

2026 NEW CONSTRUCTION LUXURY 5-UNIT

LOCATED IN PRIME MIRACLE MILE | DELIVERED VACANT OR LEASED!

1259 S LONGWOOD AVE



OFFERING MEMORANDUM



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LAUREN CEARLEY

SALES DIRECTOR
REALTOR® #02146823
213.302.8662 Cell
lauren@myunits.com
www.myunits.com

CHEYENNE WOMACK

SALES DIRECTOR
REALTOR® #0204825
805.973.7470 Cell
cheyenne@myunits.com
www.myunits.com

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

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OFFERING SUMMARY

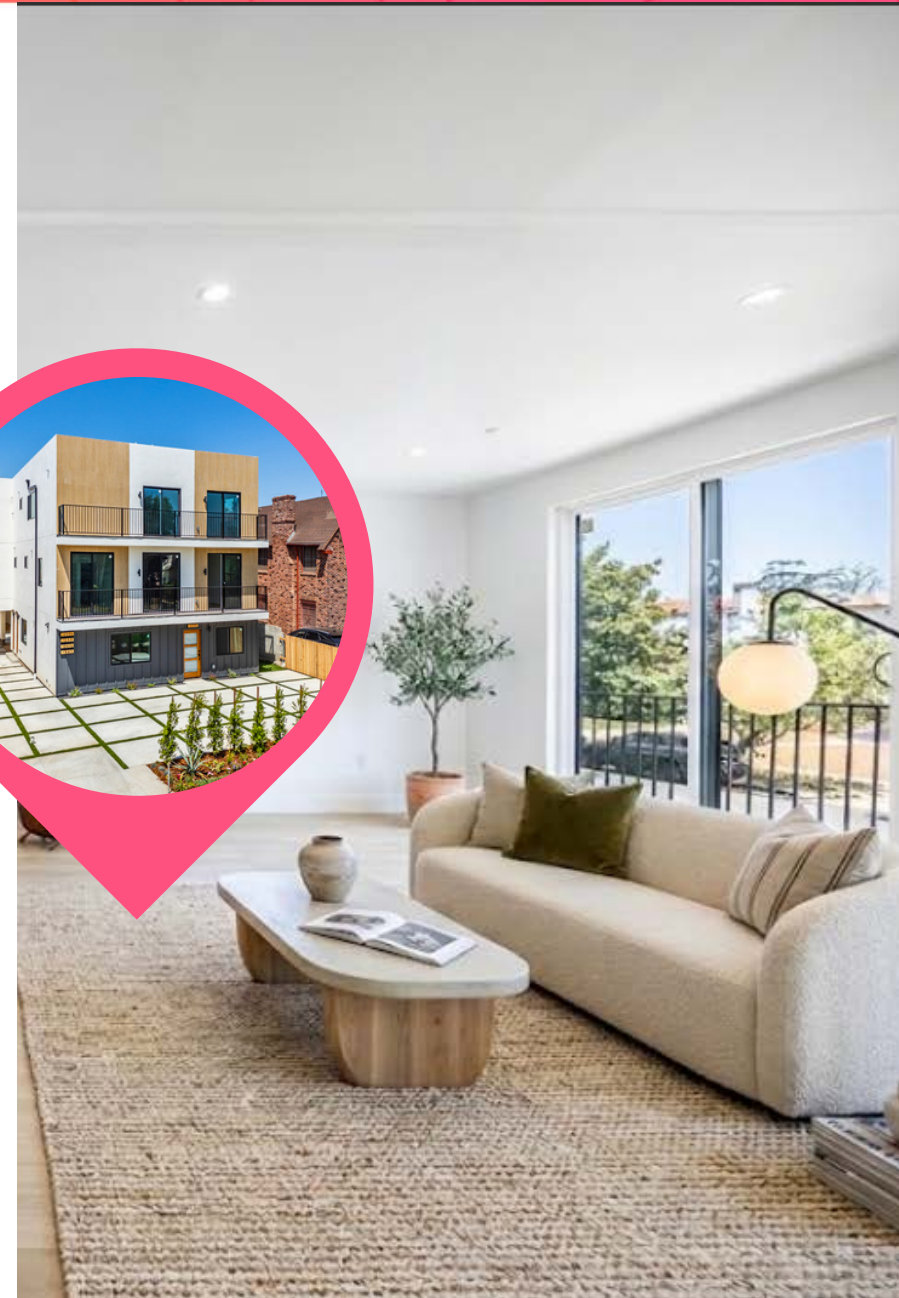
THE OFFERING

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 can be delivered vacant or leased, giving a buyer flexibility over tenant occupancy and lease-up strategy.

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 projected rents reaching as high as \$6,495 per month. At stabilization, the property is projected to generate approximately \$323,700 in annual gross rental income and a strong 6.15% 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 \$839,800 per unit and \$520 per square foot, 1259 S Longwood offers buyers a rare combination of brand-new construction, strong projected returns, oversized luxury residences, and flexible delivery 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
- ★ Rare Opportunity to Deliver Vacant or Fully Leased, giving a buyer flexibility to select their own tenants or acquire a stabilized, income-producing asset
- ★ Strong 6.15% Pro Forma Cap Rate with approximately \$323,700 in projected annual gross rental income
- ★ 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, projected at \$6,495 and \$6,295 per month
- ★ 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:	Seperately metered
Lot Size:	7,690 sqft		



The Offering

The Pricing & Metrics

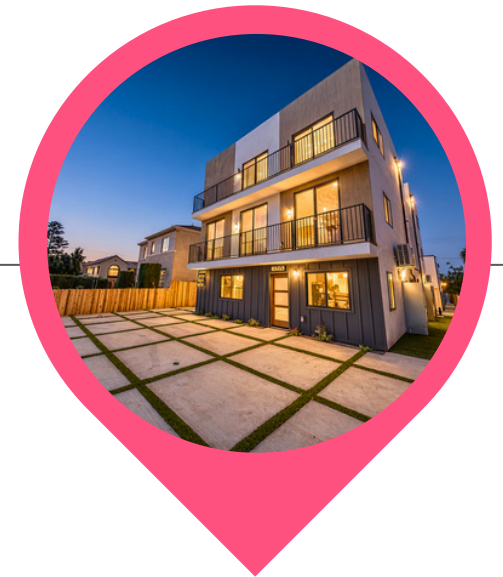
List Price:	\$4,195,000
Cap Rate:	6.15%
GRM:	12.96
Price per Sqft:	\$520.15
Price per Door:	\$839,000



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 that can be delivered vacant or leased! Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
1259	4B/4B + ROOFTTOP DECK	1,873	\$0	\$6,495
1259 1/2	4B/4B + ROOFTTOP DECK	1,966	\$0	\$6,295
1259 1/4	3B/3B	1,186	\$0	\$4,395
1261	3B/3B	1,444	\$0	\$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.

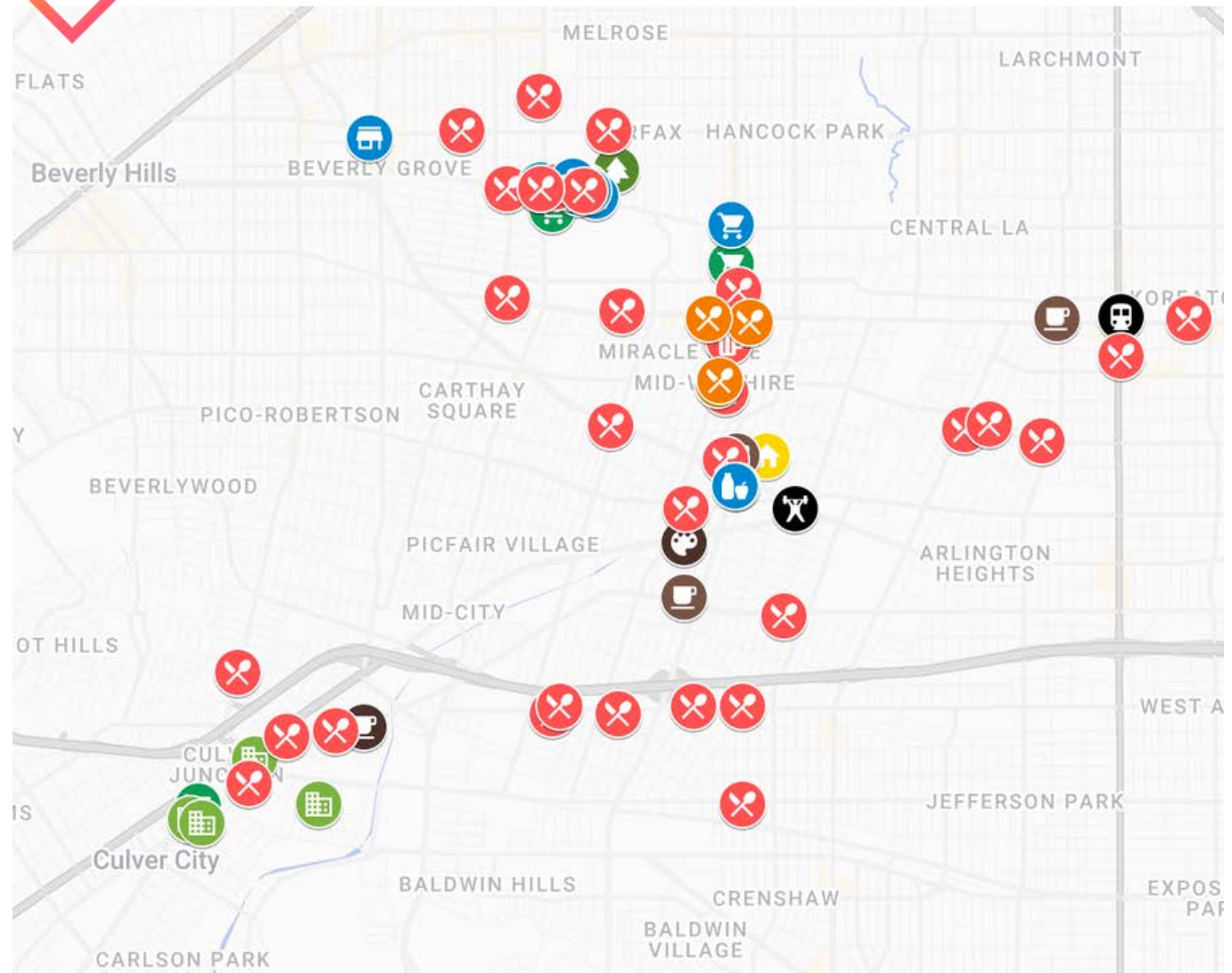
OFFERING SUMMARY



- 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
- koffeeeski
- SEPHORA



You'll find the coolest spots nearby.





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$4,195,000
Down: 40%	\$1,678,000
Current GRM:	12.96
Pro Forma GRM:	12.96
Current Cap Rate:	6.15%
Pro Forma Cap Rate:	6.15%
\$/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	Vacant	4b/4b + rooftop	1,873	\$0	\$6,495	\$3.47	\$6,495	\$3.47	\$0
1259 1/2	Vacant	4b/4b + rooftop	1,966	\$0	\$6,295	\$3.20	\$6,295	\$3.20	\$0
1259 1/4	Vacant	3b/3b	1,186	\$0	\$4,395	\$3.71	\$4,395	\$3.71	\$0
1261	Vacant	3b/3b	1,444	\$0	\$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	\$0	\$26,975	\$3.34	\$26,975	\$3.34	\$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	\$6,395	\$3.41	\$12,790	\$6,395	\$3.41	\$12,790
2	3b/3b	40%	1,444	\$4,595	\$3.18	\$9,190	\$4,595	\$3.18	\$9,190
1	4b/3b	20%	1,596	\$4,995	\$3.13	\$4,995	\$4,995	\$3.13	\$4,995
Totals/Averages:			1,613	\$5,395	\$3.34	\$26,975	\$5,395	\$3.34	\$26,975
Gross Potential Income:						\$323,700			\$323,700

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		\$323,700		\$323,700
Gain (Loss)-to-Lease		\$0		\$0
Gross Scheduled Rental Income		\$323,700		\$323,700
Less: Vacancy	3.0%	(\$9,711)	3.0%	(\$9,711)
Effective Gross Income		\$313,989		\$313,989
Less: Expenses		(\$56,144)		(\$56,144)
Miscellaneous Other Income		\$0		\$0
Net Operating Income		\$257,845		\$257,845
Debt Service		(\$163,761)		(\$163,761)
Pre-Tax Cash Flow	5.60%	\$94,084	5.60%	\$94,084
Principal Reduction		\$0		\$0
Total Return	5.60%	\$94,084	5.60%	\$94,084

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		17.9%	17.9%

The background of the top half of the image consists of a gradient from orange on the left to pink on the right, overlaid with a pattern of thin, wavy, concentric lines that resemble topographical map contours.

PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens & Living Rooms



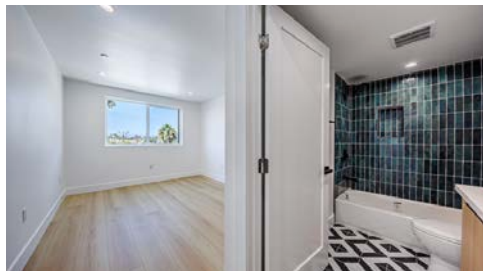


Sleek
Bathrooms





Bright & Open
Bedrooms





Other Wow
Factors





Lauren Cearley
213.302.8662
lauren@myunits.com

Cheyenne Womack
805.973.7470
cheyenne@myunits.com