

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	DR - Duplex Residential	RS 60 - Single Family Residence	Mill District: Urban Living
Annual Operating Revenues	\$16,122	\$15,497	\$16,647
Annual Operating Expenses	\$7,983	\$7,308	\$15,316
<b>Net Surplus (Deficit)</b>	<b>\$8,139</b>	<b>\$8,190</b>	<b>\$1,331</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$1,651,968	\$1,580,985	\$1,961,712
Residential Development Value (per unit)	\$360,000	\$315,000	\$144,000
Residential Development Value (per acre)	\$2,304,000	\$2,205,000	\$2,880,000
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	5	5	14

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.01%	0.01%	0.04%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.5%	0.6%	1.6%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan