



Marcus & Millichap

TUVIA GROUP
LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

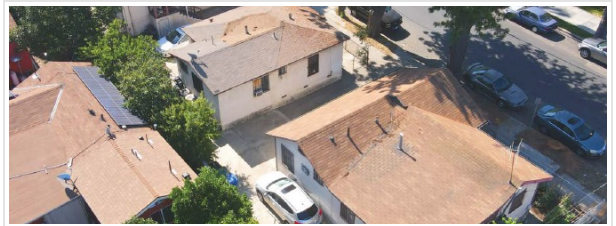
Kian Maronde Represents Buyer & Seller in Value-Add Lincoln Heights Sale

Kian Maronde is proud to announce the sale of a three (3) unit multifamily property at 2303 Alta Street in Lincoln Heights, Los Angeles. Representing both the Buyer and the Seller, Kian closed this value-add transaction in a highly competitive Los Angeles market.

The property featured extremely low rents and significant deferred maintenance, creating a clear value-add opportunity. Built in 1953, it comprises three (3) detached houses on a large 8,137 SF corner lot, with tenants who currently pay for all utilities.

The Buyer, who already owned property on the same block, was motivated to expand their footprint in the area, while the Seller exchanged out of LA multifamily into a San Gabriel Valley condo after years of ownership.

TRANSACTION HIGHLIGHTS:



Units	3
Year Built	1953
Lot Size	8,137 SF
Submarket	Lincoln Heights
Representation	Buyer & Seller

ADDRESS:

2303 Alta St
Los Angeles, CA 90031

BUYER PROFILE:

Local Private Investor



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