

An aerial photograph of Los Angeles, showing the city skyline with various skyscrapers in the background and a dense residential area 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.

d: 310-909-5444

c: 310-739-2130

Neema@marcusmillichap.com

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

## BEN LEE

### *Investment Associate*

#### Professional Experience

Ben specializes in portfolio advisory and leverages his detailed experience in acquisitions to design and implement strategic plans for his clients. Having served both the New York and Los Angeles real estate markets, Ben draws on his experience to advise clients on long term strategy to preserve their equity and underwrite new opportunities for them to increase their current return. Ben serves as a resource for his clients and intuitively understands how to meet the goals of both private investors and syndications, locally and nationally.

#### Education

- B.S. Major in Finance, Minor in Economics.
- California State University, Northridge

#### Advisory and Brokerage Services

- Detailed portfolio and property level evaluations with real-time sales comparables & market rent analysis
- Custom & proactive marketing strategies tailored to each property to reduce vacancies and bolster collections
- Implementing portfolio centered strategies to hedge against concentration risk
- Underwriting new investment opportunities to increase return on equity through a 1031 exchange
- Consultative involvement during acquisition, repositioning and disposition of new investment opportunities
- Access to bridge, permanent and refinancing loan options through multiple sources of financing
- Refinance options through multiple sources of financing

D: 310-909-2317  
ben.lee@marcusmillichap.com  
**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.

Portfolio	Units	Price
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
1071 Cypress Avenue, Queens, NY	44	\$10,575,000
4230-4310 Los Feliz Blvd, Los Angeles, CA	31	\$6,195,000
4808-4816 August St, Los Angeles CA	16	\$4,275,000
3915 Stevely Ave & 3907 Roxanne Ave, Los Angeles, CA	24	\$5,350,000
1138 S Bronson Ave, Los Angeles, CA	8	\$2,400,000
3934 Gibraltar Ave, Los Angeles, CA	9	\$2,260,000
1329 2nd Ave, Los Angeles, CA 90019	6	\$1,500,000

#### 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