2026 NEW CONSTRUCTION LUXURY 5-UNIT

LOCATED IN PRIME MIRACLE MILE | ALREADY 80% LEASED!

1330 S LONGWOOD AVE

the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


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TABLE OF CONTENTS

OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 1330 S Longwood Ave, a massive brand-new 2026 construction luxury 5-unit in prime Miracle Mile / Mid-Wilshire. Already 80% leased at strong market rents, this turnkey asset delivers immediate cash flow with a projected 5.74% cap rate and $306,360 in gross potential annual income.

The property features an exceptional unit mix of three spacious 4-bedroom residences and two 3-bedroom residences. The two largest 4-bedroom residences feature private rooftop decks and are projected to achieve $5,995 per month, with 1 already achieving that rent. Each thoughtfully designed unit offers generous living spaces, sleek kitchens and bathrooms, designer finishes, kitchen islands, balconies, central HVAC, in-unit washers and dryers, and abundant natural light.

Located on a quiet residential street in the heart of Miracle Mile, Longwood places tenants just minutes from The Grove, LACMA, the Academy Museum, La Brea Tar Pits, Beverly Center, and some of LA's best shopping, dining, and entertainment. The property also benefits from proximity to major employment centers including Cedars-Sinai Medical Center, Television City, and the broader Mid-Wilshire and Hollywood media corridor, creating strong demand from professionals seeking modern housing in one of LA's most centrally located neighborhoods.

With all utilities separately metered, brand-new systems, 10 on-site parking spaces, and premium low-maintenance construction, 1330 S Longwood offers buyers a rare combination of luxury design, immediate income, and long-term rental strength. Offered at $4,199,000, or approximately $839,800 per unit and $520 per square foot, Longwood represents an exceptional opportunity to acquire a high-quality new construction asset in prime Miracle Mile.

the 5+ unit SPECIALISTS

Property Highlights

- Brand-New 2026 Construction Luxury 5-Unit in Prime Miracle Mile / Mid-Wilshire
- Already 80% Leased at Strong Market Rents, providing immediate income while offering additional lease-up potential
- Strong 5.74% Pro Forma Cap Rate with projected annual gross rental income of approximately $306,360
- Two massive 4BD/4BA residences with private rooftop decks, each projected at $5,995/month, one already achieved that pro forma price
- All Utilities Separately Metered, helping keep operating expenses exceptionally low for a newly built multifamily asset
- 10 On-Site Parking Spaces — 2 Spaces Per Unit, a major amenity in this dense central-LA location
- Premium new-construction finishes including designer kitchens and bathrooms, kitchen islands, balconies, central HVAC, and in-unit washers/dryers
- Located just minutes from The Grove, LACMA, Academy Museum, La Brea Tar Pits, Beverly Center, and some of LA's best dining and retail
- Prime central location with strong renter appeal and convenient access to Cedars-Sinai, Television City, Mid-Wilshire, Beverly Hills, and Hollywood

The Property

1330 S Longwood Ave, Los Angeles, CA 90019

APN:	5083-020-017	Zoning:	LAR2
# Units:	5	Rent Control:	Yes
# Buildings:	2	Opportunity Zone:	No
Building Size:	8,066 sqft	Utilities:	Separately metered for all utilities
Lot Size:	7,401 sqft		

The Offering

The Pricing & Metrics

List Price:	$4,199,000
Cap Rate:	5.74%
GRM:	13.71
Price per Sqft:	$520.58
Price per Door:	$839,800

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

1330 S Longwood is comprised of 5 ultra-high-end townhomes with 4/5 already leased at market rents! Check out the below rent roll:

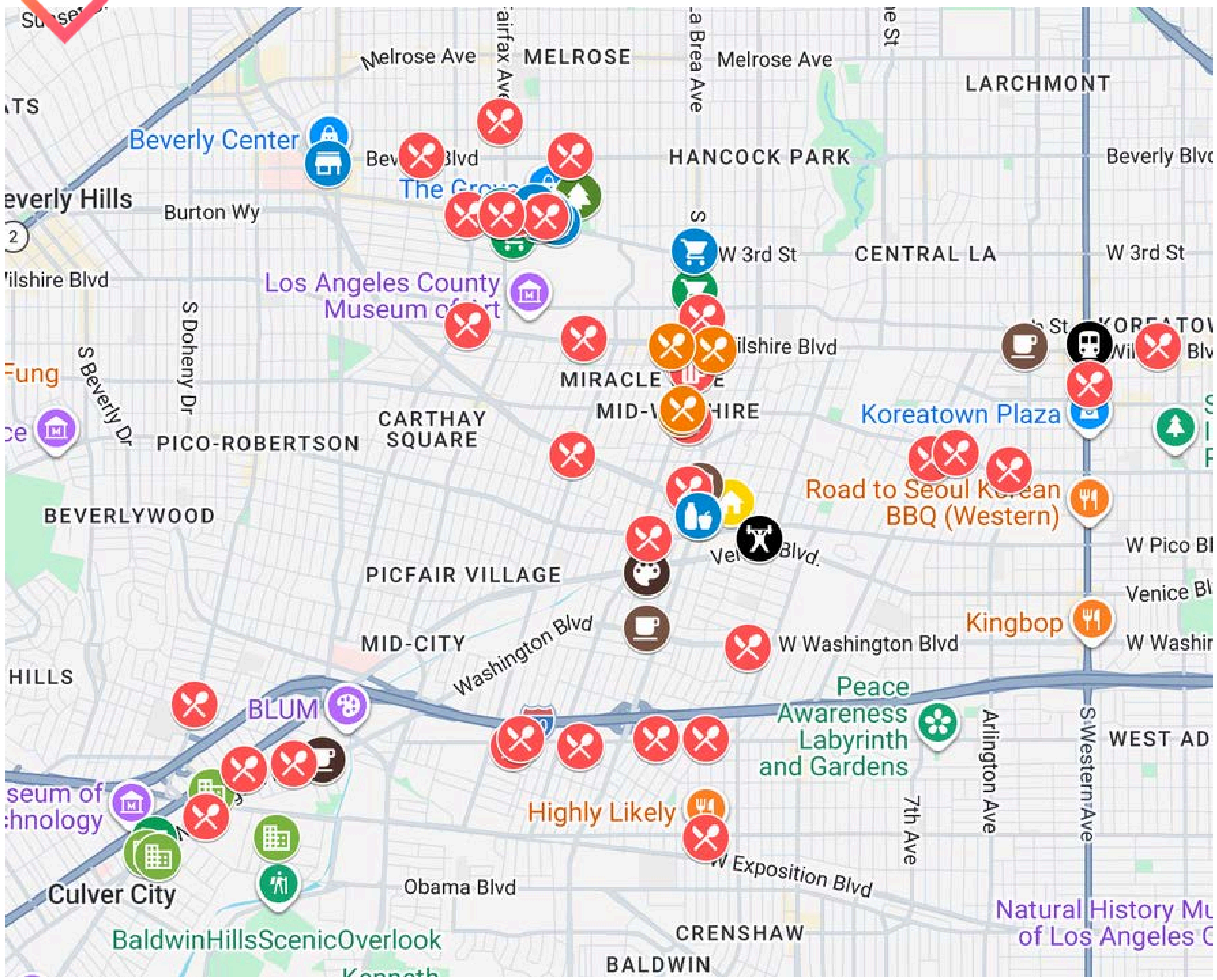
UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
1330	4B/4B + ROOFTTOP DECK	1,873	$5,995	$5,995
1330 1/2	4B/4B + ROOFTTOP DECK	1,966	$0	$5,995
1330 1/4	3B/3B	1,186	$4,150	$4,150
1332	3B/3B	1,444	$4,595	$4,595
1332 1/2	4B/3B	1,596	$4,795	$4,795

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.

- 1330 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 Roll Bar
- Bacari W. 3rd
- Trejo's Tacos - La Brea Ave
- Jar
- Met Her At A Bar
- The Cheesecake Factory
- République Café Bakery & République Resta...
- All Season Brewing Company
- Starbucks Coffee Company
- koffeeski
- SEPHORA
- Apple The Grove
- ZARA

You'll find the coolest spots nearby.



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		$4,199,000
Down:	40%	$1,679,600
Current GRM:		13.71
Pro Forma GRM:		13.71
Current Cap Rate:		5.74%
Pro Forma Cap Rate:		5.74%
$/Unit:		$839,800
$/SF:		$520.58

BUILDING DESCRIPTION:

No. of Units:	5
Yr. Built:	2026
Bldg SF:	8,066
Lot Size (SF):	7,401
Lot Size (acres):	0.17
Zoning:	LAR2
Opportunity Zone:	No
Rent Control:	Yes

FINANCING:

Loan Amount:	$2,519,400
Interest Rate:	6.50%
Monthly Payment:	($13,646.75)
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
1330	Occupied	4b/4b + rooftop	1,873	$5,995	$5,995	$3.20	$5,995	$3.20	$0
1330 1/2	Vacant	4b/4b + rooftop	1,966	$0	$5,995	$3.05	$5,995	$3.05	$0
1330 1/4	Occupied	3b/3b	1,186	$4,150	$4,150	$3.50	$4,150	$3.50	$0
1332	Occupied	3b/3b	1,444	$4,595	$4,595	$3.18	$4,595	$3.18	$0
1332 1/2	Occupied	4b/3b	1,596	$4,795	$4,795	$3.00	$4,795	$3.00	$0
5	Totals/Averages:		8,065	$19,535	$25,530	$3.17	$25,530	$3.17	$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	$5,995	$3.20	$11,990	$5,995	$3.20	$11,990
2	3b/3b	40%	1,444	$4,373	$3.03	$8,745	$4,373	$3.03	$8,745
1	4b/3b	20%	1,596	$4,795	$3.00	$4,795	$4,795	$3.00	$4,795
	Totals/Averages:		1,613	$5,106	$3.17	$25,530	$5,106	$3.17	$25,530
Gross Potential Income:						$306,360			$306,360

ANNUALIZED OPERATING DATA:

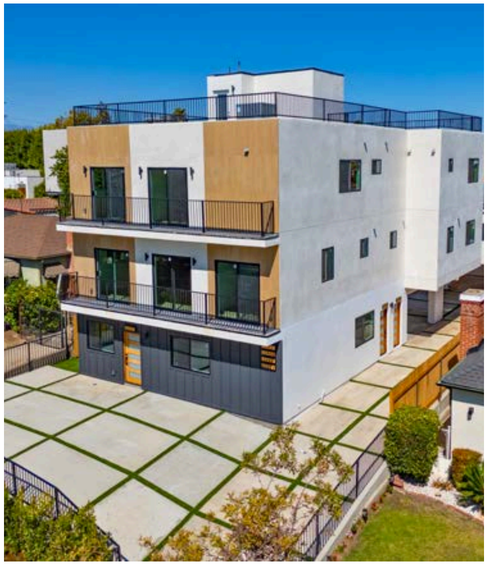
		CURRENT		PRO FORMA
Gross Potential Rental Income		$306,360		$306,360
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$306,360		$306,360
Less: Vacancy	3.0%	($9,191)	3.0%	($9,191)
Effective Gross Income		$297,169		$297,169
Less: Expenses		($56,144)		($56,144)
Miscellaneous Other Income		$0		$0
Net Operating Income		$241,025		$241,025
Debt Service		($163,761)		($163,761)
Pre-Tax Cash Flow	4.60%	$77,264	4.60%	$77,264
Principal Reduction		$0		$0
Total Return	4.60%	$77,264	4.60%	$77,264

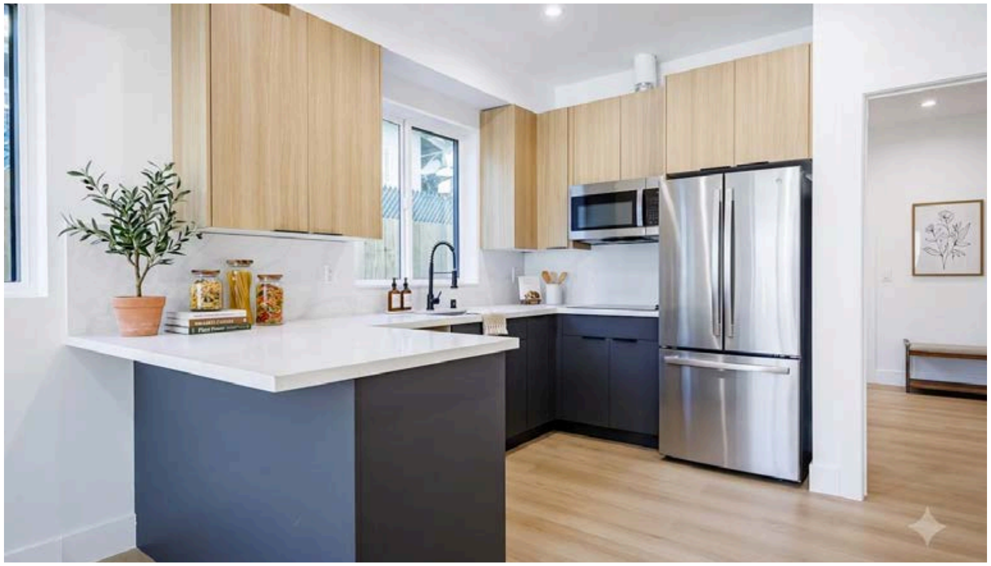
ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	$49,859	$49,859
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		$56,144	$56,144
EXPENSES/UNIT		$11,229	$11,229
EXPENSES/SF		$6.96	$6.96
% of EGI		18.9%	18.9%

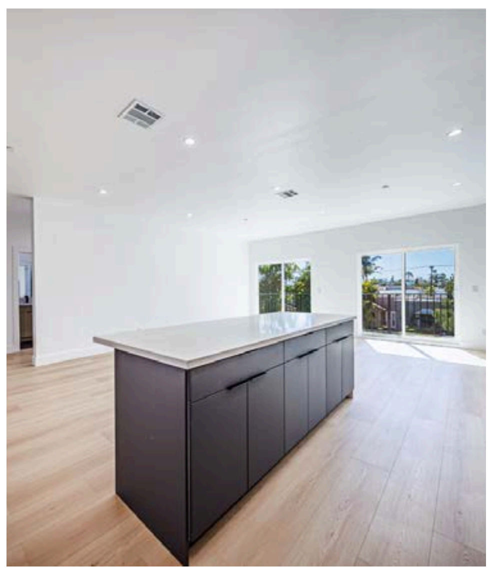
PROPERTY PHOTOS

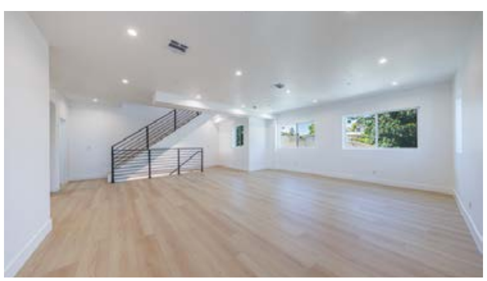
Modern Luxury Exterior

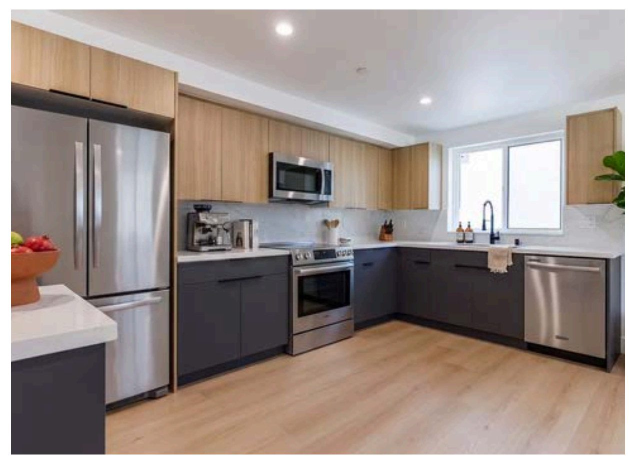


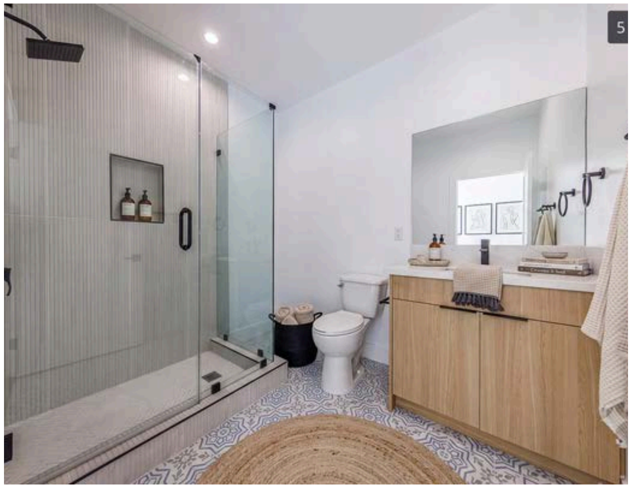


Chic Kitchens & Living Rooms

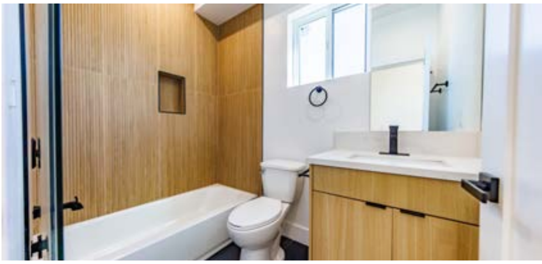


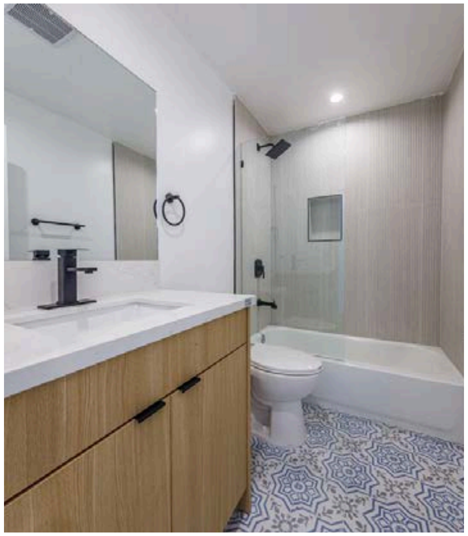




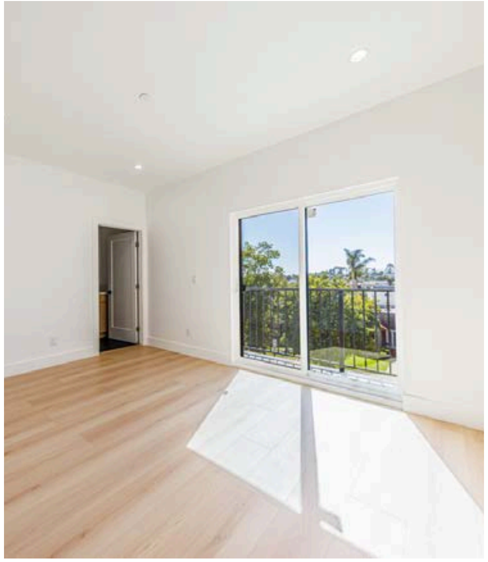


Sleek Bathrooms

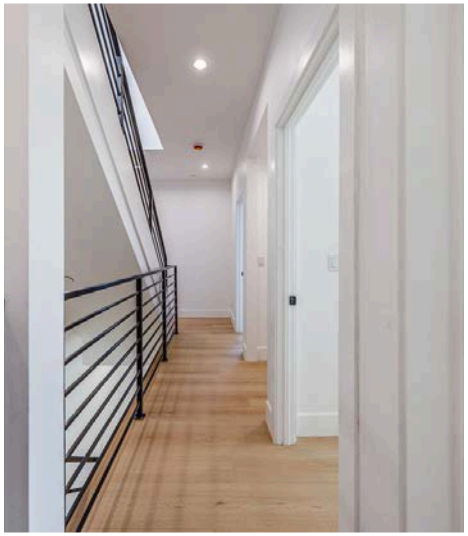




Bright & Open Bedrooms



Other Wow Facors



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