2. Zoning check

ADDRESS
1240 GRANT ST, BELLINGHAM

PARCEL NUMBER
3803314604890000

LOT SIZE
4,474 SF (0.10 acres)
Measured from the county parcel outline. County legal acreage: 0.1 ac

APPROX. DIMENSIONS
40 ft wide × 112 ft deep
Street side: nearest side to the GRANT ST centerline

ZONING
RS3.0 – RES SGL 3.0
Zoning shown is the County Assessor's zoning field on this parcel. For city parcels it normally mirrors the city's zone, but confirm on the City of Bellingham zoning map.

JURISDICTION
Bellingham
County incorporated-cities layer

COUNTY ASSESSED VALUE
$473,614
Land $278,528 · Building $195,086

EXISTING HOUSE
848 SF living area · built 1921 · 1 STY
Use: RES 1 BDRM

ADU RULES WE FOUND (CITY OF BELLINGHAM RULES ONLY)

- Up to **2 ADUs per lot**, each up to **1,000 SF** (BMC 20.10.036; permanent ADU ordinance 2025-12-035, in effect since Dec 23, 2025).
- Detached ADU setbacks: **front 10 ft, interior side 5 ft, rear 0 ft** (0 ft at an alley). Height limit **24 ft**.
- No off-street parking and no owner-occupancy required. Street frontage improvements are not required for ADUs (BMC 20.10.036(B)(5)(b)).
- Interim middle-housing ordinance 2025-12-032 allows up to 4 units per lot (6 near a major transit route or with 2 affordable units). **It expires Dec 4, 2026**; Council hears an extension on Nov 2, 2026.
- Interim landmark-tree ordinance 2026-08-020 (to Mar 26, 2027): healthy trees 36 inches or more across need city approval to remove.

CAN'T CONFIRM FROM PUBLIC MAPS

- Whether the city zoning map matches the county zoning field (RS3.0)
- Lot coverage and floor-area limits
- Critical areas, steep slopes, wetlands, streams
- Easements and utility and sewer locations or capacity
- Historic district rules
- Trees on the lot
- Corner-lot street-side setbacks
- Whether a short plat (lot split) is possible. In Bellingham a short plat can trigger full street frontage improvements (BMC 13.08.030(B)(2))

Check these with the city before you spend money.

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4. How many ADUs fit?

SITE PLAN (DRAWN TO SCALE; ROTATED SO THE STREET IS AT THE BOTTOM; 2024 COUNTY AERIAL BEHIND)



Lot line Setback line Existing house ADU (drag to move)

House position is approximate (the county has no building footprints). Drag the gray box to match the aerial photo, drag its corner dot to resize it, or type the width and depth in the questions. The fit check updates as you move it.

ADU 1 (24×19 ft footprint): **passes setbacks and separation**
ADU 2 (24×19 ft footprint): **passes setbacks and separation**

Trees: not checked. Bellingham protects landmark trees 36 inches or larger; have a site visit confirm.

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See what ADUs could add to your Whatcom County lot

Setbacks: Bellingham detached ADU rules (front 10, side 5, rear 0). Not checked here: lot coverage/FAR, height, parking, utilities and sewer location, easements, slopes, critical areas, historic districts. Footprint = living area ÷ stories.

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6. Results

Plan: **Compare selling vs renting** · 2 ADUs × 920 SF · build $200/SF · buying at $475,000

A. EXISTING HOUSE AFTER THE ADUS ARE BUILT

Remaining house value (sold after the short plat)	$426,253

Assumption: Default = today's county value ($473,614) minus a 10% haircut, or $426,253. It doesn't change with the price you pay, so paying more shows up as lower profit.

B. VALUE OF EACH NEW ADU (920 SF AT $350 / $400 / $450 PER SF)

Unit	Low	Base	High
ADU 1	$322,000	$368,000	$414,000
ADU 2	$322,000	$368,000	$414,000
All new units	**$644,000**	**$736,000**	**$828,000**

Finished $/SF is an assumption ($350–$450), not a comparable sale.

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C. TOTAL DEVELOPMENT COST

Purchase price	$475,000
Closing costs (2.0%)	$9,500
Hard cost: 1,840 SF × $200/SF	$368,000
Site prep / demo	$10,000
Contingency (10.0% of hard)	$37,800
Design / architecture	$30,000
Permits ($7,500 per ADU)	$15,000
Utility connection fees	$14,000
School impact fee	$5,000
Survey / legal	$15,000
Short plat (not included)	$0
Financing: interest during the 12-month design + build	$35,996
Carry: property tax + insurance (12 months at $5,920/yr)	$5,920
Total project cost	**$1,021,216**
Your cash in (25.0% down + closing + carry)	$293,866
Loans (75.0% of purchase and build)	$727,350



Purchase: $475,000
Closing: $9,500
Hard cost: $378,000
Contingency: $37,800
Soft costs: $79,000
Interest + tax/ins: $41,916

d. Sell case: sell everything after 12 months

12-month ROI (base)	ROI range	Profit (base)
28.2%	**-1.5% to 58.0%**	**$82,924**

Break-even build cost
$240/SF

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At these inputs the project makes $82,924 in 12 months (4 design/permit + 8 build), 28.2% on your cash.

Sale value low / base / high	$1,070,253 / $1,162,253 / $1,254,253
Net after 5.0% sale cost (base)	$1,104,140

Short plat: selling units separately needs a short plat or condo split, which needs city approval and is **not confirmed**. Cost: not included.

ROI BY BUILD COST AND SALE PRICE

Build cost	Low $350/SF	Base $400/SF	High $450/SF
$150/SF	37.0% $98,622	69.8% $186,022	102.5% $273,422
$175/SF	16.8% $47,073	48.0% $134,473	79.2% $221,873
$200/SF (base, Muljat Group default)	-1.5% -$4,476	28.2% $82,924	58.0% $170,324
$225/SF	-18.2% -$56,025	10.2% $31,375	38.6% $118,775
$250/SF ≈ break-even ($240)	-33.5% -$107,573	-6.3% -$20,173	20.9% $67,227
$275/SF	-47.5% -$159,122	-21.4% -$71,722	4.7% $15,678
$300/SF	-60.5% -$210,671	-35.4% -$123,271	-10.3% -$35,871
$325/SF	-72.5% -$262,220	-48.3% -$174,820	-24.2% -$87,420
$350/SF	-83.6% -$313,768	-60.3% -$226,368	-37.0% -$138,968
$375/SF	-93.9% -$365,317	-71.4% -$277,917	-49.0% -$190,517
$400/SF	-103.5% -$416,866	-81.8% -$329,466	-60.1% -$242,066

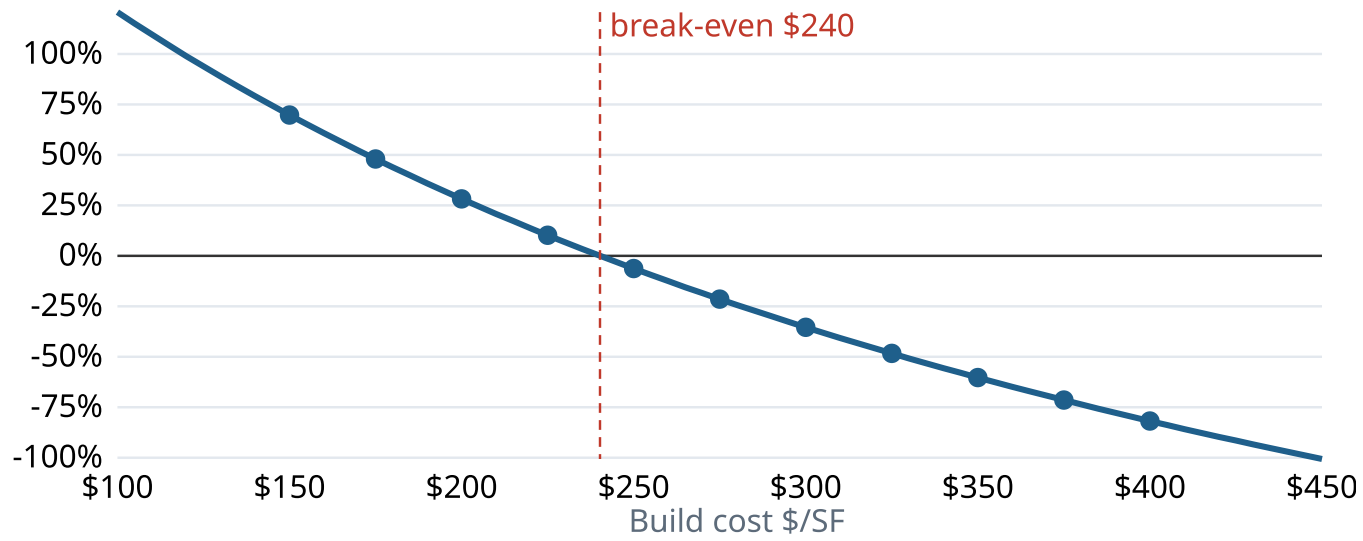
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ROI VS BUILD COST (BASE)



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e. Rent and hold case

Can't tell yet. Enter rent per ADU, exit cap rate, operating expenses in step 5 to see the rent case. We don't guess rents or cap rates.

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Sell vs rent, side by side

Enter the rent inputs in step 5 to compare. Can't tell yet.

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7. Sensitivity: build cost × remaining house value

Sale case: Base, new units at $400/SF × 1,840 SF. Today's value basis $473,614. Same model as step 6.

House value (% of today's value)	$150/SF	$175/SF	$200/SF (base)	$225/SF	$250/SF	$275/SF	$300/SF	$325/SF	$350/SF	$375/SF	$400/SF
$331,530 70%	36.0% $96,035	15.9% $44,486	-2.4% -$7,063	-19.1% -$58,612	-34.3% -$110,160	-48.3% -$161,709	-61.2% -$213,258	-73.2% -$264,807	-84.3% -$316,355	-94.6% -$367,904	-104.2% -$419,453
$378,891 80%	52.9% $141,028	31.9% $89,479	12.9% $37,930	-4.4% -$13,619	-20.3% -$65,167	-34.9% -$116,716	-48.3% -$168,265	-60.7% -$219,814	-72.3% -$271,362	-83.0% -$322,911	-93.0% -$374,460
$426,253 90% · current	69.8% $186,022	48.0% $134,473	**28.2%** **$82,924**	10.2% $31,375	-6.3% -$20,173	-21.4% -$71,722	-35.4% -$123,271	-48.3% -$174,820	-60.3% -$226,368	-71.4% -$277,917	-81.8% -$329,466
$473,614 100%	86.6% $231,015	64.0% $179,466	43.5% $127,917	24.8% $76,368	7.7% $24,820	-8.0% -$26,729	-22.5% -$78,278	-35.9% -$129,827	-48.3% -$181,375	-59.9% -$232,924	-70.6% -$284,473
$520,975 110%	103.5% $276,008	80.1% $224,459	58.8% $172,910	39.5% $121,361	21.7% $69,813	5.5% $18,264	-9.6% -$33,285	-23.4% -$84,834	-36.3% -$136,383	-48.3% -$187,931	-59.5% -$239,480

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8. Report and numbers

ASSUMPTIONS USED

Group	Item	Value	Source / note
Purchase / value	Purchase price ($)	$475,000	What you would pay. Default: the county assessed value, not a market price.
Purchase / value	Closing cost (% of price)	2.0%	Escrow, title, lender fees
ADUs	Number of ADUs	2	From the site plan: the number that fits (override in step 4)
ADUs	Living area per ADU (SF)	920	Bellingham max 1,000 SF
ADUs	Base build cost ($/SF)	$200	Muljat Group default $200/SF; build-cost table runs $150 to $400 in $25 steps (edit below in step 5)
ADUs	Site prep / demo ($)	$10,000	Placeholder $10,000
ADUs	Contingency (% of hard cost)	10.0%	Default 10%
Soft costs	Design / architecture ($)	$30,000	Default $30,000
Soft costs	Permits per ADU ($)	$7,500	Default $7,500 per ADU ($15,000 for two). Scaled by ADU count: our assumption.
Soft costs	Utilities / connection fees (SDC) ($)	$14,000	Default $14,000
Soft costs	School impact fee ($)	$5,000	Default $5,000
Soft costs	Survey / legal ($)	$15,000	Default $15,000
Soft costs	Short plat cost ($)	$0	Default $0: NOT included. Enter survey, plat, and frontage-improvement costs.
Financing and timing	Down payment (% of purchase and build)	25.0%	Default 25%
Financing and timing	Interest rate (interest-only, %)	7.5%	Default 7.5%
Financing and timing	Design + permit months	4	Default 4
Financing and timing	Build months	8	Default 8
Financing and timing	Property tax + insurance per year during design and build ($/yr)	$5,920	Placeholder: 1.25% of county value per year. Scaled to the actual design + build months.
Sale value after the build	Cost to sell (% of sale)	5.0%	Default 5%

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Rent and hold	Rent per ADU ($/month)	can't tell (not entered)	Can't tell: enter a market rent for one ADU. No rent data is built in.
Rent and hold	Rent for the existing house ($/month)	can't tell (not entered)	Blank or 0 if you live there or leave it empty.
Rent and hold	Vacancy (%)	5.0%	Default 5%. Reported, not verified: Landmark about 4.2%, county about 5.5% stabilized.
Rent and hold	Operating costs (% of collected rent, before tax and insurance)	can't tell (not entered)	Can't tell: enter management, repairs, utilities you pay, reserves.
Rent and hold	Property tax + insurance per year once rented ($)	$5,920	Placeholder: 1.25% of county value. Taxes will rise after the ADUs are built.
Rent and hold	Long-term loan rate (%)	7.5%	Default = the build loan rate (7.5%). The build loans roll into a 30-year loan.
Rent and hold	Hold period (years)	5	Default 5; try 5 to 10
Rent and hold	Rent growth per year (%)	0.0%	Default 0% (no growth assumed). Costs grow at the same rate.
Rent and hold	Cap rate for the value and sale ($ of rent ÷ value, %)	can't tell (not entered)	Can't tell: enter a cap rate from a broker or appraisal.
Sale value	Finished new-unit $/SF low / base / high	$350 / $400 / $450	Muljat Group estimate, not comps
Sale value	Remaining house value	$426,253	Default = today's county value ($473,614) minus a 10% haircut, or $426,253. It doesn't change with the price you pay, so paying more shows up as lower profit.

DASHBOARD NUMBERS

Plan	Compare selling vs renting
Jurisdiction	Bellingham
Zoning	RS3.0
Lot SF	4,474
ADUs	2
SF per ADU	920
Owned	no
Purchase price	$475,000
Closing costs (2.0%)	$9,500
Hard cost: 1,840 SF × $200/SF	$368,000
Site prep / demo	$10,000
Contingency (10.0% of hard)	$37,800

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Design / architecture	$30,000
Permits ($7,500 per ADU)	$15,000
Utility connection fees	$14,000
School impact fee	$5,000
Survey / legal	$15,000
Short plat (not included)	$0
Financing: interest during the 12-month design + build	$35,996
Carry: property tax + insurance (12 months at $5,920/yr)	$5,920
Total project cost	$1,021,216
Cash in	$293,866
Remaining house value	$426,253
ADU value each low/base/high	$322,000 / $368,000 / $414,000
Sale value low/base/high	$1,070,253 / $1,162,253 / $1,254,253
Sell profit (base)	$82,924
Sell ROI 12-mo base	28.2%
Sell ROI range	-1.5% to 58.0%
Break-even build cost	$240/SF
ROI at build $150/SF (base sale)	69.8% / profit $186,022
ROI at build $175/SF (base sale)	48.0% / profit $134,473
ROI at build $200/SF (base sale) [base]	28.2% / profit $82,924
ROI at build $225/SF (base sale)	10.2% / profit $31,375
ROI at build $250/SF (base sale)	-6.3% / profit -$20,173
ROI at build $275/SF (base sale)	-21.4% / profit -$71,722
ROI at build $300/SF (base sale)	-35.4% / profit -$123,271
ROI at build $325/SF (base sale)	-48.3% / profit -$174,820
ROI at build $350/SF (base sale)	-60.3% / profit -$226,368
ROI at build $375/SF (base sale)	-71.4% / profit -$277,917
ROI at build $400/SF (base sale)	-81.8% / profit -$329,466
Rent case	can't tell: missing rent per ADU, exit cap rate, operating expenses

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