

Marcus & Millichap

THE NEEMA GROUP

MULTIFAMILY INVESTMENT ADVISORY

Trusted advisors helping Southern California apartment owners navigate
complex decisions, transitions, and opportunities.



Neema Ahadian

SENIOR MANAGING DIRECTOR

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TheNeemaGroup.com

350+

SUCCESSFUL TRANSACTIONS

4,800+

MULTIFAMILY UNITS SOLD

\$1.35B+

CAREER TRANSACTION VOLUME

3

SOCAL COUNTIES SERVED

ACHIEVEMENTS

Chairman's Circle of Excellence (2019, 2021) · Chairman's Club (2019–2022) · National Achievement Award (7×, 2015–2024)

PROFESSIONAL BIO

Neema Ahadian is a Senior Managing Director of Investments at Marcus & Millichap and Director of The Neema Group, a multifamily investment sales team built over more than two decades advising owners across Southern California. Neema and his team have closed transactions spanning Los Angeles, Orange, and San Bernardino counties — from dense urban infill in Koreatown and Hollywood to garden-style communities in Orange County and the Inland Empire.

With property manager experience prior to brokerage, as well as personal ownership of multifamily assets, Neema relates directly to the mindset of an owner and the investment decision-making process. He has represented private investors, family offices, and institutional ownership through individual asset sales, complex portfolio dispositions, and land transactions.

With eight agents specializing in specific Los Angeles neighborhoods, The Neema Group's transaction history extends throughout Southern California, including Orange County and the Inland Empire — generating exposure to capital across a wide range of buyer profiles and submarkets. Backed by Marcus & Millichap's national platform of 80 offices and over 2,000 investment specialists, the team has sold seven portfolios totaling nearly \$600 million over the last three years alone.

CORE COMPETENCIES

- Multifamily & Land Portfolio Disposition
- Southern California Market Coverage — LA, Orange & Inland Empire
- Institutional & Private Capital Advisory
- 1031 Exchange & Wealth Transition Planning
- Complex & Multi-Property Transaction Structuring
- Debt & Equity Structuring via M&M Capital Corp.

NOTABLE TRANSACTIONS

PORTFOLIO & LARGE-SCALE

Koreatown Portfolio — 14 Properties	\$104,000,000
Armor Portfolio — 26 Properties	\$102,000,000
Botach Portfolio — 12 Properties (Land)	\$61,000,000
Orange County Portfolio — Tustin & Los Alamitos	\$25,715,000

SELECTED CLOSINGS

2127 Rodney Dr, Los Feliz	\$22,000,000	Las Casitas, Yucaipa (Inland Empire)	\$4,360,000
7851 Ventura Canyon Ave, Panorama City	\$22,300,000	719–725 S Spring St, Downtown LA	\$12,700,000
808 S Hobart Blvd, Koreatown	\$12,850,000	1900 Westwood Blvd, Westwood	\$12,000,000
1420 N Mansfield Ave, Hollywood	\$11,800,000	5006–5028 W Pico Blvd, Mid-City	\$11,500,000
1500 S Gramercy Pl, Harvard Heights	\$7,850,000	5101–5121 W Pico Blvd, Mid-City	\$8,750,000

Plus 340+ additional multifamily and land closings across Los Angeles, Orange, and San Bernardino counties.