Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



CLOSING CASE STUDY

The Tuvia Group Closes Five-Unit Sale at $345,000 Per Unit Despite Property Challenges

The Tuvia Group completed the sale of 931 Everett Street in Echo Park for $1,725,000, achieving $345,000 per unit despite several challenges. The five-unit property lacked on-site parking, had a retaining wall issue, and operated with market-rate rents, offering no immediate rental upside or traditional value-add opportunity. With limited potential for revenue growth, the property's existing income was central to the investment opportunity, while buyers also had to weigh its physical concerns. The transaction closed at $352.54 per SF, a 7.49% cap rate, and a 9.52 GRM, highlighting The Tuvia Group's ability to complete a challenging transaction and deliver a $345,000-per-unit result for the Seller.





ADDRESS:

931 Everett St
Los Angeles, CA 90026

BUYER PROFILE:

Local Private Investor



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