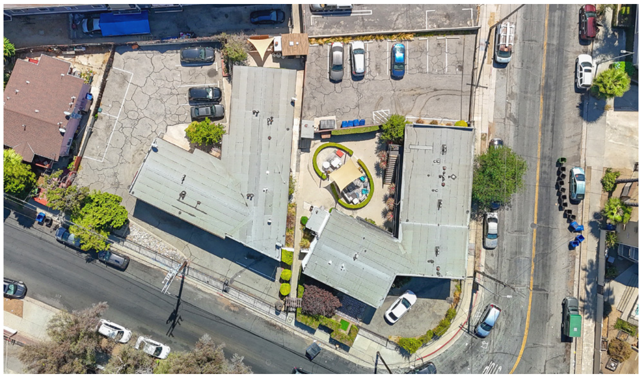
Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

Record-Setting Sale in Highland Park: $3.9M Transaction Marks One of 2025's Highest Pricing Per Unit for Los Angeles RSO in the Eastside

The Tuvia Group just closed a deal on a property that ultimately sold for $3.9 million, achieving over $278,000 per unit and $397 per square foot—making it the second highest price per unit for RSO multifamily sales in Highland Park in 2025. Despite challenges such as some original electrical systems and proximity to the 110 freeway, the deal attracted a motivated 1031 exchange buyer with nearby holdings, underscoring the location's appeal and strong investor demand. The seller, a Canadian investment fund, decided to exit the California markets and focus on their core portfolio. The transaction offers compelling highlights for a case study, including premium pricing, cross-border ownership, and strategic reinvestment by the buyer.



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BUYER PROFILE:

1031 Exchange Buyer

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