



# 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

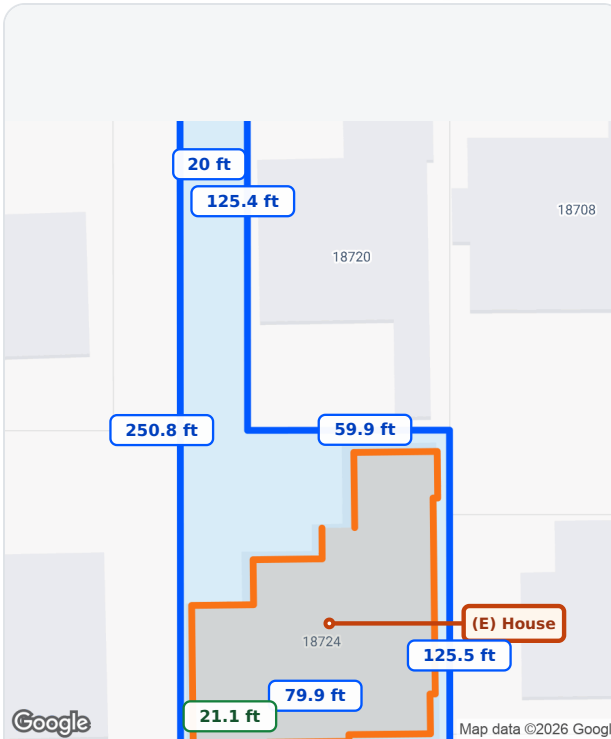


BACKYARD AREA

1,684 SQ FT



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  
3,321 SQ FT



LOT AREA  
12,520 SQ FT



BACKYARD AREA  
1,684 SQ FT



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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

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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

\$11,600-\$34,500

CONSTRUCTION ALLOWANCE

\$270,000-\$294,000



MAXIMUM ESTIMATED RENTAL POTENTIAL

Up to \$3,000/mo



EXISTING HOME  
3,321 SQ FT



LOT AREA  
12,520 SQ FT



BACKYARD AREA  
1,684 SQ FT



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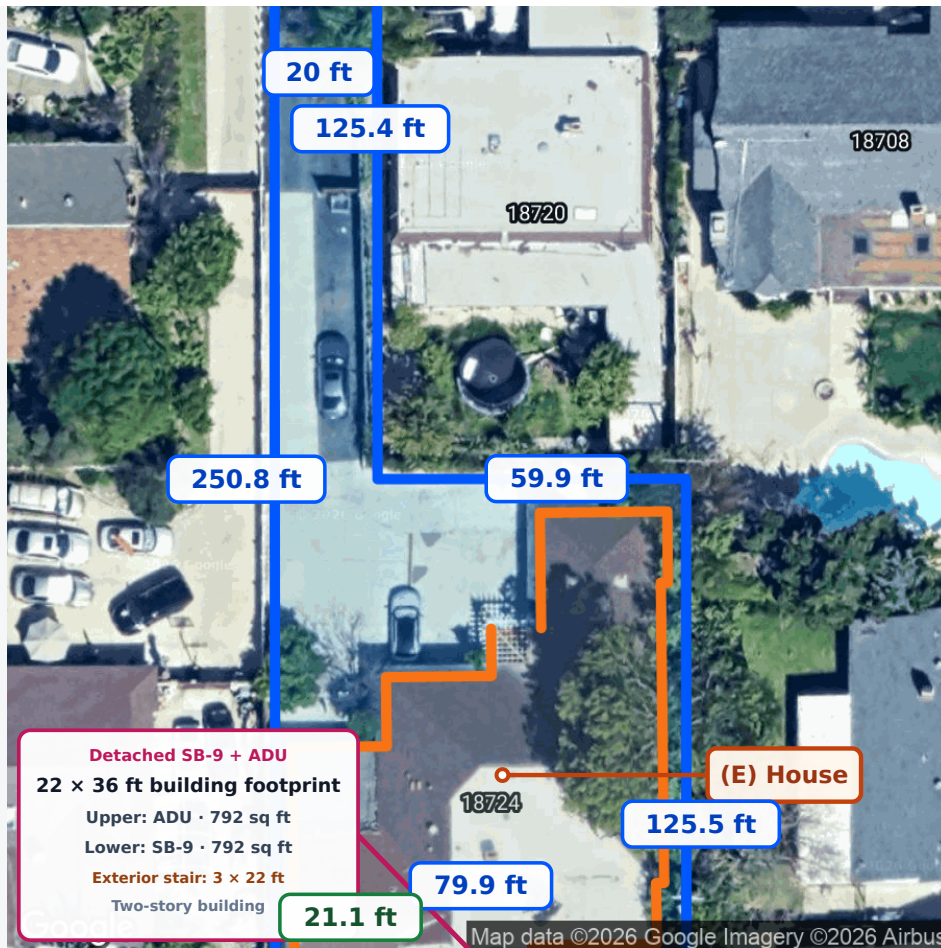
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DETACHED SB-9 + ADU

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  
3,321 SQ FT



LOT AREA  
12,520 SQ FT



BACKYARD AREA  
1,684 SQ FT



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MAIN HOUSE ADDITION

1 MAIN HOUSE ADDITION



MAIN HOUSE ADDITION

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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



EXISTING HOME  
3,321 SQ FT



LOT AREA  
12,520 SQ FT



BACKYARD AREA  
1,684 SQ FT



READY TO MOVE FORWARD?

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