

PROPERTY INFORMATION:

Property Address: 3225 W Rosecrans Ave, Hawthorne, CA 90250
 APNs: 2 parcels (4052-022-001 & 4052-022-002)
 Number of Units: 19 (8 MH Renters + 11 MH Owners) + 1 Billboard
 Year Built: 1948
 Approximate Lot (SF/AC): 31,085 (=11,123 + 19,962)



**Trust Sale.
No Court Confirmation Required.**

INVESTMENT OVERVIEW:

Asking Price: \$2,500,000

Value per Square Foot \$80.42

INCOME/EXPENSE ANALYSIS:

| | | | SCHEDULED | | PROJECTED | | Estimated Annual Expenses | |
|-----------------|--|----------------|-----------------|------------------|---------------------|------------------|------------------------------|-----------------|
| Number of Units | Tenant Business | Ave. Unit Size | Ave. Rent/Unit* | Monthly Income | Ave. Mkt. Rent/Unit | Monthly Income | | |
| 6 | Rentals | | \$993 | \$5,955 | \$1,517 | \$9,100 | New Est. R. E. Taxes | \$28,125 |
| 2 | Vacant Rentals | | \$1,500 | \$3,000 | \$1,500 | \$3,000 | New Property Insurance Est. | \$6,500 |
| 10 | Pad Owners | | \$826 | \$8,260 | \$1,200 | \$12,000 | Water | \$200 |
| 1 | Vacant PAD | | \$1,000 | \$1,000 | \$1,000 | \$1,000 | Sewer | \$750 |
| 1 | Billboard | | \$1,600 | \$1,600 | \$3,000 | \$3,000 | Trash | \$21,704 |
| 19 | Monthly Scheduled Rents | | | \$19,815 | | \$28,100 | House Electricity | \$1,200 |
| | Total Monthly Income | | | \$19,815 | | \$28,100 | City Business Tax | \$264 |
| | Annual Scheduled Gross Income (GSI) | | | \$237,780 | | \$337,200 | Repairs & Maint. (3% of GSI) | \$7,133 |
| | Less Vacancy & Concessions (5%) | | | (\$11,889) | | (\$16,860) | On-site Manager | \$12,000 |
| | Effective Gross Income | | | \$225,891 | | \$320,340 | RUBS Fees | \$1,043 |
| | Less Estimated Annual Expenses | 36.43% | | (\$82,291) | 26.72% | (\$85,582) | CA State Permit Fee | \$994 |
| | Net Operating Income | | | \$143,600 | | \$234,758 | Misc. Expenses (1% of GSI) | \$2,378 |
| | Gross Rent Multiplier | | | 10.51 | | 7.41 | Total Expenses | \$82,291 |
| | CAP Rate | | | 5.74% | | 9.39% | | |

Trust Sale. NO Court Confirmation required. For sale AFTER 65 years! Exceptional opportunity to acquire a 2 parcels with 19-unit mobile home park + Billboard in the heart of Hawthorne! Consists of two parcels: APN 4052-022-001 with approx. 11,123 SF and APN 4052-022-002 with approx. 19,962 SF, both zoned HAM1, combined total of approx. 31,085 SF. The property offers solid in-place income along with substantial upside potential through rent increases or future redevelopment. The unit mix includes 1 billboard rental, 8 Mobile Home Renters, 10 Mobile Home Owners, and one vacant PAD with no mobile home. Situated just off the signalized intersection of Rosecrans Ave and Crenshaw Blvd, the property benefits from excellent visibility, accessibility, and proximity to key transit corridors, employment centers, and retail. Sold AS IS and WHERE IS with all faults, and without warranty, express or implied and with current tenant(s) and pad owners in place. Trustee is an independent fiduciary not related to the family. Buyer to conduct their own investigations.

| 3225 W Rosecrans Ave, Hawthorne, CA 90250 | | | | | | | | |
|---|--|-----------------------------|----------------|--------------------------|------------------|-------------------|------------|----------|
| As of February 05, 2026 | | | | | | | | |
| Unit | Tenant | Unit Type | Status | Est. Market Rent per mo. | Current Rent | Security Deposit | Lease From | Lease To |
| Advertising Billboard | OUTFRONT Media | | Current | 3,000.00 | 1,600.00 | 0.00 | - | M to M |
| 01 | Maria G. Acosta | Mobile Home - Owner | Current | 1,200.00 | 845.00 | 0.00 | - | M to M |
| 02 | Alberto Salazar | Mobile Home - Renter | Current | 1,500.00 | 855.00 | 0.00 | - | M to M |
| 03 | Consuelo Soto | Mobile Home - Renter | Current | 1,500.00 | 1,000.00 | 0.00 | - | M to M |
| 04 | Francisco Prado | Mobile Home - Owner | Current | 1,200.00 | 830.00 | 0.00 | - | M to M |
| 05 | Pedro A. Villalobos | Mobile Home - Owner | Current | 1,200.00 | 885.00 | 0.00 | - | M to M |
| 06 | John M. Aguilar | Mobile Home - Owner | Current | 1,200.00 | 895.00 | 0.00 | - | M to M |
| 07 | Cesar Barbosa | Mobile Home - Owner | Current | 1,200.00 | 890.00 | 0.00 | - | M to M |
| 08 | Vacant-Unrented | Mobile Home - Renter | Current | 1,500.00 | 1,500.00 | 0.00 | - | - |
| 09 | Nemesio B. Cervantes (On-Site Manager) | Mobile Home - Renter | Current | 1,600.00 | 1,500.00 | 1,500.00 | 10/01/2024 | M to M |
| 10 | Teresa Corvera | Mobile Home - Owner | Current | 1,200.00 | 965.00 | 0.00 | - | M to M |
| 11 | Ruben Nava Lopez | Mobile Home - Owner | Current | 1,200.00 | 700.00 | 0.00 | - | M to M |
| 12 | Wilmer Arias Ramos | Mobile Home - Owner | Current | 1,200.00 | 800.00 | 395.00 | 12/01/2007 | M to M |
| 14 | Vacant-Unrented | Mobile Home - Rental | Current | 1,500.00 | 1,500.00 | 0.00 | - | - |
| 15 | Carmen Sanchez | Mobile Home - Owner | Current | 1,200.00 | 800.00 | 550.00 | 04/01/2005 | M to M |
| 16 | Jose Muñoz | Mobile Home - Owner | Current | 1,200.00 | 650.00 | 0.00 | - | M to M |
| 17 | Luis Lopez | Mobile Home - Renter | Current | 1,500.00 | 1,000.00 | 0.00 | - | M to M |
| 18 | Martha Gonzalez | Mobile Home - Renter | Current | 1,500.00 | 650.00 | 0.00 | - | M to M |
| 19 | Monica Lopez | Mobile Home - Renter | Current | 1,500.00 | 950.00 | 0.00 | - | M to M |
| 20 | Vacant-Unrented | Vacant - PAD | Current | 1,000.00 | 1,000.00 | 0.00 | - | - |
| 20 | Units | | | 28,100.00 | 19,815.00 | \$2,445.00 | | |

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