

Multifamily Property Radon Costs

Cost Estimate Model: Measurement

	Low	High
Average Units/Property	155	155
Units Tested /Property @ 55% rounded up	100	100
Measurement Cost Per Tested Unit	\$50	\$80
Total Measurement Cost for the Property	\$5,000	\$8,000
Measurement Cost Per Unit	\$32.26	\$51.61
Measurement Cost for the Property, 20-Yr Loan @ 4%	\$7,272	\$11,635
Measurement Cost Per Unit, 20-Yr Loan at 4%	\$46.91	\$75.06
Measurement Cost per Unit per Month, 20-Yr Loan at 4%	\$0.20	\$0.31

Cost Estimate Model: Mitigation

	Low	High
Average Units/Property	155	155
Units Tested /Property @ 55% rounded up	100	100
Scenario One: Basis - CDC National Radon Data		
Tested Units with High Radon (CDC 2018 = 37%)	37	37
Mitigation Cost Per Mitigated Unit	\$2,400	\$4,000
Total Mitigation Cost for the Property	\$88,800	\$148,000
Mitigation Cost Per Unit	\$572.90	\$954.84
Mitigation Cost for the Property, 20-Yr Loan @ 4%	\$129,147	\$215,244
Mitigation Cost Per Unit, 20-Yr Loan at 4%	\$833.20	\$1,388.67
Mitigation Cost per Unit per Month, 20-Yr Loan at 4%	\$3.47	\$5.79
Scenario Two: Basis - Industry Sample		
Tested Units with High Radon (Industry 2022 = 25%)	25	25
Mitigation Cost Per Mitigated Unit	\$2,400	\$4,000
Mitigation Cost for the Property	\$60,000	\$100,000
Mitigation Cost Per Unit	\$387	\$645
Mitigation Cost for the Property, 20-Yr Loan @ 4%	\$87,261	\$145,435
Mitigation Cost Per Unit, 20-Yr Loan at 4%	\$562.98	\$938.29
Mitigation Cost per Unit per Month, 20-Yr Loan at 4%	\$2.35	\$3.91

HUD Multifamily Applications (2017-2019): 41% of properties required mitigation