



Jerry & Rachel
FINE HOMES AND INVESTMENTS



1254-56 S. Tremaine 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 | 2,154 SF Interior | 6,484 SF Exterior



List Price: Inquire with Agent Directions: In Longwood Highlands. South of Olympic Blvd, East of Highland Address: 1254-56 S. Tremaine Avenue, Los Angeles, CA 90019 Website: www.1254Tremaine.com

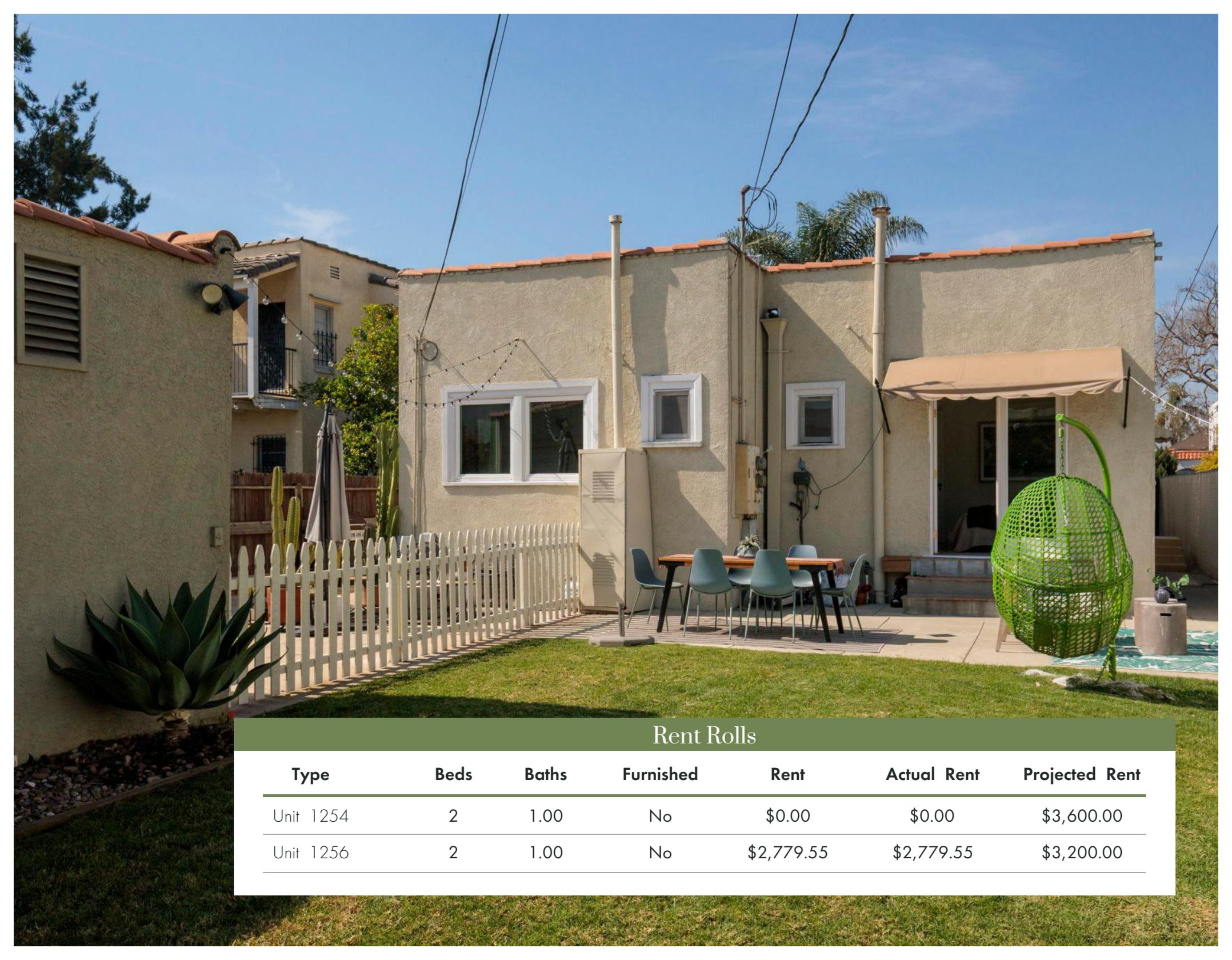
RARE OPPORTUNITY TO OWN A GRACIOUSLY UPDATED & AUTHENTIC SPANISH DUPLEX ON ONE OF THE BEST STREETS OF LONGWOOD HIGHLANDS.

Lovingly cared for. One unit already vacant and second unit rented at market value (with excellent, stable tenants). Proudly situated in the center of the Longwood neighborhood with well-cared for single family homes and trophy duplexes all around. This is THE ONE you've waited for. Classic 1920's original character, including: oak hardwood floors, classic archways, arched grid wood windows, beautiful art-deco kitchen and bathrooms, and wonderful built-ins throughout. BOTH units have great natural light from every room. BOTH units have their own dedicated private rear yard/courtyard space. BOTH units have their own separate water meter (This means tenant pays all their own utilities, including water! Big \$\$ savings each month for landlord.)

From the authentic grid pattern in the living room windows to the custom millwork on the fireplace and the crown moldings, character abounds throughout. The home also features system improvements, including central ac & heat, copper plumbing, tankless hot water heater (1254), and solar-coated and serviced roof. Newer French Doors + newer dual-glazed energy efficient windows + newly appointed light fixtures. The gardens are vibrant yet practical, with an efficient, drought-tolerant design (in front) and grassy backyard (in rear). 2 single car garages are used for storage (each unit gets their own garage), and the driveway parking is dedicated for unit 1254 (vacant unit).

Longwood Highlands is a close-knit historic Angeleno community in prime location between Downtown LA and the Westside. Many restaurants, cafes, and shops all around at La Brea, Larchmont Village, and Miracle Mile. This is the one you hoped would hit the market - a lovingly cared for Spanish property with the coveted Side-by-Side layout, where each unit gets their own private outdoor space.

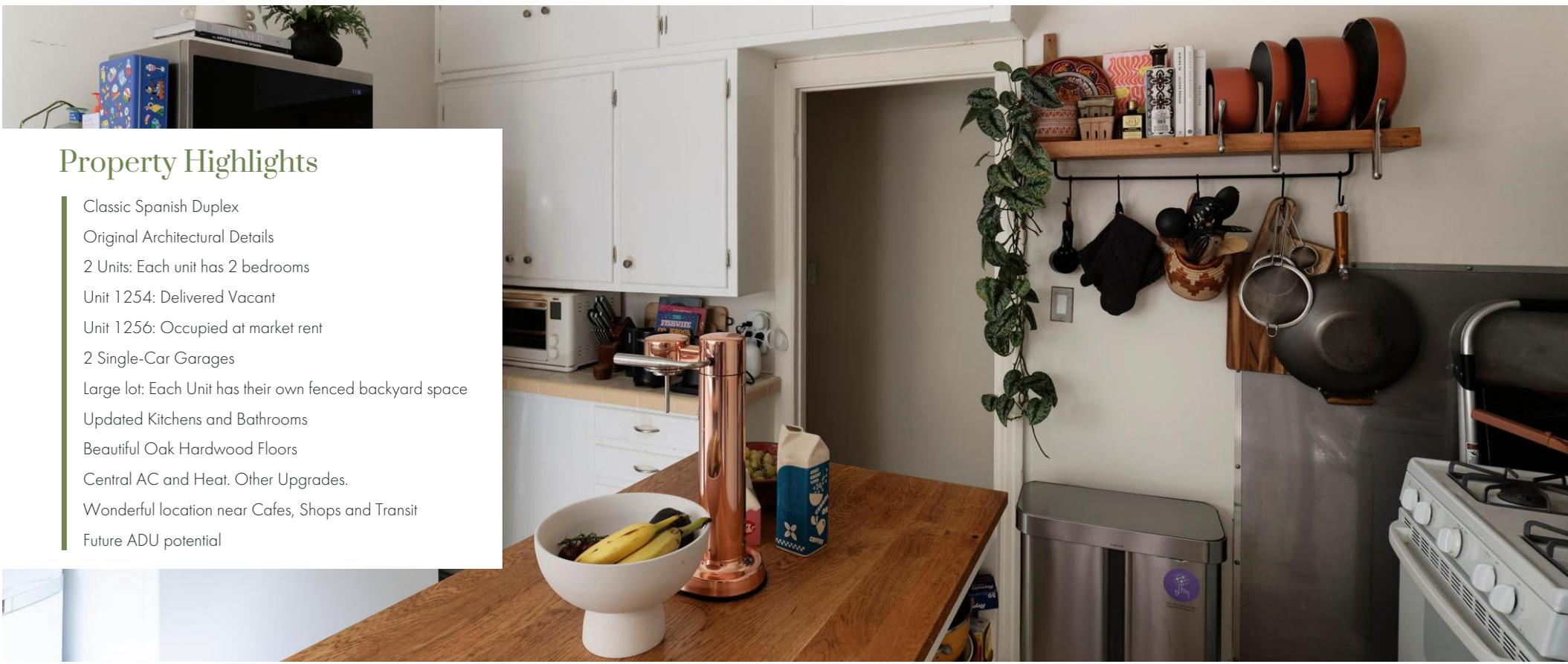




Rent Rolls

Type	Beds	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1254	2	1.00	No	\$0.00	\$0.00	\$3,600.00
Unit 1256	2	1.00	No	\$2,779.55	\$2,779.55	\$3,200.00





Property Highlights

- Classic Spanish Duplex
- Original Architectural Details
- 2 Units: Each unit has 2 bedrooms
- Unit 1 254: Delivered Vacant
- Unit 1 256: Occupied at market rent
- 2 Single-Car Garages
- Large lot: Each Unit has their own fenced backyard space
- Updated Kitchens and Bathrooms
- Beautiful Oak Hardwood Floors
- Central AC and Heat. Other Upgrades.
- Wonderful location near Cafes, Shops and Transit
- 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.