



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.



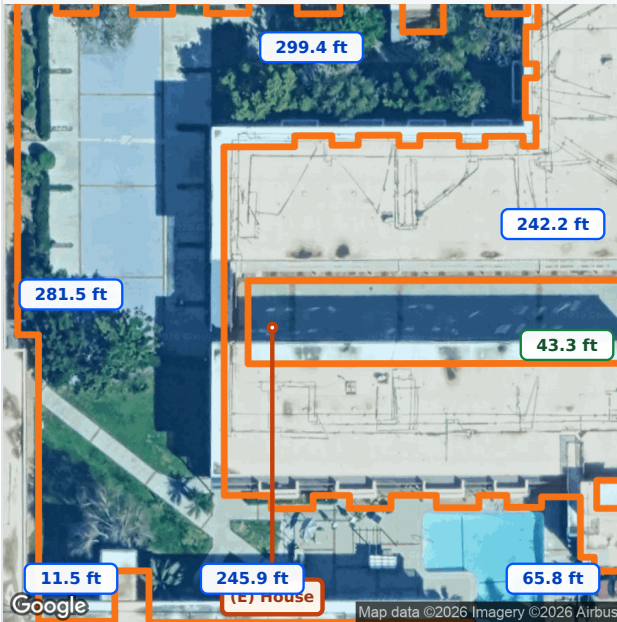
EXISTING HOME
**81,326 SQ
FT**



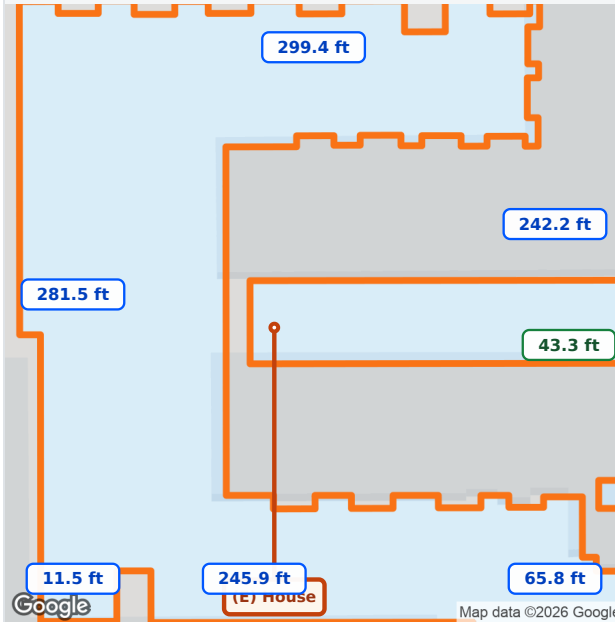
LOT AREA
**85,965 SQ
FT**



BACKYARD AREA
**10,487 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

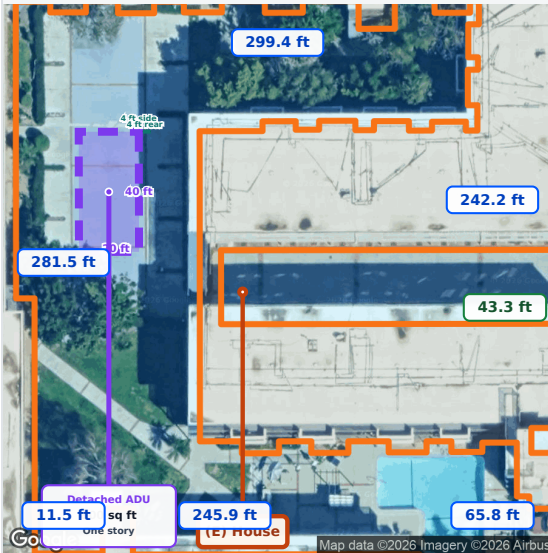
(424) 600-1100

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



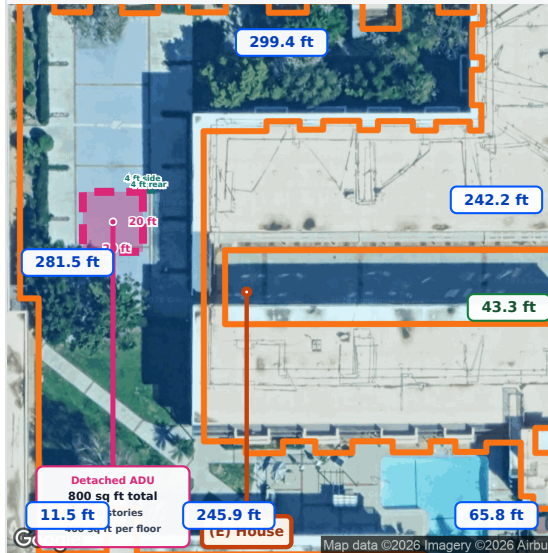
DETACHED ADU • 800 SQ FT

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

\$9,600-\$31,100

CONSTRUCTION ALLOWANCE

\$172,000-\$188,000



MAXIMUM ESTIMATED RENTAL POTENTIAL

Up to \$2,400/mo



EXISTING HOME
81,326 SQ FT



LOT AREA
85,965 SQ FT



BACKYARD AREA
10,487 SQ FT



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

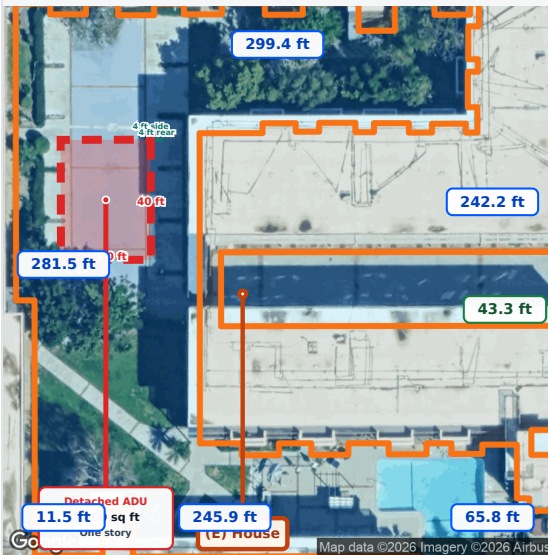
(424) 600-1100

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



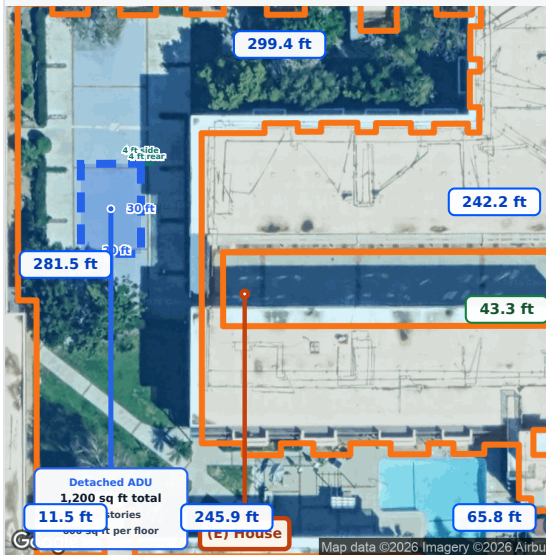
DETACHED ADU • 1,200 SQ FT

1 DETACHED ADU • 1,200 SQ FT • ONE STORY



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

2 DETACHED ADU • 1,200 SQ FT • TWO STORIES



- ✓ 3 bedrooms
- ✓ 3 bathrooms
- ✓ 1,200 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

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

\$11,600-\$34,500

CONSTRUCTION ALLOWANCE

\$270,000-\$294,000



MAXIMUM ESTIMATED RENTAL POTENTIAL

Up to \$3,000/mo



EXISTING HOME
81,326 SQ FT



LOT AREA
85,965 SQ FT



BACKYARD AREA
10,487 SQ FT



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

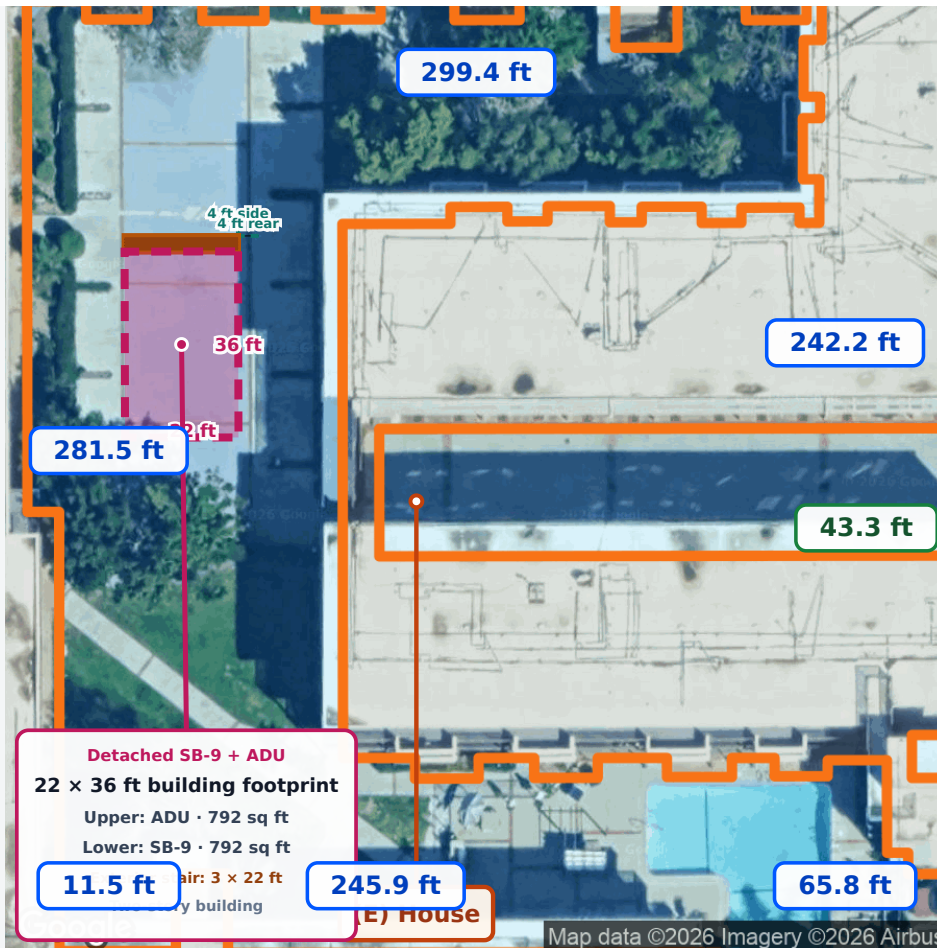
(424) 600-1100

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



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

\$13,520-\$37,764

CONSTRUCTION ALLOWANCE

\$356,400-\$388,080



MAXIMUM ESTIMATED RENTAL POTENTIAL

Up to \$4,500/mo



EXISTING HOME

81,326 SQ FT



LOT AREA

85,965 SQ FT



BACKYARD AREA

10,487 SQ FT



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

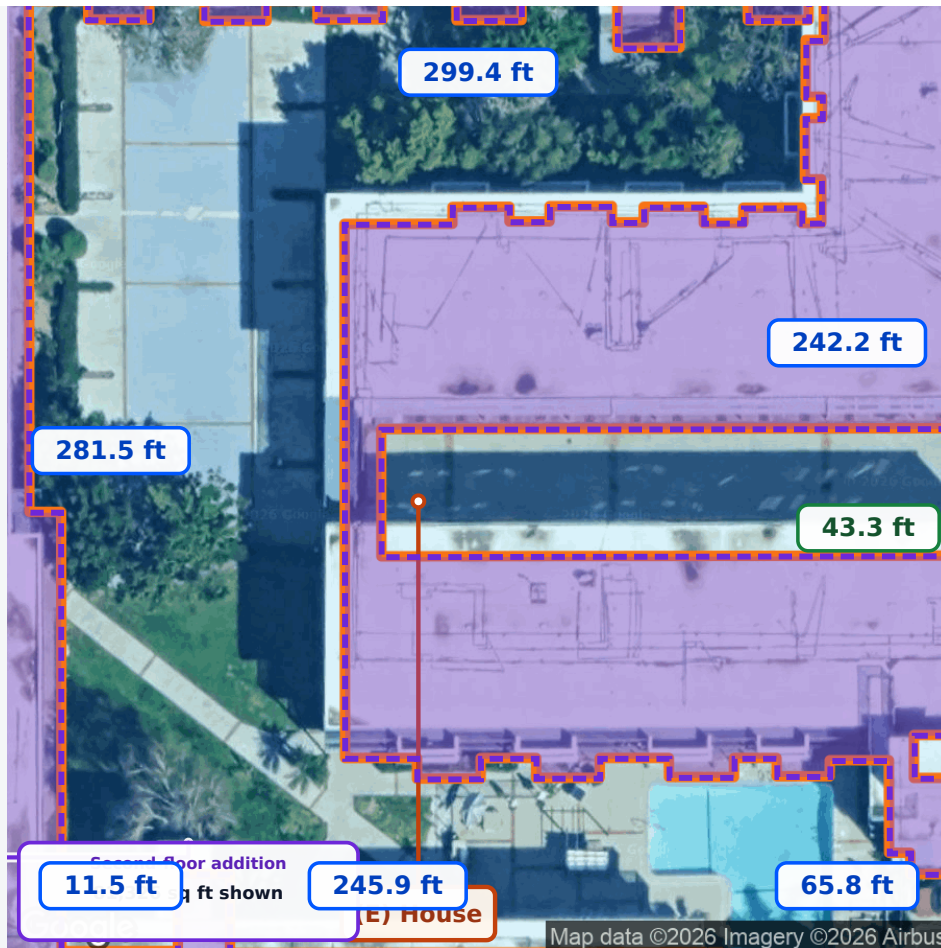


17801 Ventura Blvd, 2nd Floor,
Encino, CA 91316



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

\$888,445-\$1,525,137

CONSTRUCTION ALLOWANCE

\$44,142,250-\$61,799,150



MAXIMUM ESTIMATED RENTAL POTENTIAL

To be confirmed



EXISTING HOME

81,326 SQ FT



LOT AREA

85,965 SQ FT



BACKYARD AREA

10,487 SQ FT



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



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



(424) 600-1100