

As of 5/7/26, the reports, inspections, estimates, and CAR disclosure docs are still being compiled for each property. Those docs will be uploaded into appropriate subfolders here over the coming days, so save the URL for this [Google Drive folder](#) and check it periodically.

There will be no open houses scheduled 5/9-5/10 (Happy Mother's Day!) and I don't intend to be answering calls or emails through the weekend.

Offers will be reviewed NO SOONER THAN Wed 5/13.

Please feel free to do some pre-escrow due diligence. Visit the properties with your clients, favorite inspectors or contractors, etc using the SUPRA lockbox anytime.

These homes were listed 10-15% under market value intentionally.

[This link goes to all Area 134 - Old Torrance SFR listings in all statuses under 1000 sqft in the last 365 days.](#)

Sellers will favor a Buyer that demonstrates they are financially and emotionally prepared for the very likely need for tens of thousands of dollars and weeks, if not months, for mold remediation and other infrastructure projects after close of escrow.