From: Jacob Acosta
To: DCG Strategies Listings
Subject: Proposal Submission – 96 Macmillan Ave, Ventura, CA
Date: Thursday, December 4, 2025 9:52:26 AM

Dear DCG Strategies / Ventura Unified School District Team,

I am writing to submit a proposal for the redevelopment of **96 Macmillan Ave, Ventura, CA 93001**, in response to the currently open Request for Proposals (RFP) for this property.

My vision is to transform the site into a **sustainable modular micro-community**, emphasizing modern, efficient, and community-oriented design. Key features of the proposal include:

- High-density modular / container-based housing (with 70+ units), complemented by Boxabl and geodesic-dome living options.
- A mixed-use development integrating community, creative, and shared amenities, with carefully planned green spaces and infrastructure (solar power, communal facilities, landscaping).
- A flexible, efficient housing model that supports workforce housing, affordable living, and potential creative / rental income streams.
- Adaptive reuse of the existing infrastructure (with renovation or transformation of existing buildings, where feasible), along with new modular units — designed for minimal environmental impact and maximum sustainability.

Enclosed with this email is a full proposal packet including:

1. Executive Summary & Cover Letter
2. Site Plan & Layout Concept
3. Unit Mix, Density Plan & Layout Strategy
4. Financial Projections, Cost Estimates & Cash Flow Analysis
5. Community & Sustainability Plan
6. Developer Profile & Experience

I believe this proposal aligns well with VUSD's stated goals for surplus-property reuse, community housing, and responsible redevelopment. I appreciate your consideration and welcome the opportunity to discuss this proposal further.

Please let me know if you require additional materials, site walkthroughs, or further details.

Thank you for your time and consideration.

Best regards,

Jacob Acosta
[213-451-9080]
[Call or Text Me]

Thanks for the opportunity to submit.
Here is a project Website Link: https://sites.google.com/view/96-macmillan-ave/home

2647 N Ventura Ave Cashflow, Costs and Materi…

2647 N Ventura Ave Blueprint Master concept Ja…

Official Request for Proposals 2647 N Ventura Av…

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@Jacobnacosta

2647 N Ventura Ave cashflow, Costs and Marterials

Jacob N Acosta

December 3, 2025

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1. Unit Plan – High-Density Modular

Unit Type	Quantity	Notes
Boxabl Modular Homes	20	1-bedroom units, private patios
Shipping Container Micro-Lofts	70	Minimal framing & furnishing, communal kitchens & bathrooms
Geodesic Dome Studios	3	Premium units for creative/eco-retreat use
Community / Creative Hub	1	Central shared space for coworking/events
Parking	15–20 spaces	EV-ready, near entrance

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2. Updated Construction & Supplies Costs

Modular Housing & Domes

Item	Unit Cost	Quantity	Total
Boxabl Homes	$50,000	20	$1,000,000
Shipping Container Units	$8,000	70	$560,000
Geodesic Domes	$35,000	3	$105,000
Foundation & Site Prep	$5,000/unit	93	$465,000
Total Housing & Foundations			**$2,130,000**

Infrastructure & Utilities

Item	Estimated Cost
Solar Panels & Batteries	$120,000
Water & Irrigation Systems	$40,000

Electrical & Wiring	$60,000
Parking & Paving	$40,000
Landscaping (trees, shrubs, walkways)	$30,000
Total Infrastructure	

Community & Amenities

Item	Estimated Cost
Community / Creative Hub	$75,000
Outdoor seating, patios, pergolas	$25,000
Miscellaneous site amenities	$15,000
Total Amenities	

Overall Project Cost

$2,130,000 + $290,000 + $115,000 = $2,535,000 (~$2.54M)

Savings come from simpler container units with communal kitchens & bathrooms.

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3. Updated Rental Income Projections

Unit Type	Quantity	Monthly Rent	Annual Income
Boxabl Homes	20	$2,500	$600,000
Shipping Containers	70	$1,200	$1,008,000
Geodesic Domes	3	$2,800	$100,800
Total Annual Rental Income			**$1,708,800**

Lower rent for container units reflects communal facilities.

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4. Operating Costs (Annual Estimates)

Item	Cost
Maintenance & Repairs	$40,000
Utilities (common areas + solar upkeep)	$25,000

Landscaping & Irrigation	$12,000
Insurance & Property Management	$40,000
Miscellaneous	$8,000
Total Operating Costs	**$125,000**

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5. Cash Flow & ROI Estimates

Net Operating Income (NOI):
$1,708,800 – $125,000 = **$1,583,800/year**

Cash-on-Cash ROI (Year 1):
$1,583,800 ÷ $2,535,000 ≈ **62%**

> Simplifying the container units dramatically increases ROI while keeping high-density occupancy.

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6. Summary – High-Density Communal Model

- **Total Units:** 93 rental units + 1 community hub
- **Initial Investment:** ~$2.54M
- **Annual Rental Income:** ~$1,708,800
- **Operating Costs:** ~$125,000/year
- **Net Income (NOI):** ~$1,583,800/year
- **ROI Year 1:** ~62%
- **Future Expansion:** Can stack containers, add more domes, or enhance amenities → higher NOI

Solar Panel Arrays & Battery Storage

Ground-mounted Arrays & Battery Storage

Communal Garden

Geodesic Dome Studios

Lawn

Boxabl Homes

Walkways & Gardens

Community Center/ Creative Hub

Boxabl Homes

Outdoor Gathering Space

Boxabl Homes

Communal Garden

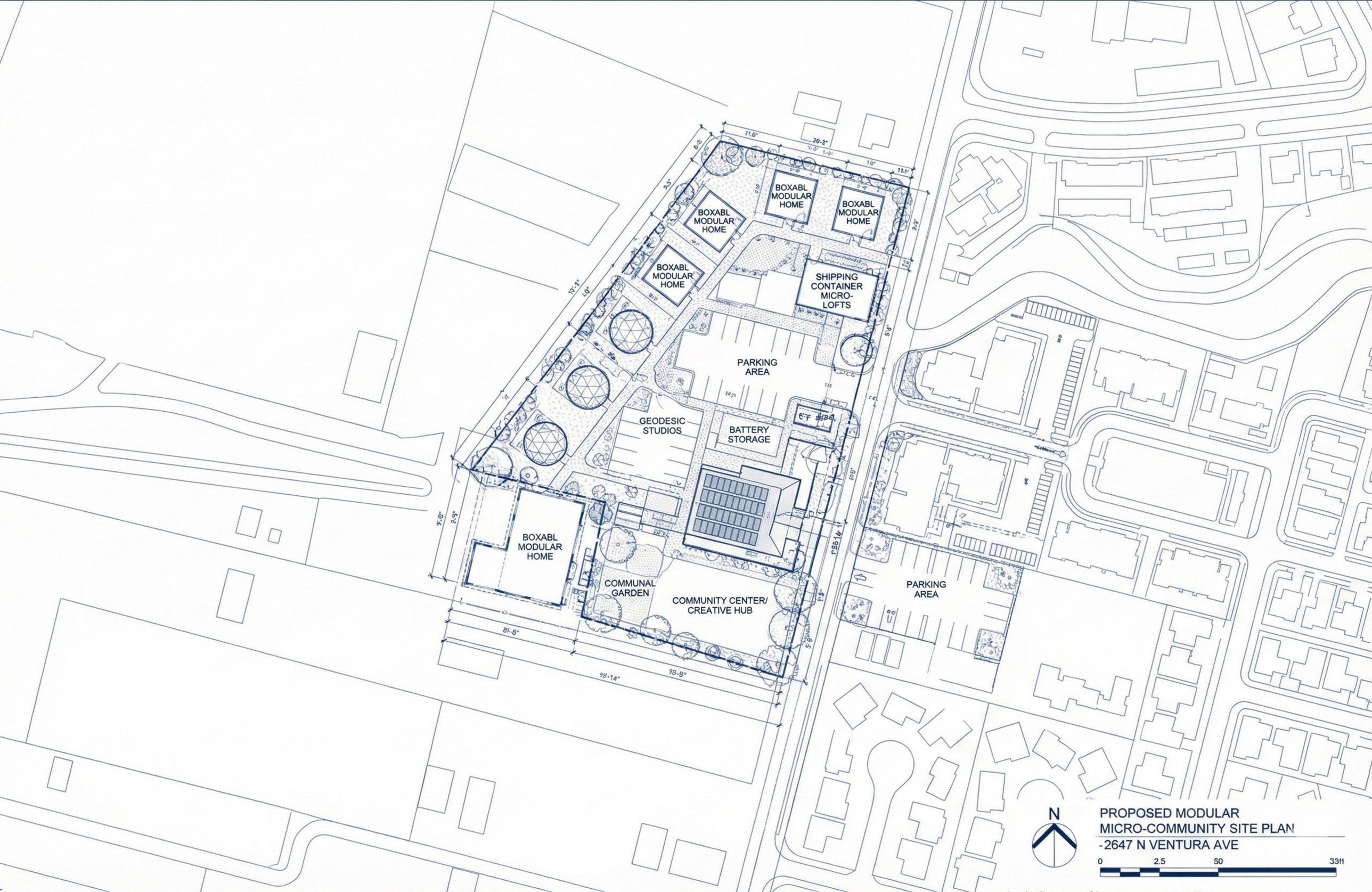
Parking Area

Shipping Container Micro-Lofts

N Ventura Ave

North


Geodesic Dome Studio (2)
Garden & Seating
Boxabl Home (3)
Community Hub
Solar Panel Array
Shipping Container Loft (2)
Garden &
Seating
Parking
Parking


BOXABL MODULAR HOME
BOXABL MODULAR HOME
BOXABL MODULAR HOME
BOXABL MODULAR HOME
SHIPPING CONTAINER MICRO-LOFTS
PARKING AREA
GEODESIC STUDIOS
BATTERY STORAGE
BOXABL MODULAR HOME
COMMUNAL GARDEN
COMMUNITY CENTER/ CREATIVE HUB
PARKING AREA
N
PROPOSED MODULAR MICRO-COMMUNITY SITE PLAN
-2647 N VENTURA AVE
0
2.5
50
33ft



PROPOSED MODULAR MICRO-COMMUNITY SITE PLAN - 2647 N VENTURA AVE

Scale: 12"x sq ft


GEODESIC DOME STUDIO
GEODESIC DOME STUDIO
GEODESIC DOME STUDIO
BOXABL MODULAR HOME
PRIVACY SCREEN
BOXABL MODULAR HOME
SOLAR ARRAY
COMMUNITY HUB
PRIVACY SCREEN
BOXABL MODULAR HOME
GATHERING SPACE
SOLAR ARRAY
PARKING (4-6 CARS)
SHIPPING CONTAINER MICRO-LOFT
N


N
Sunlight Direction
Solar Arrays & Battery Storage
Boxabl Homes
Solar Arrays & Battery Storage
Outdoor Gathering Space
Geodesic Dome Studios
Communal Garden
Boxabl Homes
Community Center / Creative Hub
Walkways & Gardens
Boxabl Homes
Parking Area
Shipping Container Micro-Lofts
N Ventura Ave
N



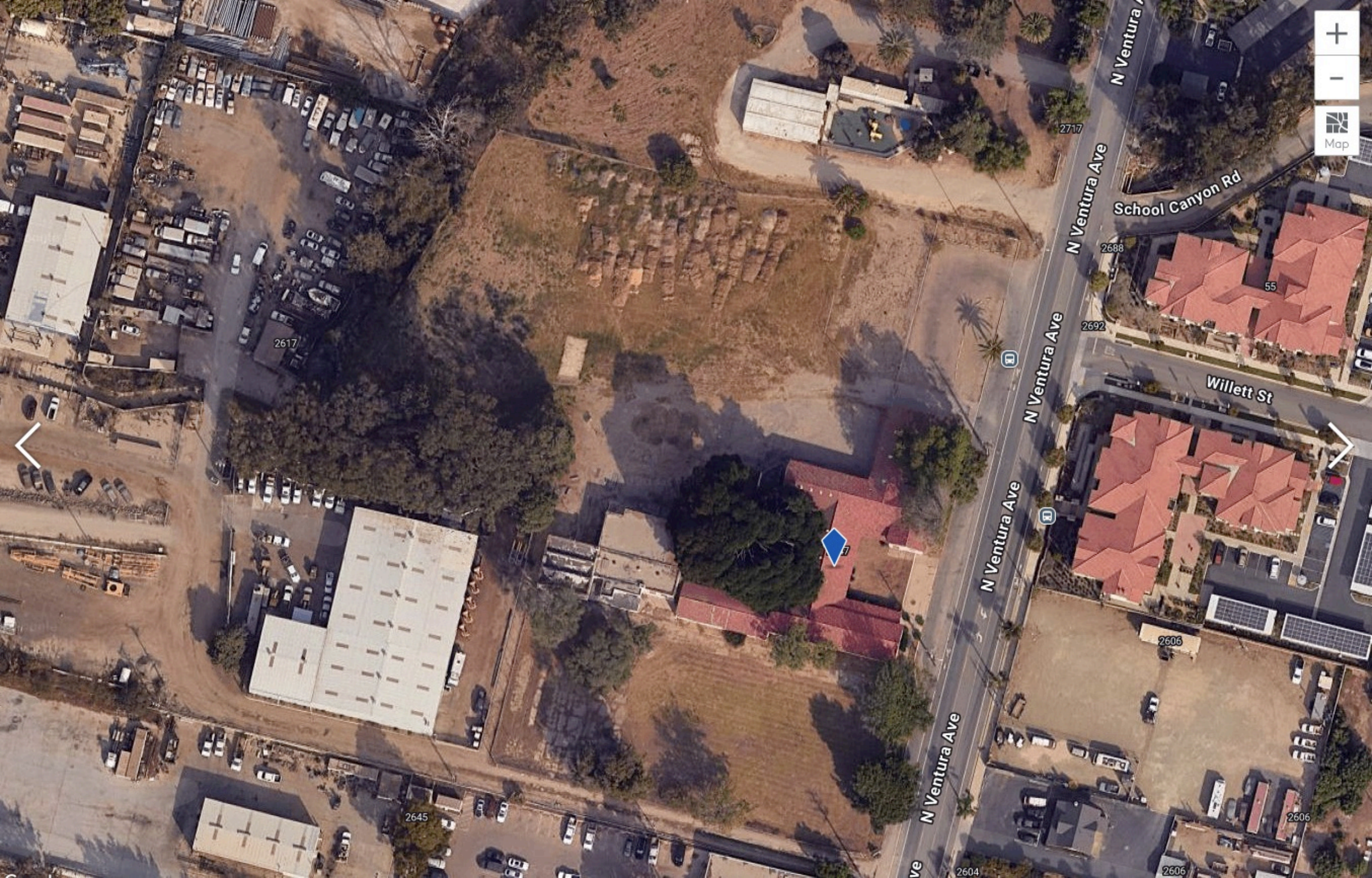

STOP

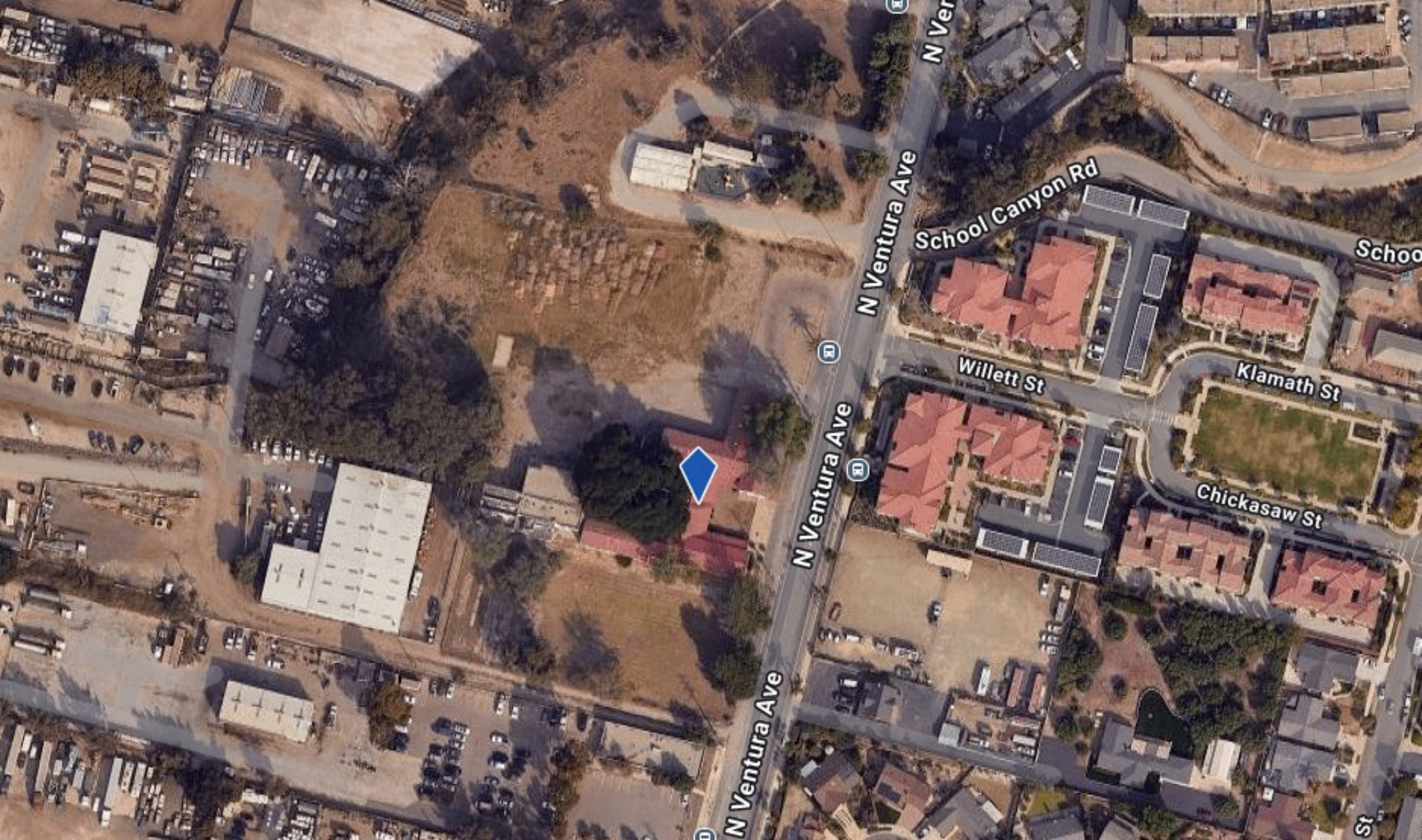









N Ventura Ave
School Canyon Rd
Willett St
2717
2688
55
2692
2617
2645
2606
2604
Map


N Ventura Ave
School Canyon Rd
Willett St
Klamath St
Chickasaw St
N Ventura Ave
N Ventura Ave


Dakota Dr
N Ventura Ave
Mohawk Ave
School Canyon Rd
School Canyon Rd
Willett St
Klamath St
Chickasaw St
Cameron St
Map


Dakota Dr
N Ventura Ave
Mohawk Ave
School Canyon Rd
School Canyon Rd
Willett St
Klamath St
Chickasaw St
Cameron St
Map


N
BOXABL MODULAR HOME
BOXABL MODULAR HOME
BOXABL MODULAR HOME
BOXABL MODULAR HOME
GEODESIC STUDIOS
COMMUNAL GARDEN
COMMUNITY CENTER / CREATIVE HUB
BATTERY STORAGE
SOLAR ARRAYS
SOLAR ARRAYS
BATTERY STORAGE
PARKING AREA
8 SHIPPING CONTAINER MICRO-LOFTS
SOLAR ARRAYS
ENTRANCE
2647 N VENTURA AVE


GEODESIC DOME STUDIO (3)
COMMUNITY HUB
BOXABL MODULAR HOME (4)
BOXABL MODULAR HOME (4)
PARKING (8 CARS) & EV CHARGING
WASTE/RECYCLING & BATTERY STORAGE
SHIPPING CONTAINER MICRO-LOFT (18)
WASTE/RECYCLING & BATTERY STORAGE
N

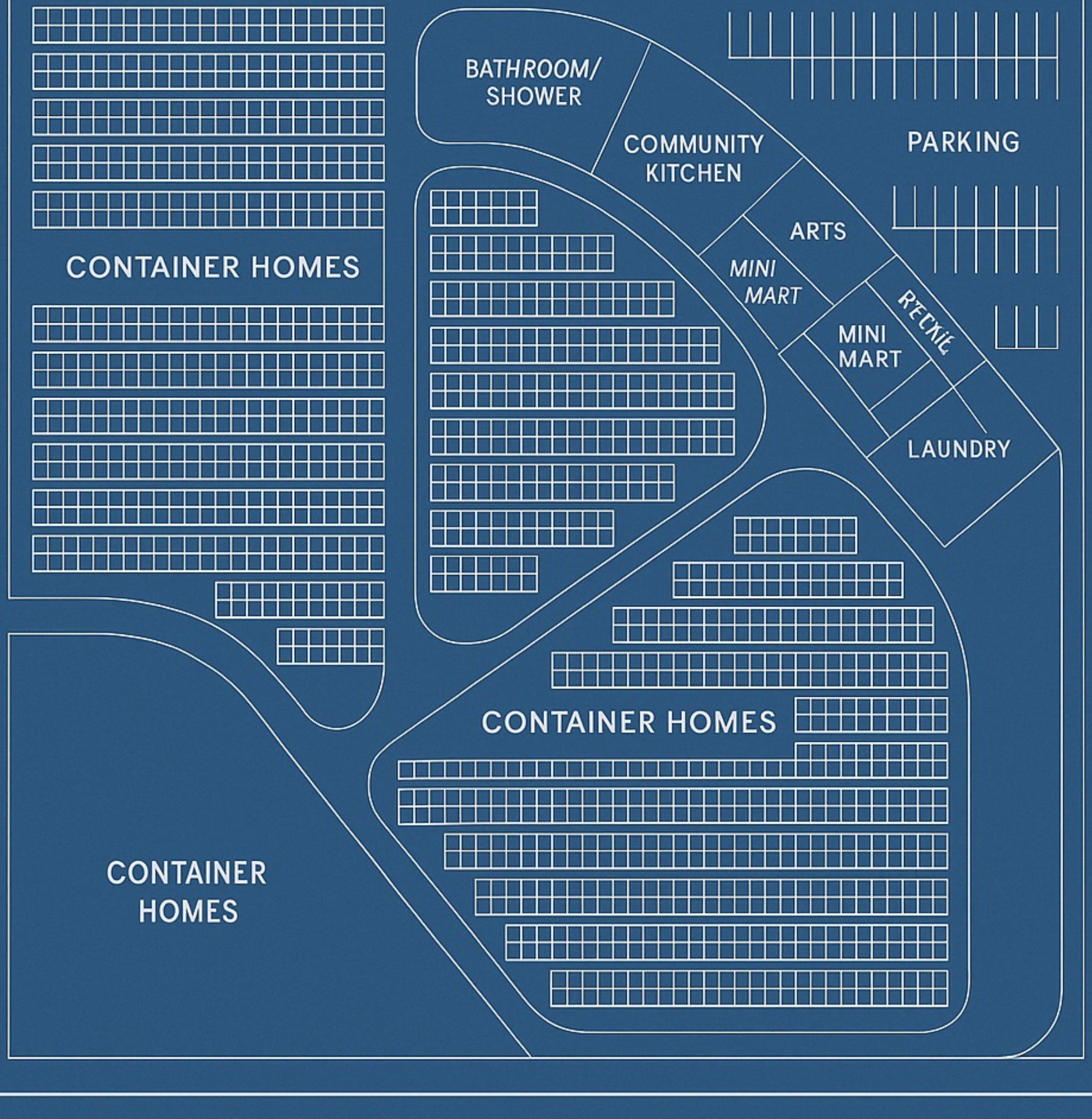

GEODESIC DOME STUDIO (3)
SHIPPING CONTAINER MICRO-LOFT (18)
BOXABL MODULAR HOME (4)
PARKING (8 CARS) & EV CHARGING
WASTE/RECYCLING & BATTERY STORAGE
N

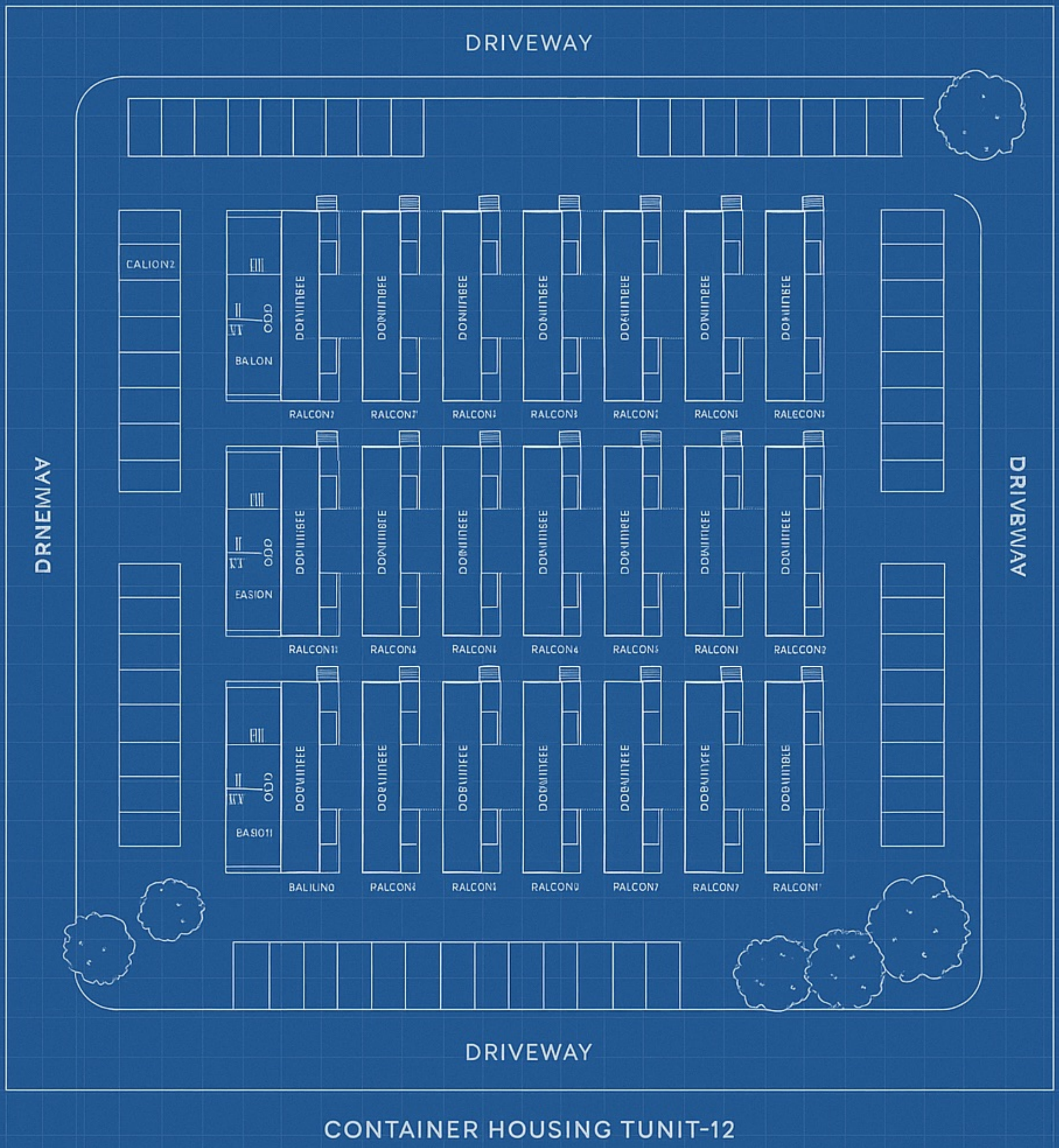

GEODESIC DOME
STUDIO (3)
BOXABL MODULAR
HOME (4)
COMMUNITY
HUB
PARKING (8 CARS)
& EV CHARGING
SHIPPING CONTAINER
MICRO-LOFT (18)
WASTE/RECYCLING
& BATTERY STORAGE
N
N








BATHROOM/
SHOWER
COMMUNITY
KITCHEN
PARKING
CONTAINER HOMES
ARTS
MINI
MART
MINI
MART
RECKIE
LAUNDRY
CONTAINER HOMES
CONTAINER
HOMES

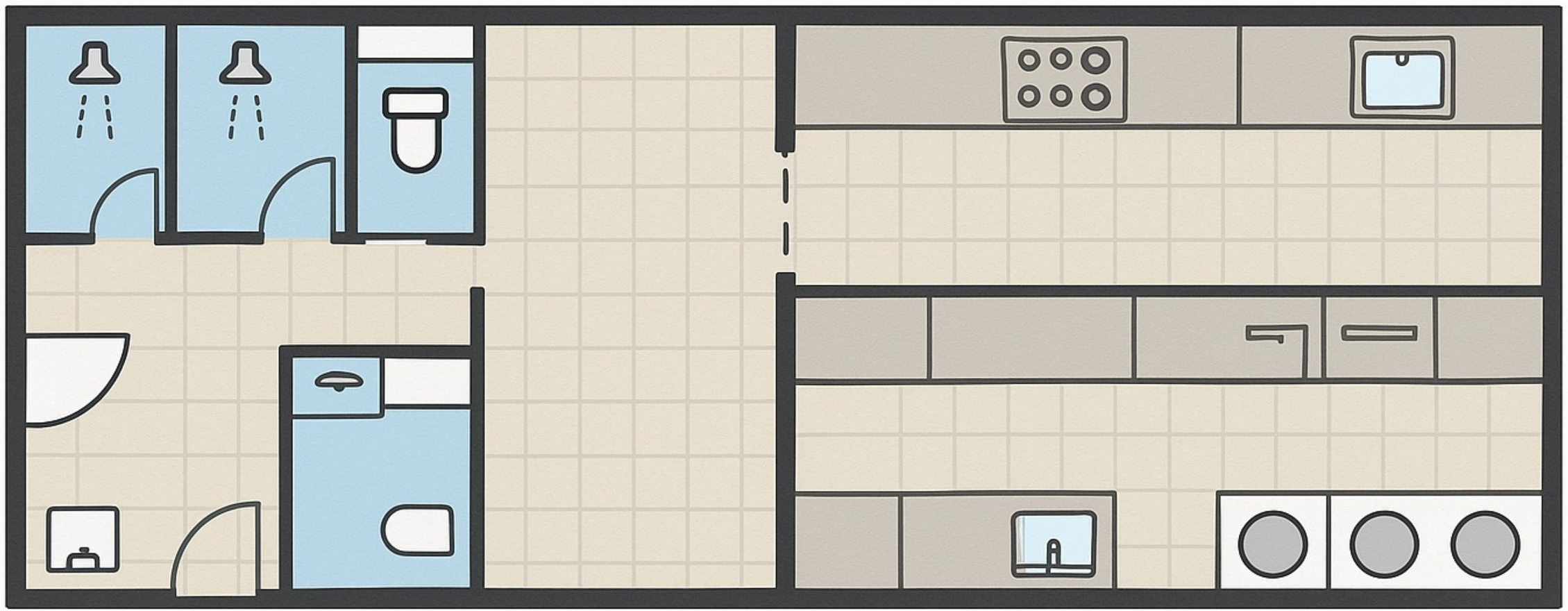


CONTAINER HOUSING TUNIT-12



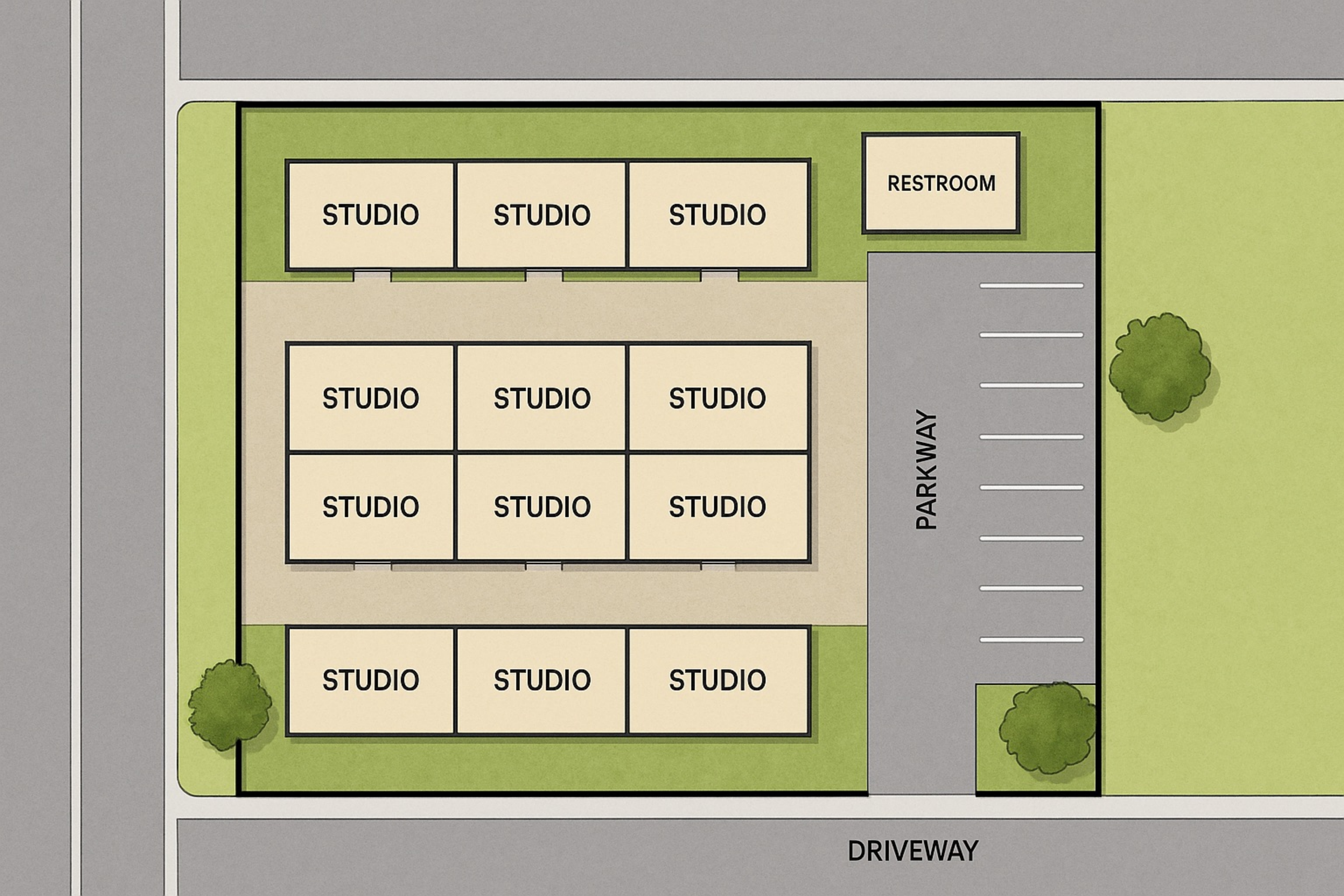


40 ft

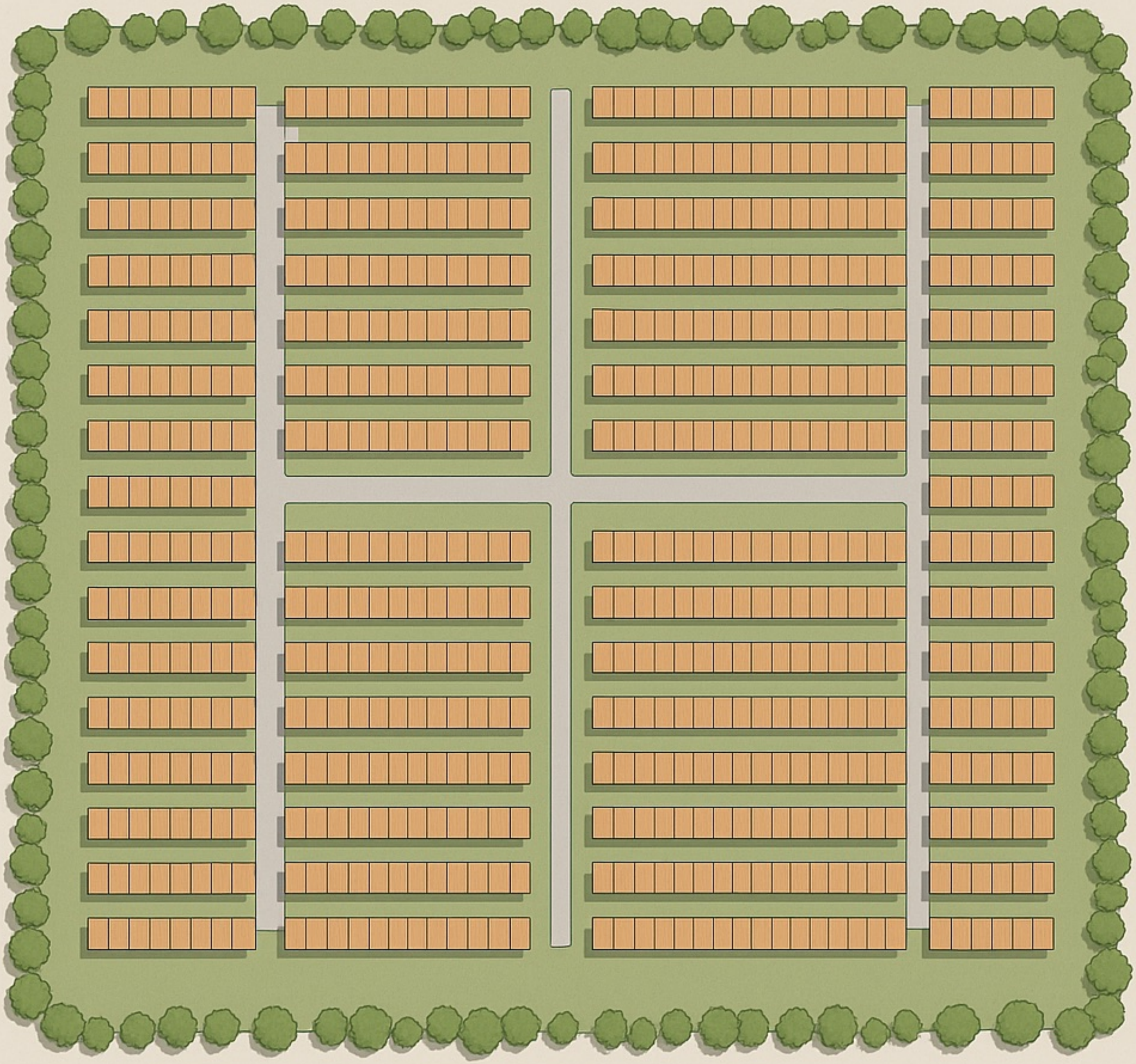


Module A
Bathrooms & Showers

Kicdule B
Kitchen + Laundry


STUDIO
STUDIO
STUDIO
RESTROOM
STUDIO
STUDIO
STUDIO
STUDIO
STUDIO
STUDIO
STUDIO
STUDIO
STUDIO
PARKWAY
DRIVEWAY





Lot Area: 40.00 AC.



Feet Width: 40' 0” Depth: 36' 3”

Metric Width: 12.1 Depth: 11.1

Feet & Inches

Bed 1: 10' 7” x 8' 0”
Bed 2: 7' 6” x 8' 0”
Bed 3: 7' 6” x 8' 0”
Lounge: 8' 0” x 16' 0”
Living: 10' 0” x 8' 0”

Areas Feet & Inches

Container 1:160 Sq. Feet
Container 2:320 Sq. Feet
Container 3:320 Sq. Feet
Container 4:160 Sq. Feet
Deck Area: 312 Sq. Feet
TOTAL AREA:1272 Sq Feet

FEATURES

- 3 Bedroom
- 3 Bathroom
- Large Kitchen
- 2 Large Living Rooms
- Covered Front Verandah
- Back Deck

Metric Sizes

Bed 1: 3.2 x 2.4
Bed 2: 2.4 x 2.3
Bed 3: 2.4 x 2.3
Living: 7.3 x 2.4
Lounge: 5.4 x 2.4

Areas Metric Sizes

Container 1: 14.8 m2
Container 2: 29.7 m2
Container 3: 29.7 m2
Container 4: 14.8 m2
Deck Area: 312 Sq. Feet
TOTAL AREA:117.27 m2

