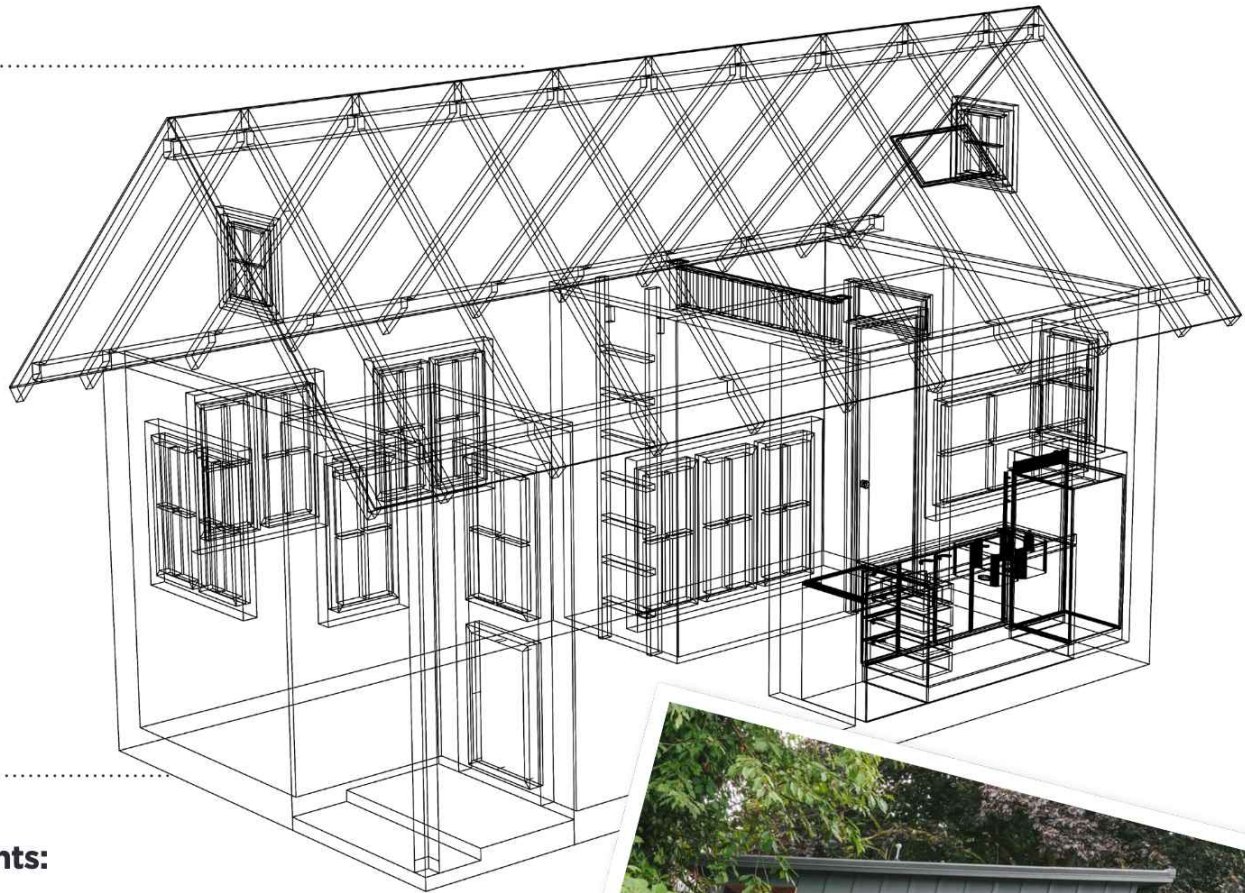


# ACCESSORY DWELLING UNITS

Often known as granny flats, in-law apartments or cottages, these small units have a variety of uses for housing, work and play.

An ADU is a small unit either attached to a main home or a freestanding unit on the main home's property. Sometimes they are a converted garage or attic space. They are generally 600 to 1,000 square feet and have one or two bedrooms, a kitchen and a living room.



## Common Occupants:

- College Students and Grown Children
- Extended Family
- Senior Citizens
- Onsite Caregivers



**Rick McDowell and  
Jimmy McDowell**  
Principal Broker / Broker

*Premiere*  
**PROPERTY**  
*Group, LLC*

**Premiere Property Group LLC**  
1500 NW Bethany Blvd.  
Suite 190  
Beaverton, Oregon 97006  
(503) 887-0597



rick@rickmcdowell.com  
www.RickMcDowell.com  
(503) 688-1945 | Jimmy@RickMcDowell.com

# FINANCIAL BENEFITS of Accessory Dwelling Units

## Rental Income

This can be an option to help pay the mortgage on the main home or a way to get some extra cash.

## Reduced Expenses

An ADU is considered part of the main home; it cannot be bought or sold like a condo. There is no cost for the land, major infrastructure or structured parking.

## Increased Property Value

The ADU's kitchen, bathroom and bedrooms are viewed as additions to the primary home. In some cases the value can rise by 35%.<sup>1</sup>

There are now over  
**1.4 MILLION**  
ADUs in the United States,  
with most in the South  
and West regions of  
the country.<sup>2</sup>



## OTHER BENEFITS:

### Employees

Many workers are still working a hybrid schedule. An ADU can be a private, quiet place to work from home.

### Athletes and Hobbyists

A small, comfortable space allows one to work out or pursue a hobby away from the activity of the main house.

Sources: 1. REALTOR.com, 2. FREDDIE MAC

## PROPERTY MANAGEMENT SPOTLIGHT

*"I have used Residential Property Management for our family's rental homes for several years. They keep owners well informed, rental rates up-to-date with the market, handle the inevitable "middle of the night" emergencies and find good quality tenants. If you are currently a landlord, or are considering real estate as an investment, I highly recommend RPM for the great job they do!"*

~ Rick McDowell



Ph: (503) 245-4415  
Danielle@RPMPDX.com  
www.RPMPDX.com

Since 1990, Residential Property Management, Inc. has provided full-service Property Management in the Portland Metro area, specializing in single-family homes, condos, townhomes, plexes, and A.D.U.'s. They build personal relationships with their owners, tenants, and vendors and utilize the most updated technology to enhance client relationships. In addition, their team is knowledgeable and current on the changing laws of Oregon Landlord Tenant Law, the City of Portland's F.A.I.R. requirements, and Fair Housing laws. They are locally owned and owner-operated, with a qualified team of professionals to serve you. Contact Danielle at 503-245-4415 for more information and to request a free rent analysis.

