Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

Kian Maronde Closes Complex 4-Unit East LA Value-Add Sale in 30 Days

Kian Maronde is proud to announce the sale of a four (4) unit multifamily property at 3521 Cesar Chavez Avenue in East Los Angeles. Representing both the Buyer and the Seller, Kian navigated a challenging transaction involving low-paying legacy tenants in place for over 30 years, along with unpermitted work and nonconforming structures.

Despite these complexities, Kian secured an all-cash Los Angeles multifamily investor who closed with no contingencies in just 30 days. The Buyer acquired a value-add apartment building with significant upside, while the Seller achieved a clean exit.

Built in 1918, the property sits on a large 7,386-square-foot lot with fully parked on-site parking and the potential to add up to two (2) ADUs, offering meaningful long-term density and income upside.

TESTIMONIAL:

"Just a note to thank you for your remarkable efficiency in the sale of the Cesar Chavez property. I was so impressed with the short time it took to receive offers and your ability to find the ideal buyer, who did not demand any contingencies. I am sincerely thankful that you took care of every facet of this matter – the only thing I had to do was sign documents. You were recommended very highly by my associate Gil, and he was spot-on. Best wishes for success and an awesome triumph in real estate."

— Jerry Duran

ADDRESS:

3521 E Cesar Chavez Ave
Los Angeles, CA 90063

BUYER PROFILE:

All-Cash Investor

KIAN MARONDE
Associate Director Investments
P: (818) 212-2651
W: www.tuviarealestate.com
E: Kian.Maronde@marcusmillichap.com
DRE #01952189

JASON TUVIA
Senior Managing Director Investments
P: (818) 212-2735
W: www.tuviarealestate.com
E: Jason.Tuvia@marcusmillichap.com
DRE #01772495