

PROPERTY INFORMATION:

Property Address: 1820 Torrance Blvd, Torrance, CA 90501

APN: 7355-028-003

Number of Units: 30 (5 Rentals + 25 Pads)

Year Built: 1947

Approximate Lot (SF/AC): 50,138 1.15 AC

INVESTMENT OVERVIEW:

Value Estimate: **\$4,500,000**

Value per Square Foot \$89.75



INCOME/EXPENSE ANALYSIS:

Number of Units	Tenant Business	Ave. Unit Size	SCHEDULED		PROJECTED		Estimated Annual Expenses
			Ave. Rent/Unit*	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income	
8	Rentals		\$715	\$5,720	\$1,563	\$12,500	New Est. R. E. Taxes \$50,625
22	Pad Owners		\$773	\$16,995	\$1,500	\$33,000	New Property Insurance Est. \$20,035
30	Monthly Scheduled Rents			\$22,715		\$45,500	Water & Sewer \$8,118
	Laundry Income			\$200		\$300	Trash \$29,220
	Total Monthly Income			\$22,915		\$45,800	Gas \$3,049
Annual Scheduled Gross Income (GSI)				\$274,980		\$549,600	Electricity - House Meter \$3,360
Less Vacancy & Concessions (5%)				(\$13,749)		(\$27,480)	Electricity - Tenant Usage \$2,239
Effective Gross Income				\$261,231		\$522,120	On-site manager \$18,000
Less Estimated Annual Expenses			58.13%	(\$151,853)	26.18%	(\$136,667)	Repairs & Maint. (3% of GSI) \$8,249
Net Operating Income				\$109,378		\$385,453	RUBS Fee \$1,219
Gross Rent Multiplier				16.36		8.19	CA State Permit Fee \$1,414
CAP Rate				2.43%		8.57%	City of Torrance Business License \$3,574
							Misc. Expenses (1% of GSI) \$2,750
							Total Expenses \$151,853

Trust Sale. NO Court Confirmation required. For sale AFTER 61 years! Great opportunity to own a 30-unit mobile home park in a prime location of central Torrance! Listed for below land value for the area. Excellent current income with great upside potential. Situated on an approx. 50,138 SF lot with TOMC-CTR zoning, the property is located near the intersection of Torrance Boulevard and South Western Avenue. 8 mobile homes are rentals and 22 pad-owned units. **Three units (Units 21, 22, and 30) are occupied by family members of ex-manager of Ms. Dolores Stockton for free. Ownership of the subject three units has not been confirmed, as no documentation as to the ownership/leasing of the subject units have been found. Seller, and their agent(s)/representative(s) are not aware of, and disavows, any legal arrangement between the occupant(s) of the subject three units. Buyer is strongly advised to do their own due diligence and take any action it deems necessary. Bill back for utilities is being audited, as the owner's expense seems to be higher than what it should be.** Sold AS IS and WHERE IS with all faults, and without warranty, express or implied and with current tenants and pad owners in place. Trustee is an independent fiduciary not related to the family. Buyer to conduct their own investigations.

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As of January 20, 2026

Unit	Tenant	Unit Type	Status	Est. Market Rent per mo.	Current Rent	Security Deposit	Lease From	Lease To
02	Pratya Patrick Bharapakul	Mobile Home - PAD	Current	1,500.00	1,005.00	0.00	-	M to M
05	Luis Gutierrez	Mobile Home - PAD	Current	1,500.00	660.00	0.00	-	M to M
06	Nicholas G. Rabas	Mobile Home - PAD	Current	1,500.00	1,000.00	1,000.00	02/01/2025	M to M
07	Deanna Lewis	Mobile Home - PAD	Current	1,500.00	665.00	395.00	01/01/2010	M to M
08	Hector Justino Santiago Martinez	Mobile Home - PAD	Current	1,500.00	600.00	0.00	-	M to M
10	Ma. Vilma Cruz Elder	Mobile Home - PAD	Current	1,500.00	860.00	0.00	06/01/1993	M to M
11	Luis Cabrera	Mobile Home - Rental	Current	1,600.00	995.00	850.00	08/01/2014	M to M
12	Ana M. Bermudez	Mobile Home - PAD	Current	1,500.00	785.00	0.00	10/01/2004	M to M
13	Israel Alexander Leon	Mobile Home - PAD	Current	1,500.00	650.00	0.00	-	M to M
14	Mark Caubre	Mobile Home - PAD	Current	1,500.00	705.00	425.00	05/01/2011	M to M
16	James Agnew	Mobile Home - PAD	Current	1,500.00	770.00	0.00	-	M to M
17	Audra Aldridge	Mobile Home - Rental	Current	1,600.00	900.00	0.00	-	M to M
18	David McIntosh	Mobile Home - PAD	Current	1,500.00	920.00	625.00	10/01/2007	M to M
19	Vacant-Unrented	Mobile Home - Rental	Current	1,600.00	1,600.00	0.00	-	-
20	Gary Moore	Mobile Home - Rental	Current	1,600.00	950.00	950.00	-	M to M
21*	Henry S. Paredes	Ownership of the MH underdetermined	Current	1,500.00	0.00	0.00	-	-
22*	Henry S. Paredes, Sr.	Ownership of the MH underdetermined	Current	1,500.00	0.00	0.00	-	-
24	Marta L. Hernandez	Mobile Home - PAD	Current	1,500.00	700.00	425.00	-	M to M

Unit	Tenant	Unit Type	Status	Est. Market Rent per mo.	Current Rent	Security Deposit	Lease From	Lease To
25	Karen L. Maddox	Mobile Home - PAD	Current	1,500.00	780.00	395.00	-	M to M
26	Carlos Cazares	Mobile Home - PAD	Current	1,500.00	790.00	0.00	-	M to M
28	Simon B. Perez	Mobile Home - PAD	Current	1,500.00	825.00	2,000.00	-	M to M
29-A	Vanessa Valdovinos	Mobile Home - PAD	Current	1,500.00	880.00	0.00	-	M to M
29-B	Graciela Estrada	Mobile Home - PAD	Current	1,500.00	890.00	0.00	-	M to M
30*	Henry S. Paredes, Sr.	Ownership of the MH underdetermined	Current	1,500.00	0.00	0.00	-	-
31	Margarita Garcia Robles	Mobile Home - PAD	Current	1,500.00	620.00	495.00	06/01/2013	M to M
32	Tama L. Smith	Mobile Home - PAD	Current	1,500.00	840.00	395.00	06/01/2000	M to M
33	Teresa Ortiz	Mobile Home - PAD	Current	1,500.00	600.00	0.00	-	M to M
34	Eustolia Alvarez	Mobile Home - PAD	Current	1,500.00	725.00	0.00	-	M to M
35	Mario Zapien Ramirez	Mobile Home - PAD	Current	1,500.00	725.00	395.00	01/01/2007	M to M
36	Ricardo Leal (Onsite Mgr.)	Mobile Home - Rental	Current	1,600.00	1,275.00	1,275.00	04/22/2024	M to M
30	Units			45,500.00	22,715.00	9,625.00		

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