



Property Improvement

The Sakura Group can help you maximize the value of your property. Whether it's dividing a lot and building a second house to sell or creating a plan to turn your home into multiple, income-earning apartments we can help you turn your property into a good long-term investment. Our experience with a wide range of small-scale development projects can help you focus your investment goals and create opportunity you might not have known existed. Whether you are on the lookout for income property or simply want to get more out of what you already own, the Sakura Group has the knowledge to help your project succeed. Let us guide you through the tricky real estate world and help get the most out of your property.

Examples of potential projects:

1. Single-family home on a 5000 sf lot in the R2 zone.
 - Divide the lot into two 2500 sf lots, with your residence on one of them
 - Design and build a rental property with a full sized apartment over a basement studio.
 - Potential cost: \$100- \$130 per square foot of built area (unit 1: 1200 sf, unit 2: 400 sf), total \$150,000-\$200,000
 - Cash required: \$50,000-\$75,000 (based on a construction loan of 70% of the value of the completed building)
 - Monthly rents: \$1200 – larger unit, \$500 smaller unit, total \$1700 per month
 - Monthly payments for mortgage (based upon 6%, 30 year loan), taxes and insurance: \$800-\$1000
 - Results: Add income earning property that is easy to manage and nets \$700-\$900 per month
2. Single-family home of 2400 sf on a 5000 sf lot in the R5 zone.
 - Add an 800 sf 2 bedroom accessory dwelling on your lot
 - Potential cost: \$100-\$130 per square foot, total \$80,000 to \$100,000
 - Cash required: \$25,000 to \$30,000 (based on a construction loan of 70% of the value of the completed building)
 - Monthly rent: \$1000
 - Monthly payments for mortgage (based upon 6%, 30 year loan), taxes and insurance: \$500-\$700
 - Results: Add a garden cottage to your home that can earn \$300-\$500 per month