

Marcus & Millichap

TUVIA GROUP

LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

Kian Maronde Closes 7th Deal with Repeat Buyer: 5-Unit Boyle Heights Sale

Kian Maronde is proud to announce the sale of a five (5) unit apartment building at 3537 Siskiyou Street in Boyle Heights, Los Angeles. Representing the Buyer, this transaction marked Kian's seventh deal with the same repeat client — a continued partnership built on a sharp focus on basis and long-term value.

After an extensive marketing process that generated four (4) offers, the winning Buyer came in \$15,000 above list price with minimal contingencies and closed in just three (3) weeks. The Seller, who had inherited the property, was winding down into retirement, while the Buyer was drawn to the asset's low basis.

The Buyer plans to stabilize the property and hold long term, with a clear value-add path: two (2) ADUs planned in place of the rear garages to grow income and maximize the property's long-term value.

TRANSACTION HIGHLIGHTS:



<i>Sale Price</i>	\$690,000
<i>Price / Unit</i>	\$138,000
<i>Cap Rate</i>	4.21%
<i>Units</i>	5
<i>Upside</i>	2 ADUs Planned

ADDRESS:

3537 Siskiyou St
Los Angeles, CA 90023

BUYER PROFILE:

Repeat Value-Add Investor · 7th Deal



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