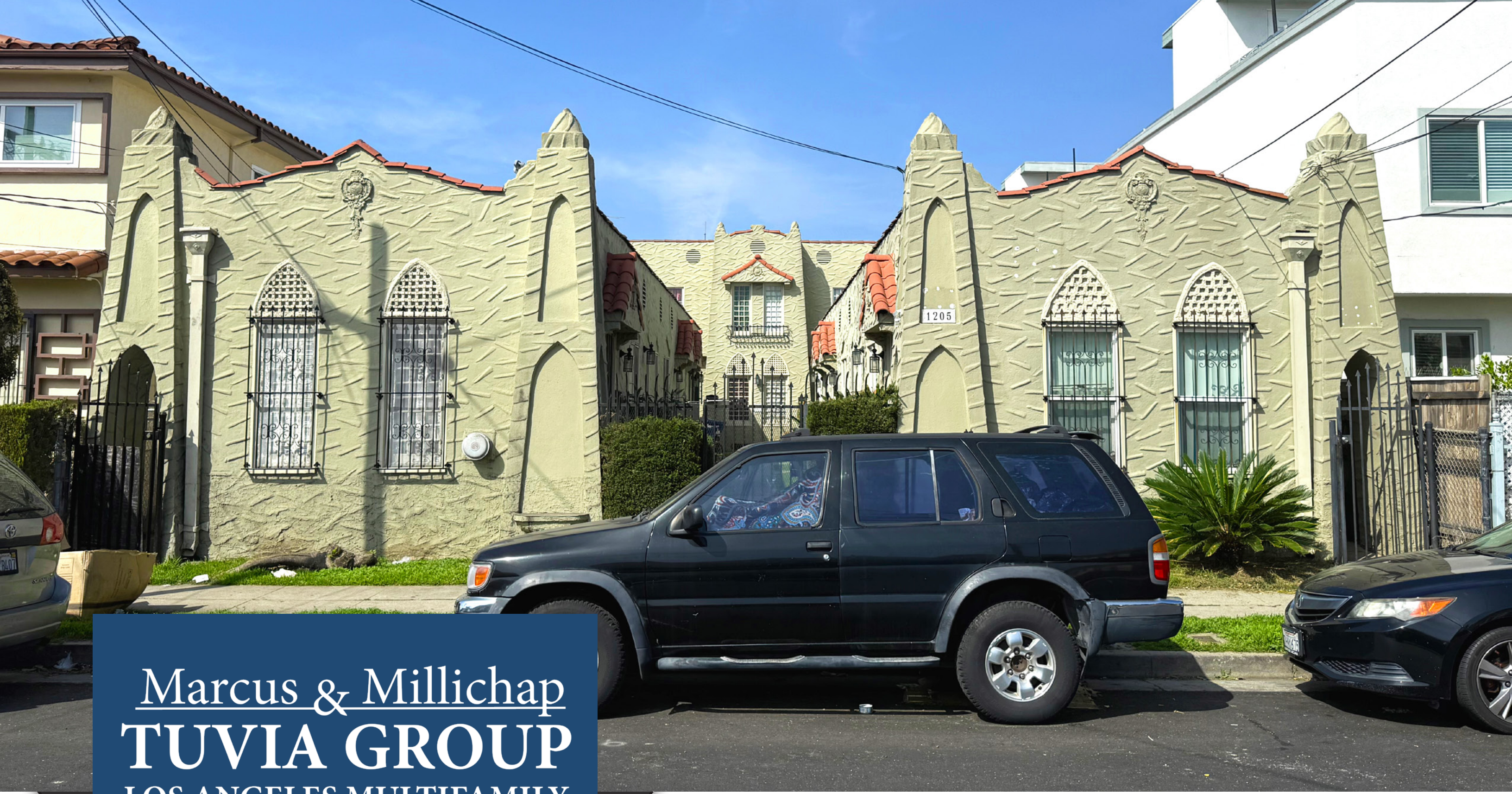
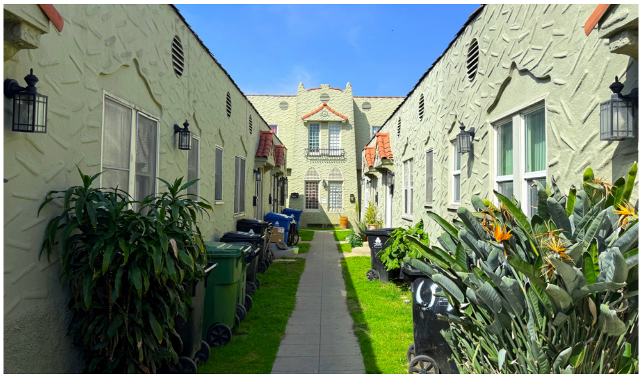
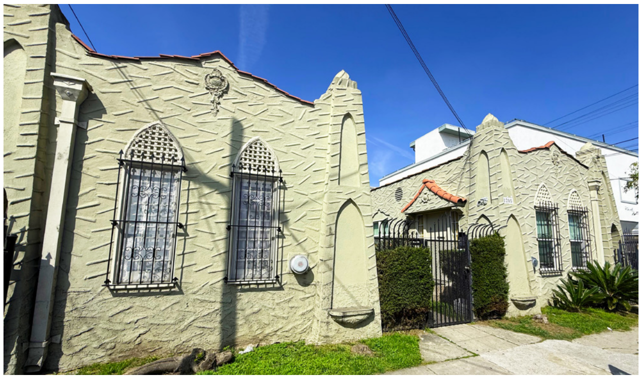


Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY





The Tuvia Group Closed on One of the Highest Price-Per-Unit in Koreatown this Year Without Parking

Jason Tuvia and the Tuvia Group successfully closed the sale of a 10-unit multifamily property in Koreatown for $1,475,000, equating to $147,500 per unit—one of the highest price-per-unit sales in Koreatown this year for a building without parking. The property had some deferred maintenance but still generated multiple offers and sold to a 1031 exchange Buyer at 98% of the list price. The property was owned by the Seller for over 38 years with low rent control rents and decided to do a 1031 exchange into multiple single family homes in the North San Fernando Valley to not only get out of rent control buy achieve market rents from day one.

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BUYER PROFILE:

1031 Exchange Buyer