



EXTRAORDINARY DELIVERED

140 S. WESTMORELAND AVENUE

Los Angeles, California

Capital Markets - Investment Sales

OPPORTUNITY

140 S Westmoreland Avenue was an opportunity to represent a buyer on a non-rent controlled core plus asset located in Downtown LA's upcoming Virgil neighborhood. The building had about half of the units upgraded and allowed buyer to take advantage of the rising rents along with the upside still left in the deal with the remaining units that the seller left unrenovated.

SOLUTION

We took a very pro-active approach with the buyer's broker and the buyer. Our reputation with both the seller, his broker and the strength of our buyer enabled us to get an exclusive look at the property for our buyer to do some initial due diligence. In doing so, we were able to come in with a strong offer and beat out the other potential buyers at the table.

RESULTS

John and Josh's reputation, network, industry insights, market knowledge and tenacity enabled us to get the deal for our client.