

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

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JEFFREY ESTRADA

Investment Associate

Professional Experience

Jeffrey is an Investment Associate specializing in multifamily properties, and is an integral member of the company's top producing national multifamily housing team, The Neema Group. Jeffrey's primary markets are Hollywood, West Hollywood, Beverly Grove, and Miracle Mile. Jeffrey gets a deep sense of satisfaction in delivering for his clients, and considers their success his success. He prides himself on his exceptional work ethic, and will work tirelessly to remove obstacles and ensure that the job is done right. Jeffrey has a long-standing background in commercial real estate and advises clients through wealth preservation, portfolio growth, repositioning equity, and other unique situations.

Education

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

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.
- Constant 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 1031 exchange.
- Refinance options through multiple sources of financing.

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Portfolios

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

Multi-family

7851 Ventura Canyon Ave, Panorama City, CA	51	\$22,300,000
1420 N Mansfield Ave, Los Angeles, CA	30	\$11,800,000
1247 N Orange Ave, West Hollywood	24	\$7,750,000
4959 Romaine St, Los Angeles, CA	20	\$7,350,000
1540 N Bronson Ave, Los Angeles, CA	15	\$6,533,334
1650 S Bentley Ave, Los Angeles, CA	9	\$6,195,000
1264 N Sweetzer Ave, West Hollywood, CA	15	\$6,175,000
990 Palm Ave, West Hollywood, CA	22	\$6,150,000
7635 Hampton Ave, West Hollywood, CA	20	\$5,644,000
330 S Willaman Dr, Los Angeles CA	12	\$5,475,000
1030 Edinburgh, West Hollywood, CA	9	\$3,150,000
1312 Citrus Ave, Los Angeles, CA	8	\$2,050,000
1862 Van Ness Ave, Los Angeles, CA	6	\$2,150,000

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
5101-5121 W Pico Blvd, Los Angeles, CA	N/A	\$8,750,000
6314-6330 Woodman Ave, Van Nuys, CA	N/A	\$5,675,000