Marcus & Millichap

TUVIA GROUP

LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

Kian Maronde Closes Under-Rented Boyle Heights Duplex — Multiple Offers in 5 Days

Kian Maronde of Marcus & Millichap is proud to announce the sale of a two-unit multifamily property at 2837 Ganahl Street in Boyle Heights, Los Angeles. The property came to market deeply under-rented — income too thin to carry a conventional underwriting — and generated multiple offers within five days, closing at $480,000.

Rather than selling the improvements, the campaign was built around the land: a 7,340 square foot lot carrying a vacant owner's garage and surplus on-site parking — two ready-made ADU opportunities under state law — no rezoning, no discretionary approvals, no displacement. The Buyer, a local investor, was drawn to the site as a future fourplex: two new-construction ADUs, each receiving a fresh certificate of occupancy, sitting outside the City's Rent Stabilization Ordinance and renting at market from day one.

By repositioning the offering around land utilization rather than the thin in-place income, Kian generated competitive bidding — and executed a clean, certain closing for the Seller.

TRANSACTION HIGHLIGHTS:

Sale Price	**$480,000**
Units	**2 (4 planned)**
Lot Size	**7,340 SF**
Submarket	**Boyle Heights**
Upside	**ADU Development**

ADDRESS:

2837 Ganahl St
Los Angeles, CA 90033

BUYER PROFILE:

Local Investor — ADU Development Plan

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