



EXTRAORDINARY DELIVERED

11667 GOSHEN AVENUE

Los Angeles, California

Capital Markets – Investment Sales

OPPORTUNITY

11667 Goshen is a 10-unit value-add rent-controlled apartment building in Brentwood, one of West Los Angeles's most prestigious neighborhoods. The property was built in 1961 and was approximately 35% under market rent. The challenge for Transwestern was to sell the property for a premium despite the building's deferred maintenance and lack of unit upgrades.

SOLUTION

We reached out to every buyer directly who had purchased a property in the immediate area, as well as all the qualified buyers that inquired about our listing at 11642 Kiowa (directly behind this property). Through our marketing, directed at both our clients and buyer brokers, we were able to procure multiple offers and found a very qualified buyer.

RESULTS

We procured the buyer and were able to close escrow in three weeks of going under contract. Both the buyer and seller extremely pleased with the streamlined process and sale terms.



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