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CLOSING CASE STUDY

Kian Maronde Closes 6-Unit Silver Lake Multifamily Sale for TIC Conversion

Kian Maronde is proud to announce the sale of a six (6) unit multifamily investment property at 639 N Coronado Street in the heart of Silver Lake, Los Angeles. The transaction closed at $1,650,000, representing a 3.88% cap rate and reflecting the continued strength of investor demand for multifamily assets in the Silver Lake submarket.

Kian Maronde represented the Buyer, while Jason Tuvia represented the Seller. Built in 1964, the property features a strong unit mix of five (5) one-bedroom units and one (1) two-bedroom unit, gated and covered on-site parking, and the option to add two (2) ADUs to the rear of the lot.

The Buyer plans to convert the property into TIC (Tenancy-in-Common) units, capitalizing on the continued demand for ownership housing in Silver Lake and maximizing the asset's long-term value.

TRANSACTION HIGHLIGHTS:

Sale Price	**$1,650,000**
Cap Rate	**3.88%**
Units	**6**
Submarket	**Silver Lake**
Buyer Strategy	**TIC Conversion**

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Los Angeles, CA 90026

BUYER PROFILE:

Private Investor

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