2026 NEW CONSTRUCTION LUXURY 5-UNIT
LOCATED IN PRIME MIRACLE MILE | ALREADY 80% LEASED!

1259 S LONGWOOD AVE



the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


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OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 1259 S Longwood Ave, a brand-new 2026 construction luxury 5-unit ideally located in prime Miracle Mile / Mid-Wilshire. Comprised of five spacious 3- and 4-bedroom residences totaling approximately 8,065 square feet, the property is already 80% leased at market rents, with three of five units occupied, providing immediate income while offering additional upside through the lease-up of the remaining residences.

The property features three 4-bedroom and two 3-bedroom residences, with units ranging from approximately 1,186 to 1,966 square feet. Two oversized 4BD/4BA residences feature private rooftop decks, with rents reaching as high as $6,095 per month. At stabilization, the property is projected to generate approximately $311,160 in annual gross rental income and a strong 5.86% pro forma cap rate.

Each residence features modern, high-end finishes including sleek kitchens and bathrooms, kitchen islands, balconies, central HVAC, and in-unit washers and dryers. The property also offers 10 on-site parking spaces—two per unit—and separately metered utilities, helping keep landlord-paid expenses low. Located on a quiet residential street in the heart of Miracle Mile, residents are minutes from The Grove, LACMA, the Academy Museum, Beverly Center, Cedars-Sinai, Beverly Hills, Hollywood, and some of LA's best dining, shopping, and entertainment.

Offered at $4,195,000, or approximately $839,000 per unit and $520 per square foot, 1259 S Longwood offers buyers a rare combination of brand-new construction, immediate in-place income, strong projected returns, and oversized luxury residences in one of Central LA's most desirable rental locations.





Property Highlights

- Brand-New 2026 Construction Luxury 5-Unit ideally located in prime Miracle Mile / Mid-Wilshire
- 80% Leased at Market Rents with 5 of 5 units already leased, providing immediate in-place income with additional upside through continued lease-up
- Strong 5.86% Pro Forma Cap Rate with approximately $311,160 in projected annual gross rental income at stabilization
- Oversized 3- & 4-Bedroom Residences ranging from approximately 1,186–1,966 SF, designed to attract high-income renters seeking larger luxury housing
- Two Massive 4BD/4BA Residences with Private Rooftop Decks
- All Utilities Separately Metered, helping keep landlord-paid operating expenses exceptionally low
- 10 On-Site Parking Spaces — 2 Spaces Per Unit, an outstanding amenity for a centrally located Los Angeles multifamily property
- High-End New Construction Finishes featuring sleek kitchens and bathrooms, kitchen islands, private balconies, central HVAC, in-unit washers & dryers, and expansive rooftop decks
- Prime Miracle Mile Location minutes from The Grove, LACMA, Academy Museum, Beverly Center, Cedars-Sinai, Beverly Hills, and Hollywood

The Property

1259 S Longwood Ave, Los Angeles, CA 90019

APN:	5084-024-033	Zoning:	LAR2
# Units:	5	Rent Control:	Yes
# Buildings:	2	Opportunity Zone:	No
Building Size:	8,065 sqft	Utilities:	Separately Metered
Lot Size:	7,690 sqft		

The Offering

The Pricing & Metrics

List Price:	$4,195,000
Cap Rate:	5.86%
GRM:	13.48
Price per Sqft:	$520.15
Price per Door:	$839,000



The Amenities

The Bells & Whistles

Parking:	10 parking spaces
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek kitchens and bathrooms with designer finishes
Upgrades:	Kitchen Islands, Balconies, Large Private Rooftop Decks

THE BREAK DOWN

1259 S Longwood is comprised of 5 ultra-high-end townhomes with 3/5 units currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
1259	4B/4B + ROOFTTOP DECK	1,873	$6,095	$6,095
1259 1/2	4B/4B + ROOFTTOP DECK	1,966	$5,850	$5,850
1259 1/4	3B/3B	1,186	$4,195	$4,195
1261	3B/3B	1,444	$4,795	$4,795
1261 1/2	4B/3B	1,596	$0	$4,995

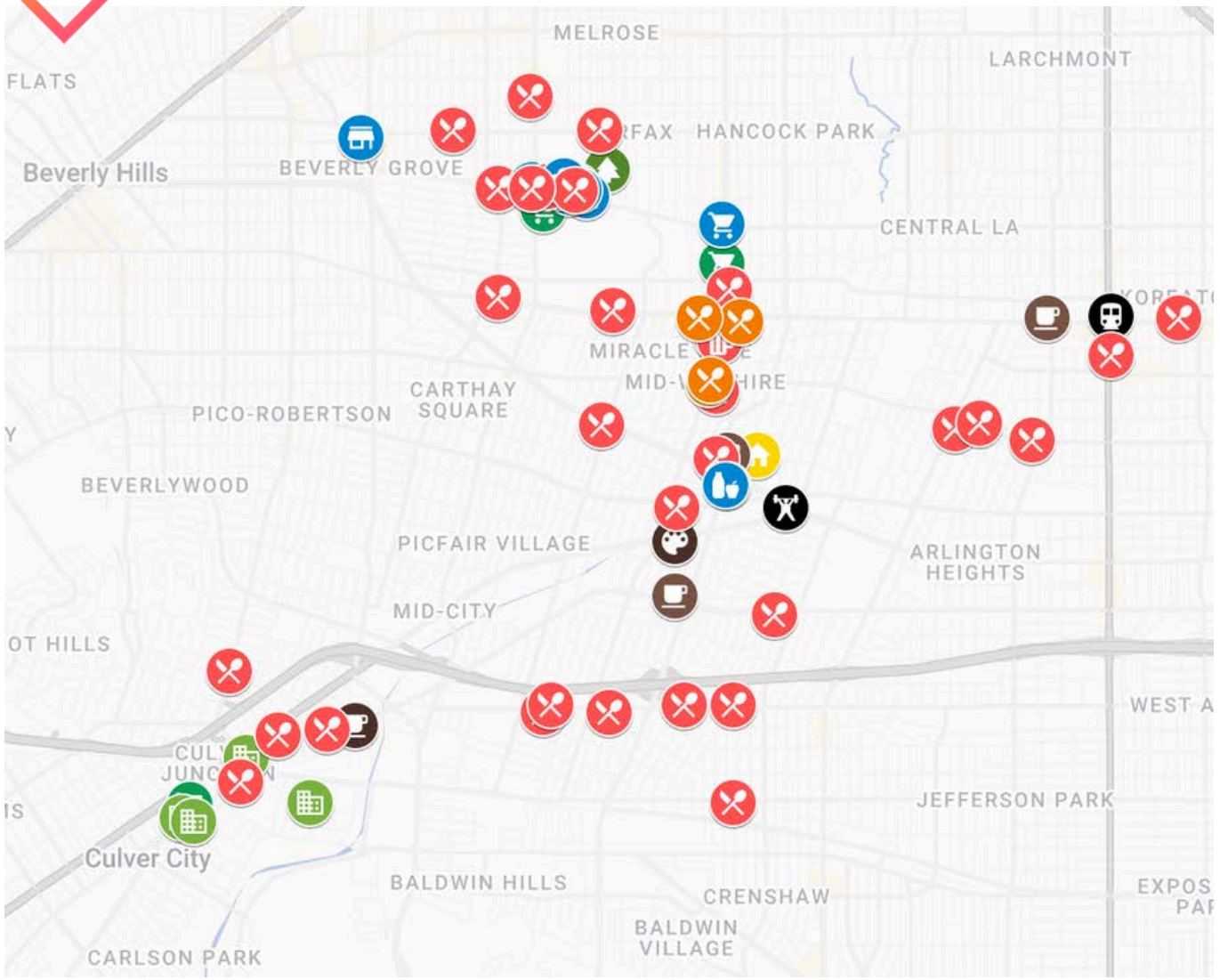


Location Highlights

- Prime Mid Wilshire / Miracle Mile location just minutes from The Grove, LACMA, The Academy Museum, and the La Brea Tar Pits, placing residents in one of Los Angeles' most vibrant cultural and lifestyle corridors.
- Surrounded by premier shopping and dining including The Grove, The Original Farmers Market, Beverly Center, and Melrose retail, offering a wide range of retail, entertainment, and everyday conveniences.
- Close to some of LA's most popular restaurants and cafes including République, Met Her At A Bar, Osteria Mozza, Jon & Vinny's, Blu Jam Café, and All Season Brewing, making the area a major draw for young professionals and lifestyle driven renters.
- Strong tenant demand fueled by proximity to major employment centers including Cedars Sinai Medical Center, CBS Television City, The Grove retail district, and the broader Mid Wilshire and Hollywood media corridor.
- Located on a quiet residential street within a pocket of classic LA apartment buildings, charming homes, and newer multifamily developments, offering long term stability and strong rental demand in one of LA's most centrally located neighborhoods.

You'll find the coolest spots nearby.

- 1259 S Longwood Ave
- Pan Pacific Park
- The Grove
- Beverly Center
- Nordstrom The Grove
- Target
- Trader Joe's
- Whole Foods Market
- Mendocino Farms
- KazuNori: The Original Hand ...
- Bacari W. 3rd
- Trejo's Tacos - La Brea Ave
- Jar
- Met Her At A Bar
- The Cheesecake Factory
- République Café Bakery & Ré...
- All Season Brewing Company
- Starbucks Coffee Company
- koffeeski
- SEPHORA



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		$4,195,000
Down:	40%	$1,678,000
Current GRM:		13.48
Pro Forma GRM:		13.48
Current Cap Rate:		5.86%
Pro Forma Cap Rate:		5.86%
$/Unit:		$839,000
$/SF:		$520.15

BUILDING DESCRIPTION:

No. of Units:	5
Yr. Built:	2026
Bldg SF:	8,065
Lot Size (SF):	7,690
Lot Size (acres):	0.18
Zoning:	LAR2
Opportunity Zone:	No
Rent Control:	Yes

FINANCING:

Loan Amount:	$2,517,000
Interest Rate:	6.50%
Monthly Payment:	($13,633.75)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	Interest Only

RENT ROLL:

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	CURRENT RENT	SCHEDULED GROSS INCOME	CURRENT RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	LOSS-TO-LEASE
1259	Occupied	4b/4b + rooftop	1,873	$6,095	$6,095	$3.25	$6,095	$3.25	$0
1259 1/2	Occupied	4b/4b + rooftop	1,966	$5,850	$5,850	$2.98	$5,850	$2.98	$0
1259 1/4	Occupied	3b/3b	1,186	$4,195	$4,195	$3.54	$4,195	$3.54	$0
1261	Occupied	3b/3b	1,444	$4,795	$4,795	$3.32	$4,795	$3.32	$0
1261 1/2	Vacant	4b/3b	1,596	$0	$4,995	$3.13	$4,995	$3.13	$0
5	Totals/Averages:		8,065	$20,935	$25,930	$3.22	$25,930	$3.22	$0

THE NITTY GRITTY

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVG PRO FORMA RENT	AVERAGE PRO FORMA RENT/SF	PRO FORMA MONTHLY INCOME
2	4b/4b + rooftop	40%	1,873	$5,973	$3.19	$11,945	$5,973	$3.19	$11,945
2	3b/3b	40%	1,444	$4,495	$3.11	$8,990	$4,495	$3.11	$8,990
1	4b/3b	20%	1,596	$4,995	$3.13	$4,995	$4,995	$3.13	$4,995
	Totals/Averages:		1,613	$5,186	$3.22	$25,930	$5,186	$3.22	$25,930
Gross Potential Income:						$311,160			$311,160

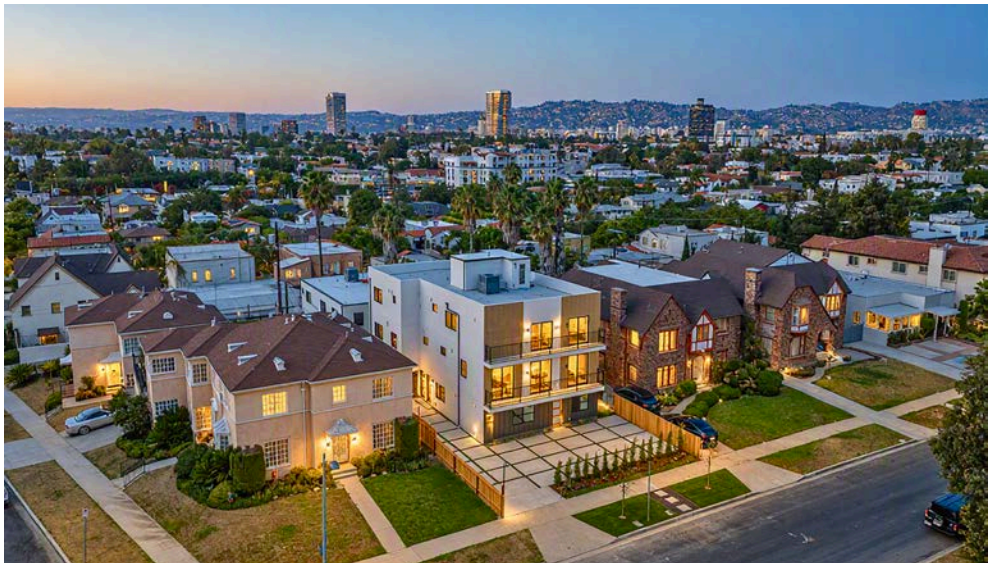
ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		$311,160		$311,160
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$311,160		$311,160
Less: Vacancy	3.0%	($9,335)	3.0%	($9,335)
Effective Gross Income		$301,825		$301,825
Less: Expenses		($56,096)		($56,096)
Miscellaneous Other Income		$0		$0
Net Operating Income		$245,729		$245,729
Debt Service		($163,605)		($163,605)
Pre-Tax Cash Flow	4.89%	$82,124	4.89%	$82,124
Principal Reduction		$0		$0
Total Return	4.89%	$82,124	4.89%	$82,124

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	$49,811	$49,811
Insurance	.36/s.f.	$2,885	$2,885
Utilities	$200/unit	$1,000	$1,000
Controllable Expenses			
Contract Services	$240/unit	$1,200	$1,200
Repairs & Maintenance	$600/unit	$1,200	$1,200
TOTAL EXPENSES		$56,096	$56,096
EXPENSES/UNIT		$11,219	$11,219
EXPENSES/SF		$6.96	$6.96
% of EGI		18.6%	18.6%

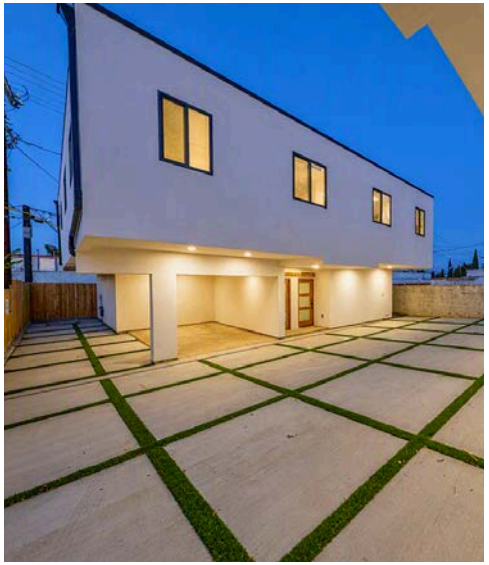
PROPERTY PHOTOS





Modern Luxury Exterior







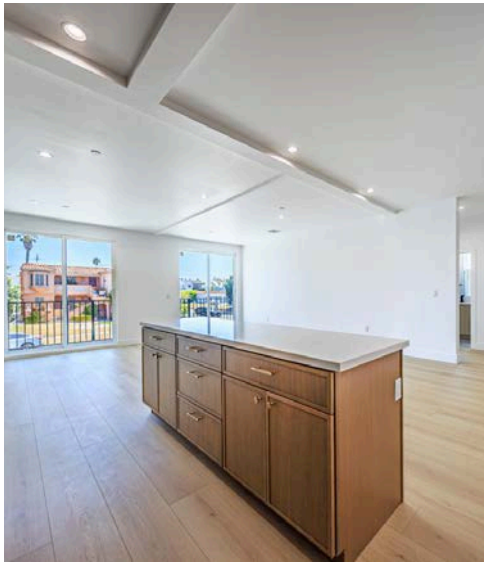






Chic Kitchens & Living Rooms







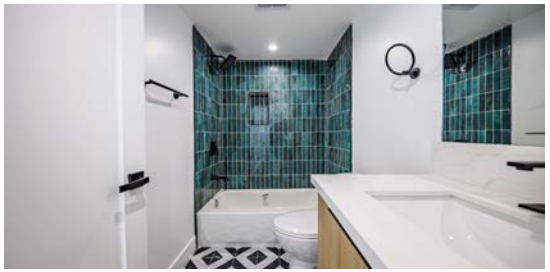






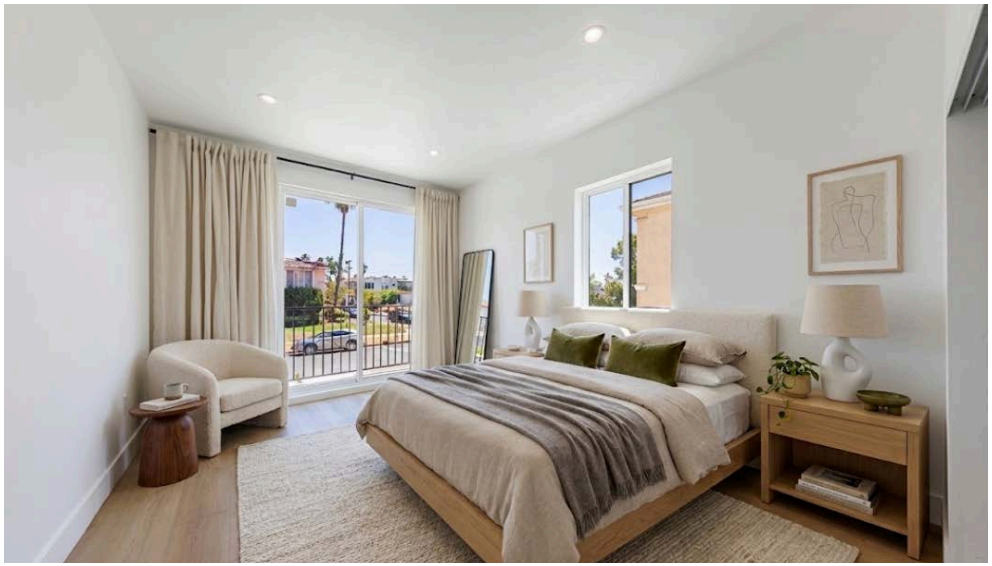
Sleek Bathrooms







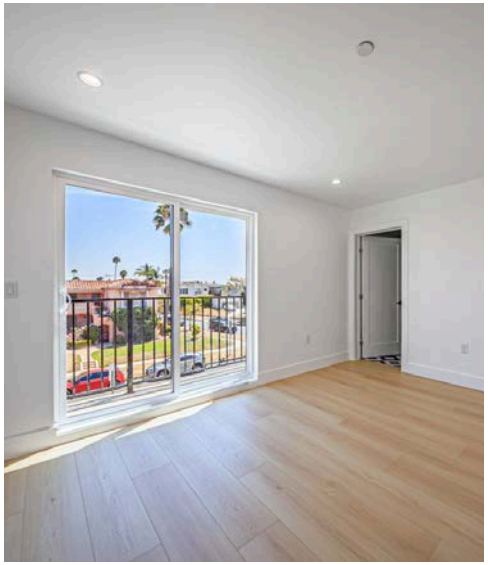






Bright & Open Bedrooms











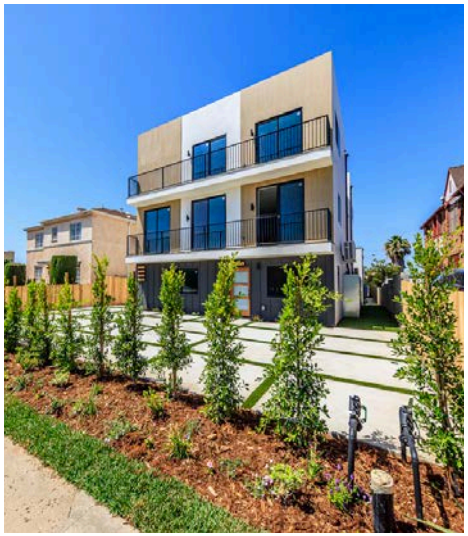


Other Wow Facors











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