

An aerial photograph of Los Angeles, showing the downtown skyline with various skyscrapers in the background and a dense residential neighborhood with many houses and trees in the foreground. The image is overlaid with a dark blue gradient and a white border.

Marcus & Millichap

THE NEEMA GROUP

As Los Angeles' experts in multifamily real estate, our team's proactive services help you invest strategically, build your portfolio, while safeguarding your interests – and your future.

THE NEEMA GROUP

NEEMA AHADIAN

Senior Managing Director of Investments

Professional Experience

Neema Ahadian is the First Vice President of Investments at Marcus & Millichap, as well as the Director of the Neema Group. Recognized for his expertise in multifamily investments in Los Angeles, Neema has spent the past two decades in the business aiding investors in making strategic investments and enhancing their wealth. Committed to client experience, Neema is a relationship builder, a marketing expert, and a problem solver for clients no matter their situation.

Education

- University of Southern California, Marshall School of Business - 2000
- Copenhagen Business School, Master Program in International Management - 1999

Advisory and Brokerage Services

- Accurate evaluation services with real-time sales data and analysis.
- Proactive marketing strategies tailored and optimized for maximum exposure.
- Unparalleled market knowledge to achieve the highest price.
- The most comprehensive access to buyers nationally.
- Constant communication, with regular marketing updates, between client and agent.
- Involved, strategic, and focused cooperation during the escrow period.
- Expertise in asset positioning and street-level valuation.
- Assessment of investment opportunity to increase return on equity in a 1031 exchange.
- Access to refinancing options through multiple sources of financing.

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TheNeemaGroup.com



Our Notable Transactions

We have a proven track record of gaining results for our clients. Below are just some of our most notable closings in the Los Angeles area.

Portfolios

Prana Portfolio	483	\$104,000,000
Armor Portfolio	537	\$84,180,000

Multi-family

15601 Tustin Village Way, Tustin, CA	58	\$23,075,000
7851 Ventura Canyon Ave, Panorama City, CA	51	\$22,300,000
2127 Rodney Dr, Los Angeles, CA	42	\$22,000,000
15601 Tustin Village Way, Tustin, CA	58	\$20,100,000
835 W Rosecrans Ave, Gardena, CA	95	\$15,700,000
13605 S Vermont Ave, Gardena, CA	66	\$14,750,000
808 S Hobart Blvd, Los Angeles, CA	49	\$12,850,000
4959 Romaine St, Los Angeles, CA	20	\$7,350,000
1650 S Bentley Ave, Los Angeles, CA	9	\$6,195,000
372 Loma Dr, Los Angeles, CA	23	\$5,900,000
3915 Stevely Ave & 3907 Roxanne Ave, Los Angeles, CA	24	\$5,350,000

Land

1900 Westwood Blvd, Los Angeles, CA	N/A	\$12,000,000
5006-5022 W Pico Blvd, Los Angeles, CA	N/A	\$11,500,000
6314-6330 Woodman Ave, Van Nuys, CA	N/A	\$5,675,000
655 - 685 N Mills Ave, Pomona, CA	N/A	\$5,600,000
5315 Laurel Canyon Blvd, Valley Village, CA	N/A	\$3,700,000
6605 Rosemead Blvd, Pico Rivera, CA	N/A	\$2,000,000

THE NEEMA GROUP

LEONARDO LATERZA

First Vice President of Investments

Professional Experience

Leonardo Laterza specializes in the sale and acquisition of multifamily buildings. Equipped with years of real estate and property management experience, Leonardo's ability to assess and implement a plan to operate a property at peak management performance allows him to best advise clients. Leonardo has also been a member of the National Multi Housing Group since 2016 with a primary focus on multifamily buildings and NNN assets. Moreover, he has been a licensed real estate agent in California since 2008.

Education

- B.A. in Business Marketing, California Baptist University in Riverside

Advisory and Brokerage Services

- Detailed evaluation services with real-time sales comparables & market rent analysis
- Custom & proactive marketing strategies tailored to each property, ensuring maximum exposure
- Highest market price achieved through unparalleled market knowledge and the most comprehensive access to buyers nationally
- Contant communication between client and agent during entire marketing and escrow timeline, with regular marketing updates
- Proactive, strategic and focused involvement during escrow
- Asset positioning and street level valuation
- Assessment of new investment opportunities to increase return on equity in a 1031exchange
- Refinance options through multiple sources of financing

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Our Notable Transactions

We have a proven track record of gaining results for our clients. Below are just some of our most notable closings in the Los Angeles area.

Portfolios	Units	Price
Prana Portfolio	483	\$104,000,000
Armor Portfolio	537	\$84,180,000
Multi-family		
15601 Tustin Village Way, Tustin, CA	58	\$20,100,000
835 W Rosecrans Ave, Gardena, CA	95	\$15,700,000
447 Rampart Blvd & 450 Benton Way Los Angeles CA	67	\$10,150,000
5425 Santa Monica Blvd Los Angeles CA	30	\$7,800,000
6501 S. Vermont Ave Los Angeles CA	22	\$3,100,000
1812 W. 5th St Los Angeles CA	40	\$5,035,000
1214 S. Lake St Los Angeles CA	37	\$5,360,000
990 Palm Ave W. Hollywood CA	22	\$6,150,000
372 Loma Dr, Los Angeles, CA	23	\$5,900,000
941 Kenmore Ave Los Angeles CA	24	\$3,850,000
416 S. Grand View St Los Angeles	20	\$3,126,000
Land		
1900 Westwood Blvd, Los Angeles, CA	N/A	\$12,000,000
5006-5022 W Pico Blvd, Los Angeles, CA	N/A	\$11,500,000
6314-6330 Woodman Ave, Van Nuys, CA	N/A	\$5,675,000
655 - 685 N Mills Ave, Pomona, CA	N/A	\$5,600,000
6605 Rosemead Blvd, Pico Rivera, CA	N/A	\$2,000,000