Marcus & Millichap

TUVIA GROUP

LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

Kian Maronde Closes 4-Unit East LA Value-Add in 5th Deal with Repeat Buyer

Kian Maronde is proud to announce the sale of a four (4) unit multifamily property at 1201 Hanover Avenue in East Los Angeles. Representing the Buyer, this transaction marked Kian's fifth deal with the same repeat client, continuing a strong track record of identifying strategic value-add opportunities.

Kian sourced the property based on its proximity to the Buyer's office and its highly desirable ADU potential, with existing garages offering a clear path to additional units and increased income.

Through targeted negotiation, Kian secured the property for $1,065,000 — a $134,000 discount from the original list price. The Buyer plans to execute a value-add strategy, maximizing the property's development potential and improving overall cash flow.

TRANSACTION HIGHLIGHTS:

Sale Price	**$1,065,000**
Below List	**−$134,000**
Units	**4**
Submarket	**East Los Angeles**
Upside	**Value-Add / ADU**

ADDRESS:

1201 Hanover Ave
Los Angeles, CA 90022

BUYER PROFILE:

Repeat Value-Add Investor · 5th Deal

KIAN MARONDE
Associate Director Investments
P: (818) 212-2651
W: www.tuviarealestate.com
E: Kian.Maronde@marcusmillichap.com
DRE #01952189

JASON TUVIA
Senior Managing Director Investments
P: (818) 212-2735
W: www.tuviarealestate.com
E: Jason.Tuvia@marcusmillichap.com
DRE #01772495