

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.

| 1820 Torrance Blvd, Torrance, CA 90501 | | | | | | | | |
|---|----------------------------------|-------------------------------------|---------------|---------------------------------|---------------------|-------------------------|-------------------|-----------------|
| 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 | | |

**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.*

1820 Torrance Blvd, Torrance, CA 90501

