

Turn This Garage Into \$2,500 A Month... Or a Private Home for Someone You Love

At 1724 South Road in Kingston, a simple garage conversion could create a fully self-contained two-bedroom ADU and **potentially pay for itself in just one year.**



WHAT IF THE MOST VALUABLE PART OF THIS PROPERTY IS NOT THE HOUSE YOU SEE...
BUT THE STRUCTURE SITTING QUIETLY BESIDE IT?

THE EXISTING GARAGE MEETS THE GENERAL CRITERIA FOR CONVERSION INTO AN ACCESSORY DWELLING UNIT, SUBJECT TO TOWN APPROVALS. WITH THE RIGHT PLAN, IT COULD BECOME A TWO-BEDROOM, ONE BATH RESIDENCE COMPLETE WITH EAT-IN KITCHEN, LIVING ROOM, AND SECOND-FLOOR LOFT.

CURRENT RENTAL ESTIMATES IN THE KINGSTON AND UNIVERSITY OF RHODE ISLAND AREA SUGGEST A FINISHED UNIT OF THIS KIND COULD COMMAND APPROXIMATELY \$2,500 PER MONTH.

THAT IS ROUGHLY \$30,000 PER YEAR.

AND PRELIMINARY ESTIMATES FOR CONVERSION ARE ALSO ABOUT \$30,000.

ONE YEAR OF RENT COULD EQUAL THE ENTIRE CONVERSION COST.

AFTER THAT, THE INCOME IS YOURS.

OR PERHAPS THE RETURN YOU WANT IS NOT FINANCIAL AT ALL. IMAGINE AN ADULT CHILD WITH INDEPENDENCE AND PRIVACY. A PARENT CLOSE BY, BUT WITH DIGNITY AND SPACE. AN IN-LAW SUITE THAT FEELS LIKE A REAL HOME, NOT AN AFTERTHOUGHT.

INSIDE THIS BROCHURE, YOU WILL SEE HOW THE GARAGE AT 1724 SOUTH ROAD IS NOT JUST EXTRA SPACE, IT IS BUILT-IN OPPORTUNITY.



Accessory Dwelling Unit Potential

1724 South Road, Kingston, Rhode Island



One of the most compelling opportunities at 1724 South Road is the existing garage structure, which meets the general criteria for conversion into an Accessory Dwelling Unit (ADU), subject to final municipal approvals and permitting through the Town of South Kingstown.

With its size, layout, and positioning on the lot, the garage offers a practical and efficient footprint for redevelopment into a fully self-contained two-bedroom, one bath residence. A thoughtfully designed conversion could include:

- Two bedrooms
- One full bathroom
- Eat-in kitchen
- Living room
- Second-floor loft space for additional sleeping, office, or storage use

Based on current regional rental estimates for updated two-bedroom units in Kingston and the surrounding University of Rhode Island area, a completed ADU of this type would be **projected to rent for approximately \$2,500 per month**, depending on final finishes and amenities.

At that rate, the unit could **generate roughly \$30,000 in annual rental income**. This figure is particularly noteworthy given that preliminary **cost estimates for conversion into the above-described configuration are approximately \$30,000, effectively representing one year of gross rental income**. In practical terms, the conversion could potentially pay for itself within the first year of operation, thereafter, providing ongoing income that may substantially offset carrying costs, including taxes, insurance, and general ownership expenses.

Beyond rental income, the ADU presents exceptional lifestyle flexibility. It would be ideally suited for:

- An adult child returning home while maintaining independence
- A parent or in-law desiring proximity with privacy
- A live-in caregiver
- A home office or studio with full residential capability
- Guest accommodations for extended stays

In today's housing environment, multi-generational living is increasingly desirable, and properties with ADU potential command strong interest due to their adaptability and long-term value.

The garage conversion opportunity at 1724 South Road offers buyers not only additional square footage, but also the rare ability to **transform existing space into income-producing or family-supporting housing with modest investment relative to long-term return**.

Buyers are encouraged to conduct their own due diligence with local zoning officials, architects, and contractors; however, the underlying structure and lot characteristics present a highly promising foundation for ADU development.

This is more than a garage. It is a built-in opportunity.



ACCESSORY DWELLING UNITS (ADU'S)

Pursuant to RIGL 45-24-73, an ADU is a residential living unit on the same lot where the principal use is a legally established single-family dwelling unit or multifamily dwelling unit.

Effective June 24, 2024, one (1) ADU shall be **allowed by right under any of the following circumstances***:

1. On an owner-occupied property as a reasonable accommodation for family members with disabilities; or
2. On a lot with a total lot area of 20,000 square feet or more for which the primary use is residential; or
3. Where the **proposed ADU is located within the existing footprint of the primary structure or existing accessory attached or detached structure** and does not expand the footprint of the structure.

*If one of the above three criteria cannot be met, the owner must seek relief from the Zoning Board of Review to establish the ADU.

ADU size limitations:

1. A studio or one (1) bedroom ADU of up to 900 square feet, or 60% of the floor area of the principal dwelling, whichever is less; and
2. A **two (2) bedroom of up to 1,200 square feet**, or 60% of the floor area of the principal dwelling, whichever is less.

Additional standards:

- A one-time Fairshare Development Fee will apply for every newly established ADU (Section 1101 of the South Kingstown Zoning Ordinance)
- State Law prohibits ADU's from being rented for a period of less than thirty (30) consecutive days (Short-Term Rental)
- At least one (1) parking space shall be provided for the ADU
- If the ADU is serviced by public water or sewer, approval for the connection shall be obtained from the respective water supplier (Kingston Water, Veolia, or Town) and any connection fee shall be paid
- ADU's are allowed in the Carrying Capacity Overlay District
- No Deed Restriction requirements