



2336 S LONGWOOD AVENUE

LOS ANGELES, CALIFORNIA 90016

MULTI-UNIT INVESTMENT OPPORTUNITY

\$2,295,000

OFFERING PRICE

8 BEDROOMS | 6 BATHROOMS | APPROX. 4,857 SF | VACANT DELIVERY AVAILABLE

PROVEN INCOME. MODERN CONSTRUCTION. MULTIPLE INVESTMENT STRATEGIES.

2336 S Longwood Avenue presents a distinctive opportunity to acquire a modern, large-format multi-unit residential asset in Los Angeles with a demonstrated rental history and the flexibility to pursue multiple investment strategies. Built in 2019, with a Certificate of Occupancy reported as issued in 2022, the property encompasses approximately 4,857 square feet with 8 bedrooms and 6 bathrooms across three distinct living areas.



HISTORICAL RENTAL INCOME

\$650K+

documented gross since 2022

STR POTENTIAL

\$170K-\$220K

annual gross revenue

LONG-TERM RENT

\$11,850

estimated monthly gross

INVESTMENT SNAPSHOT

OFFERING PRICE

\$2.295M

BUILDING AREA

~4,857 SF

BEDROOMS / BATHS

8 / 6

LIVING AREAS

3

YEAR BUILT

2019

CO REPORTED

2022

VACANT DELIVERY

Available

HISTORICAL GROSS

\$650K+

THREE DISTINCT LIVING AREAS

LOWER LEVEL

2 BR / 2 BA**~1,200 SF**

Converted for use as an ADU; status subject to buyer verification.

SECOND FLOOR

3 BR / 2 BA**~1,600 SF**

Large-format residential floor plan.

THIRD FLOOR

3 BR / 2 BA**~1,600 SF**

Large-format residential floor plan.



NOTE: Individual floor areas are approximate and do not mathematically equal the represented total building area. Buyer should independently verify square footage, configuration, permits and legal use.

ONE PROPERTY. TWO POTENTIAL OPERATING MODELS.

Vacant delivery gives a purchaser the ability to select an operating strategy rather than inherit a long-term tenant structure.

STRATEGY 1

SHORT-TERM RENTAL

\$170K-\$220K

POTENTIAL ANNUAL GROSS REVENUE

\$14.2K-\$18.3K / MO

Monthly equivalent

Historical short-term operations provide meaningful performance evidence, while future results remain dependent on occupancy, rates, seasonality, management and applicable regulations.

STRATEGY 2

LONG-TERM RENTAL

\$142,200_{NT}

\$11,850 / MO

Estimated stabilized gross rent

A conventional rental strategy offers a lower-intensity operating alternative and a credible stabilized income foundation based on market rental comparisons.



CONVENTIONAL RENTAL FOUNDATION

LIVING AREA	CONFIGURATION	APPROX. SF	MONTHLY RENT
Lower Level	2 BR / 2 BA	1,200	\$3,450
Second Floor	3 BR / 2 BA	1,600	\$4,200
Third Floor	3 BR / 2 BA	1,600	\$4,200
TOTAL	8 BR / 6 BA	-	\$11,850

ANNUAL GROSS RENT

\$142,200

GROSS YIELD

6.20%

before operating expenses

OFFERING PRICE

\$2.295M



Projected rents are based upon market rental comparisons and are not guaranteed. Buyer should independently verify achievable rents and all operating expenses.

KEY PRICING & REVENUE METRICS

OFFERING PRICE	PRICE / SF	HISTORICAL GROSS
\$2,295,000	~\$472	\$650K+
		since 2022

LONG-TERM GROSS YIELD	STR GROSS REVENUE YIELD
6.20%	~7.4%-9.6%
\$142,200 nual gross rent	\$170K-\$220K annual gross

These figures represent gross revenue metrics before operating expenses and should not be interpreted as capitalization rates or net investment returns.



PROVEN + FLEXIBLE

PROVEN PERFORMANCE

\$650,000+ documented historical gross rental income since 2022.

STABILIZED ALTERNATIVE

Approximately \$142,200 estimated annual long-term gross rent.

REVENUE UPSIDE

Potential short-term gross revenue of approximately \$170,000-\$220,000 annually.

VACANT DELIVERY

Buyer can establish its preferred operating strategy at acquisition.

MODERN ASSET

Built in 2019; Certificate of Occupancy reported as issued in 2022.

SCALE

Approximately 4,857 SF with 8 bedrooms and 6 bathrooms.



INCOME TODAY. FLEXIBILITY TOMORROW.

2336 S Longwood Avenue offers a combination of documented historical performance, a credible stabilized long-term rental alternative, potential for higher short-term rental revenue, vacant delivery and modern construction. The value proposition is not dependent upon a single projected outcome; investors can evaluate multiple paths to income generation and long-term ownership.



\$2,295,000 OFFERING PRICE

Modern Los Angeles multi-unit residential investment

8 BR | 6 BA | ~4,857 SF | VACANT DELIVERY AVAILABLE

OFFERING TERMS

OFFERING PRICE

\$2,295,000

PROPERTY

2336 S Longwood

Los Angeles, CA 90016

DELIVERY

Vacant

delivery available

Historical operating statements, rental documentation and additional property information are available to qualified prospective purchasers upon request.

IMPORTANT INFORMATION & DISCLAIMER

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable, including information supplied by the Seller, but has not necessarily been independently verified by Broker. No representation or warranty, express or implied, is made regarding its accuracy or completeness. All dimensions, square footage, unit/living-area configuration, year built, Certificate of Occupancy, permits, legal use, ADU status, rental history, income, expenses, projected rents, short-term rental eligibility, rental regulations, exemptions and other property information should be independently investigated and verified by prospective purchasers and their professional advisers. The lower-level area has been converted for use as an ADU. No representation is made regarding its permitted or legal status unless supported by documentation made available during due diligence. Historical income and operating results are provided for informational purposes only and are not a guarantee of future performance. Projected rents and revenue are estimates only. Actual results may vary materially based upon management, occupancy, expenses, market conditions, laws and regulations. Prospective purchasers should conduct their own independent investigation and consult appropriate legal, tax, financial, zoning and other professional advisers before acquiring the property.

OFFERED EXCLUSIVELY BY

LUTHER METIAS

Real Estate Agent | NextHome Milestone | DRE #02005552

2336 S LONGWOOD AVENUE

LOS ANGELES, CALIFORNIA 90016

CENTRAL LOS ANGELES LOCATION

Immediate access to the I-10 corridor and surrounding Los Angeles neighborhoods.



LOCATION ADVANTAGE

The property is positioned near the I-10 freeway with convenient access to major employment, entertainment and transportation corridors throughout Los Angeles. The map is provided for general location reference; prospective purchasers should independently verify travel times, access and surrounding amenities.

CLEAR, INVESTOR-FOCUSED UNDERWRITING

CERTIFICATE OF OCCUPANCY

2022

Certificate of Occupancy reported as issued in 2022.

Buyer to independently verify applicable rental regulations and exemptions.

SHORT-TERM RENTAL PERFORMANCE

\$650K+

DOCUMENTED HISTORICAL GROSS RENTAL INCOME SINCE 2022

\$170K-\$220K

CURRENT / ILLUSTRATIVE ANNUAL GROSS STR RANGE

Historical cumulative revenue is presented separately from the current illustrative operating range.

Future results are not guaranteed and depend on occupancy, pricing, management and applicable regulations.

STABILIZED LONG-TERM ALTERNATIVE

\$11,850 / MO

\$142,200 / YR

6.20%

GROSS YIELD*

Based on estimated market rents of \$3,450 + \$4,200 + \$4,200. Gross yield before operating expenses.

OPERATING EXPENSE DUE DILIGENCE

Illustrative underwriting: 3% vacancy (\$4,266), estimated operating expenses \$44,897, estimated NOI \$93,037 and estimated cap rate 4.05%.

INVESTMENT POSITIONING

Vacant delivery preserves buyer flexibility: pursue a conventional stabilized rental strategy or evaluate continued short-term operations, subject to independent verification of legal use and applicable regulations.