

5,099 SF LOT IN ULTRA-TRENDY WEST ADAMS W/RTI PLANS FOR 4-UNITS! | NON RSO & SB-8 EXEMPT

2637 S LONGWOOD



OFFERING MEMORANDUM

Prepared by
THE LAND SPECIALISTS®



powered by **myunits.com**

CHEYENNE WOMACK

AGENT/SALES DIRECTOR
REALTOR® #02064825

805.973.7470 Cell
818.859.7274 Office
cheyenne@myunits.com
www.myunits.com

LAUREN CEARLEY

AGENT/SALES DIRECTOR
REALTOR® #02146823

213.302.8662 Cell
818.859.7274 Office
lauren@myunits.com
www.myunits.com

**630 N Glenoaks Blvd
Burbank, CA 91502**

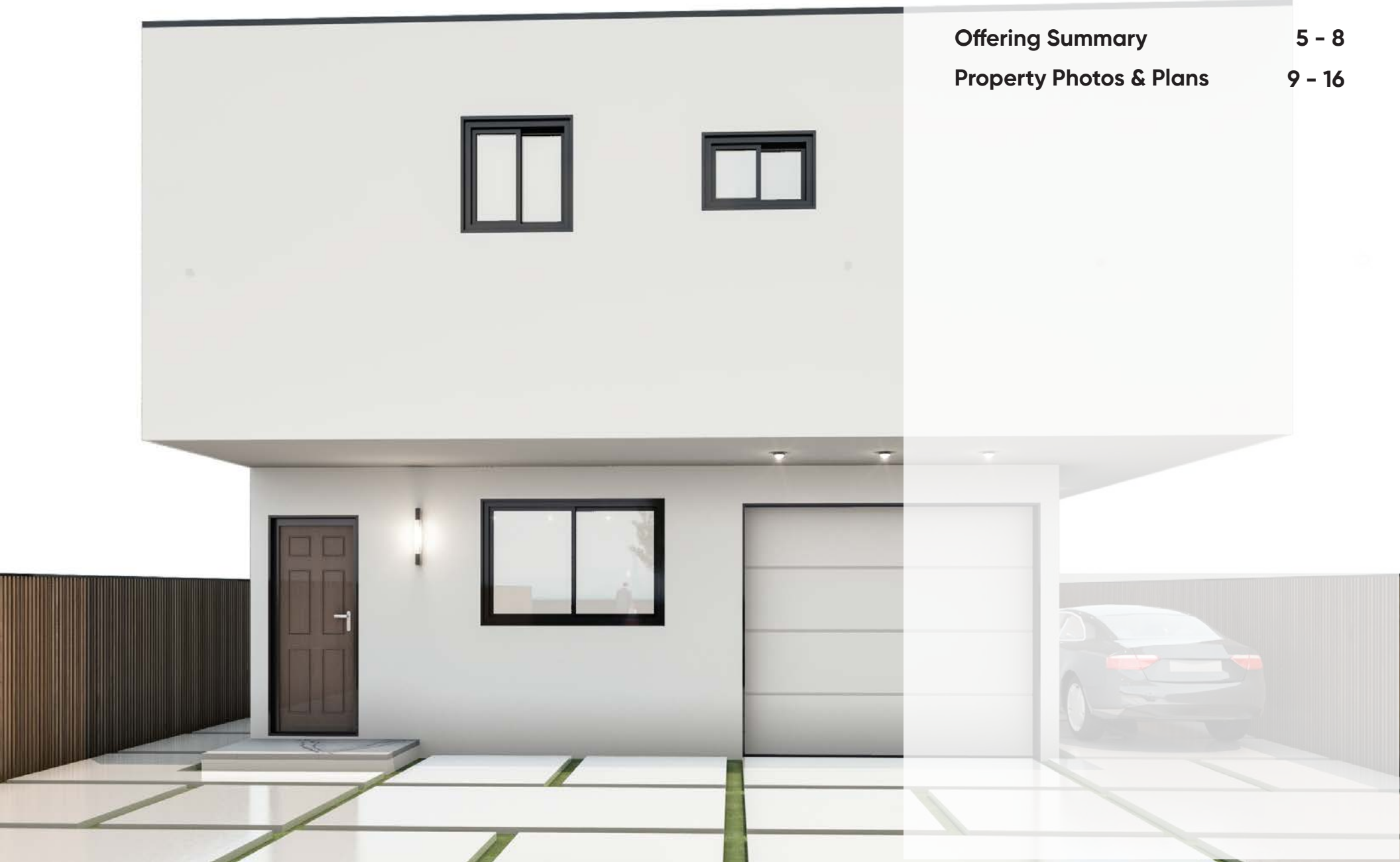
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The top half of the image features a background with a topographic map pattern. It consists of numerous white, irregular contour lines of varying thicknesses set against a teal-to-blue gradient background. The lines create a sense of depth and movement, resembling a map of a hilly or mountainous region.

OFFERING SUMMARY

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The Land Specialists are pleased to present 2637 S Longwood, an incredible opportunity to build a new construction fourplex in the heart of West Adams, one of LA's most dynamic and high-demand neighborhoods! 2637 S Longwood is an SB-8 EXEMPT, NON-RENT CONTROLLED, LAR2-zoned lot—an increasingly rare find in the LA landscape.

With limited SB-8 exempt properties available, this is a prime chance to build without tenant relocation delays or replacement unit requirements—saving both time and money.

Situated in a prime West Adams location, this property offers unbeatable access to one of LA's fastest-growing neighborhoods. Future tenants will love being just steps from countless trendy restaurants, shops and mixed-use developments such as Cento, Chulita, Highly Likely, the Culver Steps, Platform and the soon-to-be Maydan Market (food hall) that includes Michelin Star connected restaurant Compass Rose!

2637 Longwood is being delivered with RTI plans for a duplex plus two ADUs, featuring one 3-bedroom, 3.5-bathroom townhome, one 3-bedroom, 3-bathroom townhome, one 3-bedroom, 2-bathroom townhome and one 4-bedroom, 4.5-bathroom townhome. Designed with tenants in mind, each unit offers open floorplans, en-suite bathrooms, in-unit washers and dryers, and convenient parking.



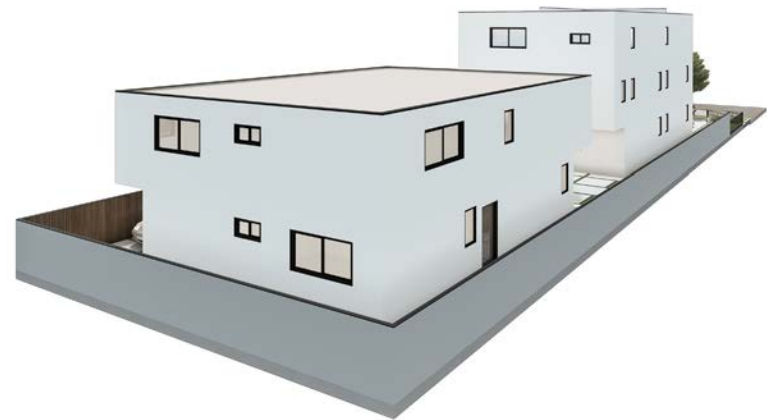
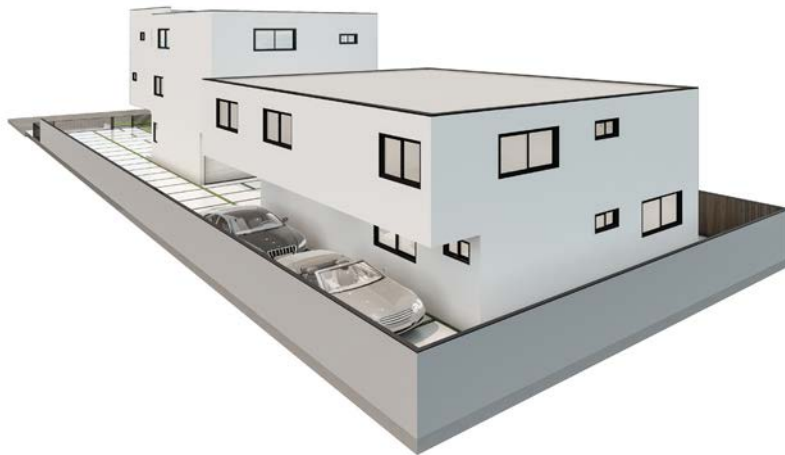
PROPERTY OVERVIEW

THE PROPERTY:

Address:	2637 S Longwood Ave, Los Angeles, CA 90016
APN:	5049-004-007
# Developable Units:	Delivered with RTI Plans for a 4-Unit (3-Story Duplex + 2 ADU's)
Current Building on Lot:	Vacant
SB-8 Exempt:	Yes
Lot Size (SF):	5,099
Rent Control:	No
Zoning:	LAR2
Parking:	2 Garages + 5-7 Bonus Spots

THE OFFERING:

List Price:	\$1,025,000
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INVESTMENT HIGHLIGHTS

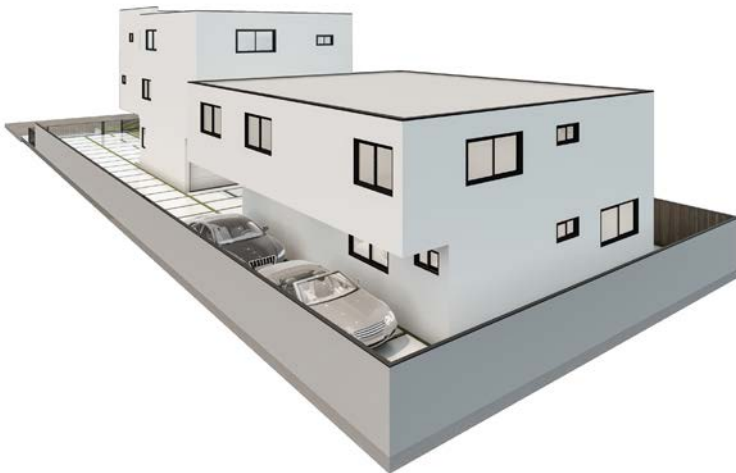


- No rent control on the future project!
- SB-8 EXEMPT!
- Delivered RTI!!! Get ready to build ASAP.
- Large (5,099 SF) flat lot, ideal for a new construction project.
- Expertly designed plans using all wood that will be cost-effective to build.
- Large bedrooms with oversized and/or double closets in some rooms.
- No relocations needed! Non-tenant occupied!
- Located steps from countless trendy restaurants, shops and mixed-use developments such as Highly Likely, the Culver Steps, Platform and the soon-to-be Maydan Market (food hall) that includes Michelin Star connected restaurant Compass Rose!
- A mix of large 4 and 3 bedroom units, meaning maximum income.
- New construction in this neighborhood commands premium rents and high resale value.
- High-demand rental market, attracting entertainment industry professionals, young creatives, and commuters.

The background of the top half of the image is a topographic map. It features a color gradient from light blue on the left to a vibrant teal on the right. Overlaid on this gradient are white, irregular contour lines that create a sense of depth and texture, resembling a map of a hilly or mountainous area.

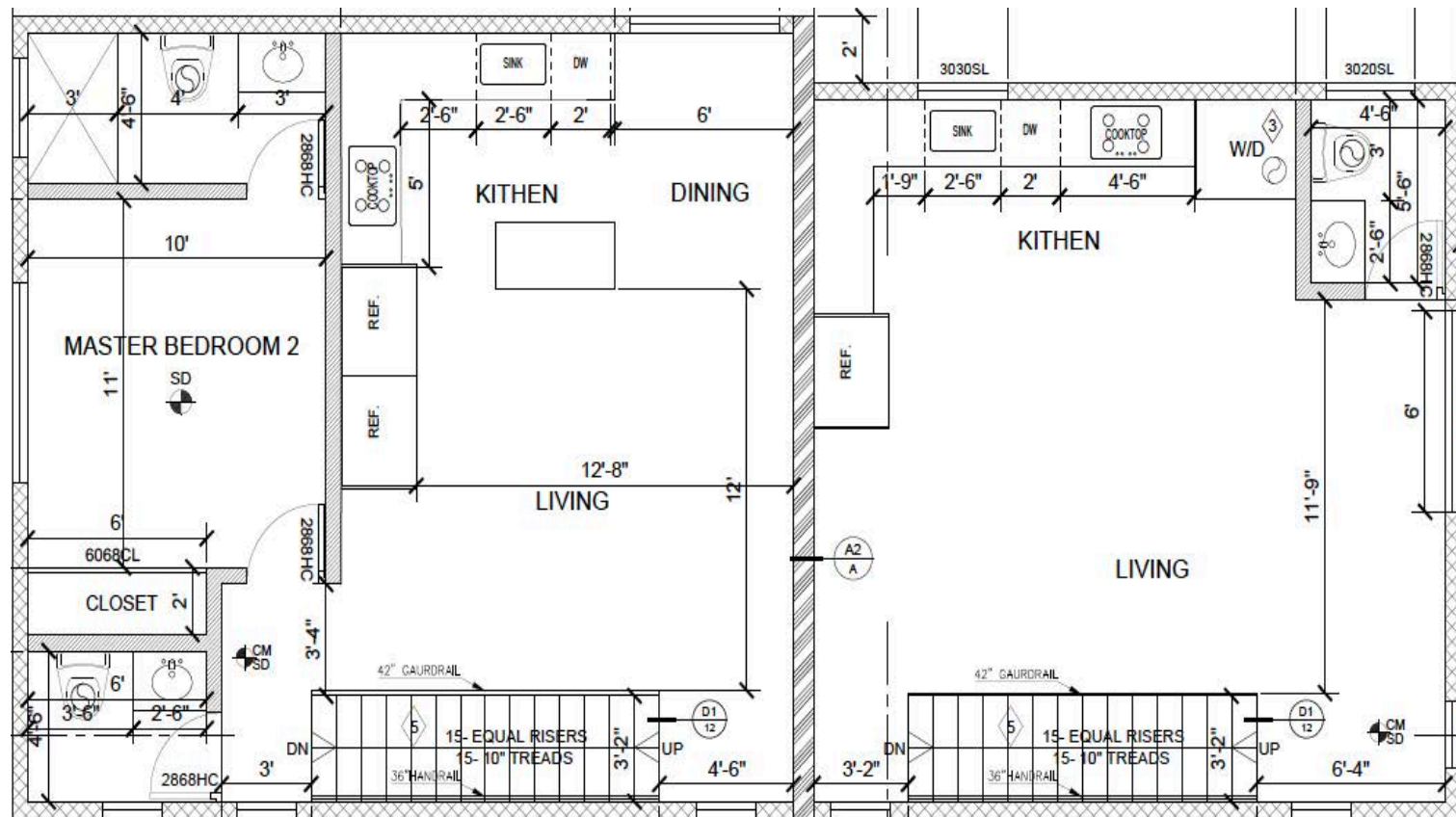
PROPERTY PHOTOS

RENDERINGS



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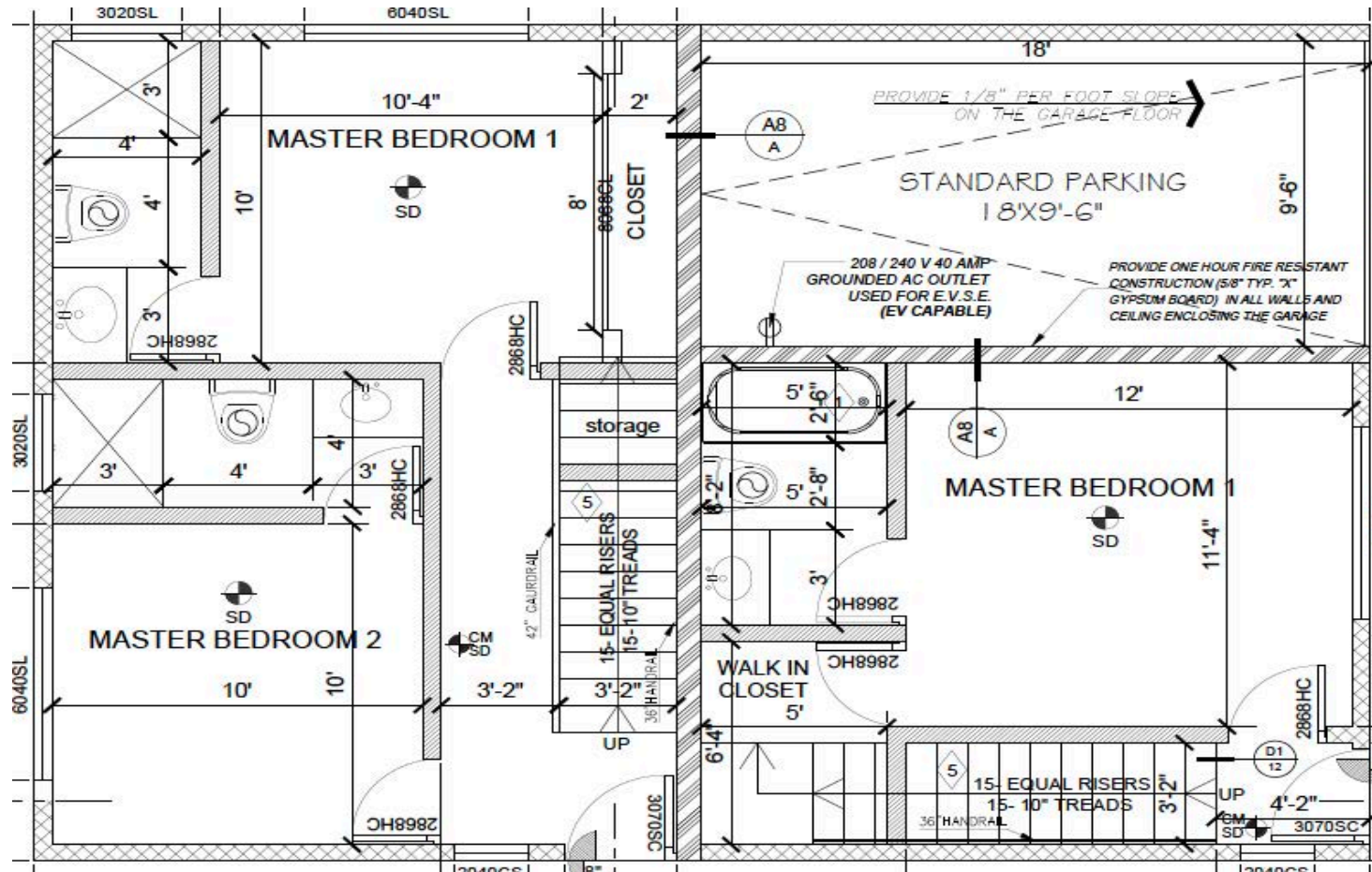
FRONT BUILDING PLANS | FLOOR 2



Floor Plan Details:

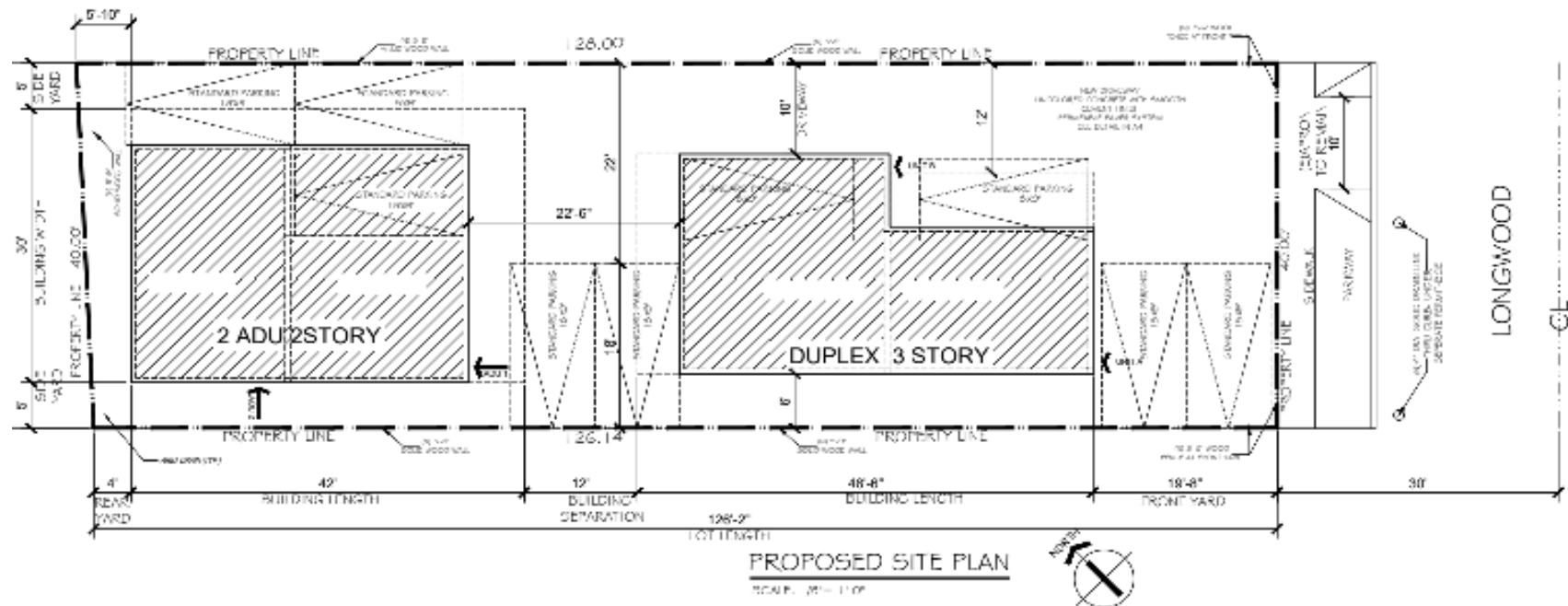
- Master Bedroom 3 (Top Left):** 12'-6" x 12'-6". Includes a closet (5068CL) and a private bathroom (2868HC).
- Master Bedroom 4 (Top Center):** 11'-2" x 11'-2". Includes a closet (6068CL) and a private bathroom (2868HC).
- Master Bedroom 2 (Top Right):** 10'-8" x 10'-6". Includes a closet (6068CL) and a private bathroom (2868HC).
- Master Bedroom 3 (Bottom Right):** 10'-8" x 10'-6". Includes a closet (6068CL) and a private bathroom (2868HC).
- Common Areas:**
 - Staircase:** 15 EQUAL RISERS, 5-10" TREADS, 36" HANDRAIL. Includes a 42" GAUDDRAIL and a 37'x75" SMOKE detector.
 - Laundry Area:** Includes a washer/dryer (W/D) and a closet (4068CL).
 - Balcony:** 6070SD, 16' SLOPE.
- Dimensions and Features:**
 - Room dimensions: 12'-6", 11'-2", 10'-8", 10'-6", 12'-0", 11'-0", 10'-0", 9'-0", 8'-0", 7'-0", 6'-0", 5'-0", 4'-0", 3'-0", 2'-0", 1'-0", 0'-0".
 - Door dimensions: 2'-6", 2'-8", 2'-10", 2'-12", 2'-14", 2'-16", 2'-18", 2'-20", 2'-22", 2'-24", 2'-26", 2'-28", 2'-30", 2'-32", 2'-34", 2'-36", 2'-38", 2'-40", 2'-42", 2'-44", 2'-46", 2'-48", 2'-50", 2'-52", 2'-54", 2'-56", 2'-58", 2'-60", 2'-62", 2'-64", 2'-66", 2'-68", 2'-70", 2'-72", 2'-74", 2'-76", 2'-78", 2'-80", 2'-82", 2'-84", 2'-86", 2'-88", 2'-90", 2'-92", 2'-94", 2'-96", 2'-98", 2'-100", 2'-102", 2'-104", 2'-106", 2'-108", 2'-110", 2'-112", 2'-114", 2'-116", 2'-118", 2'-120", 2'-122", 2'-124", 2'-126", 2'-128", 2'-130", 2'-132", 2'-134", 2'-136", 2'-138", 2'-140", 2'-142", 2'-144", 2'-146", 2'-148", 2'-150", 2'-152", 2'-154", 2'-156", 2'-158", 2'-160", 2'-162", 2'-164", 2'-166", 2'-168", 2'-170", 2'-172", 2'-174", 2'-176", 2'-178", 2'-180", 2'-182", 2'-184", 2'-186", 2'-188", 2'-190", 2'-192", 2'-194", 2'-196", 2'-198", 2'-200", 2'-202", 2'-204", 2'-206", 2'-208", 2'-210", 2'-212", 2'-214", 2'-216", 2'-218", 2'-220", 2'-222", 2'-224", 2'-226", 2'-228", 2'-230", 2'-232", 2'-234", 2'-236", 2'-238", 2'-240", 2'-242", 2'-244", 2'-246", 2'-248", 2'-250", 2'-252", 2'-254", 2'-256", 2'-258", 2'-260", 2'-262", 2'-264", 2'-266", 2'-268", 2'-270", 2'-272", 2'-274", 2'-276", 2'-278", 2'-280", 2'-282", 2'-284", 2'-286", 2'-288", 2'-290", 2'-292", 2'-294", 2'-296", 2'-298", 2'-300", 2'-302", 2'-304", 2'-306", 2'-308", 2'-310", 2'-312", 2'-314", 2'-316", 2'-318", 2'-320", 2'-322", 2'-324", 2'-326", 2'-328", 2'-330", 2'-332", 2'-334", 2'-336", 2'-338", 2'-340", 2'-342", 2'-344", 2'-346", 2'-348", 2'-350", 2'-352", 2'-354", 2'-356", 2'-358", 2'-360", 2'-362", 2'-364", 2'-366", 2'-368", 2'-370", 2'-372", 2'-374", 2'-376", 2'-378", 2'-380", 2'-382", 2'-384", 2'-386", 2'-388", 2'-390", 2'-392", 2'-394", 2'-396", 2'-398", 2'-400", 2'-402", 2'-404", 2'-406", 2'-408", 2'-410", 2'-412", 2'-414", 2'-416", 2'-418", 2'-420", 2'-422", 2'-424", 2'-426", 2'-428", 2'-430", 2'-432", 2'-434", 2'-436", 2'-438", 2'-440", 2'-442", 2'-444", 2'-446", 2'-448", 2'-450", 2'-452", 2'-454", 2'-456", 2'-458", 2'-460", 2'-462", 2'-464", 2'-466", 2'-468", 2'-470", 2'-472", 2'-474", 2'-476", 2'-478", 2'-480", 2'-482", 2'-484", 2'-486", 2'-488", 2'-490", 2'-492", 2'-494", 2'-496", 2'-498", 2'-500", 2'-502", 2'-504", 2'-506", 2'-508", 2'-510", 2'-512", 2'-514", 2'-516", 2'-518", 2'-520", 2'-522", 2'-524", 2'-526", 2'-528", 2'-530", 2'-532", 2'-534", 2'-536", 2'-538", 2'-540", 2'-542", 2'-544", 2'-546", 2'-548", 2'-550", 2'-552", 2'-554", 2'-556", 2'-558", 2'-560", 2'-562", 2'-564", 2'-566", 2'-568", 2'-570", 2'-572", 2'-574", 2'-576", 2'-578", 2'-580", 2'-582", 2'-584", 2'-586", 2'-588", 2'-590", 2'-592", 2'-594", 2'-596", 2'-598", 2'-600", 2'-602", 2'-604", 2'-606", 2'-608", 2'-610", 2'-612", 2'-614", 2'-616", 2'-618", 2'-620", 2'-622", 2'-624", 2'-626", 2'-628", 2'-630", 2'-632", 2'-634", 2'-636", 2'-638", 2'-640", 2'-642", 2'-644", 2'-646", 2'-648", 2'-650", 2'-652", 2'-654", 2'-656", 2'-658", 2'-660", 2'-662", 2'-664", 2'-666", 2'-668", 2'-670", 2'-672", 2'-674", 2'-676", 2'-678", 2'-680", 2'-682", 2'-684", 2'-686", 2'-688", 2'-690", 2'-692", 2'-694", 2'-696", 2'-698", 2'-700", 2'-702", 2'-704", 2'-706", 2'-708", 2'-710", 2'-712", 2'-714", 2'-716", 2'-718", 2'-720", 2'-722", 2'-724", 2'-726", 2'-728", 2'-730", 2'-732", 2'-734", 2'-736", 2'-738", 2'-740", 2'-742", 2'-744", 2'-746", 2'-748", 2'-750", 2'-752", 2'-754", 2'-756", 2'-758", 2'-760", 2'-762", 2'-764", 2'-766", 2'-768", 2'-770", 2'-772", 2'-774", 2'-776", 2'-778", 2'-780", 2'-782", 2'-784", 2'-786", 2'-788", 2'-790", 2'-792", 2'-794", 2'-796", 2'-798", 2'-800", 2'-802", 2'-804", 2'-806", 2'-808", 2'-810", 2'-812", 2'-814", 2'-816", 2'-818", 2'-820", 2'-822", 2'-824", 2'-826", 2'-828", 2'-830", 2'-832", 2'-834", 2'-836", 2'-838", 2'-840", 2'-842", 2'-844", 2'-846", 2'-848", 2'-850", 2'-852", 2'-854", 2'-856", 2'-858", 2'-860", 2'-862", 2'-864", 2'-866", 2'-868", 2'-870", 2'-872", 2'-874", 2'-876", 2'-878", 2'-880", 2'-882", 2'-884", 2'-886", 2'-888", 2'-890", 2'-892", 2'-894", 2'-896", 2'-898", 2'-900", 2'-902", 2'-904", 2'-906", 2'-908", 2'-910", 2'-912", 2'-914", 2'-916", 2'-918", 2'-920", 2'-922", 2'-924", 2'-926", 2'-928", 2'-930", 2'-932", 2'-934", 2'-936", 2'-938", 2'-940", 2'-942", 2'-944", 2'-946", 2'-948", 2'-950", 2'-952", 2'-954", 2'-956", 2'-958", 2'-960", 2'-962", 2'-964", 2'-966", 2'-968", 2'-970", 2'-972", 2'-974", 2'-976", 2'-978", 2'-980", 2'-982", 2'-984", 2'-986", 2'-988", 2'-990", 2'-992", 2'-994", 2'-996", 2'-998", 2'-1000", 2'-1002", 2'-1004", 2'-1006", 2'-1008", 2'-1010", 2'-1012", 2'-1014", 2'-1016", 2'-1018", 2'-1020", 2'-1022", 2'-1024

BACK BUILDING PLANS | FLOOR 1



[illegible]

ADDITIONAL PARKING PLANS



**This is an estimate, actual amount of bonus spots will depend on car size.*



Cheyenne Womack

805.973.7470

cheyenne@myunits.com

Lauren Cearley

213.302.8662

lauren@myunits.com

