



Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

Classic middle-market sale in core Hollywood closes nearing \$300k per unit for RSO 7-unit less than 20 days on market.

Jason Tuvia and his team just closed on a 60's construction 7-unit in core Hollywood. After being fully exposed to the marketplace for 20 days, Tuvia brought the Buyer who was willing to pay \$277,857 per unit which represented a 5.62% cap rate. The property was situated west of Vine Street, a rapidly developing corridor, and boasted charming mid-century architecture with a great unit mix and plenty of rental upside potential. The property went under contract just a month before the November election which hosted Proposition 33, a threat to multifamily landlords with potential for LA City to implement vacancy control should it have passed. Regardless, Tuvia was able to negotiate a full removal of contingencies prior to the election and a close shortly after.



JASON TUVIA

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TESTIMONIAL:

"Hi Jason,

Thanks again for your excellent representation on my recent sale and for achieving great results notwithstanding the challenging market we're in now. Even though you were also representing the buyer, I always felt 100% comfortable that you were representing me with utmost skill and that my needs were front and center. This is the latest in several deals where you have represented me as either a buyer or a seller. You've proven yourself to be an unflappable problem solver and someone I can rely on now and in the future to get things done.

Please feel free to have prospective clients reach out to me should they need any additional input about your skill and services." - Ely Malkin

ADDRESS:

926 N Hudson Avenue,
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BUYER PROFILE:

Local Private Investor