

4850 Mascot St.

Los Angeles, CA 90019



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THE JAMES GROUP

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Section 01

Executive Summary

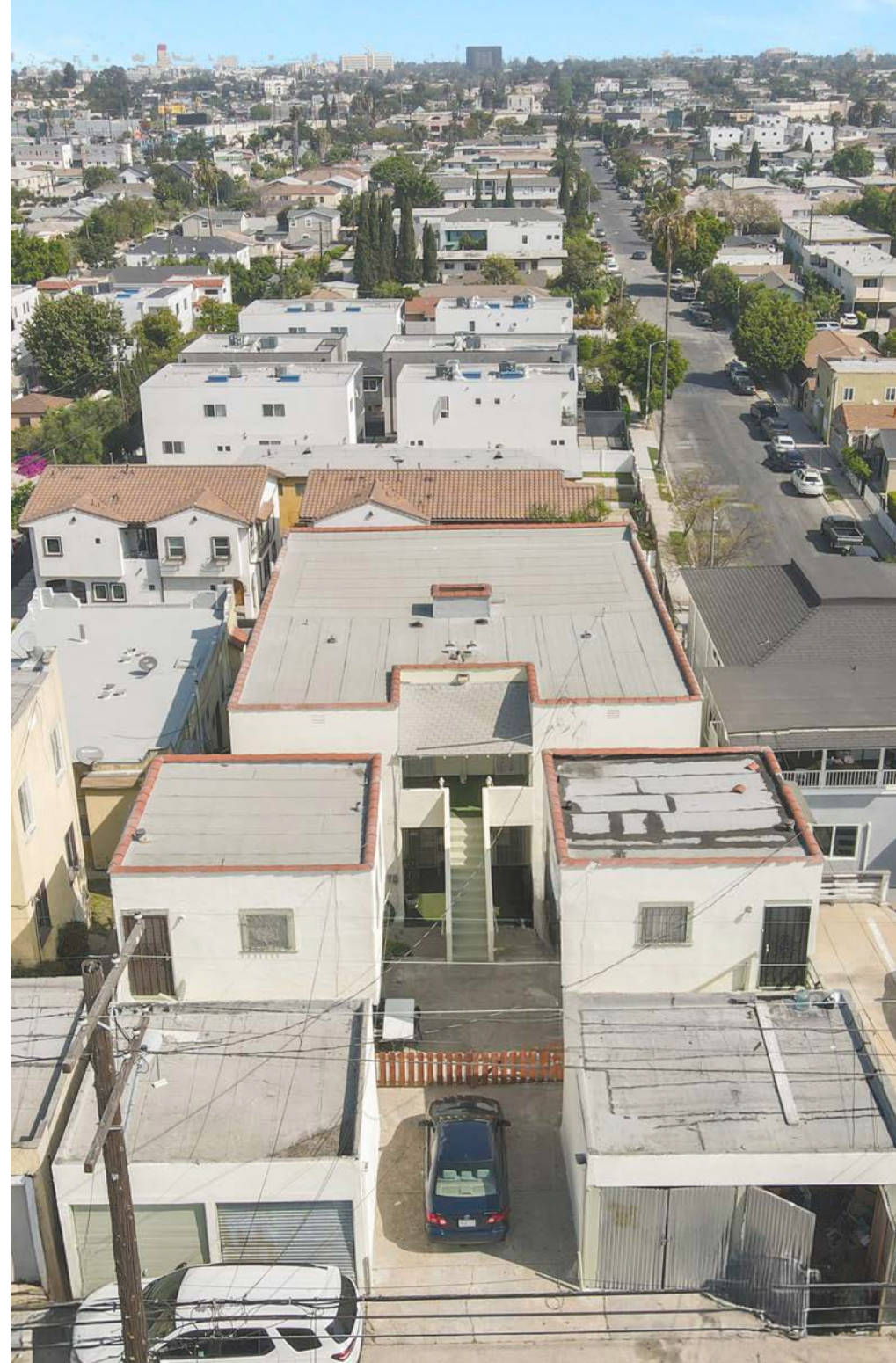
EXECUTIVE SUMMARY

4850 Mascot St. is a refreshed 7 unit Value-Add Apartment building in Prime Mid-City, delivered with 2 renovated vacant units and nearly RTI for two ADUs above the rear garages.

4850 Mascot Street offers investors a strong value-add opportunity in an improving neighborhood seeing continued multifamily development and reinvestment. The property will be delivered with two renovated two-bedroom units vacant at close of escrow, allowing a new owner to capture market rents immediately. Additional upside may be realized through the potential construction of two ADUs above the rear garages with RTI permit status, which could increase rental income by nearly 70% based on current projections and preserve parking. Three occupied units are also rented below market, providing further income growth over time. With immediate rental upside and future development potential, 4850 Mascot Street is a compelling investment opportunity.

Mid-City is a centrally located Los Angeles submarket just north of the 10 Freeway, offering convenient access to the beach, Downtown LA, and major employment hubs, along with a strong mix of nearby restaurants, shopping, and daily amenities along La Brea and Washington Boulevard.

- Prime Mid-City Location, near La Brea and Washington Blvd.
- Currently 2 Remodeled two bedroom units.
- Value-Add Investment with Nearly 70% Upside in Rents
- Nearly RTI status for two ADUs built above the garages



INVESTMENT SUMMARY

PRICING SUMMARY

Price	\$1,475,000
Price / Unit	\$210,714
Price / SF	\$295
Cap Rate	6.13%
Market Cap Rate	13.86%
GRM	10.34
Market GRM	5.54

PROPERTY SUMMARY

Address	4850 Mascot St.
APN	5067-012-010
Year Built	1926
No. of Units	7 + 2 ADUs
Square Feet	4,992
Average Unit SF	713
Lot Size	7,000
Parking	5 On-Site Spaces
Zoning	LARD1.5
Utilities	Separately Metered
Construction	Wood Frame Stucco



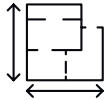
4850 Mascot St. – Offering Memorandum

INVESTMENT HIGHLIGHTS



Prime Mid-City Location

Located near the intersection of Washington Boulevard and La Brea Avenue, 4850 Mascot Street offers a central Mid-City location with convenient access to the 10 Freeway, major employment hubs, retail amenities, and surrounding Los Angeles neighborhoods.



Great Unit Mix

The property offers a well-balanced unit mix of, two-bedrooms, one-bedroom units, studios, and a bachelor unit, which is well suited for this Mid-City rental pocket and appeals to a broad range of tenants.



2 ADUs Delivered RTI

The proposed 1 Bed, 1 Bath and Studio 1 Bath ADUs will be constructed above the rear garages. The ADU construction permits are ready to issue (RTI), saving time and money and allowing immediate construction while preserving parking.



Delivered with 2 Rent Ready Vacancies

The property will be delivered with two rent ready upper two-bedroom / one bath units at the close of escrow. These units are fully renovated with new appliance, washer/dryers in unit, front and back entrances, and amazing views.



Recent Upgrades

Current ownership has made recent improvements including full renovation of the two vacant upper two-bedroom units, new exterior paint, and obtaining near RTI permits to construct two ADUs above the rear garages.



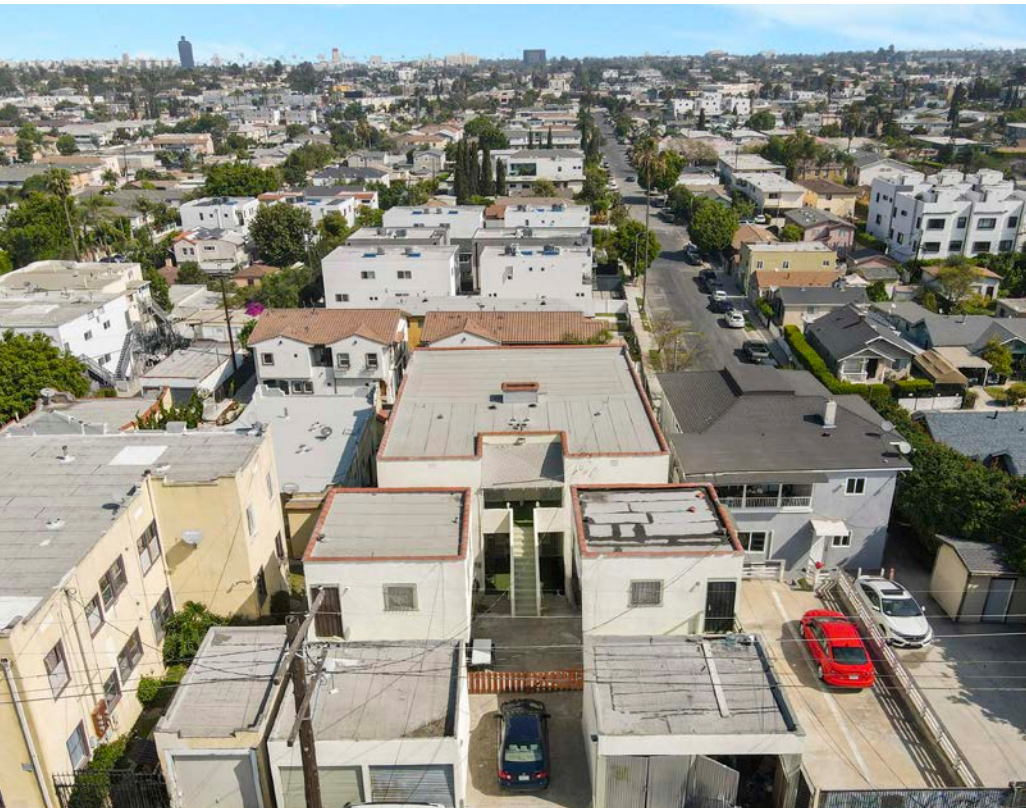


Section 2

Property Description

PROPERTY OVERVIEW

Property Address	4850 Mascot St. Los Angeles, CA 90019
Year Built	1926
Building SF	4,992
Lot Area SF	7,000
APN	5067-012-010
Zoning	LARD1.5
No. of Units	7
Unit Mix	(2) 2 Bed, 1 Bath (2) 1 Bed, 1 Bath (2) Single, 1 Bath (1) Bachelor (2) Potential ADUs
Parking	5 On-site Parking Spaces
Construction	Wood-Frame Stucco
Utilities	Individually Metered
Occupancy	71%



4850 Mascot Street is a 7-unit multifamily property located in the Mid-City neighborhood of Los Angeles. Built in 1926, the property features approximately 4,992 square feet of improvements on a 7,000-square-foot LARD1.5-zoned lot. The unit mix consists of two 2-bedroom/1-bath units, two 1-bedroom/1-bath units, two single / 1-bath, and one bachelor unit, offering a versatile layout that appeals to a broad tenant base. Constructed with wood-frame stucco, the property is individually metered for utilities and includes five on-site parking spaces. There are also RTI plans to construct two ADU units that will be constructed above the rear garages(subject to buyer verification). Current occupancy is approximately 71%, creating an opportunity to improve operations through lease-up and stabilization. With its central Los Angeles location, desirable unit mix, and value-add potential, 4850 Mascot Street presents a compelling multifamily investment opportunity.



4,992 sf
Building SF



7 + 2
Units + ADUs



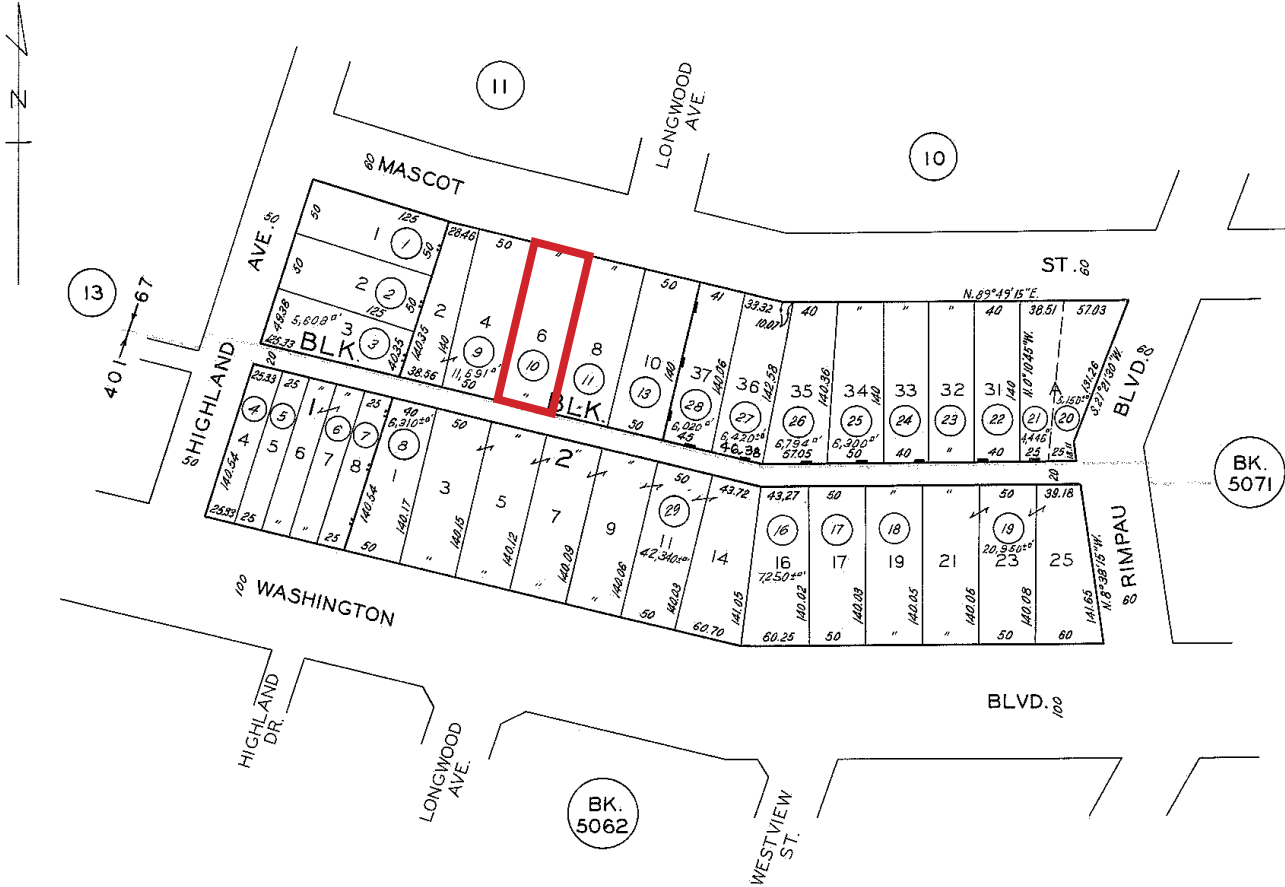
1926
Year Built

PARCEL MAP

67 12
1" = 100'

88112306001001
300810
960801

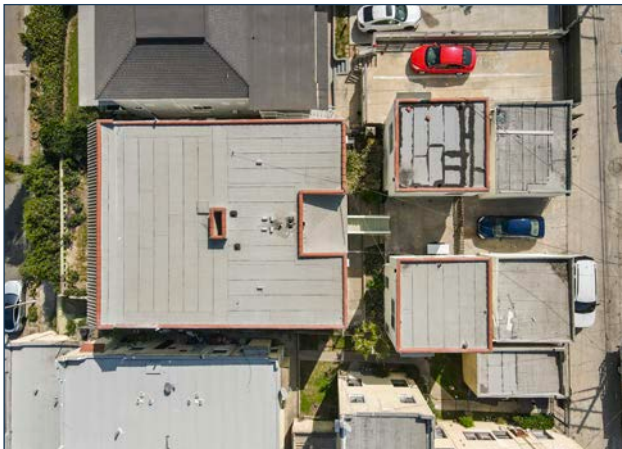
1997



CODE
67
401

ARLINGTON HEIGHTS TERRACE SUBDIVISION
NO. 1 M.B. 9-166
TRACT NO. 633 M.B. 15-100
TRACT NO. 5870 M.B. 31-25

PROPERTY PHOTOS



VACANT UNIT PHOTOS





Studio

1 Bed / 1 Bath

ADU 1

ADU 2



Section 3

Financial Summary

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Pro Forma Monthly Rent	PF Rent/SF	Comments
4850 1/2	2 Bed, 1 Bath	850	\$3,250	\$3.82	\$3,250	\$3.82	Vacant
4852 1/2	2 Bed, 1 Bath	850	\$3,250	\$3.82	\$3,250	\$3.82	Vacant
4852	1 Bed, 1 Bath	850	\$2,116	\$2.49	\$2,500	\$2.94	
4850	1 Bed, 1 Bath	850	\$900	\$1.06	\$2,500	\$2.94	
4850 1/4	Single, 1 Bath	571	\$608	\$1.06	\$1,650	\$2.89	
4852 1/4	Single, 1 Bath	571	\$609	\$1.07	\$1,650	\$2.89	
4852 3/4	Bachelor, 1 Bath	450	\$1,150	\$2.56	\$1,300	\$2.89	
ADU 1	Single, 1 Bath	331			\$1,800	\$7.55	
ADU 2	1 Bed, 1 Bath	282			\$2,500	\$6.38	
TOTAL		5,605	\$11,883		\$20,400		

Rent Roll Notes:

ADU units are proposed with RTI permits

Units 4850 1/2 and 4852 1/2 are fully remodeled and vacant.

FINANCIAL SUMMARY

Price \$1,475,000

Down (35%)	\$516,250
Price/Unit	\$210,714
Price/SF	\$295.47
Cap Rate	6.13%
Proforma Cap Rate	13.86%
GRM	10.34
Proforma GRM	5.54

Street	4850 Mascot St.
City	Los Angeles
State	CA
Zip	90019
No. of Units	7
Building SF	4,992
Lot Size	7,000
Zoning	LARD1.5
APN	5067-012-010
Year Built	1926

Loan Amount	\$958,750
Interest Rate	6.25%
Monthly Payment	(\$5,903.19)
Loan-to-Value	65.00%
Amortization	30 Years
Term	5 Year Fixed

INCOME

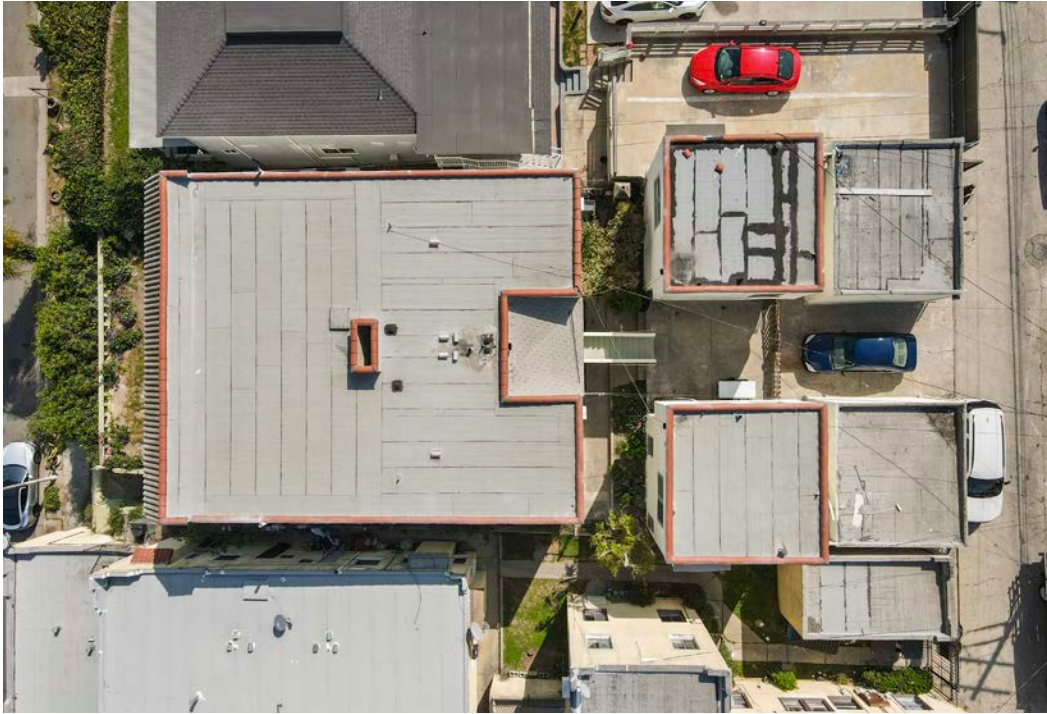
		Current		Proforma
Base Rental Income		\$142,596		\$266,400
Less Vacancy	3%	\$4,278	3%	\$7,992
Effective Gross Income		\$138,318		\$258,408
Operating Expenses	35%	\$47,941	21%	\$53,946
Net Operating Income		\$90,377		\$204,462
Debt Service		-\$70,838		-\$70,838
Pre-Tax Cash Flow	3.78%	\$19,538	25.88%	\$133,624
Principal Reduction		-\$11,235		-\$11,235
Total Return Before Taxes	5.96%	\$30,773	28.06%	\$144,858

EXPENSES

Taxes (1.25%)	\$18,438	\$18,438
Insurance (\$1.50/sq. ft.)	\$7,488	\$7,488
Utilities (\$100/unit/month)	\$8,400	\$8,400
Repairs & Maintenance (\$500/Unit)	\$3,500	\$3,500
Management Fee (5% of EGI)	\$6,916	\$12,920
Gardener (\$100/month)	\$1,200	\$1,200
Pest Control (\$50/month)	\$600	\$600
Reserves (\$200/unit)	\$1,400	\$1,400
Operating Expenses	\$47,941	\$53,946
Total Expenses per Unit	\$6,849	\$7,707
Total Expenses per SF	\$9.60	\$10.81

RENT SUMMARY

Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
2 Bed, 1 Bath	2	\$3,250	\$6,500	\$3,250	\$6,500
1 Bed, 1 Bath	2	\$1,508	\$3,016	\$2,500	\$5,000
Single, 1 Bath	2	\$609	\$1,217	\$2,550	\$5,100
Bachelor, 1 Bath	1	\$1,150	\$1,150	\$1,300	\$1,300
ADUS	2			\$2,150	\$4,300



UNDERWRITING NOTES

INCOME

Income	Building is 71% occupied. ADU income included in proforma rents.
Vacancy	Vacancy Rate is 3% of Gross Rental Income.
Proforma	Based on rent survey of immediate area. The ADU income is included in the proforma income.
Unit SF	Unit Square Footages are Estimated and assumed equal in size. Proposed ADU sf

EXPENSES

Property Tax Rate	Estimated per Los Angeles Tax Assessor 1.25%
Insurance	Estimated @ \$1.5/sf
Utilities	Estimated at \$100/unit/mo
Repairs & Maintenance	Estimated annually \$500 per unit
Management Fee	5.0% of Effective Gross Income.
Reserves	\$200 per unit

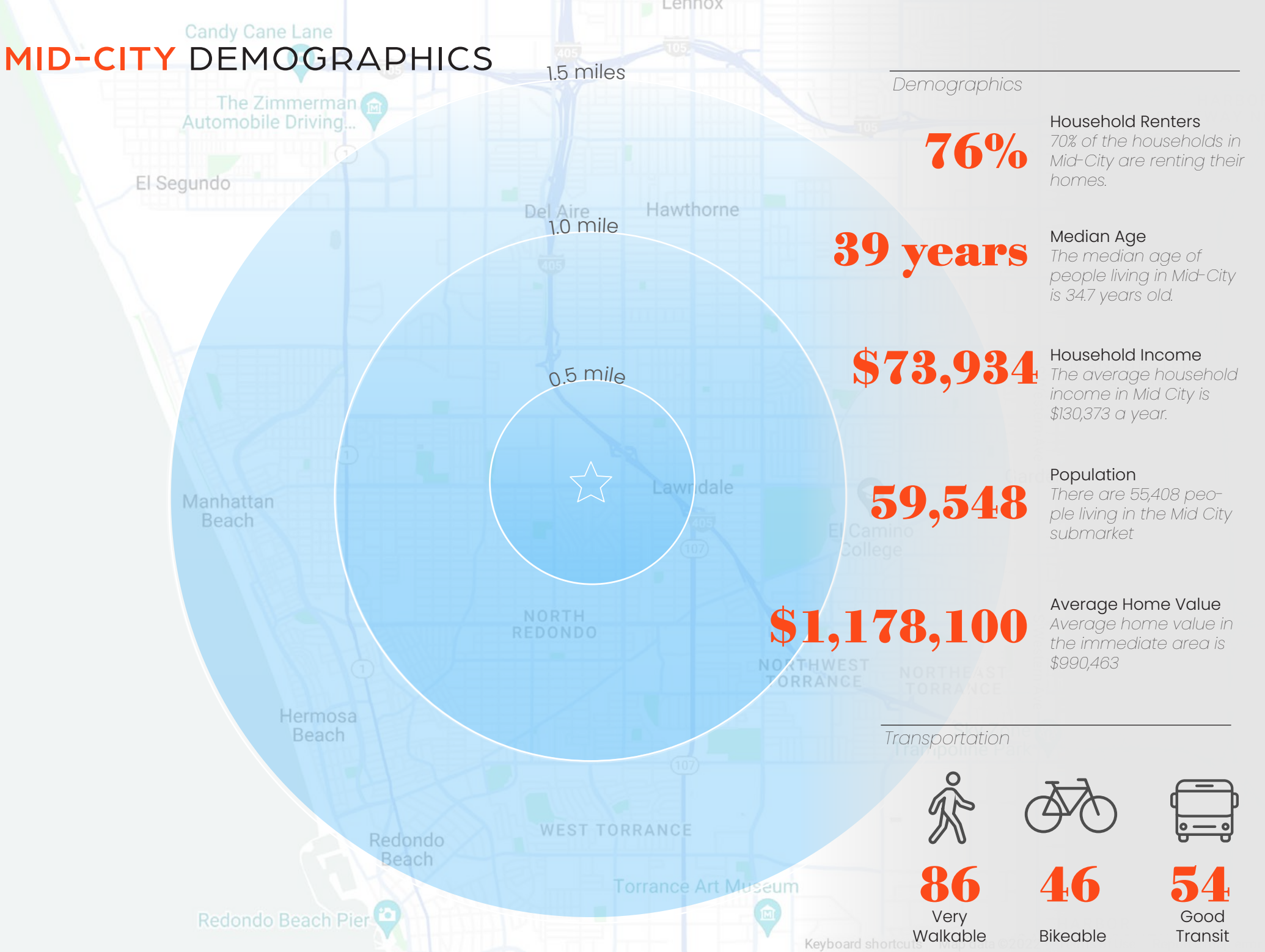


Section 4

Market Overview

A map of Los Angeles, California, focusing on the Vineyard neighborhood. A blue shaded area highlights the location of 4850 Mascot St. An inset photo shows a white, two-story house with a tiled roof and a small balcony. The map includes labels for various streets and landmarks like Los Angeles High School and Los Angeles Technology Center.

MID-CITY DEMOGRAPHICS



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