



Jerry & Rachel



1352-54 S. Longwood Avenue

Los Angeles, CA 90019



Longwood Highlands is an eclectic, close-knit community known for beautiful character 1930's era homes and prime central location. In the last 10 years, Longwood Highlands has gone through amazing growth - with stunning homes and remodeled duplexes all around. This area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel. The official Longwood Highlands Neighborhood is located just south of Olympic Blvd, between Highland Blvd and Rimpau Blvd. This entire area attracts historic home aficionados and those wanting a great neighborhood in the heart of the city. Residents here LOVE their proximity to Larchmont Village!

COOL FACT: (1) The late, great Leonard Cohen lived right down the street from our listing at 1031 South Tremaine Avenue. (2) Longwood Highlands throws an annual block party in May every year.

Duplex | 4 Bedrooms | 2 Bathrooms | 2,551 SF Interior | 6,972 SF Exterior



List Price: \$1,325,000 Directions: In Longwood Highlands. South of Olympic Blvd, East of Highland Address: 1352.54 S. Longwood Avenue, Los Angeles, CA 90019 Website: www.1352Longwood.com

Opportunity Knocks on this Corner Lot Spanish in Prime Longwood Highlands!

Great Classic Spanish Duplex on a large 6,977 sq. ft. lot. Lovingly owned and maintained by long-term owner, with 2 sets of excellent tenants (\$5400/mos) in place. Many luxury & architectural 2-story homes and duplexes in area. Future possibility for development or ADU with alley-side entrance.

Each unit has an open kitchen/dining concept and extra large living rooms, The upstairs unit has great natural light and views of the Baldwin Hills. Upstairs unit also has a 3rd room that some might consider using as a 3rd bedroom. There is no south-side neighbor for this property (alley), and the mature hedges provide great privacy. There is future potential to re-imagine the current 3-car garage: either as a garage ADU conversion, or going to a 2-story ADU above garage concept. The front and rear grassy yards are very large and offers space for everyone.

Tankless hot water heaters & updated electrical panels. Convenient access to Ralphs, Starbucks, Chipotle, Chase Bank, etc - all just several streets away. Central Mid-LA location near the Grove/Farmer's Market, Beverly Hills, Culver City, and K-town. Come see it soon - and make an offer.





Rent Rolls

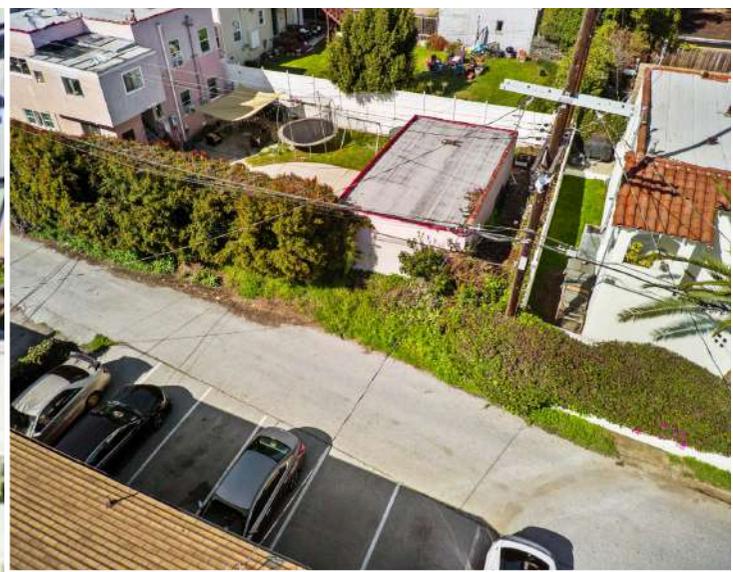
Type	# of Units	Beds	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.0	No	\$2,700.00	\$2,700.00	\$3,300.00
Unit 2	1	2	1.0	No	\$2,700.00	\$2,700.00	\$3,700.00





Property Highlights

- Classic Spanish Duplex
- 2 Units: Each unit has 2 bedrooms
- Current rents: \$5,400 a month
- 3 car garage
- Large lot almost 7,000 sq. ft.
- Corner Lot: Adjacent to alley
- Updated Kitchens and Bathrooms
- Original Hardwood Floors
- Tankless Hot Water Heaters and Upgraded Electrical Panels
- Wonderful location near Cafes, Shops and Transit
- Possible Future ADU potential



Jerry & Rachel Hsieh

Realtor / Owners

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