

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 Rentals + 11 Pads) + 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 rentals, 11 pad-owned units, 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 January 20, 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 - PAD	Current	1,200.00	845.00	0.00	-	M to M
02	Alberto Salazar	Mobile Home - Rental	Current	1,500.00	855.00	0.00	-	M to M
03	Consuelo Soto	Mobile Home - Rental	Current	1,500.00	1,000.00	0.00	-	M to M
04	Francisco Prado	Mobile Home - PAD	Current	1,200.00	830.00	0.00	-	M to M
05	Pedro A. Villalobos	Mobile Home - PAD	Current	1,200.00	885.00	0.00	-	M to M
06	John M. Aguilar	Mobile Home - PAD	Current	1,200.00	895.00	0.00	-	M to M
07	Cesar Barbosa	Mobile Home - PAD	Current	1,200.00	890.00	0.00	-	M to M
08	Vacant-Unrented	Mobile Home - Rental	Current	1,500.00	1,500.00	0.00	-	-
09	Nemesio B. Cervantes (On-Site Manager)	Mobile Home - Rental	Current	1,600.00	1,500.00	1,500.00	10/01/2024	M to M
10	Teresa Corvera	Mobile Home - PAD	Current	1,200.00	965.00	0.00	-	M to M
11	Ruben Nava Lopez	Mobile Home - PAD	Current	1,200.00	700.00	0.00	-	M to M
12	Wilmer Arias Ramos	Mobile Home - PAD	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 - PAD	Current	1,200.00	800.00	550.00	04/01/2005	M to M
16	Jose Muñiz	Mobile Home - PAD	Current	1,200.00	650.00	0.00	-	M to M
17	Luis Lopez	Mobile Home - Rental	Current	1,500.00	1,000.00	0.00	-	M to M
18	Martha Gonzalez	Mobile Home - Rental	Current	1,500.00	650.00	0.00	-	M to M
19	Monica Lopez	Mobile Home - Rental	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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