



2637

OFFERING MEMORANDUM



APPROVED DEVELOPMENT

Ready To Issue - 4 Units in West Adams

2637 S Longwood Avenue, Los Angeles, CA 90016

\$975,000

4 Units | 13 Bedrooms | 13 Bathrooms | 5,315 SF
SB-8 Exempt | No Rent Control | 9 Parking Spots

Minutes to Culver City Tech & Media Hub

OFFERING SUMMARY

Meticulously Designed 4-Unit Development Opportunity in West Adams

Property Overview

2637 S Longwood Avenue presents a RTI-approved development opportunity in West Adams, which delivered 107% appreciation from 2016-2024, the strongest 8-year performance of any Los Angeles neighborhood. This shovel-ready project features approved plans for four townhome units totaling 5,315 square feet across a 5,098 SF lot.

The project consists of a 3-story front duplex and a 2-story rear ADU building, designed by an experienced owner-operator specifically for long-term hold performance. Every detail from room layouts to closet sizes to parking configuration was designed with a working professional in mind and optimized to maximize rent per square foot, minimize tenant turnover, and minimize property management.

This project was designed to outperform typical 4-5 unit developments through superior design rather than maximum density. The strategic unit mix, unit design, and 9-space parking configuration deliver higher rents per square foot and better tenant retention than competing projects.

Location

Popular with professionals seeking proximity to major tech and media employment hubs (Culver City, Playa Vista) while enjoying central LA location and acclaimed neighborhood restaurants.

Minutes to: Amazon Studios, Apple TV+, HBO, Sony Pictures

With permits ready to issue immediately and a general contractor bid in hand for a 9-10 month construction period, buyers can break ground within 30 days and deliver a cash-flowing asset in less than a year.



Unit Mix

- Unit 1: 3bd/3.5ba ~1,300 SF
- Unit 2: 4bd/4.5ba ~1,600 SF
- Unit 3: 3bd/2ba ~1,000 SF
- Unit 4: 3bd/3ba ~1,000 SF



Features

- ✓ Separate utility meters
- ✓ Cost-effective all-wood construction
- ✓ In-unit washer/dryer
- ✓ Vertical townhome layouts
- ✓ Open-concept living spaces
- ✓ All-electric design (no gas costs)



RTI Status

- Plans fully approved
- No rent control
- SB-8 exempt
- Pull permits immediately



DESIGN PHILOSOPHY

Every Detail Optimized for Long-Term Performance

This project was designed by an experienced owner-operator to maximize long-term asset performance and reduce management effort. Most of these projects focus on maximizing buildable square footage, creating oversized 5 bedroom units with limited parking that generate high absolute rents, but are harder to rent and have high turnover.

This project takes the opposite approach.

Strategic Unit Mix

Avoids oversupplied 5 bedroom market, focuses on high-demand 3-bedroom configurations that lease faster and retain better.

Parking

Parking was the top priority in the design. While only 2 spaces are officially designated on approved plans, the buildings were positioned to accommodate 9 vehicles.

Unit Design

Designed with features that drive leasing and renewals: parking, open layouts, natural light, large windows, wall-to-wall and double closets, shower tubs, large bath vanities, en-suite bathrooms, in-unit washer and dryer.

Easy Property Management

This project is perfectly sized for self-management or low-cost professional management. Minimal maintenance and CapEx for the first 10+ years. Individually metered. No problematic rooftop decks.

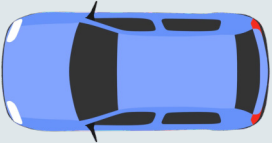


This attention to design translates to higher per-SF rents, faster lease-up, and better tenant retention than projects that prioritize maximum density over tenant experience.

PARKING

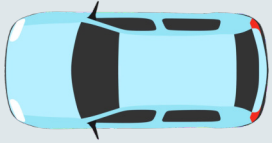
In West Adams, parking is a crucial factor in achieving top rents, fast lease-up, and high retention. This project was designed with parking as a top priority. The buildings were strategically positioned to maximize parking capacity while maintaining proper separation and access. While only 2 spaces are officially designated on the approved plans, the site physically accommodates 9 vehicles:

2 Spaces - Unit 1



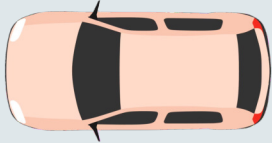
Repurposes the front yard for side-by-side surface parking in front of the unit

3 Spaces - Unit 2



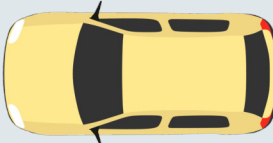
Surface space in front of the unit, garage, and another surface spot

2 Spaces - Unit 3

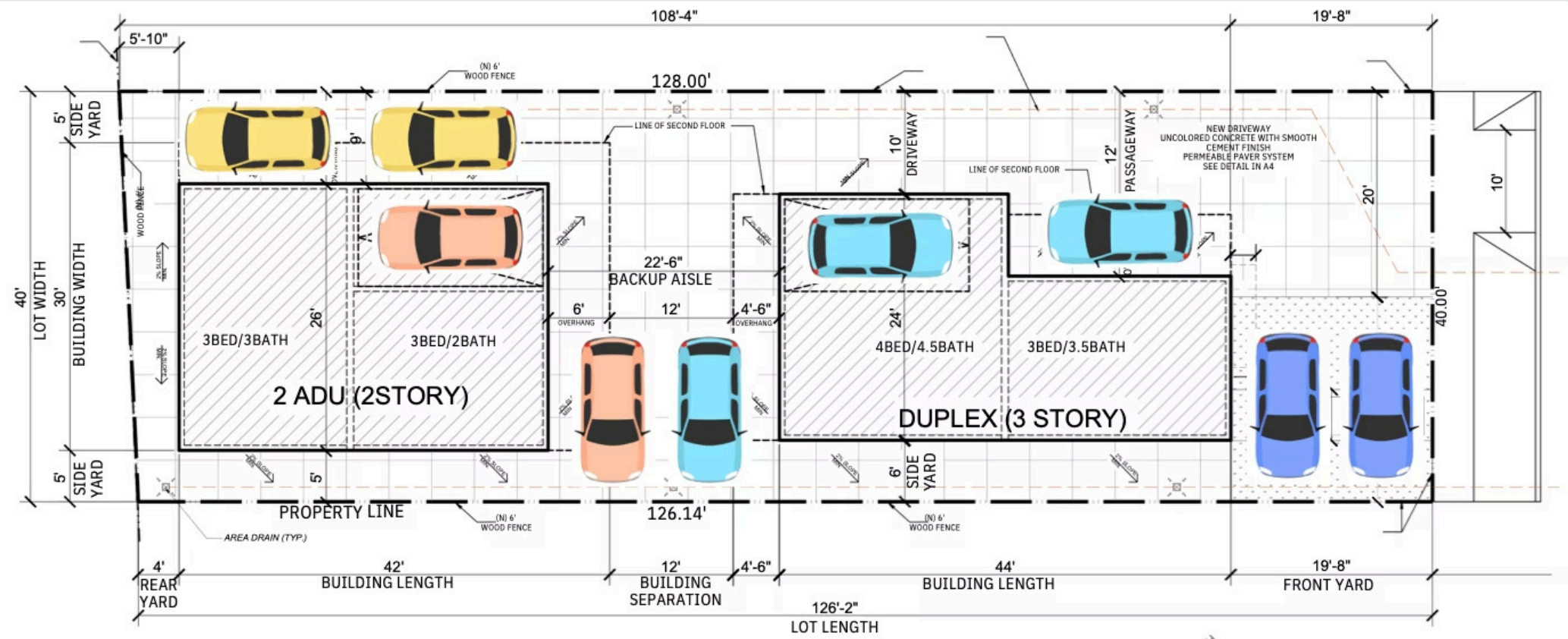


Surface spot in front of the unit and garage parking

2 Spaces - Unit 4



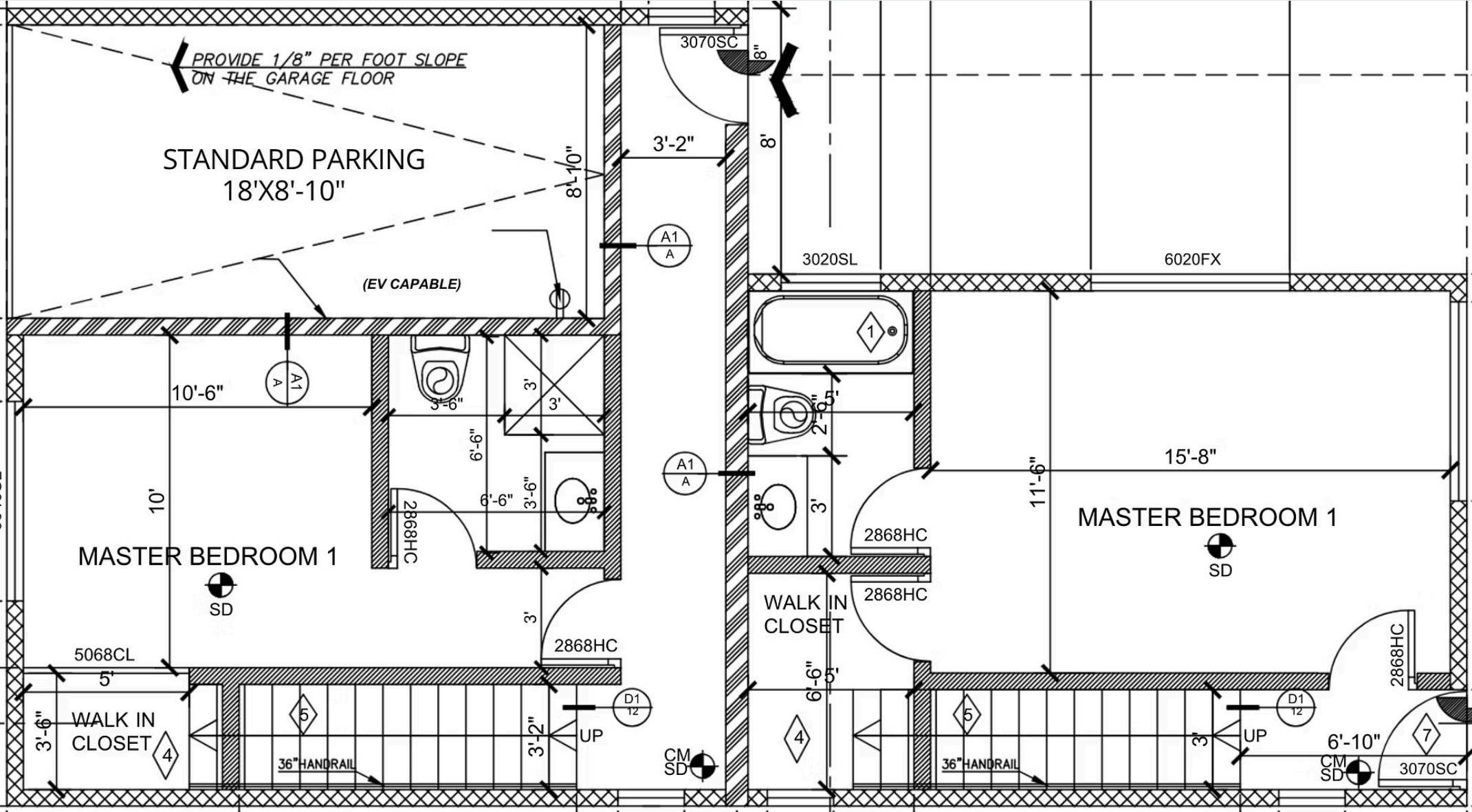
Two parking spots in tandem



FLOOR PLANS - FRONT DUPLEX

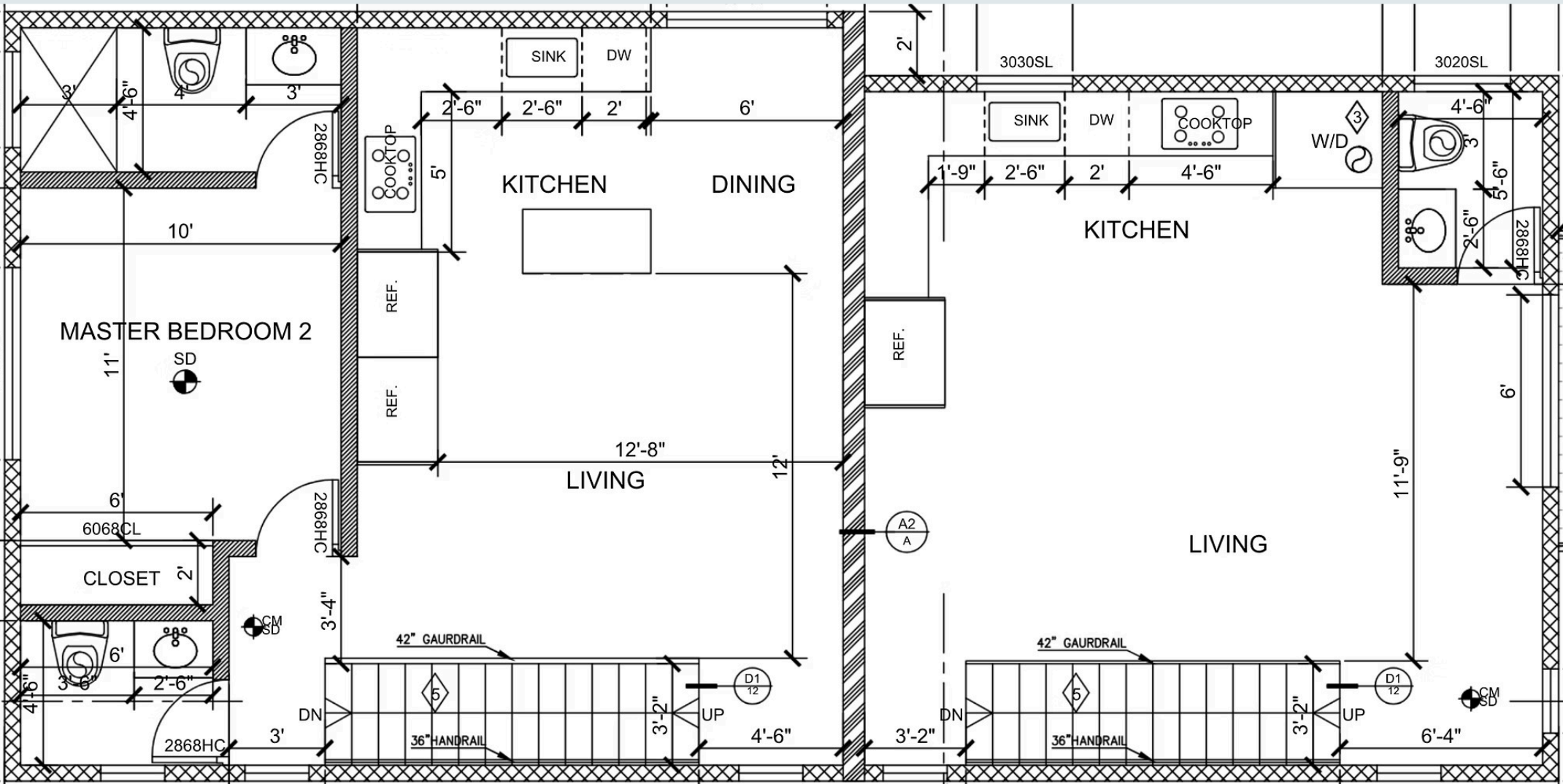
Unit 2: 4bd/4.5ba ~1,600 SF

Unit 1: 3bd/3.5ba ~1,300 SF



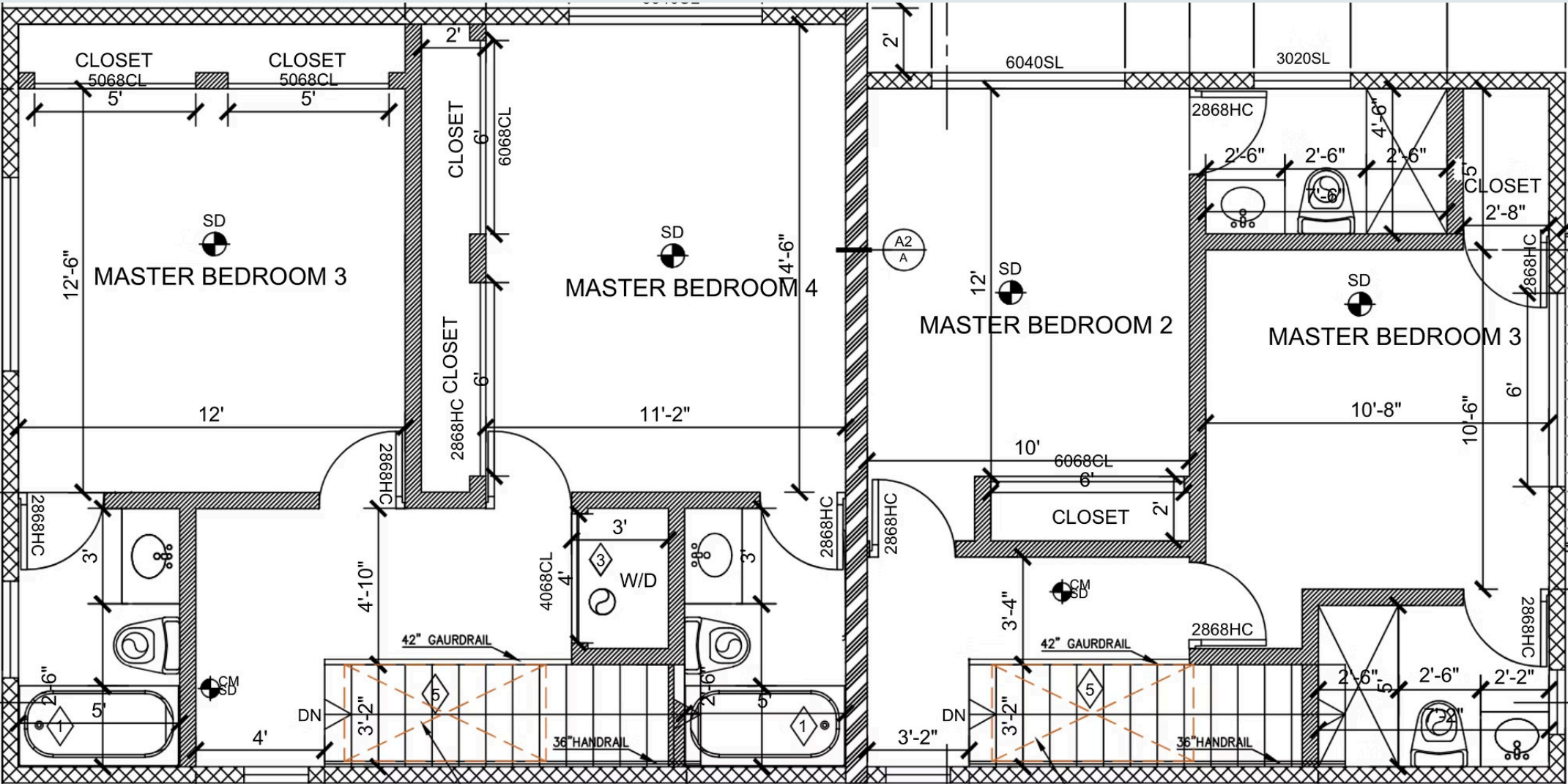
Unit 2 - 1st Floor

Unit 1 - 1st Floor



Unit 2 - 2nd Floor

Unit 1 - 2nd Floor



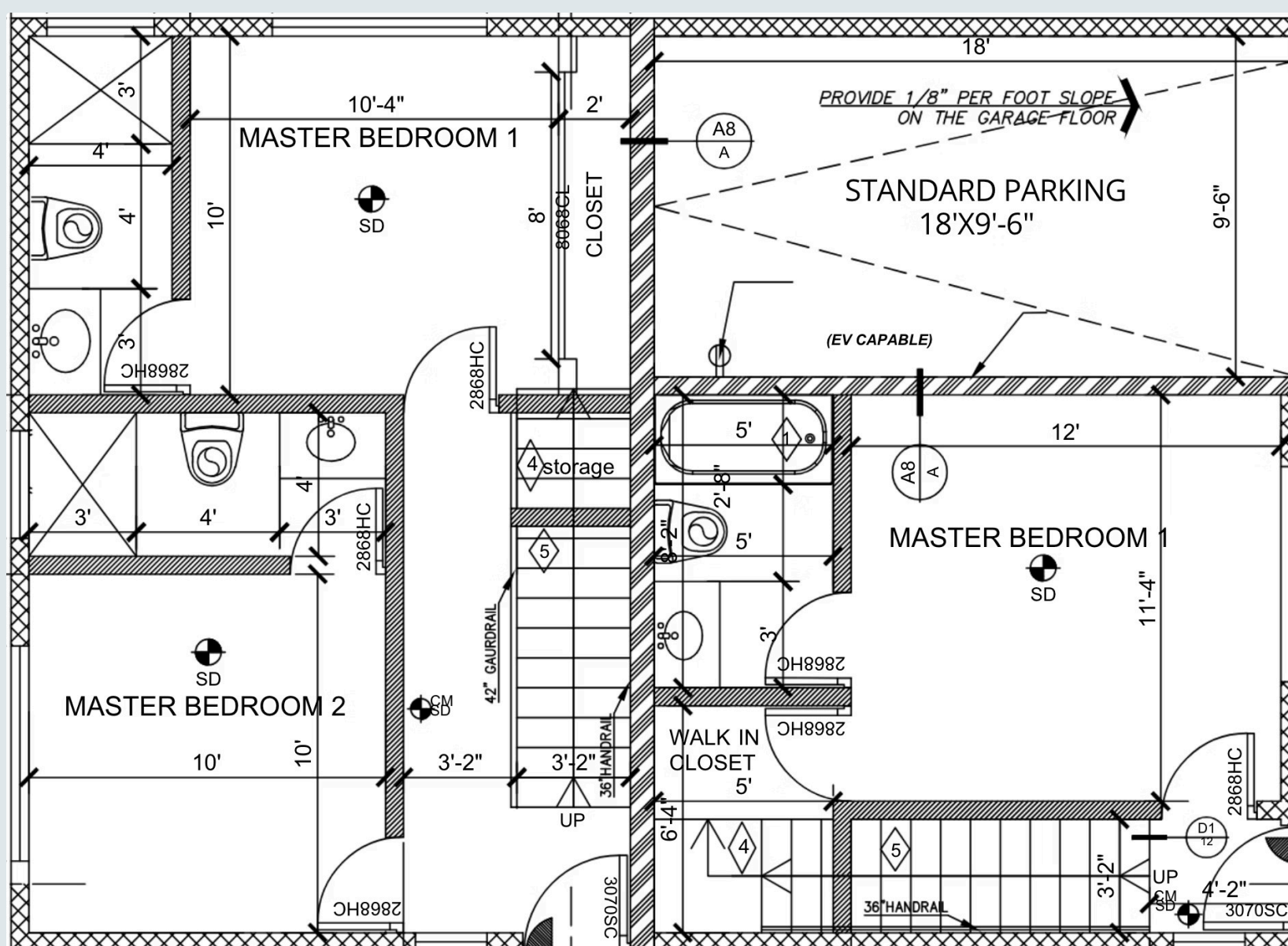
Unit 2 - 3rd Floor

Unit 1 - 3rd Floor

FLOOR PLANS - REAR ADUs

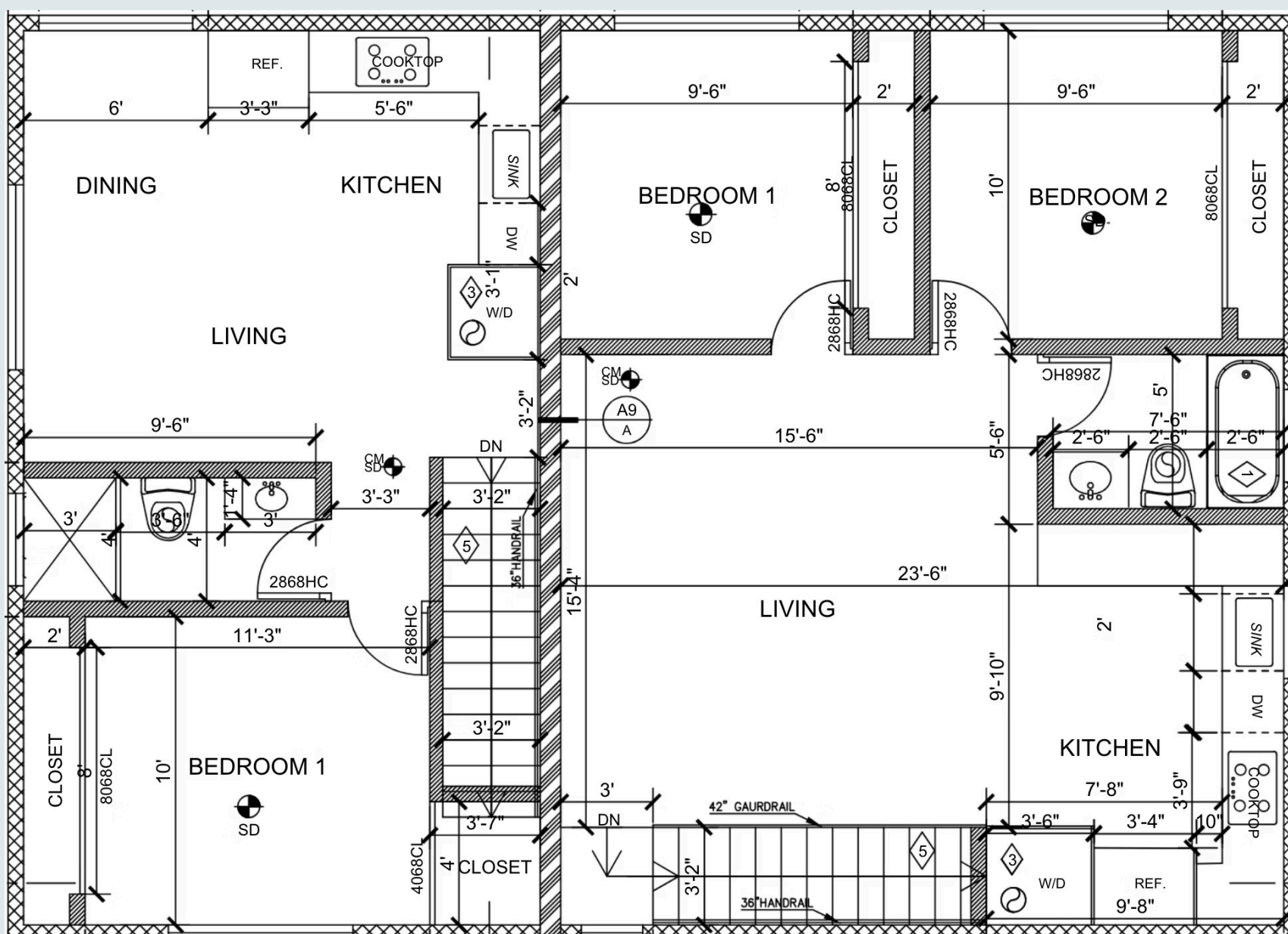
Unit 4: 3bd/3ba ~1,000 SF

Unit 3: 3bd/2ba ~1,000 SF



Unit 4 - 1st Floor

Unit 3 - 1st Floor



Unit 4 - 2nd Floor

Unit 3 - 2nd Floor

WEST ADAMS

Central Los Angeles Location Near Employment Hubs

Located in near proximity to Culver City, the area benefits from central location, transit access (Expo Line), and proximity to employment hubs.

The neighborhood attracts high-earning professionals from tech, entertainment, and creative industries seeking walkable urban living in an emerging culinary hotspot. New developments and infrastructure investments continue to drive rental demand and long-term upside.

Major Employers Within 5 Miles

Within a 5-mile radius, West Adams benefits from proximity to major employers:

- Tech & Media: Amazon Studios, Apple TV+, HBO/Warner Bros, Sony Pictures
- Education & Healthcare: USC, Cedars-Sinai Medical Center

The target demographic comprises dual-income professionals with household incomes between \$120,000-\$200,000, working in tech, entertainment, healthcare, and education sectors.

Supply Constraints: The SB 8 Advantage

California's SB 8 legislation severely limits new rental housing demolition and redevelopment, creating supply constraints in West Adams. This property qualifies for exemption due to prior owner-occupancy, allowing for redevelopment.



Neighborhood Restaurants

CENTO Pasta Bar (0.2 mi), Mizlala (0.7 mi), Alta Adams (0.7 mi), Highly Likely Café (1.7 mi), Chulita (0.4 mi), Tartine (0.6 mi), Vicky’s All Day (0.7 mi), Farmhouse Kitchen (0.9 mi), Open Face Food Shop (0.9 mi), Maydan Market (1.7 mi).



Transit & Access

I-10 Freeway (0.2 mi), Expo/Crenshaw Station (1.5 mi), Culver City (3.4 mi), Downtown LA (7.1 mi), LAX: (8 mi), Santa Monica (9.5mi).



Grocery & Shopping

Sprouts (1.5 mi), Whole Foods (1.6 mi), Target (1.9 mi), Trader Joe's (2.8 mi), Platform LA (2.3 mi), Culver Steps (2.9 mi), The Grove (3.9 mi).



Parks & Recreation

Kenneth Hahn State Rec Area (2.6 mi), Baldwin Hills Scenic Overlook (2.4 mi)



CONTACT INFORMATION

Please reach out to request the full set of plans and due diligence documents:



Contact Information

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Property Information

Address: 2637 S Longwood Avenue
Status: RTI-Approved, existing structure on-site
List Price: \$975,000

