



# 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

1,958 SQ FT



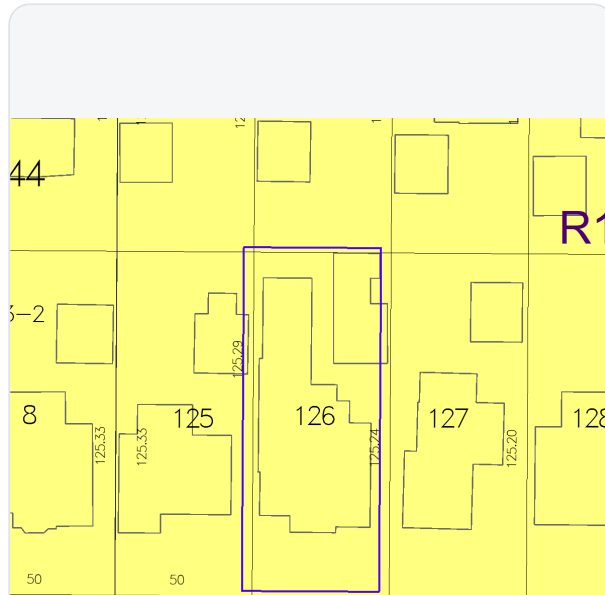
LOT AREA

6,267 SQ FT

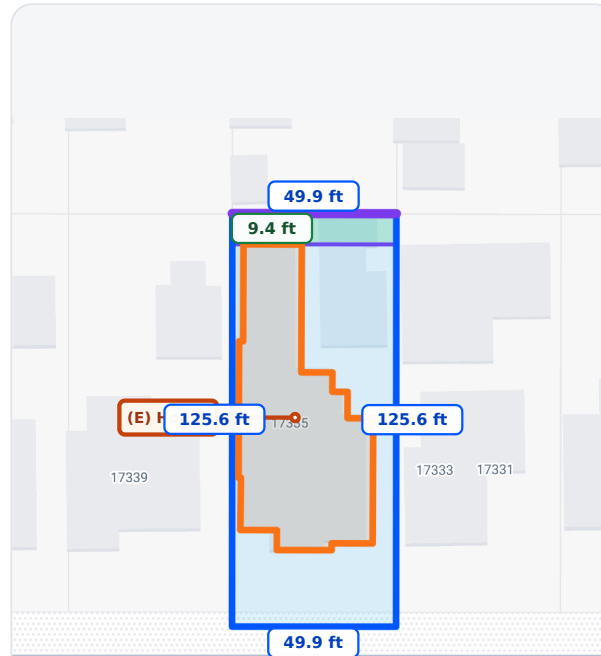


BACKYARD AREA

467 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.

info@121designbuild.com

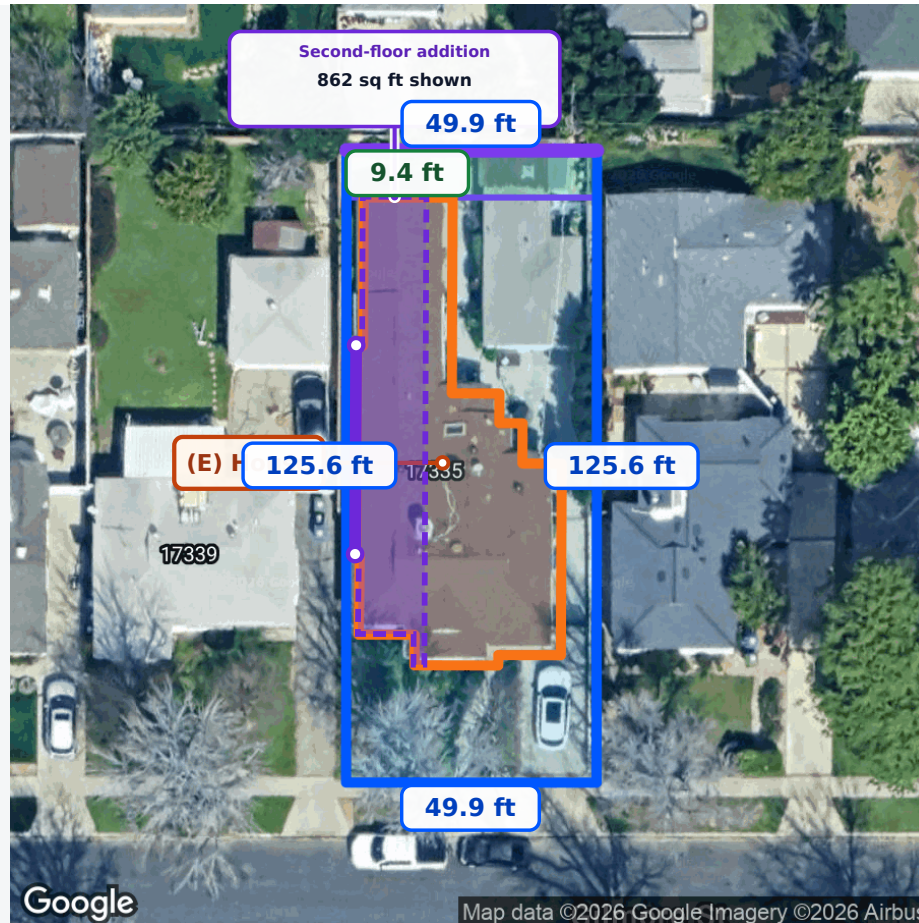
(424) 600-1100

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

\$9,910-\$31,627

### CONSTRUCTION ALLOWANCE

\$215,500-\$301,700



### MAXIMUM ESTIMATED RENTAL POTENTIAL

To be confirmed



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1,958 SQ FT



LOT AREA  
6,267 SQ FT



BACKYARD AREA  
467 SQ FT



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