



Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

The Tuvia Group Closes on a 24-Unit with Significant Deferred Maintenance

Jason Tuvia and Kian Maronde just closed escrow on a 24-unit apartment building in Highland Park. The building, which was met with significant deferred maintenance and primarily occupied by low-paying legacy tenants, was successfully sold despite its challenges. Located in Highland Park, a submarket with extremely low transaction velocity, this building was only the second multifamily sale in the area this year and notably the first sale of a 20+ unit property since August 2024. The deal was made possible by sourcing an all-cash buyer who moved quickly, successfully closing escrow within just 30 days.

TESTIMONIAL:

"Dear Jason and Kian,

Thank you for all of your work on getting my Ash property sold. I wasn't sure if we were going to be able to make a deal because of the fires and interest rates, but was very happy when you found a buyer who didn't need a loan and gave me a 30 day closing. I will be buying single family homes away from LA City so that I don't have to deal with all of the rent control anymore. I recommend your work very much!"

- Sam Lam

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BUYER PROFILE:

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