



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

3,321 SQ FT



LOT AREA

12,520 SQ FT



BACKYARD AREA

1,684 SQ FT



Hybrid property map



Street View - property frontage

OPTIONS REVIEWED



Detached ADU



Detached SB-9 and ADU



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



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

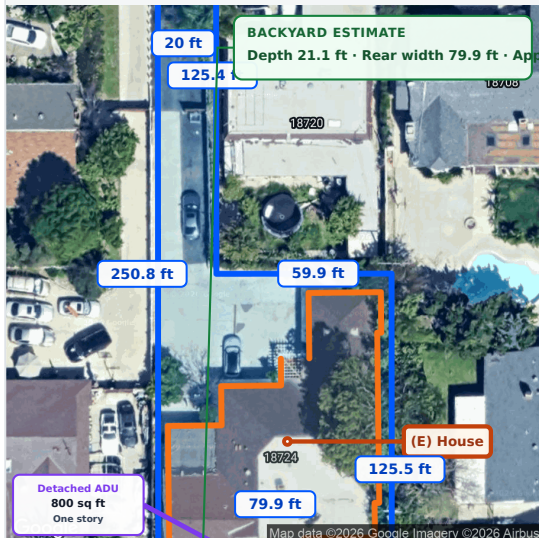
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Encino, CA 91316



DETACHED ADU CONCEPT OPTIONS

1 DETACHED ADU CONCEPT OPTIONS



DETACHED ADU CONCEPT OPTIONS

2 DETACHED ADU CONCEPT OPTIONS



DETACHED ADU CONCEPT OPTIONS

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

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



RECOMMENDED OPPORTUNITY

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 \$2,260/mo



EXISTING HOME
3,321 SQ FT



LOT AREA
12,520 SQ FT



BACKYARD AREA
1,684 SQ FT



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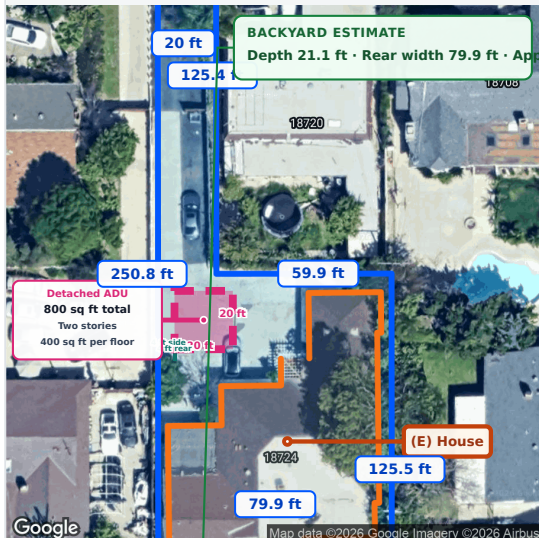
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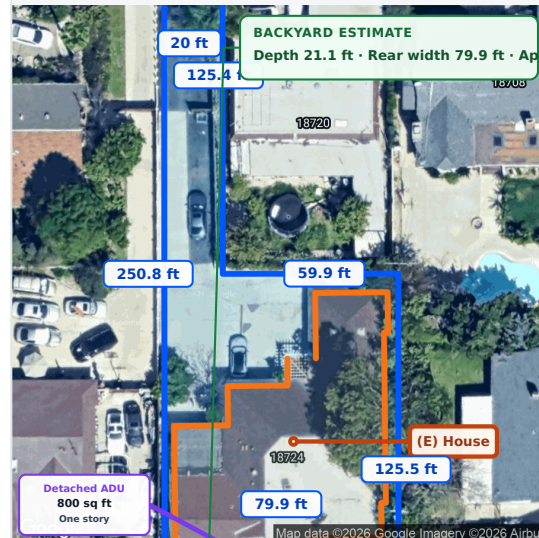
DETACHED ADU CONCEPT OPTIONS

1 DETACHED ADU CONCEPT OPTIONS



DETACHED ADU CONCEPT OPTIONS

2 DETACHED ADU CONCEPT OPTIONS



DETACHED ADU CONCEPT OPTIONS

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

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



RECOMMENDED OPPORTUNITY

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 \$3,150/mo



EXISTING HOME
3,321 SQ FT



LOT AREA
12,520 SQ FT



BACKYARD AREA
1,684 SQ FT



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info@1212designbuild.com

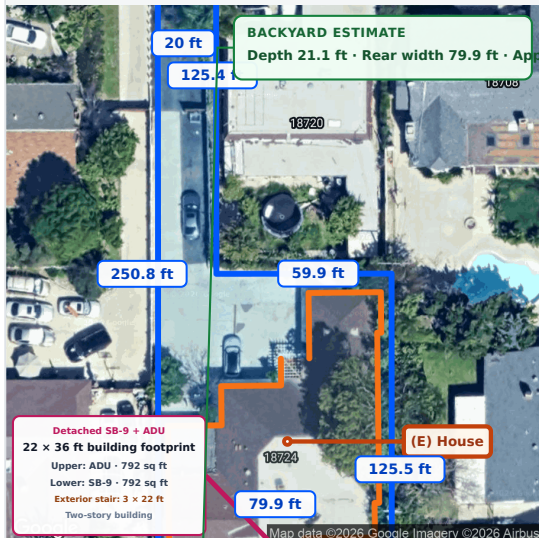
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DETACHED SB-9 + ADU

1 DETACHED SB-9 + ADU



DETACHED SB-9 + ADU

2 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 \$4,520/mo



EXISTING HOME
3,321 SQ FT



LOT AREA
12,520 SQ FT



BACKYARD AREA
1,684 SQ FT



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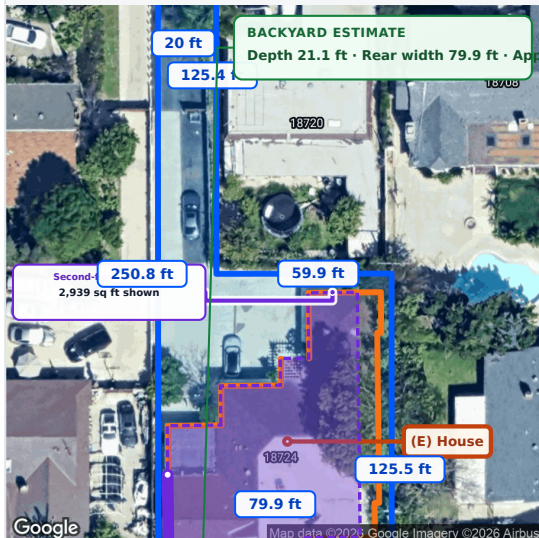
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MAIN HOUSE ADDITION

1 MAIN HOUSE ADDITION



MAIN HOUSE ADDITION

2 MAIN HOUSE ADDITION



MAIN HOUSE ADDITION

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

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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

\$20,295-\$49,282

CONSTRUCTION ALLOWANCE

\$734,750-\$1,028,650



MAXIMUM ESTIMATED RENTAL POTENTIAL

To be confirmed



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BACKYARD AREA
1,684 SQ FT



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