PROPERTY FEASIBILITY STUDY

# 21305 CELES ST, WOODLAND HILLS, CA, 91364

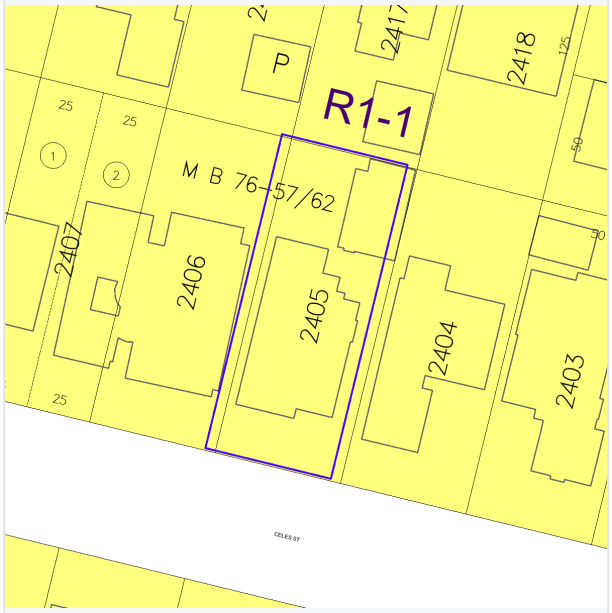
PREPARED FOR THE PROPERTY OWNER

Oct 27, 2026

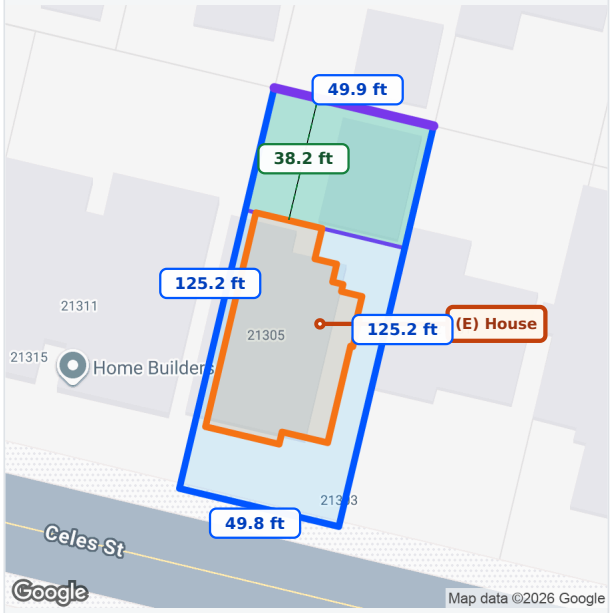
## A clear picture of the property and its potential.

This feasibility study explores smart ways to expand your property, add value, and create flexible living or income opportunities.

| EXISTING HOME | LOT AREA | BACKYARD AREA |
|---|---|---|
| 1,849 SQ FT | 6,242 SQ FT | 1,905 SQ FT |




ZIMAS property map




Transportation map

### OPTIONS REVIEWED

- Detached ADU · 800 sq ft
- Detached ADU · 1,200 sq ft
- Detached SB-9 + ADU
- Main House Addition

### WHAT THIS STUDY REVIEWS

- Flexible options to maximize space and privacy
- Potential to create additional income
- Paths to increase comfort, value, and long-term flexibility

PRECONSTRUCTION FINANCING

### Finance Design + Permit + City Fees

**Eligible property owners may apply for financing to help cover design, permit preparation, and City fees.**

Scan or click to review eligibility and apply. Subject to provider approval and terms.

SCAN OR CLICK TO APPLY

READY TO MOVE FORWARD?

## Schedule a site strategy session.

We will walk your property, refine the concept, and outline the best path forward.

SCAN TO BOOK

or click to contact us


info@121designbuild.com

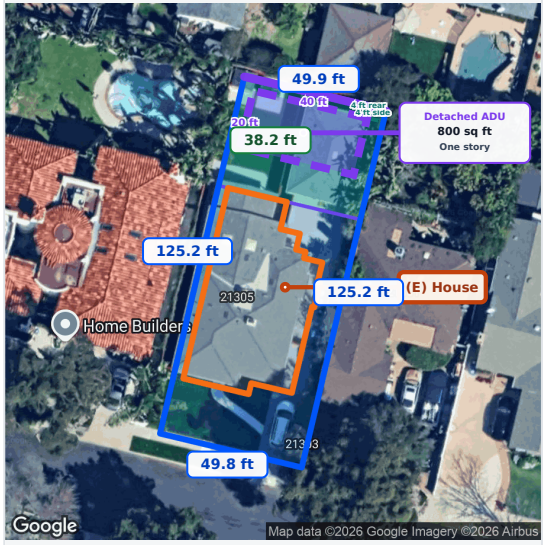
17801 Ventura Blvd, 2nd Floor, Encino, CA 91316

(424) 600-1100

www.121designbuild.com

DETACHED ADU · 800 SQ FT

## 1 DETACHED ADU · 800 SQ FT · ONE STORY




- 2 bedrooms
- 2 bathrooms
- 800 sq ft usable living space

## 2 DETACHED ADU · 800 SQ FT · TWO STORIES




- 2 bedrooms
- 2 bathrooms
- 800 sq ft usable living space

# A focused plan to add value, space, and income.

This page highlights the strongest preliminary opportunity identified for the property.

RECOMMENDED OPPORTUNITY

### 800 sq ft Detached Accessory Dwelling Unit

Property-specific preliminary feasibility review

CONCEPT HIGHLIGHTS

- Creates a private backyard living opportunity.
- Offers flexible one-story or two-story configurations.
- Adds valuable space and rental-income potential.

| DESIGN + PERMIT PLANNING | CONSTRUCTION ALLOWANCE |
|---|---|
| $9,600-$31,100 | $172,000-$188,000 |

MAXIMUM ESTIMATED RENTAL POTENTIAL

**Up to $2,400/mo**

| EXISTING HOME | LOT AREA | BACKYARD AREA |
|---|---|---|
| 1,849 SQ FT | 6,242 SQ FT | 1,905 SQ FT |

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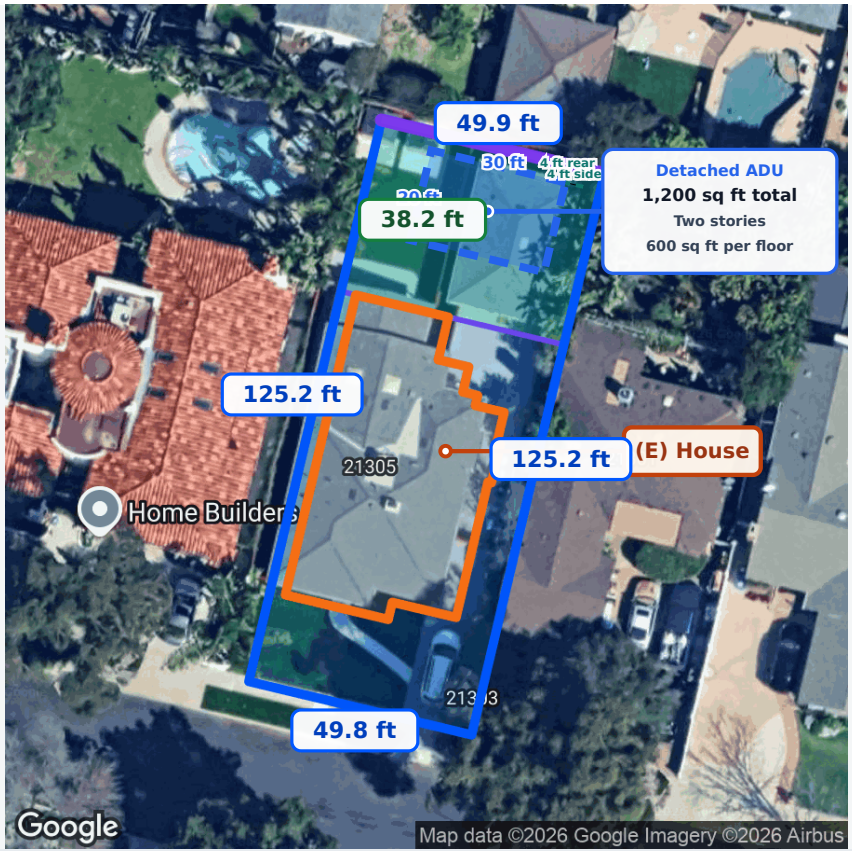
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DETACHED ADU · 1,200 SQ FT

## 1 DETACHED ADU · 1,200 SQ FT · ONE STORY




- ✓ 3 bedrooms
- ✓ 3 bathrooms
- ✓ 1,200 sq ft usable living space

# A focused plan to add value, space, and income.

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RECOMMENDED OPPORTUNITY

### 1,200 sq ft Detached Accessory Dwelling Unit

Property-specific preliminary feasibility review

CONCEPT HIGHLIGHTS

- ✓ Creates a private backyard living opportunity.
- ✓ Offers flexible one-story or two-story configurations.
- ✓ Adds valuable space and rental-income potential.

| DESIGN + PERMIT PLANNING | CONSTRUCTION ALLOWANCE |
|---|---|
| $11,600-$34,500 | $270,000-$294,000 |

MAXIMUM ESTIMATED RENTAL POTENTIAL

**Up to $3,000/mo**

| EXISTING HOME | LOT AREA | BACKYARD AREA |
|---|---|---|
| 1,849 SQ FT | 6,242 SQ FT | 1,905 SQ FT |

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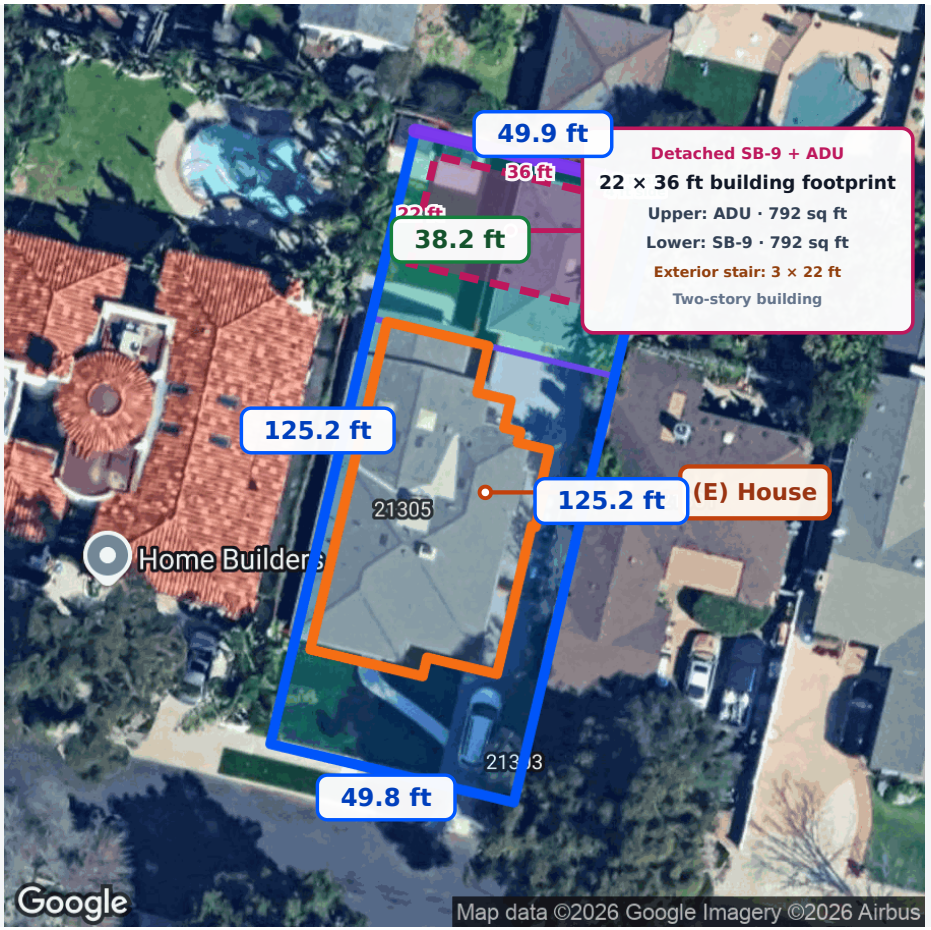
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DETACHED SB-9 + ADU

## 1 DETACHED SB-9 + ADU




DETACHED SB-9 + ADU

# A focused plan to add value, space, and income.

This page highlights the strongest preliminary opportunity identified for the property.

RECOMMENDED OPPORTUNITY

**Detached SB-9 + ADU**

Property-specific preliminary feasibility review

### CONCEPT HIGHLIGHTS

- Creates two separate living spaces in one detached building.
- Supports privacy and flexible multigenerational living.
- Adds strong long-term rental-income potential.

| DESIGN + PERMIT PLANNING | CONSTRUCTION ALLOWANCE |
|---|---|
| $13,520-$37,764 | $356,400-$388,080 |

MAXIMUM ESTIMATED RENTAL POTENTIAL

**Up to $4,500/mo**

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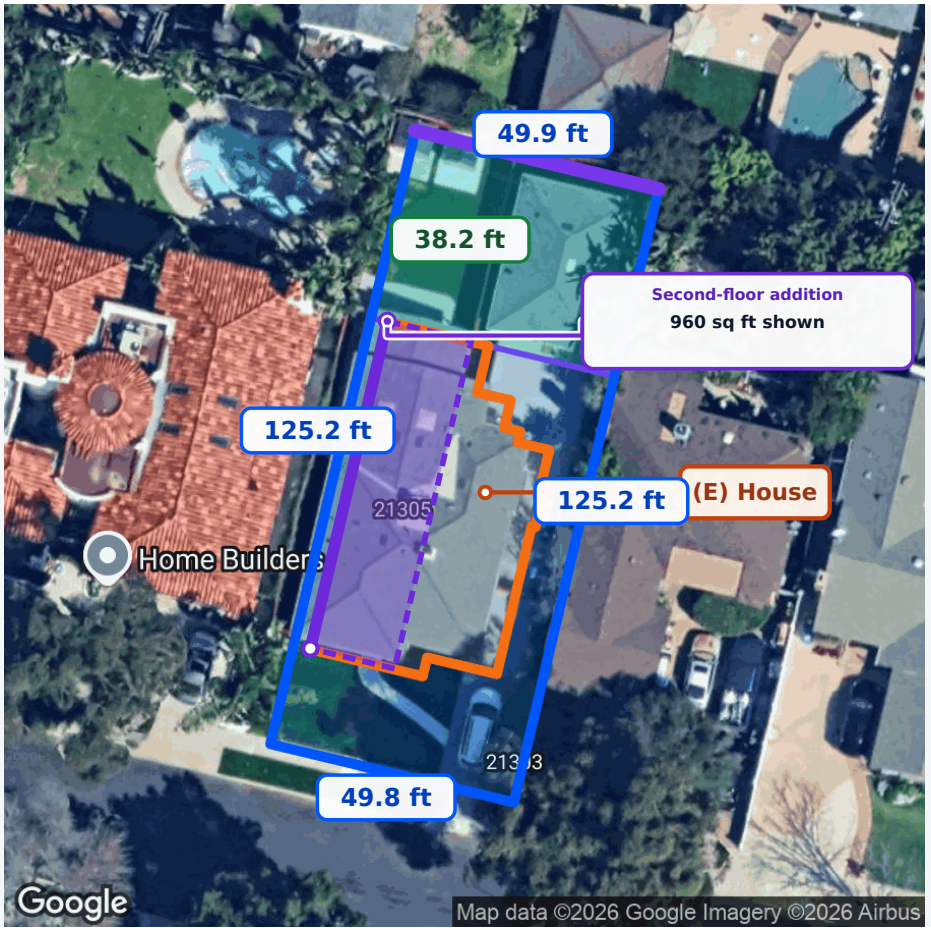
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MAIN HOUSE ADDITION

## 1 MAIN HOUSE ADDITION




MAIN HOUSE ADDITION

# A focused plan to add value, space, and comfort.

This page highlights the strongest preliminary opportunity identified for the property.

RECOMMENDED OPPORTUNITY

### Main House Addition

Property-specific preliminary feasibility review

CONCEPT HIGHLIGHTS

- Expands the main residence with connected living space.
- Adds useful room for long-term comfort and flexibility.
- Strengthens property value and everyday function.

| DESIGN + PERMIT PLANNING | CONSTRUCTION ALLOWANCE |
|---|---|
| $10,400-$32,460 | $240,000-$336,000 |

MAXIMUM ESTIMATED RENTAL POTENTIAL

**To be confirmed**

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|---|---|---|
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