site access at the intersections could be better for long trailers to travel. The entry at Street 1 and Street 2 has a significant slope change. The trucker doesn't recommend access from this end. Access at Street 3 and Street 2 is better than the Street 1 side. The only problem is a low-hanging utility line at the entry. Backing in from Street 3 is recommended.

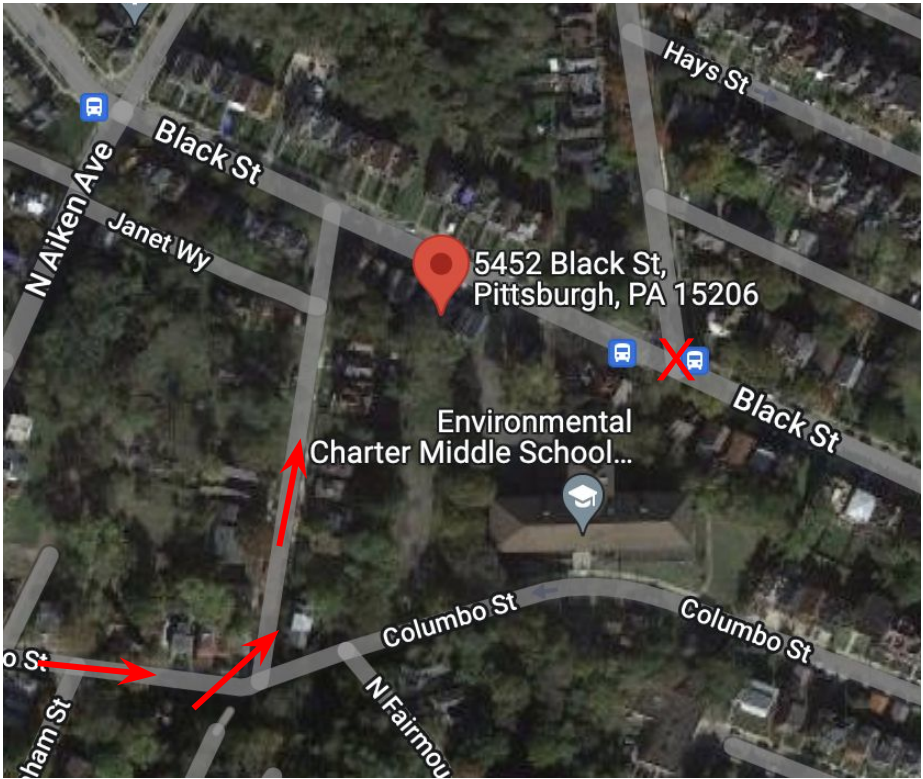
## **Staging:**

The crane will sit at the rear of the site so the trucks can drive between the fire hydrant and the foundation wall. An additional crane operator walk-through is recommended.

## **Build:**

The site had buildings before, so an old foundation/basement likely exists. Clean out and keep the ground floor as the garage. You can build one single-family detached dwelling on each property. Or another scenario is two attached single-family homes on the two existing 21' wide lots.

# ACCESS:



# Floor Plan:



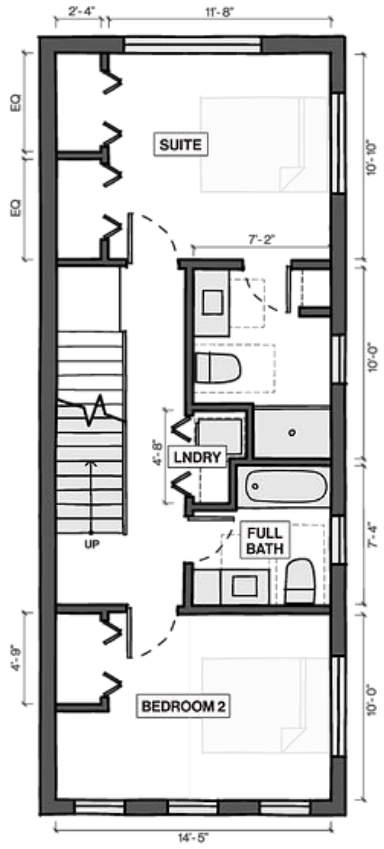
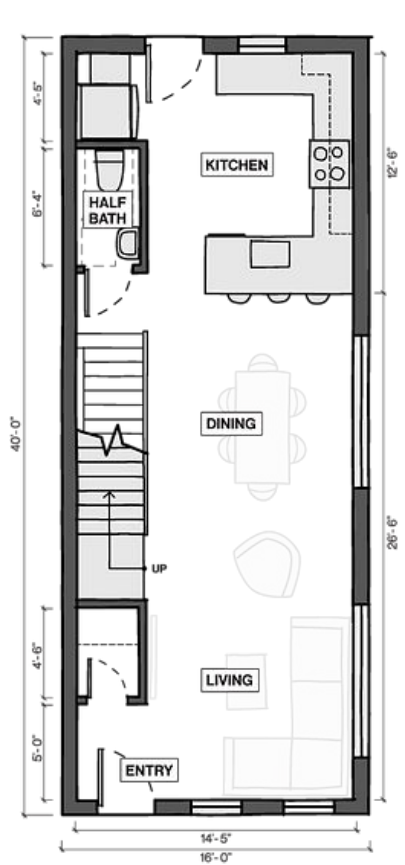
3  
Bedroom



2.5  
Bathroom



1,760  
Square Feet



# High-level Estimate:

<b>Investment Summary</b>	<b>Haven + (2br, 2.5ba)</b>	<b>Haven + (2br, 2.5ba)</b>
<b>Number of Units</b>	4	2
<b>Construction Costs</b>		
Projected Off-site Costs	\$598,000	\$299,000
Set Crew Allowance	\$16,000	\$8,000
Crane Allowance	\$8,000	\$8,000
Projected On-site Costs	\$426,000	\$426,000
Demolition and Site Cleanup	\$20,000	\$20,000
Basement (Optional)	\$73,500	\$73,500
Garage (Optional)	\$61,500	\$61,500
<b>Soft Costs</b>		
Design & Engineering Fee (Not including civil engg)	\$22,500	\$22,500
Allowance for traffic control permits	\$4,000	\$4,000
Allowance for building permits and tap-in fee	\$40,000	\$40,000
Site Civil Engineering	\$7,800	\$7,800
Geotechnical and Soil Test	\$13,500	\$13,500
<b>Total Investment</b>		
	<b>\$1,290,800</b>	<b>\$983,800</b>
<b>Per Unit Cost Including all of above</b>		
	\$322,700	\$491,900

# Contact:

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**Module Design, Inc.**

Thank you.