

zenerate

AI-Powered Feasibility Solutions

for Real Estate Development



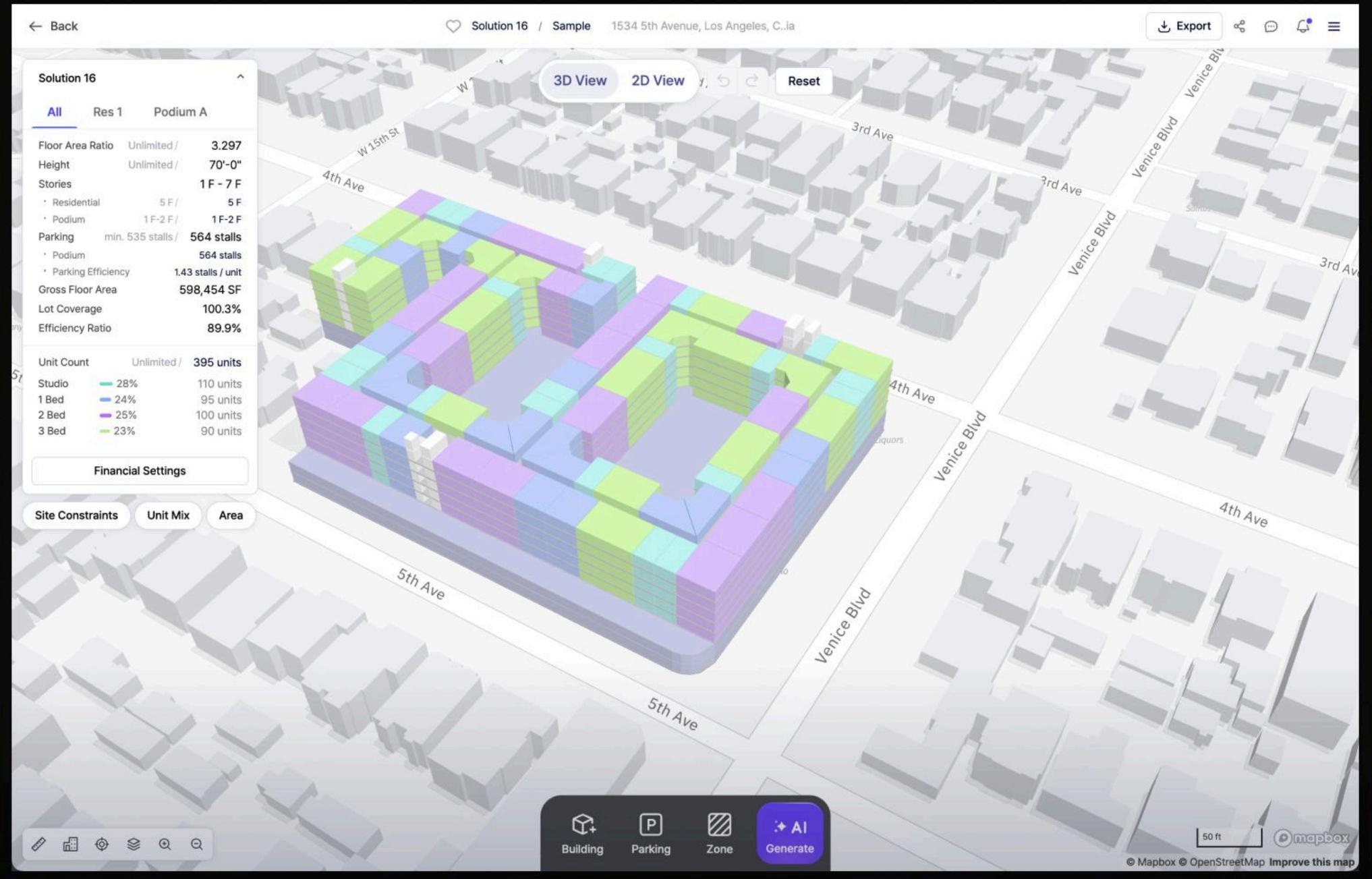
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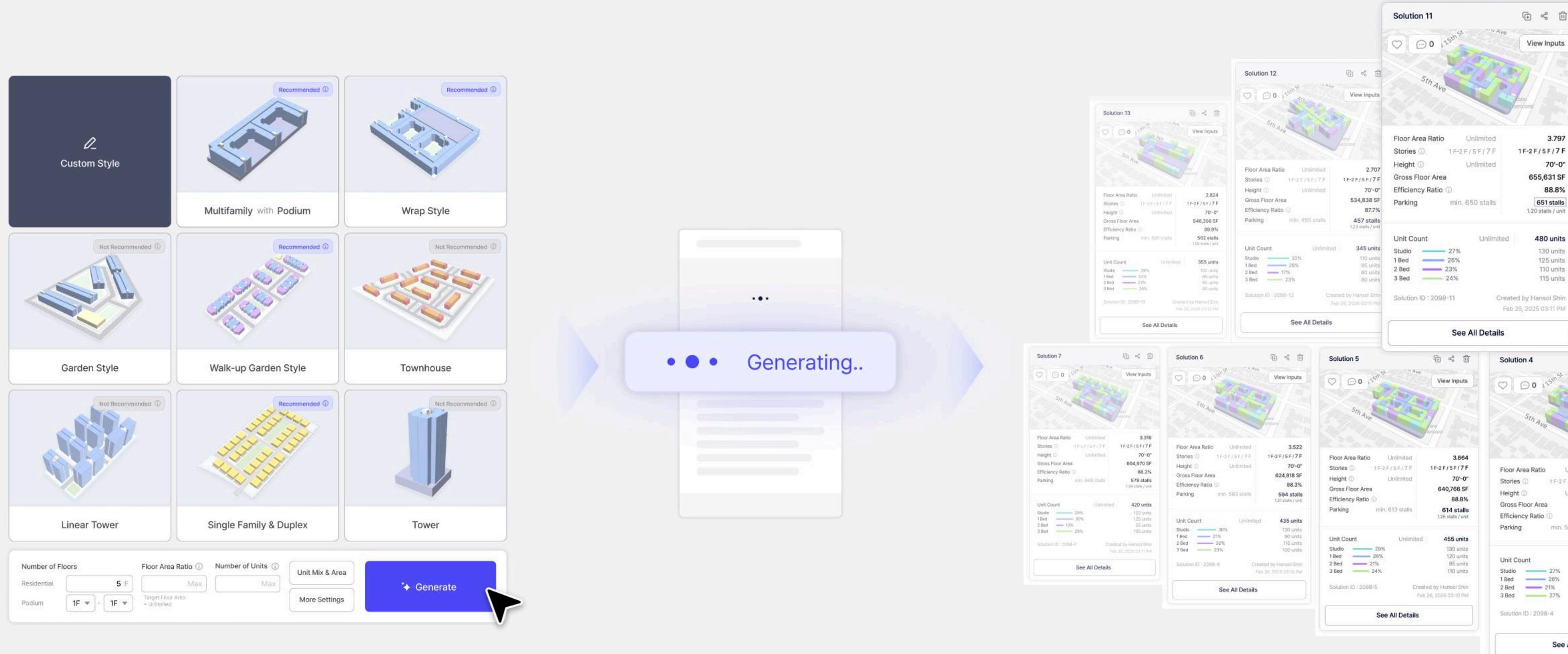


zenerate App

- 1 AI Generate
- 2 Floor Plan Editing
- 3 Pro Forma
- 4 Export

Zenerate App is a web-based software that offers AI-design generation and real-time floor plan editing functionalities to accelerate feasibility studies for real estate development. Zenerate currently supports multifamily development and is expanding its capabilities across single-family, commercial, hospitality, and industrial projects.





1 AI Generate

Choose a development style, set target values, and generate design options in real time.

1 F

Copy of Solution 18

All

Res 1

Floor Area Ratio	Unlimited /	2.199
Height	Unlimited /	50'-0"
Stories		1 F - 5 F
· Residential	5 F /	5 F
Parking	min. 420 stalls /	100 stalls
· Surface		100 stalls
· Parking Efficiency		0.30 stalls / unit
Gross Floor Area		246,141 SF
Lot Coverage		44.0%
Efficiency Ratio		92.4%

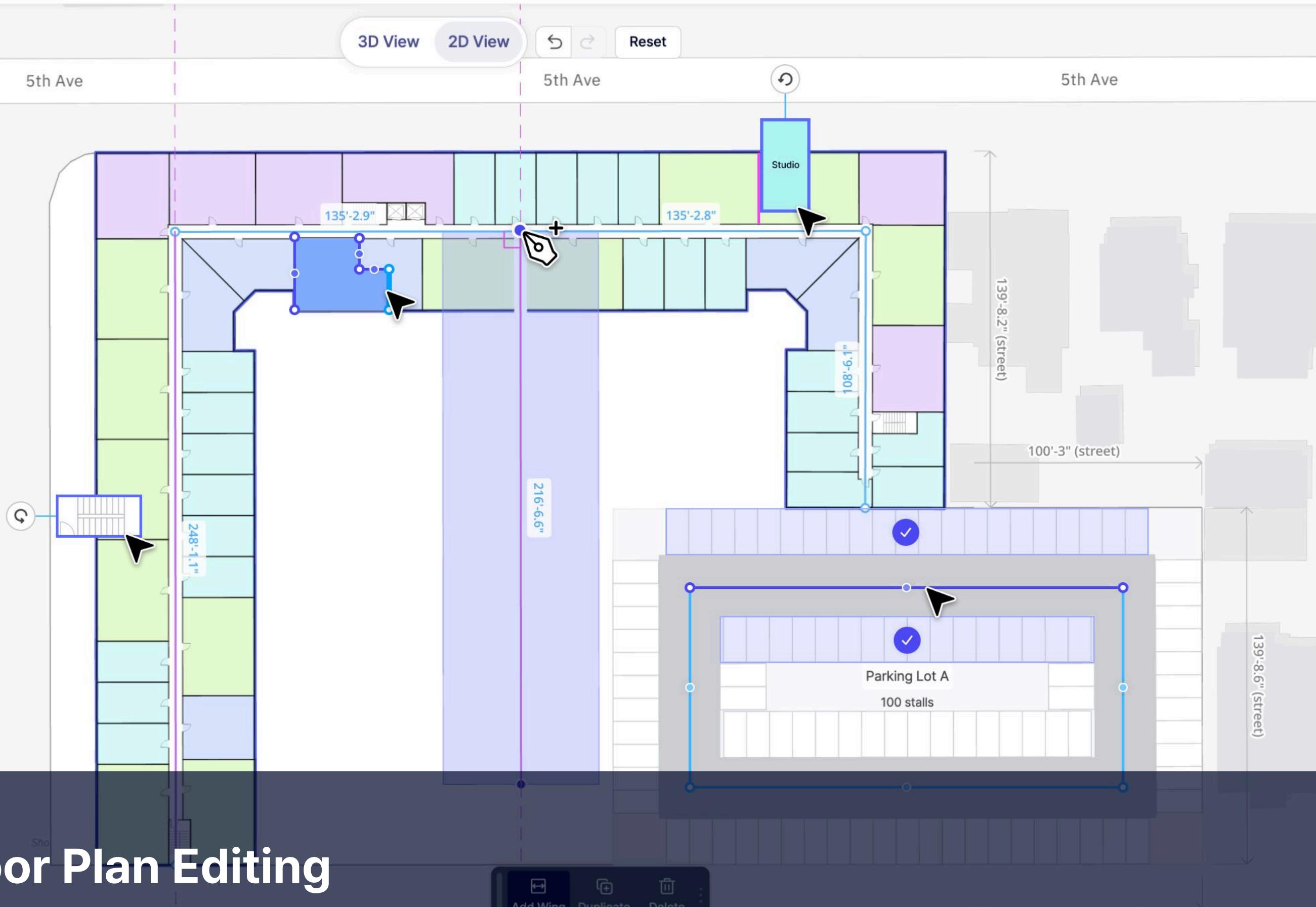
Unit Count	Unlimited /	335 units
Studio	51%	170 units
1 Bed	18%	60 units
2 Bed	12%	40 units
3 Bed	19%	65 units

Financial Settings

Site Constraints

Unit Mix

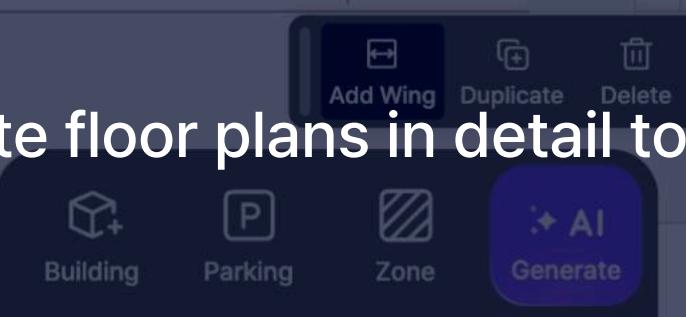
Area



2

Floor Plan Editing

Create, edit or partially regenerate floor plans in detail to meet your needs.



The screenshot shows a software interface for real estate analysis. At the top, there's a 3D map of a site with streets like 15th St, W 1 Ave, 3rd Ave, and Venice Blvd. Below the map are several tabs: 'Solution 16', 'All', 'Res 1', and 'Podium A'. A table on the left lists site constraints: Floor Area Ratio (Unlimited / 3.297), Height (Unlimited / 70'-0"), Stories (1F - 7F), Residential (5 F / 5 F), Podium (1 F-2 F / 1 F-2 F), Parking (min. 535 stalls / 564 stalls), Podium (564 stalls), Parking Efficiency (1.43 stalls / unit), Gross Floor Area (598,454 SF), Lot Coverage (100.3%), and Efficiency Ratio (89.9%). Below this is a 'Financial Settings' section with a table for unit counts by type: Studio (28% / 110 units), 1 Bed (24% / 95 units), 2 Bed (25% / 100 units), and 3 Bed (23% / 90 units). The total Net Operating Income is \$9.6M, Project Cost is \$175.0M, and Cost Per Unit is \$442.9K. The Yield on Cost is 5.5%, Sales Value is \$191.0M, Profit is \$16.1M (Cap 5.0%), and Margin is 8.4%. A 'Multifamily Net Operating Income' table details the breakdown by unit type: Studio (465.41 SF, 110 units, \$2,800, \$3,696,000), 1 Bed (725.70 SF, 95 units, \$3,200, \$3,648,000), 2 Bed (1,078.37 SF, 100 units, \$3,500, \$4,200,000), and 3 Bed (1,201.86 SF, 90 units, \$4,200, \$4,536,000). The total average is 850.99 SF and \$3,392.41. A large '3 Pro Forma' button is at the bottom left, with the text 'Calculate net operation income, project cost, yield on cost, residual value, etc. after inputting rents and construction rates.' To the right of the map is a 'Yield on Cost & Margin' pop-up with tabs for Site Constraints, Unit Mix, Area, and Yield on Cost & Margin (which is selected). It shows the same financial data as the main table.

3 Pro Forma

Calculate net operation income, project cost, yield on cost, residual value, etc. after inputting rents and construction rates.

1F

3D View

2D View

↶

↶ ↷

Reset

Copy of Sol

All

P

Floor Area Ra

Height

Stories

• Residential

Parking

• Surface

• Parking Eff

Gross Floor A

Lot Coverage

Efficiency Ra

Unit Count

Studio

1 Bed

2 Bed

3 Bed

P

Site Constrai

AI Feasibility Report

Solution 16

1534 5th Avenue, Los Angeles, California

Solution ID : 2098-16



Project Summary	Target	Provided
Unit Count	-	395 units
Floor Area Ratio	-	3.297
Gross Floor Area		598,454 SF
Residential Floors	5 F	5 F
Podium Floors	2 F	2 F
Stories	7 stories	
Height	70'-0"	
Parking Count		564 stalls
Gross Floor Area		598,454 SF
Efficiency Rate		89.9%

Unit Mix	%	Avg. Size	Count
Studio	28%	465 SF	110 units
1 Bed	24%	726 SF	95 units
2 Bed	25%	1,078 SF	100 units
3 Bed	23%	1,202 SF	90 units
Total	100%	851 SF	395 units

Feb 28, 2025

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4 Export

Download a PDF, Excel report, CAD, or Revit files as needed.



Download Report

Floor Area Analysis
1534 5th Avenue

Total Project Use Summary
Gross Floor Area %
Multifamily 373,824.85 SF 62.00%

Unit Analysis
1534 5th Avenue

Unit Summary
Type Avg. Unit SF Count Total Area
Studio 465.41 SF 110 51,191 SF
1 Bed 726 SF 95 87,770 SF
2 Bed 1,078 SF 100 107,800 SF
3 Bed 1,202 SF 90 108,180 SF
Total 851 SF 395 598,454 SF

Financial Analysis
1534 5th Avenue

Financial Assumptions
Cap Rate 5.00%
Cost of Sales 1.00%

Total NOI \$9,648,000.00
Project Cost \$175,000,000.00
Margin 8.4%

ROI Breakdown
Use Type
Multifamily Studio 1 Bed 2 Bed 3 Bed Total
Vacancy Rate

[EXL](#)

Unit Roll
1534 5th Avenue

Financial Assumptions
Cap Rate 5.00%
Cost of Sales 1.00%

Total NOI \$9,648,000.00
Project Cost \$175,000,000.00
Margin 8.4%

ROI Breakdown
Use Type
Multifamily Studio 1 Bed 2 Bed 3 Bed Total
Vacancy Rate

[EXL](#)

Building Type
1534 5th Avenue

Financial Assumptions
Cap Rate 5.00%
Cost of Sales 1.00%

Total NOI \$9,648,000.00
Project Cost \$175,000,000.00
Margin 8.4%

ROI Breakdown
Use Type
Multifamily Studio 1 Bed 2 Bed 3 Bed Total
Vacancy Rate

[EXL](#)

A CAD

R RVT

AI Generates, We Finalize.

Let's revolutionize the way we conduct feasibility studies, together.



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