Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



CLOSING CASE STUDY

Kian Maronde and Jason Tuvia Close 9-Unit Lincoln Heights Property Representing Buyer and Seller

Kian Maronde and Jason Tuvia are proud to announce the sale of a nine (9) unit apartment building located at 2931 Lincoln Park Avenue in Lincoln Heights. Kian represented both the Buyer and Seller in the $1,400,000 transaction.

The property consists of four one-bedroom units and five two-bedroom units and is situated on a large 14,781-square-foot corner lot. The asset also features on-site laundry, full uncovered parking, separately metered gas and electricity, and significant rental upside.

A major draw for the Buyer was the 14,781 square foot lot and the potential to add additional units through ADU development. The Buyer plans to pursue ADUs as part of a long-term strategy to increase density, income, and overall property value. The oversized corner lot was specifically identified as having potential for multiple ADUs.

By representing both sides of the transaction, Kian and Jason were able to maintain direct communication throughout the process and help move the deal toward a successful closing.





ADDRESS:

2931 Lincoln Park Ave
Los Angeles, CA 90031

BUYER PROFILE:

Local Private Investor



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