



# 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

1,502 SQ FT



LOT AREA

6,465 SQ FT

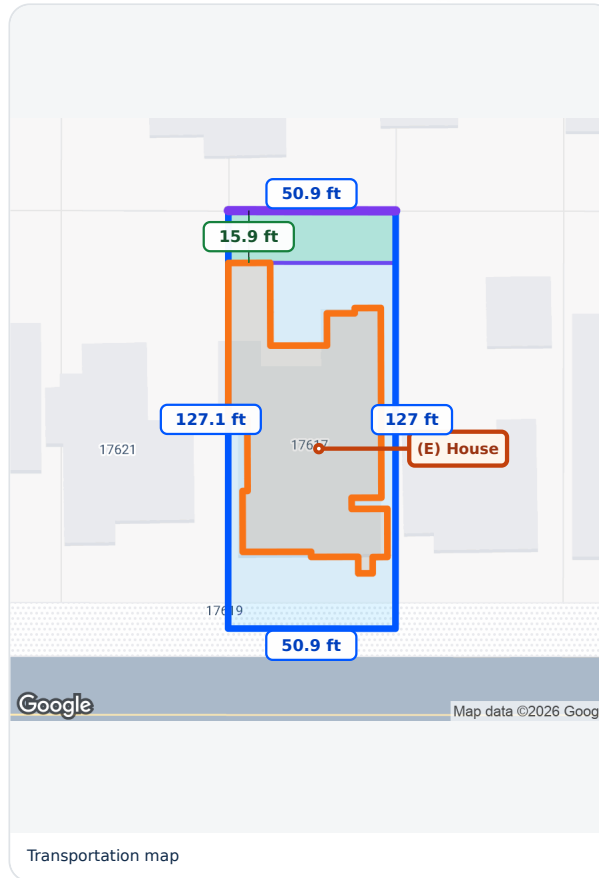


BACKYARD AREA

808 SQ FT

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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.

info@121designbuild.com

(424) 600-1100

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



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

\$12,635-\$36,260

CONSTRUCTION ALLOWANCE

\$351,750-\$492,450



MAXIMUM ESTIMATED RENTAL POTENTIAL

To be confirmed



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