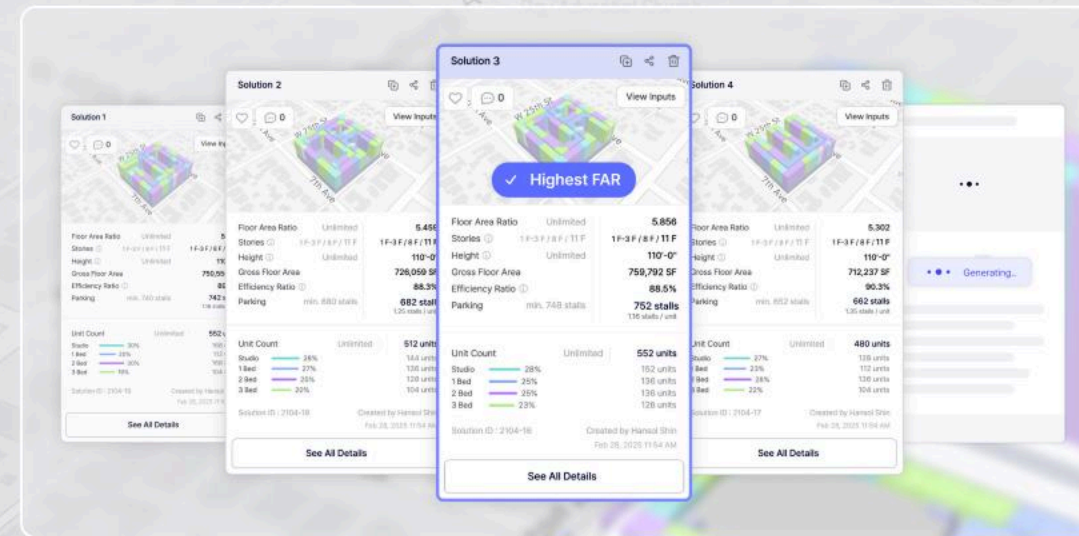


zenerate

AI-Powered Feasibility Solutions

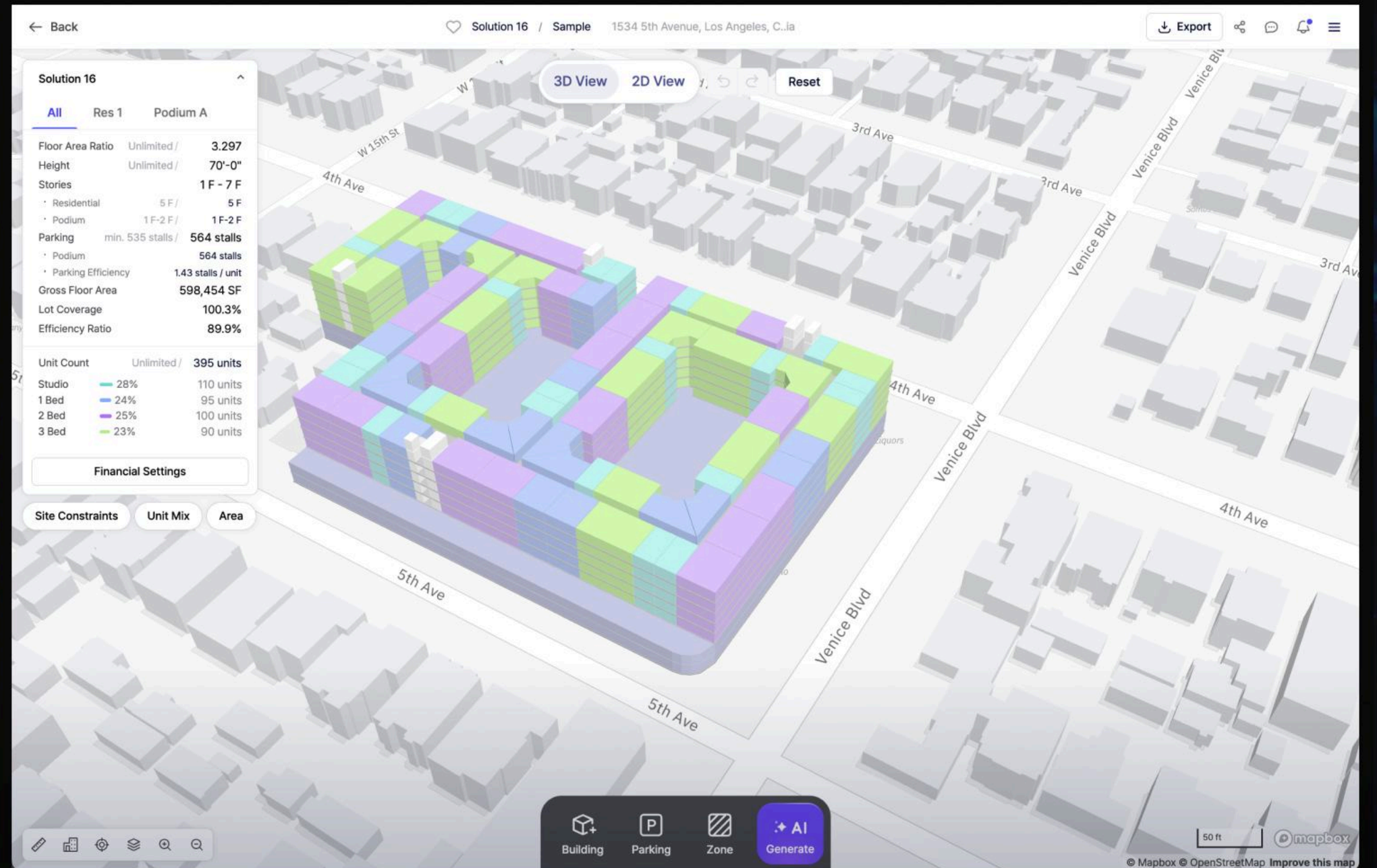
for Real Estate Development



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.



Custom Style

Recommended

Multifamily with Podium

Recommended

Wrap Style

Not Recommended

Garden Style

Recommended

Walk-up Garden Style

Not Recommended

Townhouse

Not Recommended

Linear Tower

Recommended

Single Family & Duplex

Not Recommended

Tower

Number of Floors

Residential

Podium

5 F

1F

1F

Floor Area Ratio

Max

Target Floor Area = Unlimited

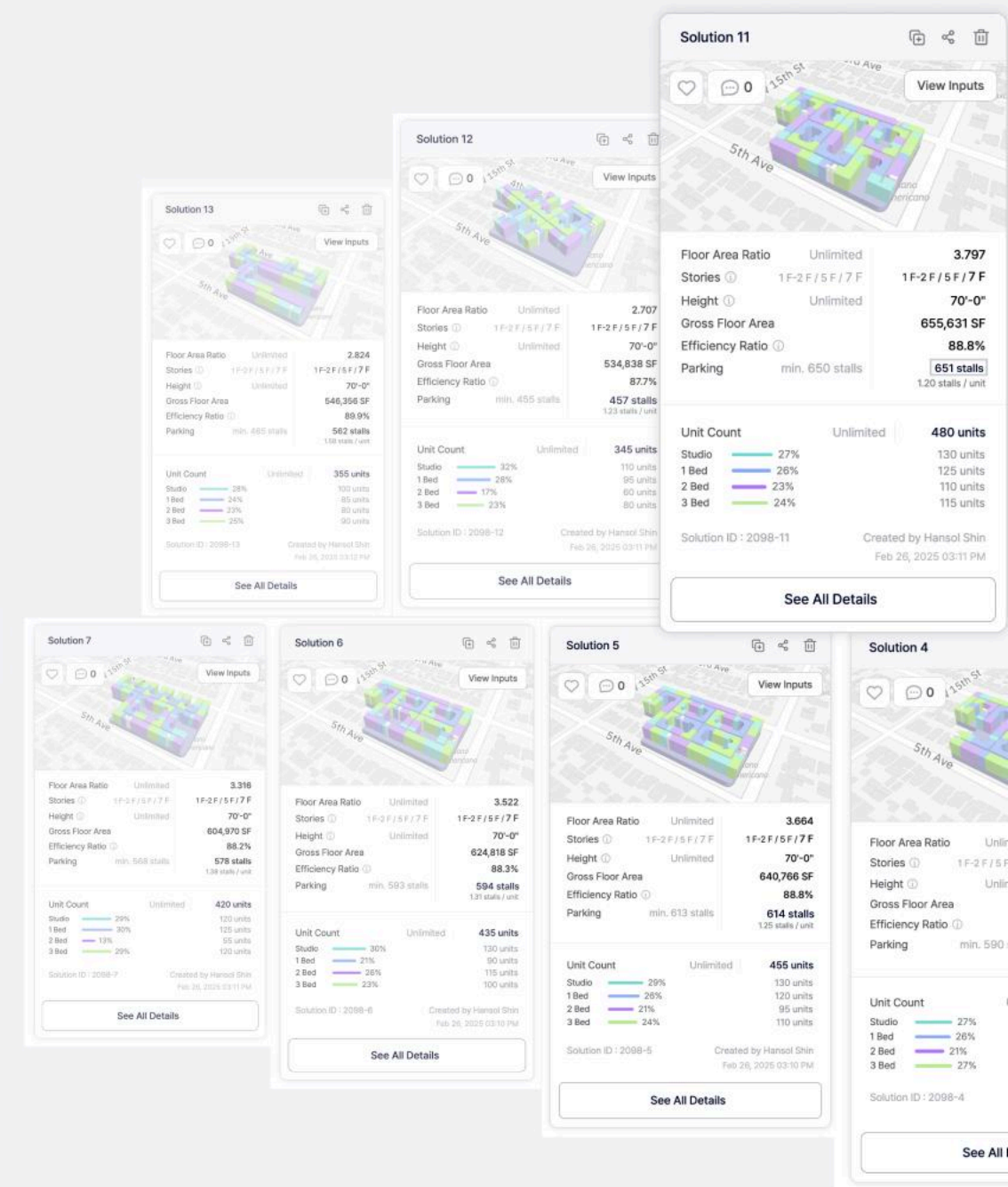
Number of Units

Max

Unit Mix & Area

More Settings

Generate



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%

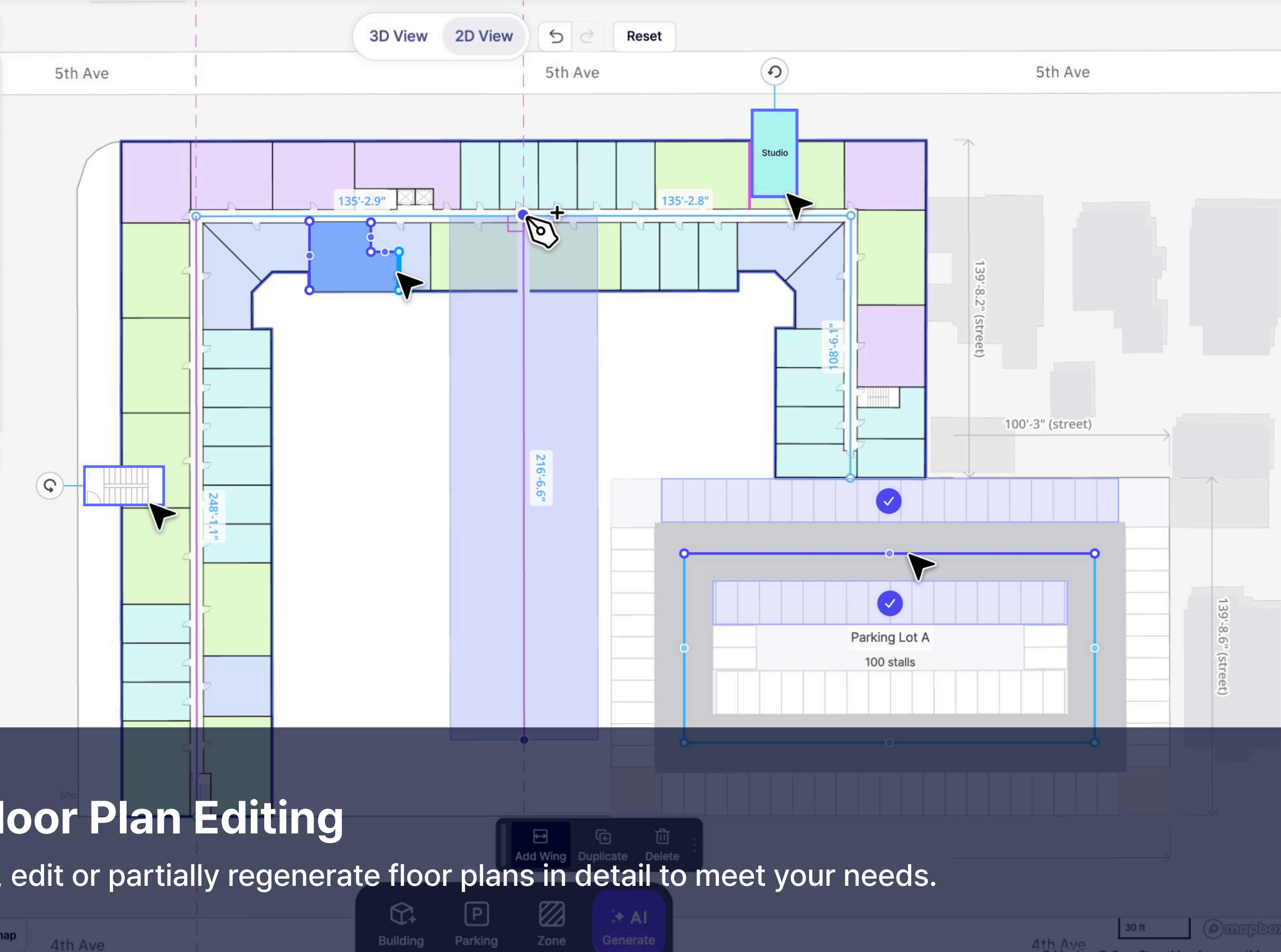
65 units

Financial Settings

Site Constraints

Unit Mix

Area



2 Floor Plan Editing

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

Solution 16

AllRes 1Podium A

Floor Area RatioUnlimited /3.297

HeightUnlimited /70'-0"

Stories1 F - 7 F

• Residential5 F /5 F

• Podium1 F-2 F /1 F-2 F

Parkingmin. 535 stalls /564 stalls

• Podium564 stalls

• Parking Efficiency1.43 stalls / unit

Gross Floor Area598,454 SF

Lot Coverage100.3%

Efficiency Ratio89.9%

Unit CountUnlimited /395 units

Studio28%110 units

1 Bed24%95 units

2 Bed25%100 units

3 Bed23%90 units

Net Operating Income\$ 9.6M

Project Cost\$ 175.0M

Cost Per Unit\$ 442.9K

Cap Rate5.0%

Sales Value ⓘ\$ 191.0M

Profit ⓘ\$ 16.1M

Yield on Cost ⓘ👍 5.5%

Margin ⓘ👍 8.4%

Financial Settings

Site ConstraintsUnit MixArea

Yield on Cost & Margin

3D View2D View↶↷Reset

Site ConstraintsUnit MixAreaYield on Cost & Margin⚙️

All BldgRes 1Podium A

Net Operating Income\$ 9.6M

Project Cost\$ 175.0M

Cost Per Unit\$ 442.9K

Yield on Cost ⓘ5.5%

Sales Value ⓘ\$ 191.0M

(Cap 5.0%)

Profit ⓘ\$ 16.1M

Margin ⓘ8.4%

Multifamily Net Operating Income

Unit Type	Ratio	Avg. Area	Unit Count	Rent per Unit	Annual Amount
Studio	27.85%	465.41 SF	110	\$ 2,800	\$ 3,696,000
1 Bed	24.05%	725.70 SF	95	\$ 3,200	\$ 3,648,000
2 Bed	25.32%	1,078.37 SF	100	\$ 3,500	\$ 4,200,000
3 Bed	22.78%	1,201.86 SF	90	\$ 4,200	\$ 4,536,000
Total Average		850.99 SF		\$ 3,392.41	
Total	100%		395		\$ 16,080,000

3 Pro Forma

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

3D View 2D View ↶ ↷ Reset

Solution ID : 2098-16

Feb 28, 2025

 Download Report



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

AI Generates, We Finalize.

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



www.zenerate.ai



product@zenerate.ai

