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Renovation ROI Report

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Property: Let's confirm you are human | Report ID: fd1063ea | Generated: 1/1/2026

Property Overview

Market Analysis for Los Angeles, CA

N/A

Last Price Sold

N/A

Beds

N/A

Baths

N/A

Sq Ft

N/A

Year Built

N/A

Lot Size

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Estimated Current Value

Based on comparable properties analysis

\$1,156,105

Current Estimated Value

Based on 0 sqft x \$963/sqft

\$1,444,500

After Renovation Value

With all improvements completed

\$288,395

Potential Value Uplift

+25% increase

Property Description

No description available.

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The top recommendation is an **ADU Conversion**. This project scores an **Average Opportunity** due to its high potential ROI of 238% and strong rental income opportunities in this market. The existing property features, particularly the 0sq ft of space and lot, make this the most strategic investment for this property.

234%

Opportunity Score

Average

N/A

Estimated Post-Renovation Value

Renovation Analysis & ROI

ROI Comparison

New Build: Modern Single-Family Residence

238%

New Build: Income-Generating Duplex

238%

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Cost vs Value Added

New Build: Modern Single-Family Residence	+\$476,500
Cost: \$200,000	Value Add
New Build: Income-Generating Duplex	+\$381,200
Cost: \$160,000	Value Add
New Build: SFH with Detached ADU	+\$571,800
Cost: \$255,000	Value Add

Top Renovation Opportunities

#1	New Build: Modern Single-Family Residence	 Validated	238% ROI
	★★★★★ (Excellent ROI)		

Build a new 2,500 sq ft two-story home from the ground up. The plan includes a 1,300 sq ft main level with an open-concept kitchen, living area, home office, and half-bath. The 1,200 sq ft second level will feature a primary suite with an en-suite bathroom, three additional bedrooms, and two full bathrooms. Total new construction: 2,500 sq ft at an estimated \$250/sq ft. This project adds 2,500 square feet to the property. Construction cost estimated at \$250/sq ft. Appeals to growing families, professionals seeking a modern home with a dedicated office, and move-up buyers looking for new construction quality..

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Validated Cost \$400/sqft	Validated Value Add \$953/sqft	Post-Renovation Value 500 sqft total	Timeline	Difficulty
<h3>Project Roadmap</h3> <ul style="list-style-type: none"> Obtain necessary permits (check local regulations in Los Angeles) Hire a contractor experienced in ADU conversions Design and plan layout, considering existing garage structure and utilities Execute construction, focusing on insulation, electrical, and plumbing Complete ADU adhering to building codes and receive final inspection Obtain Certificate of Occupancy 	<h3>Potential Risks</h3> <ul style="list-style-type: none"> Permitting delays (common in Los Angeles) Unexpected construction costs (add 10-20% contingency) Compliance with local building codes Finding qualified contractors experienced with ADU regulations Potential plumbing and electrical upgrades 	<h3>Recommended Pros</h3> <div> <p>Pacific Coast Contractors General Contractors 📍 Los Angeles, CA • 5 miles away Local Directory</p> <p> Call Website</p> </div> <div> <p>Golden State Remodeling Home Remodeling 📍 Los Angeles, CA • 3 miles away Local Directory</p> <p> Call Website</p> </div>		

#2 **New Build: Income-Generating Duplex** **238% ROI**

(Excellent ROI)

Build a new 2,800 sq ft two-story duplex. Each unit will be 1,400 sq ft and include its own modern kitchen, living area, private entrance, and separate metering. The project requires duplicated systems (HVAC, kitchens), increasing complexity. Total new construction: 2,800 sq ft at an estimated \$265/sq ft. This project adds 2,800 square feet to the property. Construction cost estimated at \$265/sq ft. Appeals to real estate investors seeking

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\$160,000

Validated Cost
\$400/sqft

\$381,200

Validated Value
Add
\$953/sqft

\$381,200

Post-Renovation
Value
400 sqft total

12-16 months

Timeline

Difficult

Difficulty

Project Roadmap

- Obtain necessary permits (check local regulations in Los Angeles)
- Hire a contractor experienced in ADU conversions
- Design and plan layout, considering existing garage structure and utilities
- Execute construction, focusing on insulation, electrical, and plumbing
- Complete ADU adhering to building codes and receive final inspection
- Obtain Certificate of Occupancy

Potential Risks

- Permitting delays (common in Los Angeles)
- Unexpected construction costs (add 10-20% contingency)
- Compliance with local building codes
- Finding qualified contractors experienced with ADU regulations
- Potential plumbing and electrical upgrades

Recommended Pros

Pacific Coast Contractors

General Contractors

📍 Los Angeles, CA • 6 miles away [Local Directory](#)



Call



Website

Golden State Remodeling

Home Remodeling

📍 Los Angeles, CA • 12 miles away [Local Directory](#)



Call



Website

#3

New Build: SFH with Detached ADU

★★★★★ (Excellent ROI)

Validated

224% ROI

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of \$260/sq ft, as ADUs often have a higher per-square-foot cost. This project adds 2,600 square feet to the property. Construction cost estimated at \$260/sq ft. Appeals to homeowners needing a guest house or in-law suite, buyers seeking rental income to supplement their mortgage, and remote work professionals desiring a separate, dedicated office space..

\$255,000	\$571,800	\$571,800	11-15 months	Moderate
Validated Cost \$425/sqft	Validated Value Add \$953/sqft	Post-Renovation Value 600 sqft total	Timeline	Difficulty

Project Roadmap

- Obtain necessary permits (check local regulations in Los Angeles)
- Hire a contractor experienced in ADU conversions
- Design and plan layout, considering existing garage structure and utilities
- Execute construction, focusing on insulation, electrical, and plumbing
- Complete ADU adhering to building codes and receive final inspection
- Obtain Certificate of Occupancy

Potential Risks

- Permitting delays (common in Los Angeles)
- Unexpected construction costs (add 10-20% contingency)
- Compliance with local building codes
- Finding qualified contractors experienced with ADU regulations
- Potential plumbing and electrical upgrades

Recommended Pros

Pacific Coast Contractors

ADU Specialists

📍 Los Angeles, CA • 11 miles away [Local Directory](#)



Call



Website

Golden State Remodeling

Home Additions

📍 Los Angeles, CA • 9 miles away [Local Directory](#)



Call



Website

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Address	Sale Price	Summary	Source
12478 Rubens Ave, Los Angeles, CA 90066 📍 2 miles away	\$1,159,426	2 bed, 2 bath • 1,172 sqft • Sold Feb 2025 \$989/sq ft	Market Data
12725 Walsh Ave, Los Angeles, CA 90066 📍 2 miles away	\$1,313,722	3 bed, 2 bath • 1,278 sqft • Sold Oct 2025 \$1027/sq ft	Market Data
4616 Glencoe Ave, Marina del Rey, CA 90066 📍 1 miles away	\$1,386,245	2 bed, 3 bath • 1,646 sqft • Sold Jan 2025 \$842/sq ft	Market Data

☑ Accuracy Validation Summary

Mathematical consistency checks and pricing validation applied to ensure accurate calculations

Validation Statistics	Pricing Sources	Accuracy Improvements
Projects Analyzed 3	Cost Models: Market Data Regional Costs	✓ Mathematical Consistency Square footage × cost per sqft = total cost
Projects Corrected 0	Value Models: Comparable Sales Price/SqFt Analysis	✓ Market-Based Pricing Values based on local comparable sales
Avg. Deviation Fixed 70%		✓ ROI Recalculation

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Validation Process Details

- Addition projects automatically corrected when AI estimates deviated over 10% from market data
- Remodel projects (kitchens, bathrooms) preserve AI estimates as they're harder to standardize
- All corrections logged with before/after values for transparency
- ROI rankings updated based on corrected financial projections

R **Renvo**

AI-powered real estate
renovation analysis for
smarter investment
decisions.

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