



Longwood Terrace Apartments



14 Units | Mid-City / Mid-Wilshire Adjacent | \$2,750,000
1683 S. Longwood Ave. Los Angeles, CA 90019



Value-add opportunity with significant rental upside



Option for advantageous seller financing for experienced investors



±46% rental upside potential



±93% two-bedroom units supporting strong tenant demand



On-site laundry facility providing additional income stream



Approx. 27 gated on-site parking spaces





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14 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$2,750,000	
Down Payment: 30%	\$825,000	
Number of Units:	14	
Cost per Legal Unit:	\$196,429	
Current GRM:	9.91	6.80
Current CAP:	5.89%	10.37%
Year Built:	1964	
Approx. Building SF:	10,501	
Cost per Building SF:	\$261.88	
Approx. Lot SF:	11,325	
Zoning:	LARD1.5	
Parking: Gated	27	

SELLER FINANCING	
Loan:	\$1,925,000
Interest:	5.50%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A
Seller Financing Available	
70% LTV 5.5% I.O. 5 Years Fixed	

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$277,584	\$404,340
Less Vacancy Reserve:	(\$8,328) 3.00% *	(\$12,130) 3.00% *
Gross Operating Income:	\$269,256	\$392,210
Less Expenses:	(\$107,165) 38.61% *	(\$107,165) 26.50% *
Net Operating Income:	\$162,091	\$285,045
Less Debt Service:	(\$105,875)	(\$105,875)
Pre-Tax Cash Flow:	\$56,216 6.81% **	\$179,170 21.72% **

HIGHLIGHTS	
Property	
* Great value-add opportunity	
* +/- 46% rental upside	
* 93% two-bedroom units	
* Attractive seller financing	
Location	
* Prime Mid-Wilshire adjacent	
* Excellent rental market	
* Central Mid-City, LA location	
* 89 Walk Score	

* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.

SCHEDULED INCOME			CURRENT	MARKET		
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
1	1+1	-	\$1,400	\$1,400	\$1,695	\$1,695
13	2+1		\$1,660	\$21,582	\$2,450	\$31,850
Monthly Scheduled Rent:			\$22,982		\$33,545	
Laundry Income:			\$150		\$150	
Other Income:						
Monthly SGI:			\$23,132		\$33,695	
Annual SGI:			\$277,584		\$404,340	
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2026	
Tax Rate	1.25%	\$34,375
Insurance (New)		\$12,601
Maint. / Repairs		\$13,300
Utilities		\$25,200
Landscaping		\$900
Rubbish		\$3,500
Misc		\$3,500
Off-Site Mgmt.		\$13,789
Total Expenses:		\$107,165
Per Gross Sq. Ft.:		\$10.21
Expenses Per Unit:		\$7,654.66

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