Marcus & Millichap

TUVIA GROUP

LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

Kian Maronde Closes 8-Unit Hollywood Multifamily at $2,100,000, 6.89% Cap

Kian Maronde is proud to announce the sale of an eight (8) unit multifamily investment property at 6136 Eleanor Avenue in Los Angeles. Representing the Buyer, Kian secured this newer-construction apartment building — built in 2005 in a prime Hollywood location — for $2,100,000, reflecting a 6.89% cap rate.

The property features all two-story, townhome-style two-bedroom units and is not subject to Los Angeles rent control (RSO), giving the Buyer strong in-place income and meaningful long-term rent growth in a high-demand rental market.

Offered for the first time by the original developer, the asset includes 14 parking spaces, a newer roof, and on-site laundry. Under AB1482 it currently allows up to 8% annual rent increases, underpinning a strong value-add path through unit upgrades.

TRANSACTION HIGHLIGHTS:

Sale Price	**$2,100,000**
Cap Rate	**6.89%**
Units	**8 (All 2-Bed)**
Year Built	**2005**
Rent Control	**Non-RSO (AB1482)**

ADDRESS:

6136 Eleanor Ave
Los Angeles, CA 90038

BUYER PROFILE:

Multifamily Investor

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