

**Camden 1325 South Capitol**  
**Affordable Dwelling Unit Analysis**

<b>Affordable Dwelling Unit</b>		<b>Market Rate Unit</b>
<i>Assumes \$1,000 Rent per Month</i>		
Average Annual Revenue per Unit:	\$12,000	\$31,420
<u>Annual Operating Expenses per Unit:</u>	<u>(\$8,000)</u>	<u>(\$8,000)</u>
Average Annual Operating Margin per Unit:	\$4,000	\$23,420
Capitalization Rate:	0.06	0.06
Income Value:	\$66,667	\$390,333
Average Unit Cost to Build:	<u>(\$358,000)</u>	<u>(\$358,000)</u>
<b>Net Value</b>	<b>(\$291,333)</b>	<b>\$32,333</b>

***Thus, it would take 9 market units to offset the cost of 1 ADU.***