

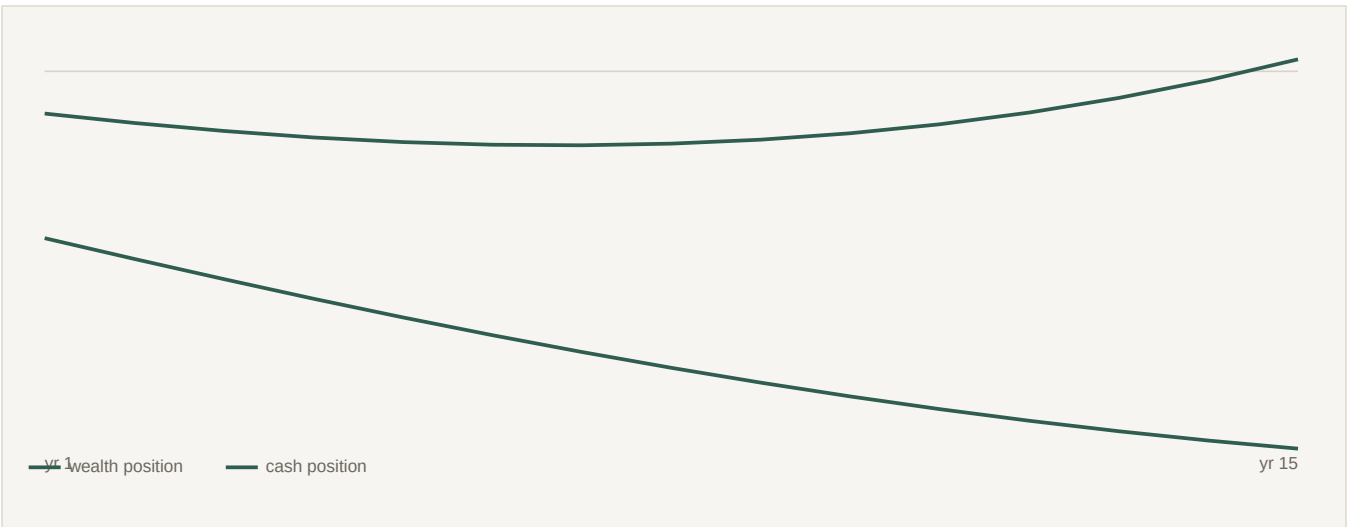
DADU Rental Income & ROI Projection

SAMPLE REPORT — GENERATED FROM LIVE RECORDS FOR A REAL SEATTLE LOT

The 15-year cash position is about -\$342,995 (wealth position \$10,917).

Seattle DADU Feasibility · Prepared September 24, 2026

Feasibility estimate from public records — not a survey, engineering, legal or tax advice, and not a City of Seattle or King County determination.



AT A GLANCE

Construction status	A unit is already under construction on this lot — see the verdict	★
Address	Owner's Property · Licton Springs (address Withheld), Seattle, WA	★
Fit check	Fit unconfirmed — a unit is already under construction on the lot, so the measured clear zone (746 sq ft) may be occupied	◇
Unit	2 bed / 1 bath, ~1,000 sq ft	●
Projected rent	\$2,800 / mo	◇

Read this first: Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

CONTENTS

Contents

Preliminary design concepts	4
1 · Your property from above	5
2 · Executive summary	6
3 · Unit assumption	6
4 · Rent evidence	7
5 · Cost basis	8
6 · Fee, tax & charge stack	9
7 · Financing & cash invested	9
8 · A typical month in year one	10
9 · 15-year cash-flow projection	11
10 · Cash position vs wealth position	12
11 · Sensitivity	13
12 · Your unit under construction	14
13 · Site risks to the projection	14
14 · What would change this verdict	15
15 · Worked examples from real Seattle lots	15
16 · What to do next	17
17 · How every line is calculated	17
18 · Sources	18

LIMITATIONS & DISCLAIMER

Report Disclaimer

In plain English: This is an estimate from public records, not a survey, not engineering, and not legal or tax advice. Before you spend real money, confirm the findings with the right professionals and agencies.

This is a feasibility estimate prepared from publicly available City of Seattle and King County records, as of the report date shown on the cover. It is a planning starting point, not a substitute for professional work.

Three markers appear throughout this report. A ★ marks an official record or a figure we measured directly. A ◇ marks a planning estimate that you should validate before relying on it. A ● marks your own input, such as the unit you asked us to test.

This report is not a land survey, not an engineering analysis, and not architectural design. It is not legal, tax, lending, or investment advice. It is not a determination by the Seattle Department of Construction and Inspections (SDCI) or by King County, and it does not guarantee permit approval or any tax or financial outcome.

We do not verify easements, covenants, or title, and we do not inspect physical site conditions. Dimensions and measurements are approximate. Zoning and building rules and fees change, and public records can contain errors or be out of date.

Before you spend money on design, fees, or construction, confirm the findings that matter with the right professionals and agencies: SDCI for zoning and permits, a licensed surveyor for boundaries and setbacks, an arborist where trees are flagged, a geotechnical engineer where critical areas are flagged, and the King County Assessor for tax and value questions.

Before you rely on this: This is a financial projection assembled from public data and dated assumptions. It is not investment, tax, or legal advice. Rent, appreciation, construction cost, and expense figures are estimates (◇) that can differ materially from actual results; a DADU's actual rent depends on condition, market, and management. The wealth-position figure includes equity from loan repayment, which is only realized on a sale or refinance; appreciation is a labelled scenario, not a prediction. We are not licensed financial advisers, appraisers, or real estate agents.

AI CONCEPT

Preliminary design concepts

These are AI illustrations of the proposed DADU, generated from your property imagery. They are a preliminary concept — not a design, and not construction drawings.



AI illustration — preliminary concept, not a design · Unit interior

SECTION 1

Your property from above

Satellite imagery for this property is currently unavailable. The figures that follow are the same measured geometry this map would show.

SECTION 2

Executive summary

Read this first: Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

A 2 bed / 1 bath, ~1,000 sq ft on Owner's Property · Licton Springs (address Withheld), Seattle, WA projects to rent for about \$2,800 ◇ a month and cost about \$518,500 ◇ all-in, but does not reach positive cumulative cash flow within 15 years under the assumptions below (beyond 15 years (~ year 29 on the same assumptions)). The 15-year picture is two numbers: a cash position of about -\$342,995 and a wealth position (cash plus the \$353,912 of the building you own by then) of about \$10,917.

Debt service is not pure loss: the principal portion lowers the loan balance and is returned when the unit is sold. Cash position and wealth position are shown separately because they answer different questions — "does it pay its own way?" versus "am I richer in 15 years?". Wealth counts the part of the building you own (its all-in cost basis minus any loan balance) on the same definition whether you pay cash or borrow. Appreciation is a third, labelled scenario and is never folded into the cash line.

Every rent, fee, and return figure here is an estimate from public data (◇), and the projection is sensitive to the assumptions — review the sensitivity table before deciding.

- The working build cost is \$518,500 ◇ all-in — the midpoint of the \$375–\$550/sq ft hard-construction band plus 12% soft costs (best case \$420,000, recent Seattle builds \$616,000); permits, studies and site prep (\$17,933 ◇) sit on top.
- Financed with a HELOC covering 80% of the build, year-one cash flow is \$-21,730 ◇ (-16.7% cash-on-cash ◇; stabilised -14.5%).
- Cash invested up front is \$129,929 ◇ — the unfinanced \$103,700 of the build, the one-time permit, study and site-prep fees (\$17,933) and \$8,296 of closing costs.

SECTION 3

Unit assumption

The projection assumes the following unit. Size and bedroom count drive both rent and cost.

ITEM	VALUE
Bedrooms / baths	2 / 1
Target floor area	1,000 sq ft ◇
Size cap	1,000 sq ft ★
Realistic floor area	1,000 ◇
Recommended scheme	n/a

SECTION 4

Rent evidence

Your address is in Licton Springs, and the projection uses the nearest published rent table. The citywide figures below are the cross-source median of five published Seattle asking-rent series (2026-09-18); area figures scale that median by a neighborhood multiplier (1.04 — uses the Ballard · Fremont · Wallingford · Green Lake table (1.04) — no Licton Springs series exists) and are estimates (◇). Neighborhood multipliers blend HUD FY2026 SAFMR (2-bd, by ZIP), Zillow ZORI (Aug 2026, by ZIP), RentCafe (2026-08-31) and Zumper (2026-09-18) ratios to their own citywide base — a planning factor, not a published index. Rent is a bedroom-count figure, not a per-square-foot figure.

Projected monthly rent for your 2-bedroom unit: \$2,800 ◇ (Licton Springs; nearest published table: North Seattle (Ballard · Fremont · Wallingford · Green Lake table)).

The rent figure is scaled from apartment asking rents. A new detached cottage with its own yard and no shared walls often rents above the apartment average for the same bedroom count — but no published Seattle DADU-rent index exists to quantify the premium, so this projection states it rather than inventing one. Treat the band as the floor; a signed lease or a DADU-specific comp would sharpen it.

Source: Cross-source median of Seattle asking rents (Zillow, Zumper, Apartment List, Apartments.com/GPS Renting, RentCafe) — median of the five asking-rent series per bedroom count, rounded to \$25; the band high is the cross-source mean, the band low is 90% of the median. Asking-rent market figures, not a guaranteed lease price. Area figures scale the citywide medians with a neighborhood multiplier blended from HUD SAFMR, Zillow ZORI, RentCafe and Zumper ZIP/neighborhood ratios; every figure is an estimate (◇).

AREA	STUDIO	1 BED	2 BED	3 BED
Seattle (citywide)	1,475 ◇	1,950 ◇	2,700 ◇	3,675 ◇
Ballard · Fremont · Wallingford · Green Lake	1,525 ◇	2,025 ◇	2,800 ◇	3,825 ◇
Queen Anne · Magnolia	1,550 ◇	2,050 ◇	2,825 ◇	3,850 ◇
Greenwood · Phinney · Wedgwood · Ravenna · Northgate	1,425 ◇	1,900 ◇	2,625 ◇	3,575 ◇
Capitol Hill · Central District · Downtown	1,475 ◇	1,950 ◇	2,700 ◇	3,675 ◇
Beacon Hill · Columbia City · Mount Baker	1,350 ◇	1,775 ◇	2,450 ◇	3,350 ◇
Seward Park · Rainier Beach	1,325 ◇	1,750 ◇	2,425 ◇	3,300 ◇
West Seattle · Alki · Fauntleroy · Highland Park	1,425 ◇	1,875 ◇	2,600 ◇	3,525 ◇

SECTION 5

Cost basis

Design-and-build cost for a new Seattle DADU in 2025–2026: \$420–\$616 per sq ft design & build for a new Seattle DADU, 2025–2026 — hard construction \$375–\$550 per sq ft plus 12% soft costs (design, engineering, contractor overhead), before permits, studies & site prep, which are priced separately for this parcel; with a typical fee envelope added it sits inside the \$400–\$650 per sq ft turnkey band Seattle DADU builders published in 2025–2026 (the hard-cost split is this report's allocation of that turnkey figure, not a builder quote); site-specific adders are listed separately. Seattle builders publish \$400–\$650 per sq ft turnkey (design, permits, construction, utilities, site work); this band plus the fee stack in the next section is that turnkey figure itemised, so nothing is counted twice. Sources: Ballard Backyard Cottages — Cost to build a DADU in Seattle, 2025–2026 update; Maksymov Brownstone — Pre-approved DADU plans in Seattle (2026-07-23); Piper Cole Architects — Seattle backyard cottage complete guide 2026 (2026-06-01); Kolmo — Seattle ADU cost 2026 (2026-01-08); Emerald City Construction — DADU cost in Seattle (updated 2025-12). The working number is the midpoint; best case and recent-build figures sit beside it. A permit's declared value is the construction valuation SDCI uses to set the permit fee — typically the contractor's hard-cost figure, without design, permits, utility connection, site work or contingency — so it runs well below turnkey cost; it is shown for orientation, not as a cost basis.

ITEM	VALUE
Build cost — typical (working number, design & build)	\$518,500 ◇
of which hard construction (midpoint)	\$463,000 ◇
of which soft costs (12% of hard)	\$55,500 ◇
Best case	\$420,000 ◇
What recent Seattle builds are costing	\$616,000 ◇
Assumed added value (for tax)	\$518,500 ◇
Citywide DADU permit declared-value median (fee valuation, not turnkey cost)	\$196,270 ★

- longer utility runs and side-yard access (+\$8,000–\$20,000)
- side sewer repair or replacement (+\$8,000–\$25,000)

SECTION 6

Fee, tax & charge stack

One-time fees and recurring charges. Government permit fees are scaled from the SDCI 2026 fee schedule; the 2026 City and County rates apply to the capacity charge, drainage and levy. The system development charge (SDC) is the one-time sewer capacity component; the capacity charge is its recurring King County counterpart.

COST	ONE-TIME	RECURRING / YEAR
Government fees & permits	\$7,600 ◇	—
Pre-construction studies	\$3,550 ◇	—
Site prep	\$6,783 ◇	—
Total up-front fees (excl. construction)	\$17,933 ◇	—
King County sewer capacity charge	—	\$552 ★ (15 yrs)
SPU drainage (added cost)	—	\$0 — the parcel already pays its current tier, which a DADU does not change
Property tax on added value	—	\$990 ◇ / \$100k added (levy \$10 ★ / \$1,000)

SECTION 7

Financing & cash invested

The build is financed with a HELOC: 80% of the all-in build cost is borrowed at 7.25% over 20 years, modelled as a fixed-rate loan fully amortising from month 1 — a real HELOC is typically variable-rate and interest-only for a 10-year draw period before a 20-year repayment, and construction-period interest is not included. Cash invested is the money actually outlaid before the first rent arrives — the unfinanced share of the build, the one-time fees and the closing costs, not the borrowed principal.

A HELOC is capped at a combined loan-to-value (80%) of the home's current value net of the existing mortgage — here that is about \$617,600 of available HELOC room, so a \$414,800 loan is within a HELOC. The principal is repaid through the debt-service line and returned at sale, so it is equity, not loss. "Cash-on-cash" divides year-1 net by cash invested (\$129,929 ◇), so a negative number means the unit does not cover its debt service in year one — the equity is still building through the principal repayment, which is why the wealth position is the better lens.

ITEM	VALUE
Financing vehicle	HELOC ◇
Share of build financed	80% ◇
Amount financed	\$414,800 ◇
Monthly principal & interest	\$3,278 ◇

ITEM	VALUE
Unfinanced share of the build	\$103,700 ◇
Up-front fees (one-time)	\$17,933 ◇
Closing costs	\$8,296 ◇ (2% of the loan)
Cash invested	\$129,929 ◇

SECTION 8

A typical month in year one

Year-one figures divided by twelve; the lines sum exactly. The stabilised month (year two, no lease-up) nets -\$1,571 ◇.

LINE	PER MONTH
Rent	\$2,800 ◇
Vacancy	-\$168 ◇
Lease-up (year 1 only)	-\$233 ◇
Maintenance & repairs (7% of effective rent)	-\$168 ◇
Property management (8% of effective rent)	-\$192 ◇
Landlord insurance	-\$83 ◇
Seattle RRIO registration	-\$15 ◇
Property tax on the added value (levy 9.9/\$1,000)	-\$428 ◇
King County sewer capacity charge	-\$46 ◇
Debt service	-\$3,278 ◇
Net cash flow (year-1 average)	-\$1,811 ◇

SECTION 9

15-year cash-flow projection

Annual figures. Rent grows 2%/yr for the first 3 years and 3%/yr after; vacancy 6%; a 1-month lease-up in year one; maintenance 7% and property management 8% of effective rent; \$1,000 ◇ insurance and \$175 ◇ Seattle RRIO registration, both growing 3%/yr; property tax on the added value at 9.9/\$1,000, held flat; the \$552 ★ capacity charge for 15 years; SPU drainage added cost \$0. Financing: HELOC, 80% of the build at 7.25%, 20-yr amortization. The loan-balance column shows the equity each year's debt service is building.

YEAR	RENT	OPEX	DEBT SERVICE	NET	LOAN BALANCE	CUMULATIVE CASH
1	\$28,784 ◇	\$11,178 ◇	\$39,336 ◇	\$-21,730 ◇	\$405,217 ◇	\$-151,659 ◇
2	\$32,216 ◇	\$11,727 ◇	\$39,336 ◇	\$-18,847 ◇	\$394,916 ◇	\$-170,506 ◇
3	\$32,860 ◇	\$11,861 ◇	\$39,336 ◇	\$-18,337 ◇	\$383,842 ◇	\$-188,843 ◇
4	\$33,518 ◇	\$11,996 ◇	\$39,336 ◇	\$-17,814 ◇	\$371,938 ◇	\$-206,657 ◇
5	\$34,522 ◇	\$12,187 ◇	\$39,336 ◇	\$-17,001 ◇	\$359,143 ◇	\$-223,658 ◇
6	\$35,558 ◇	\$12,381 ◇	\$39,336 ◇	\$-16,159 ◇	\$345,388 ◇	\$-239,817 ◇
7	\$36,625 ◇	\$12,582 ◇	\$39,336 ◇	\$-15,293 ◇	\$330,602 ◇	\$-255,110 ◇
8	\$37,724 ◇	\$12,789 ◇	\$39,336 ◇	\$-14,401 ◇	\$314,707 ◇	\$-269,511 ◇
9	\$38,856 ◇	\$13,002 ◇	\$39,336 ◇	\$-13,482 ◇	\$297,621 ◇	\$-282,993 ◇
10	\$40,021 ◇	\$13,221 ◇	\$39,336 ◇	\$-12,536 ◇	\$279,255 ◇	\$-295,529 ◇
11	\$41,222 ◇	\$13,448 ◇	\$39,336 ◇	\$-11,562 ◇	\$259,511 ◇	\$-307,091 ◇
12	\$42,459 ◇	\$13,680 ◇	\$39,336 ◇	\$-10,557 ◇	\$238,288 ◇	\$-317,648 ◇
13	\$43,733 ◇	\$13,921 ◇	\$39,336 ◇	\$-9,524 ◇	\$215,474 ◇	\$-327,172 ◇
14	\$45,044 ◇	\$14,168 ◇	\$39,336 ◇	\$-8,460 ◇	\$190,950 ◇	\$-335,632 ◇
15	\$46,396 ◇	\$14,423 ◇	\$39,336 ◇	\$-7,363 ◇	\$164,588 ◇	\$-342,995 ◇

SECTION 10

Cash position vs wealth position

Two numbers answer two different questions. Cash position is the cumulative net cash flow — whether the unit pays its own way. Wealth position adds the part of the building you own after 15 years (its all-in cost basis minus any loan balance) — the same definition whether you pay cash or borrow, so repaying a loan is not a loss and paying cash is not worth nothing.

At 3%/yr appreciation the \$518,500 added value would be about \$807,806 by year 15 — a labelled scenario, not part of the cash or wealth lines.

Depreciation is a non-cash deduction: residential rental improvements are depreciated straight-line over 27.5 years, which lowers taxable income without changing the cash flow above (roughly \$18,855/yr on the \$518,500 added value).

Rental income is taxable; depreciation, mortgage interest, property tax and operating costs are typically deductible, so the tax result is usually better than the cash result. Confirm with a tax professional.

METRIC	VALUE
First-year net cash flow	\$-21,730 ◇
Stabilised net cash flow (year 2)	\$-18,847 ◇
15-year cash position (cumulative net)	-\$342,995 ◇
Loan principal repaid by year 15	\$250,212 ◇
Loan balance after 15 years	\$164,588 ◇
Owned value of the building (cost basis - loan balance)	\$353,912 ◇
15-year wealth position (cash + owned value)	\$10,917 ◇
Cash invested	\$129,929 ◇
Cash-on-cash (year 1)	-16.7 ◇% (year-1 net ÷ cash invested)
Cash-on-cash (stabilised, year 2)	-14.5 ◇%
Payback	beyond 15 years (~ year 29 on the same assumptions) ◇

SECTION 11

Sensitivity

Build cost, financing and rent each move the projection. The build-cost band is best / typical / recent; the cash column removes the debt service entirely; the rent columns hold rent $\pm 10\%$.

SCENARIO	RENT / MO	BUILD COST	YR-1 NET	PAYBACK YR	15-YR CASH	15-YR WEALTH
Best case	\$2,800 ◇	\$420,000 ◇	\$-13,291 ◇	beyond 15 years (~ year 24 on the same assumptions) ◇	\$-195,134 ◇	\$91,545 ◇
Typical	\$2,800 ◇	\$518,500 ◇	\$-21,730 ◇	beyond 15 years (~ year 29 on the same assumptions) ◇	\$-342,995 ◇	\$10,917 ◇
Recent Seattle builds	\$2,800 ◇	\$616,000 ◇	\$-30,099 ◇	beyond 30 years ◇	\$-489,590 ◇	-\$69,127 ◇
Cash purchase	\$2,800 ◇	\$518,500 ◇	\$17,606 ◇	beyond 15 years (~ year 20 on the same assumptions) ◇	\$-159,459 ◇	\$359,041 ◇
Rent -10%	\$2,525 ◇	\$518,500 ◇	\$-24,133 ◇	beyond 30 years ◇	\$-390,543 ◇	-\$36,631 ◇
Rent +10%	\$3,075 ◇	\$518,500 ◇	\$-19,327 ◇	beyond 15 years (~ year 27 on the same assumptions) ◇	\$-295,449 ◇	\$58,463 ◇

SECTION 12

Your unit under construction

A unit is already being built on this lot, and permit 7132938-CN declares a construction value of \$202,684 ★. Here is the real ROI on that unit, using that declared value as the cost basis rather than a hypothetical new build.

The declared value is the amount the owner told the City the build would cost, so it is the honest basis for this unit's return — likely well under the \$518,500 all-in figure a new build would carry. The unit is already 55% of the way to rent, so the holding-period math is shorter and the returns lean more favorable than the greenfield projection above.

METRIC	VALUE
Declared construction value	\$202,684 ★
Projected rent	\$2,800 ◇ / mo
First-year net cash flow	\$5,348 ◇
15-year cash position	\$131,391 ◇
Owned value of the unit after 15 years	\$138,346 ◇
15-year wealth position	\$269,737 ◇
Payback year	7 ◇

SECTION 13

Site risks to the projection

- From the study's open items — these can change cost and timeline, and therefore returns.
- A unit is already under construction on this lot: A detached unit is already under construction on this lot (permit 7132938-CN, issued 2026-05-12). if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain, and the second unit may be attached or detached (SMC 23.42.022.D).
 - A heating-oil tank was left in the ground on this lot: Permit 3-52901: a 300-gallon HEATING OIL tank, then about 30 years old, was abandoned in place — decommissioned but left in the ground on 2004-06-21, left unfilled. Recorded at [address withheld]. An abandoned-in-place tank is still in the ground: it constrains excavation and is a disclosure item on sale. Source: Residential underground storage tank (UST) decommissioning permits, Seattle Fire Department (Seattle Open Data) (permits issued 1996 through 2026-09-22, snapshot dated 2026-09-23). Locate it before the footprint is fixed — a tank found during excavation becomes a removal, and a leaking one a soil remediation, in the middle of the permit. It is also a disclosure item on any future sale and lenders ask about it.
 - Large tree at or over the likely footprint: Commission an arborist to tier the tree and draw the root protection area. A Tier 2 tree is removable only as part of the development permit where coverage/width/construction require it (SMC 25.11.070.A.1), with replacement or a payment in lieu (25.11.090 / 25.11.110); a heritage tree (Tier 1) may not be removed unless hazardous or an emergency.

- Utility connection charges not yet quoted: Rate structure is known; SPU finalizes side-sewer, drainage SDC and water dollars at application.
- Exact DADU-to-house separation: Modeled at 5 ft; confirm the binding figure with SDCI before final siting.
- A DADU permit already exists on this parcel: if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain; confirm the remaining capacity against the permitted design.

SECTION 14

What would change this verdict

- A higher achievable rent on this block — the projection uses a neighborhood band, not a signed lease, and a new detached cottage often clears the apartment average.
- A lower build cost, most likely a conversion of an existing structure instead of new construction.
- Cash instead of financing, which removes the debt service that dominates the early years.
- A different unit mix — a third bedroom raises rent and cost together — or a shorter holding horizon.

SECTION 15

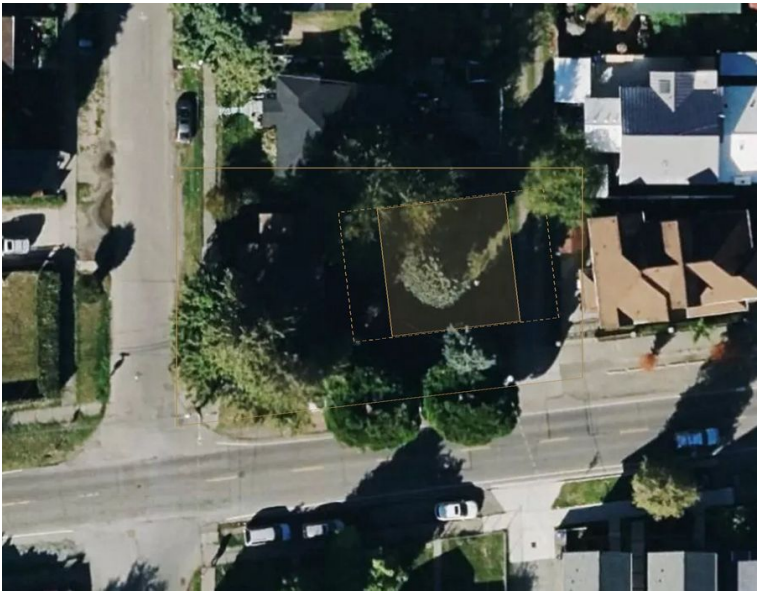
Worked examples from real Seattle lots

Three real Seattle lots run through this same report, so you can see how the analysis lands on lots like yours.

Beacon Hill · 5,700 sq ft · NR — Rents about \$2,450 a month

Fit check	New detached unit fits the measured clear zone (1,000 sq ft footprint) ★
Projected rent	\$2,450 / mo ◇
Build cost (all-in, typical)	\$518,500 (best \$420,000 – recent \$616,000) ◇
Payback year	beyond 30 years ◇
Cash-on-cash (year 1)	-19.1% ◇

A 2 bed / 1 bath, ~1,000 sq ft DADU on this Beacon Hill lot projects to rent for about \$2,450 a month and cost roughly \$518,500 (best \$420,000 – recent \$616,000) to build, financed with a HELOC. The detached unit fits the measured clear zone, so new construction is the realistic path. Even so, payback is beyond 30 years and -19.1% — the debt service dominates the early years. The projection is a planning scenario, not a promise; pull the financing lever first, because cash versus HELOC moves the return more than rent. Re-run it free with your real rate.

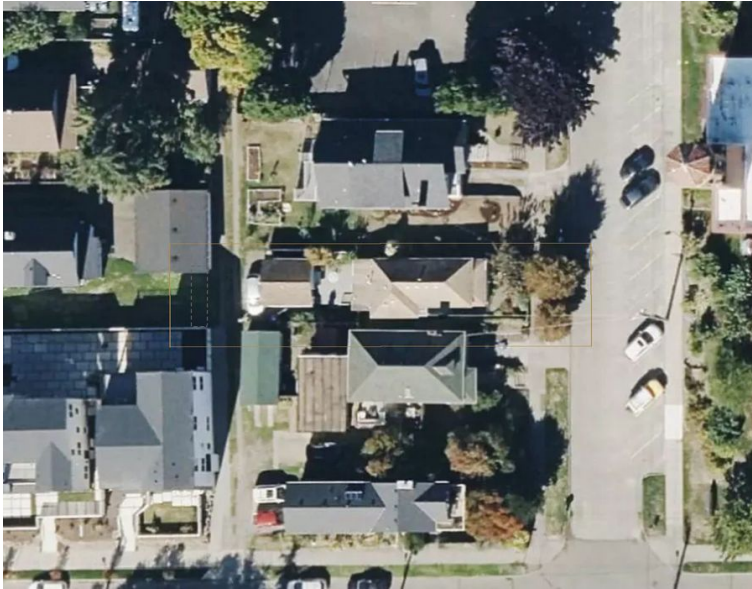


Aerial with the report's measured overlays drawn to scale.

Ballard · 2,550 sq ft · NR — No detached fit — conversion path

Fit check	A new detached DADU does NOT fit the measured clear zone — see the verdict ★
Projected rent	\$2,800 / mo ◇
Build cost (all-in, typical)	\$518,500 (best \$420,000 – recent \$616,000) ◇
Payback year	beyond 15 years (~ year 29 on the same assumptions) ◇
Cash-on-cash (year 1)	-15.9% ◇

On this Ballard lot the site analysis measured a clear zone below a usable detached footprint, so a new detached DADU does not fit — the projection is a planning scenario for an attached ADU or a conversion. A 2 bed / 1 bath, ~1,000 sq ft unit projects to rent for about \$2,800 a month and cost roughly \$518,500 (best \$420,000 – recent \$616,000) to build, lower because a conversion or attached unit is the assumed path. Payback is beyond 15 years (~ year 29 on the same assumptions), and year-one cash flow is negative under financing. Order the full feasibility report before spending on design.



Aerial with the report's measured overlays drawn to scale.

SECTION 16

What to do next

1. Re-run this projection with your real numbers — free, and it takes a minute — at [/dadu-rental-roi?address=Owner's Property · Licton Springs \(address Withheld\), Seattle, WA&program=2%20bed%20%2F%201%20bath%2C%20~1%2C000%20sq%20ft&financing=heloc&financedPct=80&ratePct=7.25&termYears=20](#).
2. Decide cash vs financing; it moves the cash flow more than any other single input.
3. Order the \$149 customized feasibility report for the zoning, tree, utility and fee specifics behind these numbers, at [/feasibility-report](#).

SECTION 17

How every line is calculated

One plain sentence per line, in the order the numbers appear; the same sentences the free calculator prints for the same inputs.

- Rent \$2,800/mo is the 2-bedroom asking-rent figure for the area, growing 2%/yr for the first 3 years and 3%/yr after.
- Vacancy \$168/mo is 6% of gross rent.
- Lease-up \$233/mo is 1 month of rent lost in year 1 while the unit is first let, spread over 12 months.
- Maintenance & repairs \$168/mo is 7% of effective rent.
- Property management \$192/mo is 8% of effective rent.
- Landlord insurance \$83/mo is a \$1,000/yr standalone ADU policy, growing 3%/yr.
- Seattle RRIO registration \$15/mo is \$175/yr, growing 3%/yr.

- Property tax \$428/mo is the 9.9/\$1,000 King County levy on the \$518,500 added value (\$5,133/yr), held flat because appreciation is not in the base case.
- King County sewer capacity charge \$46/mo is the fixed \$552/yr a DADU pays for 15 years.
- Debt service \$3,278/mo is the payment on a \$414,800 loan (80% of the build cost) at 7.25% over 20 years, modelled as a fixed-rate loan fully amortising from month 1 — a real HELOC is typically variable-rate and interest-only for a 10-year draw period before a 20-year repayment, and construction-period interest is not included; a HELOC is capped at 80% combined loan-to-value of the home's value net of the existing mortgage (about \$617,600 of room here).
- Net \$-1,811/mo is rent minus vacancy, lease-up, operating expenses and debt service — a year-1 average; the stabilised month (year 2, no lease-up) is \$-1,571.
- Cash invested \$129,929 is the unfinanced \$103,700 of the build cost plus \$17,933 of one-time permits, studies and site prep and \$8,296 closing (2% of the loan).
- Cash-on-cash -16.7% is year-1 net (\$-21,730, including the lease-up month) ÷ cash invested; stabilised -14.5% uses year 2.
- Payback is the first year the cumulative cash position turns positive: beyond 15 years (~ year 29 on the same assumptions).
- The 15-year cash position \$-342,995 is the cumulative net cash flow; the wealth position \$10,917 adds the \$353,912 you own of the building (cost basis minus the \$164,588 loan balance). At 3%/yr appreciation the \$518,500 added value would be about \$807,806 by year 15 — a labelled scenario, not part of the cash or wealth lines.
- Utilities are assumed tenant-paid; depreciation and income tax are not in the cash line. Every figure is an estimate (◇).

SECTION 18

Sources

- Cross-source median of Seattle asking rents (Zillow, Zumper, Apartment List, Apartments.com/GPS Renting, RentCafe) — <https://www.zillow.com/rental-manager/market-trends/seattle-wa/> (2026-09-18; median of the five asking-rent series per bedroom count, rounded to \$25; the band high is the cross-source mean, the band low is 90% of the median)
- Zumper — Seattle rent research — <https://www.zumper.com/rent-research/seattle-wa> (2026-09-18)
- Apartment List — Seattle rent report — <https://www.apartmentlist.com/rent-report/wa/seattle> (2026-09-18)
- Apartments.com via GPS Renting — Seattle rental market analysis, September 2026 — <https://gpsrenting.com/seattle-rental-market-analysis-september-2026/> (2026-09-08)
- RentCafe / Yardi Matrix — Seattle average rent — <https://www.rentcafe.com/average-rent-market-trends/us/wa/seattle/> (2026-08-31)
- HUD FY2026 Small Area Fair Market Rents by ZIP (reference only) — <https://section8hq.com/fair-market-rent/washington/king-county/> (2026-09-18)
- Zillow Observed Rent Index (ZORI) by ZIP, August 2026 — <https://www.zillow.com/research/data/> (2026-09-18)
- Ballard Backyard Cottages — Cost to build a DADU in Seattle, 2025–2026 update — <https://ballardbackyardcottages.com/cost-to-build-a-dadu-in-seattle-2025-2026-update/> (2026-09-21)
- Maksymov Brownstone — Pre-approved DADU plans in Seattle (2026-07-23) — <https://www.mbremodels.com/pre-approved-dadu-plans-in-seattle-what-they-save-what-they-dont-and-why-2026-is-an-unusual-year-to-decide/> (2026-09-21)
- Piper Cole Architects — Seattle backyard cottage complete guide 2026 (2026-06-01) — <https://pipercolearchitects.net/seattle-backyard-cottage-complete-guide-2026/> (2026-09-21)
- Kolmo — Seattle ADU cost 2026 (2026-01-08) — <https://www.kolmo.io/blog/how-much-does-it-cost-to-build-an-adu-in-seattle-2026-guide> (2026-09-21)

- Emerald City Construction — DADU cost in Seattle (updated 2025-12) — <https://www.emeraldcitybuild.com/blog/how-much-does-a-detached-accessory-dwelling-unit-cost-in-seattle-wa-and-the-eastside> (2026-09-21)
- Bankrate — HELOC rates (national average 7.11%) — <https://www.bankrate.com/home-equity/heloc-rates/> (2026-09-16) — financing rate default
- Kidder Mathews — Seattle multifamily Q2 2026 (vacancy 6.7%) — <https://kidder.com/trend-articles/q2-2026-seattle-puget-sound-apartment-market-dynamics/> (2026-09-18) — vacancy
- CoreVest — maintenance & capex budgeting norms — <https://www.corevestfinance.com/maintenance-budgeting-capex/> (2026-09-18) — maintenance
- Rexmont — Seattle property-management fees 2026 — <https://rexmont.com/property-management-cost-seattle> (2026-09-18) — management
- Experian — insuring an accessory dwelling unit — <https://www.experian.com/blogs/ask-experian/how-do-you-insure-accessory-dwelling-unit/> (2026-09-18) — insurance
- King County Assessor — 2026 levy rates — <https://kingcounty.gov/en/dept/assessor/buildings-and-property/property-taxes/property-tax-overview/2026-taxes> (2026-09-18) — property tax
- King County — sewer capacity charge 2026 (\$77.99/RCE/mo; DADU 0.59 RCE) — <https://kingcounty.gov/en/dept/dnrp/waste-services/wastewater-treatment/sewer-system-services/capacity-charge/about> (2026-09-18) — capacity charge
- Zillow Research — ZORI (Seattle, Aug 2026) — <https://www.zillow.com/research/data/> (2026-09-18) — rent growth
- City of Seattle / King County public records — Parcel, zoning, permits and assessor data behind the study
- Seattle Public Utilities / King County — Drainage tiers and sewer capacity charge (2026)
- King County levy rate table — 2026 consolidated levy rate

NEXT STEP

The full feasibility study is the natural next step.

This report answers one focused question. The customized Seattle DADU feasibility study walks through the whole lot, chapter by chapter:

- 1 · Executive Summary
- 2 · Property Overview
- 3 · Regulatory Framework
- 4 · Site Constraints & Hazards
- 5 · Site Access
- 6 · Buildable Area Analysis
- 7 · Concept Schemes
- 8 · Government Fees: What It Costs
- 9 · Property Tax & Separate Sale (Washington)
- 10 · Permitting: How Long It Takes
- 11 · Action Items: What to Do, in Order
- 12 · References / Source Index
- 13 · Feasibility Score Methodology

Marker policy: every ★ figure carries a primary-source citation; ◇ figures are estimates to confirm with SDCI or a licensed professional.

Order the customized feasibility report at <https://seattledadufeasibility.com/feasibility-report> — \$149.