Marcus & Millichap

TUVIA GROUP

LOS ANGELES MULTIFAMILY

CLOSING CASE STUDY

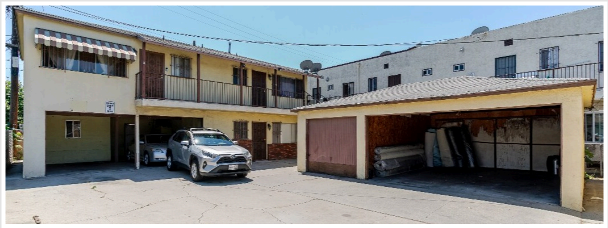
Kian Maronde Closes 5-Unit Bell Value-Add with Seller Financing

Kian Maronde is proud to announce the sale of a five (5) unit multifamily property at 6210 Heliotrope Avenue in Bell, California. Representing the Buyer, Kian identified this opportunity for a repeat client, marking their sixth transaction together. The Seller, an older owner preparing for retirement, was motivated to exit, creating a chance to secure a value-add asset at $1,174,000.

During escrow, Kian uncovered that the property was not subject to local rent control, contrary to what was widely assumed. This allowed the Buyer to implement rent increases of up to 8% annually, significantly enhancing the long-term upside of the investment.

Kian also negotiated favorable seller financing at 80% LTV and 6.25% interest-only for five (5) years. The Buyer plans to execute a strategic value-add business plan to increase income and maximize returns.

TRANSACTION HIGHLIGHTS:



Sale Price	**$1,174,000**
Units	**5**
Seller Financing	**80% LTV**
Rate	**6.25% IO, 5 Yr**
Upside	**8% Annual Increases**

ADDRESS:

6210 Heliotrope Ave
Bell, CA 90201

BUYER PROFILE:

Repeat Value-Add Investor · 6th 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