



1361-63 S. Hudson Avenue
Los Angeles, CA 90019



Longwood Highlands is an eclectic, close-knit community known for beautiful character 1930's era architecture and prime central location (Culver City to the south, Miracle Mile/Carthay to the West, Hancock Park to the North.). In the last 20 years, Longwood Highlands has continued it's rise - with stunning homes, remodeled trophy duplexes, and world class infrastructure.

COOL FACT:

Within 2 miles of Longwood Highlands is "Museum Square" - famous for LACMA, La Brea Tar Pits, and Peterson Automotive Museum. LACMA is currently undergoing a \$650 million renovation slated to complete in 2023.

2 Units | 6 Bedrooms | 4 Bathrooms | 2,912 SF Interior | 5,920 SF Exterior



List Price: \$1,439,000 Directions: In Longwood Highlands. North of Pico Blvd, West of Rimpau Blvd. Address: 1361-63 S. Hudson Avenue, Los Angeles, CA 90019 Website: www.1363Hudson.com

TURNKEY NEWER CONSTRUCTION DUPLEX IN LONGWOOD HIGHLANDS. BOTH UNITS VACANT!!

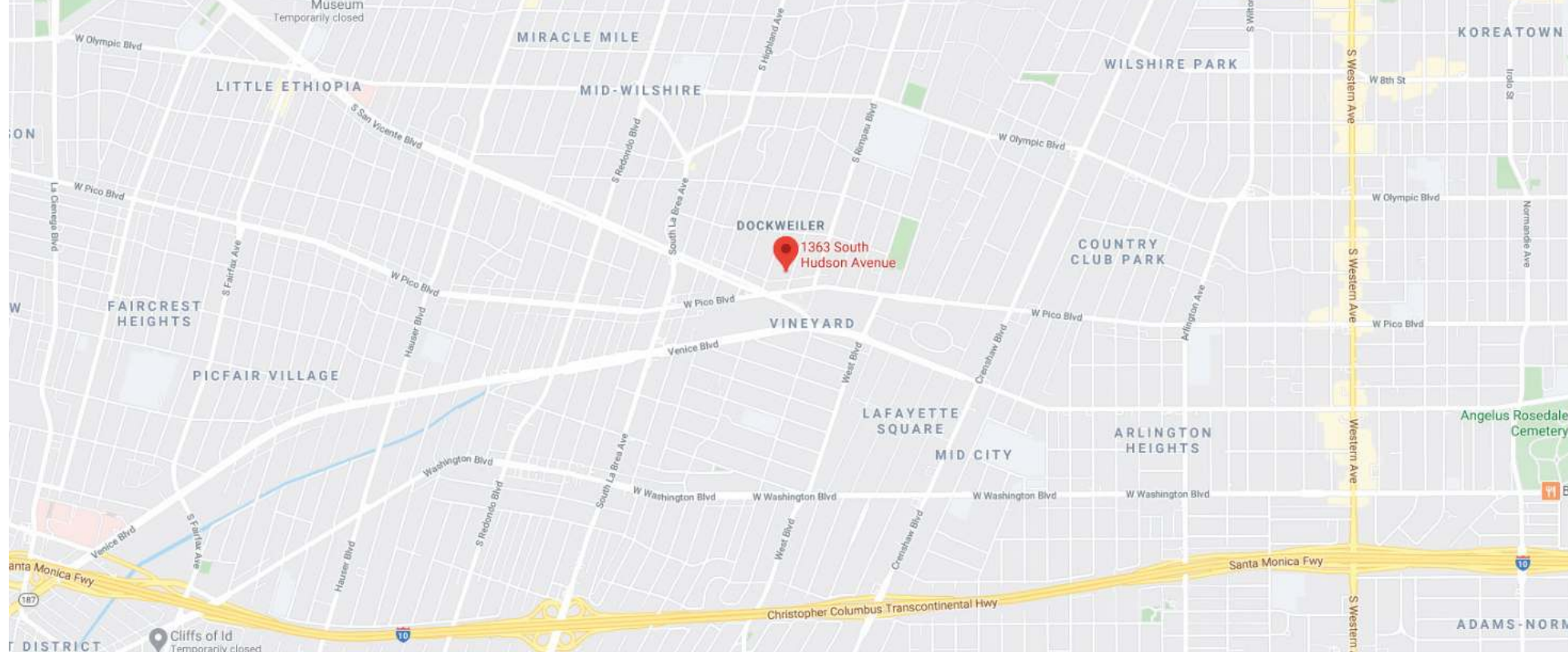
PRIME LOCATION JUST SOUTH OF Hancock Park! RARE OPPORTUNITY to own a good condition building at a great price (5+ cap rate). Located on beautiful street with a high-walk score (90 out of 100) location right near Wilshire/LaBrea Corridor. Very hot highly-sought A+ location. This Beautiful 2-Story property features 2 units (each unit has 3BR, 2BA) and has central AC and updated systems. Open concept remodeled kitchens on both units. Master suite in both units. Great outdoor space and grassy yards. Gated for privacy and ample driveway parking too.

The garage has been drywalled with electric access and could make a great in-law or rec room space. Could also become a future ADU possibly (buyer to verify). Pro-forma market rents for this building is over \$9,000/month

Other highlights: New Floors + Granite Counters + Renovated Kitchen and Baths + Dual-paned windows + Stainless Steel Appliances.

Additionally, the location is ideal: Short stroll to LACMA, Grove, Trejo's Tacos, Republique, Lassens, and all the shops and retail on Miracle Mile. This is what life in Mid-City LA living is all about. Come see this soon before it's gone.

Map of Subject Property





Rent Roll & Expenses

1361-63 S. Hudson Avenue

Rents

Unit #	Actual Monthly Rent	Pro-forma Monthly Rent	Security Deposit	Unit Type
1361	\$0	\$3,800	0	3BD + 2BA
1363	\$0	\$3,800	0	3 BD + 2BA
Garage / Rec Room	\$0	\$1,200	0	Rec Room
Total	\$0	\$8,800	\$0	6BR + 4BA

Current Expenses (paid by owner)

Item	Cost (annual)
Trash	tenant
Water	\$900
Gas	tenant
Electricity	tenant
Property Tax (current)	\$8,000
Gardener	\$1,200
Insurance	\$1,200
Misc maintenance	\$500
Total (current expenses)	\$11,800



Valuation

List Price	\$1,475,000
Down Payment (50%)	\$737,500
Number of Units	2
Price per Unit	\$737,500
Price per Gross Sq. Ft.	\$507
Pro-forma Expenses	\$22,238
Scheduled Gross Income (Annual)	\$105,600

Vacancy	3%
Scheduled GOI (Annual)	102432
Scheduled NOI (Annual)	80194
Cap Rate	5.43%
GRM	14
Pro-forma Cap Rate	5.43%
Pro-forma GRM	14



Property Highlights

Well-maintained Newer-era Construction

2 Legal Units

All units delivered vacant

Pro-forma of \$8000 a month rents

Prime Central Location. Miracle Mile,
Hancock Park and Carthay Adjacent.

Hardwood Floors

Remodeled Kitchen and Bath

City Light and Downtown Views

Newer Windows

Central AC

Rear Garage has been converted to a bonus
rec room space with plumbing.

Many Cafes and Shops within walking distance
on Pico Blvd





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All information deemed reliable but not guaranteed.
Buyer is advised to conduct their own investigation and satisfy themselves.