

1116 S Highland Ave — Agent Q&A

Los Angeles, CA 90019 · Longwood Highlands

1926 Spanish legal triplex · **\$2,495,000** · Active September 8, 2026

Open house Saturday September 12 and Sunday September 13

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The property

What exactly is it? A legal three-unit property on a single parcel. A two-story front building holds two independent residences — 1116 on the ground floor and 1118 above, each with its own private entrance. A detached two-story ADU sits at the rear, addressed 1116½, with its own Certificate of Occupancy. Three separate homes, three private entrances, three addresses, one lot.

Unit mix and sizes

Unit	Description	Size	Beds / Baths
1116	Front, ground floor — direct pool and yard access	1,684 SF	3 bed / 1 full + 1 half
1118	Upper, private entrance and staircase	1,690 SF	3 bed / 1 full + 1 half
1116½	Detached two-story ADU at the rear	748 SF	1 bed / 1 bath
Total		4,122 SF	7 bed / 3 full + 2 half

Lot: 6,963 SF. Year built: 1926. Zoning: R2-1-O.

Where does the square footage come from? A 2022 appraisal that field-measured each unit and states it is ANSI Z765-2021 compliant. Documentation available on request.

Is the ADU permitted? Yes. Permit 21016-10000-09875, **Certificate of Occupancy issued December 17, 2022**. A supplemental permit established the separate 1116½ address, finalized December 7, 2022. Both documents are in the package.

Occupancy and tenancy

Are the units occupied? No. **All three deliver vacant.** No inherited tenancies, no assumed leases, no holdover tenants.

What can a buyer do with it? Occupy one and lease the others, lease all three, or use the whole property as a single household. The three units are fully independent, so the configuration is the buyer's choice from day one.

Rent control? All three units are delivered vacant at close. Rent regulation questions should be directed to the buyer's own counsel — the seller isn't making representations about future regulatory treatment.

Income

Scheduled rents reflect all three units leased separately:

	Monthly	Annual
1116	\$6,500	
1118	\$5,500	
1116½ ADU	\$2,500	
Gross Operating Income	\$14,500	\$174,000
Operating expenses		\$55,790
Net Operating Income		\$118,210

At the \$2,495,000 list price: **4.74% cap, 14.34x GRM.**

Why does one unit's actual rent exceed its projected? 1116 and the ADU were last leased together as a single tenancy at \$9,750/month, to a household relocating after the January 2025 Palisades fire. That rate ran \$750/month above the two units' separate market rents and reflected exceptional short-term demand. The Actual column shows it split across the two units, with the premium landing on the ADU line. \$2,500 is the ADU's standalone market rate.

Is a full pro forma available? Yes — the offering package includes the expense build and operating detail. Available to qualified buyers on request.

Systems and condition

Roof — Both structures re-roofed in 2023 under permit (23016-90000-09432 and 23016-90000-11829, both finaled April 18, 2023).

Sewer — Lateral sleeved with a 30-year warranty. Documentation available.

HVAC — Central air conditioning and forced-air heat in all three units.

Balconies — An SB 721 inspection of exterior elevated elements was completed June 26, 2026 by a licensed, ICC-certified inspector. No immediate threat to occupant safety and no deficiencies found at any floor. Report available on request.

Soft-story retrofit — Does not apply. The City's mandatory program covers buildings of a different type and size class than this one.

Permits — **Provided on request.** These include the ADU conversion permit and its Certificate of Occupancy, and the 2023 re-roof permits for both structures.

Code enforcement — No open cases.

Parking, utilities, grounds

Parking Two open, uncovered spaces on site. **No garage and no carport** — the original garage was converted into the ADU. A Level 2 Tesla charger serves the parking area.

Is the lack of covered parking a compliance problem? No. California ADU law (Gov. Code § 65852.2) prohibits a city from requiring replacement parking when a garage is converted to an ADU. The permit and the December 2022 Certificate of Occupancy are the supporting documents. This is fully compliant — not a variance, not legal nonconforming.

Street parking The block restricts southbound through traffic, so it's quiet with little pass-through. Street parking is unrestricted and generally available out front. Not within a Preferential Parking District.

Utility metering

- **Electric** — 1116 and the ADU share a meter. **1118 is separately metered.**
- **Gas** — 1116 and the ADU share a meter. **1118 is separately metered.**
- **Water and sewer** — one meter serving all three units.

Because 1116 and the ADU share gas and electric, they lease naturally as a single tenancy. Under the prior arrangement 1118 contributed 30% of the water and sewer bill.

California generally requires a landlord to disclose shared metering before a tenancy begins and to document who pays what. Since all three units deliver vacant, the buyer sets up new tenancies and will want that documentation in place.

Pool and spa In-ground pool and spa with app-based equipment control. Access is the buyer's to configure — dedicated to the front residence, shared across all three, or paired with a combined 1116/ADU tenancy.

Landscaping Mature landscaping and hedging. The EV charger draws from the 1116 meter, which matters for whoever occupies that unit.

Smart home and security

Lutron smart lighting throughout. App-based pool and spa equipment control. ULTRALOCK keyless entry on all exterior doors. Three Ring floodlight cameras and Ring video doorbells at the front and rear entries of 1116.

For an investor this is operating leverage rather than a luxury feature — no rekeying between tenancies, remote codes for contractors and vendors, and remote monitoring of a vacant unit.

Do the devices convey? Yes, though Ring devices must be released from the seller's account and the ULTRALOCK locks factory reset and transferred before the buyer can enroll them. This will be handled as an explicit closing item.

Buying it

How does it finance? At three units it's 1-4 residential, not commercial — conventional residential financing applies, and lenders will often count projected rental income from the other units toward qualifying. This widens the buyer pool considerably relative to a five-unit building. Buyers should confirm specifics with their own lender.

Does the staging convey? No. The furnishings are professionally staged and rented. They are not included in the sale.

Showings No showings before Active status on September 8. Open house Saturday September 12 and Sunday September 13. Preview appointments before the open house can be arranged through Pam for agents with a specific buyer.

Offers Submit through Pam. The offering package, disclosures, permit documentation and reports are available to qualified buyers on request.

Who it suits

Described in terms of the property, so buyers can place themselves:

- Three separate homes on one lot, all delivered vacant
 - Occupy one and lease the others, or lease all three
 - Three private entrances, three addresses, three kitchens
 - Full independence between residences, shared grounds and pool
 - Finances as residential rather than commercial
 - One parcel, one ownership, one loan
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Information deemed reliable but not guaranteed. Buyer to verify all measurements, permits, and property conditions independently.