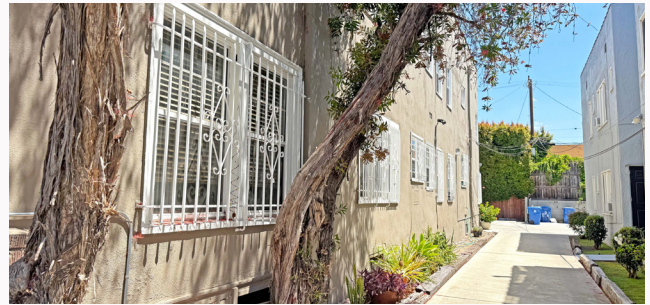




CLOSING CASE STUDY

The Tuvia Group Closes the Only 5+ Unit RSO Sale Below a 5.5% Cap in Melrose/Fairfax in Over a Year

Jason Tuvia and Nick Mejerski of The Tuvia Group closed this eight-unit RSO apartment building for \$2,000,000, marking the only sale of an RSO property with five or more units in Melrose/Fairfax at a cap rate below 5.5% in more than a year. During escrow, significant issues were uncovered, including a tenant who had not paid rent for an entire year without the management company's knowledge, along with electrical panels requiring replacement. Despite these challenges, the team successfully kept the transaction on track and closed escrow within 30 days.



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BUYER PROFILE:

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