Marcus & Millichap

TUVIA GROUP

LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

Kian Maronde Represents Buyer on 8-Unit Brentwood Trophy at $3.8M

Kian Maronde is proud to announce the sale of an eight (8) unit multifamily property at 11921 Goshen Avenue in prime Brentwood, Los Angeles. Representing the Buyer, Kian secured this trophy asset for $3,800,000 — well below its $4,495,000 list price, a basis rarely seen for a Brentwood apartment building.

During due diligence, Kian identified several operating inefficiencies, including a $1,213-per-month trash expense. After coordinating a waste assessment, that cost was cut to $767 per month, creating nearly $100,000 in value for the Buyer before closing.

At the time of sale, the transaction marked the highest cap rate of any Brentwood apartment building sold in the prior three years. Fully renovated with three-, two-, and one-bedroom units and nine covered parking spaces, the deal reflects disciplined underwriting and a sharp focus on basis in one of LA's most competitive submarkets.

TRANSACTION HIGHLIGHTS:

Sale Price	**$3,800,000**
Original List	**$4,495,000**
Units	**8**
Distinction	**Highest Cap (3-Yr)**
Value Created	**~$100,000**

ADDRESS:
11921 Goshen Ave
Los Angeles, CA 90049

BUYER PROFILE:
Private Investor

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