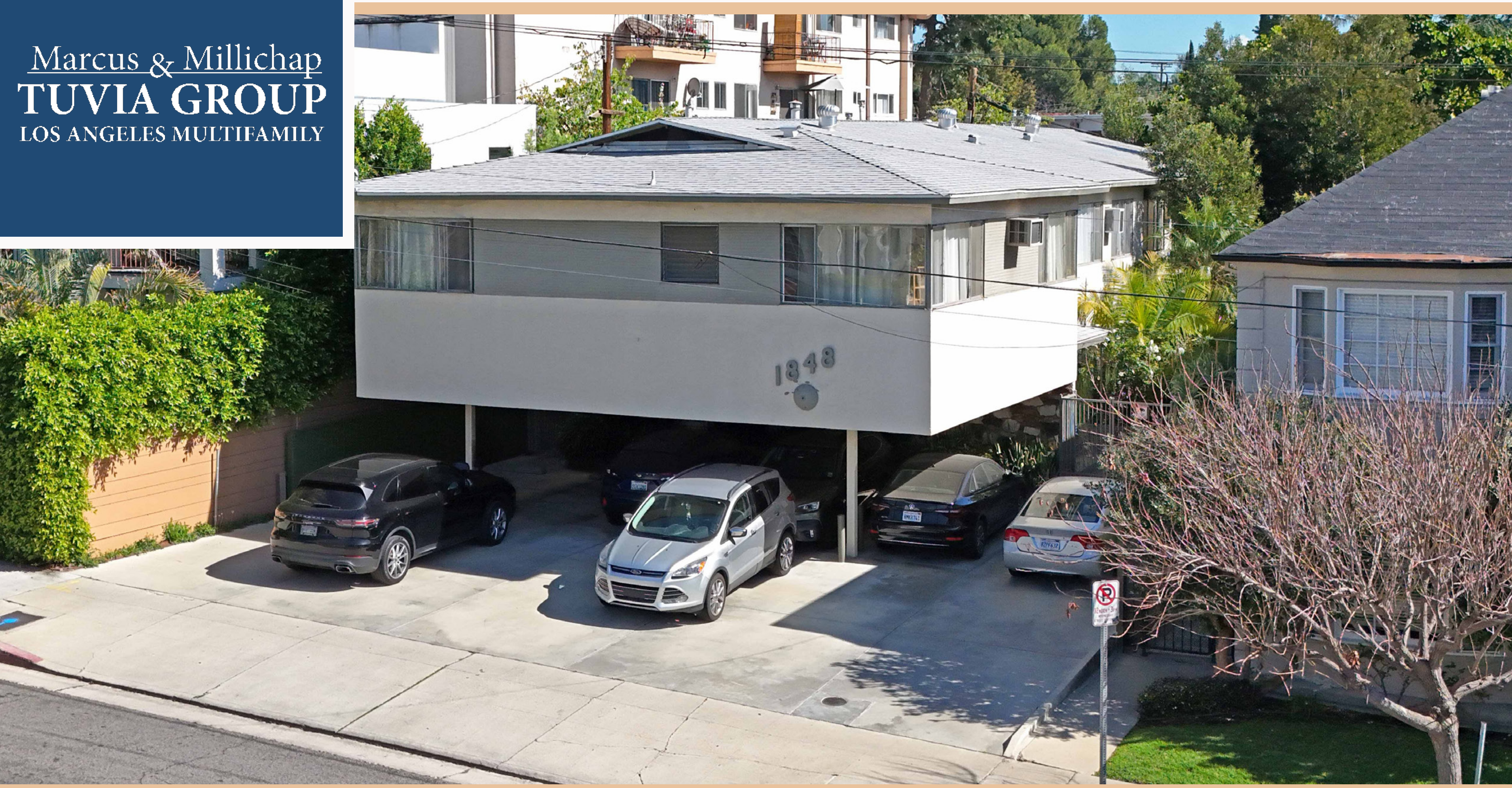
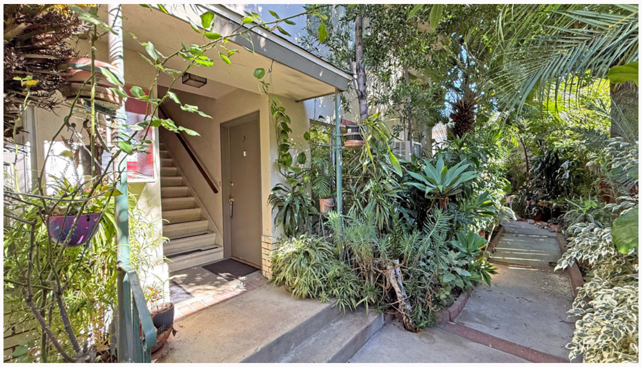
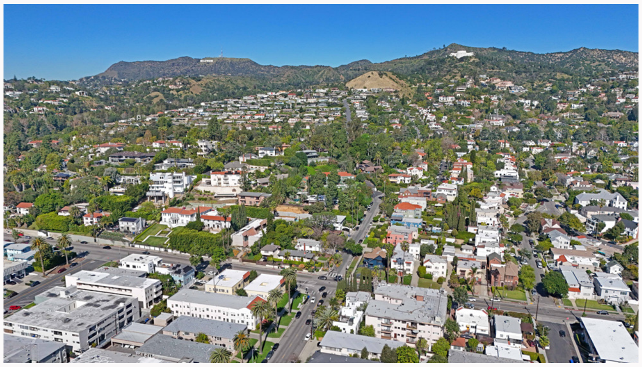
Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



CLOSING CASE STUDY

The Tuvia Group Proves Value-Add Assets Still Command Strong Demand





The Tuvia Group successfully represented the sale of 1848 N Normandie Ave, a seven-unit apartment community in Los Feliz with significant value-add potential. Despite approximately $250,000 in required capital improvements—including a mandatory soft-story retrofit, electrical upgrades for insurance compliance, and extensive unit renovations—the property attracted a qualified buyer who successfully secured financing and closed escrow. With two units delivered vacant and approximately 45% rental upside, the transaction demonstrates that well-positioned value-add opportunities continue to generate strong investor demand, even when substantial deferred maintenance is involved.

ADDRESS:

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Los Angeles, CA 90027

BUYER PROFILE:

Local Private Investor

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