



**EXTRAORDINARY DELIVERED**

## **5455 INGLEWOOD BOULEVARD**

Culver City, California

Capital Markets - Investment Sales

### **OPPORTUNITY**

5455 Inglewood Boulevard was an opportunity to represent a buyer for an off-market, brand-new thirteen (13) unit apartment building directly adjacent to Playa Vista. The building, completed in 2017, was being leased between 15%-20% under market. Playa Vista is located in Silicon Beach, which has emerged over the past several years as one of the most desired corporate addresses and residential neighborhoods in Southern California, due to technology and media companies (Facebook, Google, Yahoo, Microsoft, etc.) migrating from other parts of Los Angeles.

### **SOLUTION**

We always keep up to date on new developments in Southern California, and our relationship and reputation with the Seller and his partners allowed us to get a first look at the property for our client.

### **RESULTS**

We were able to negotiate a terrific price along with the lease up of 11 out of the 12 market rate units prior to closing by demonstrating the strength of the buyer and, more importantly, surety of close. The seller represented themselves in the transaction.