Marcus & Millichap

TUVIA GROUP

LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

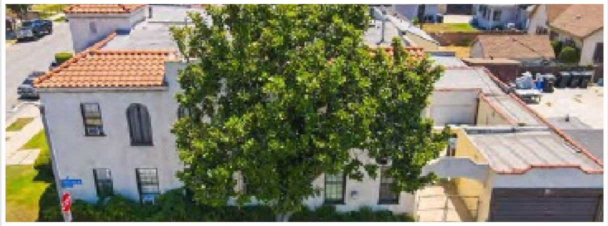
Kian Maronde Closes 8-Unit East LA Multifamily Over Asking in 21 Days

Kian Maronde is proud to announce the sale of an eight (8) unit multifamily property at 5350 Verona Street in East Los Angeles. Representing both the Buyer and the Seller, Kian brought the apartment building to market for the first time since the 1980s, with long-term tenants paying approximately $900 per unit.

Despite well below-market rents, Kian generated strong demand and secured an all-cash Los Angeles multifamily investor who closed with no contingencies in just 21 days. The property sold for $1,120,000 — $45,000 above the asking price.

The Buyer plans to construct ADUs in place of the existing garages, significantly increasing rental income and the property's long-term value.

TRANSACTION HIGHLIGHTS:



Sale Price	**$1,120,000**
Over Asking	**+$45,000**
Units	**8**
Escrow	**21 Days, All-Cash**
Upside	**ADU Conversion**

ADDRESS:

5350 Verona St
Los Angeles, CA 90022

BUYER PROFILE:

All-Cash Investor

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