Ingenious asset group inc
Real Estate Management & Brokerage

Prepared By: Vineendra Jain Broker/Realtor®; CA DRE # 01413466
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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)

INVESTMENT OVERVIEW:

Asking Price: $2,300,000
Value per Square Foot $73.99

Trust Sale.
No Court Confirmation Required.



INCOME/EXPENSE ANALYSIS:

Number of Units	Tenant Business	Ave. Unit Size	SCHEDULED Ave. Rent/Unit*	SCHEDULED Monthly Income	PROJECTED Ave. Mkt. Rent/Unit	PROJECTED Monthly Income
6	Rentals		$993	$5,955	$1,517	$9,100
2	Vacant Rentals		$1,500	$3,000	$1,500	$3,000
10	Pad Owners		$826	$8,260	$1,200	$12,000
1	Vacant PAD		$1,000	$1,000	$1,000	$1,000
1	Billboard		$1,600	$1,600	$3,000	$3,000
19	Monthly Scheduled Rents			$19,815		$28,100
	Total Monthly Income			$19,815		$28,100
	Annual Scheduled Gross Income (GSI)			**$237,780**		**$337,200**
	Less Vacancy & Concessions (5%)			($11,889)		($16,860)
	Effective Gross Income			$225,891		$320,340
	Less Estimated Annual Expenses		35.43%	($80,041)	25.99%	($83,242)
	Net Operating Income			$145,850		$237,098
	Gross Rent Multiplier			**9.67**		**6.82**
	CAP Rate			**6.34%**		**10.31%**

Estimated Annual Expenses	
New Est. R. E. Taxes	$25,875
New Property Insurance Est.	$6,500
Water	$200
Sewer	$750
Trash	$21,704
House Electricity	$1,200
City Business Tax	$264
Repairs & Maint. (3% of GSI)	$7,133
On-site Manager	$12,000
RUBS Fees	$1,043
CA State Permit Fee	$994
Misc. Expenses (1% of GSI)	$2,378
Total Expenses	**$80,041**

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.

Information deemed reliable but not guaranteed by Ingenious Asset Group, Inc. and/or Vineendra "Vinny" Jain or any of their associates.

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3225 W Rosecrans Ave, Hawthorne, CA 90250
As of Nov. 04, 2026

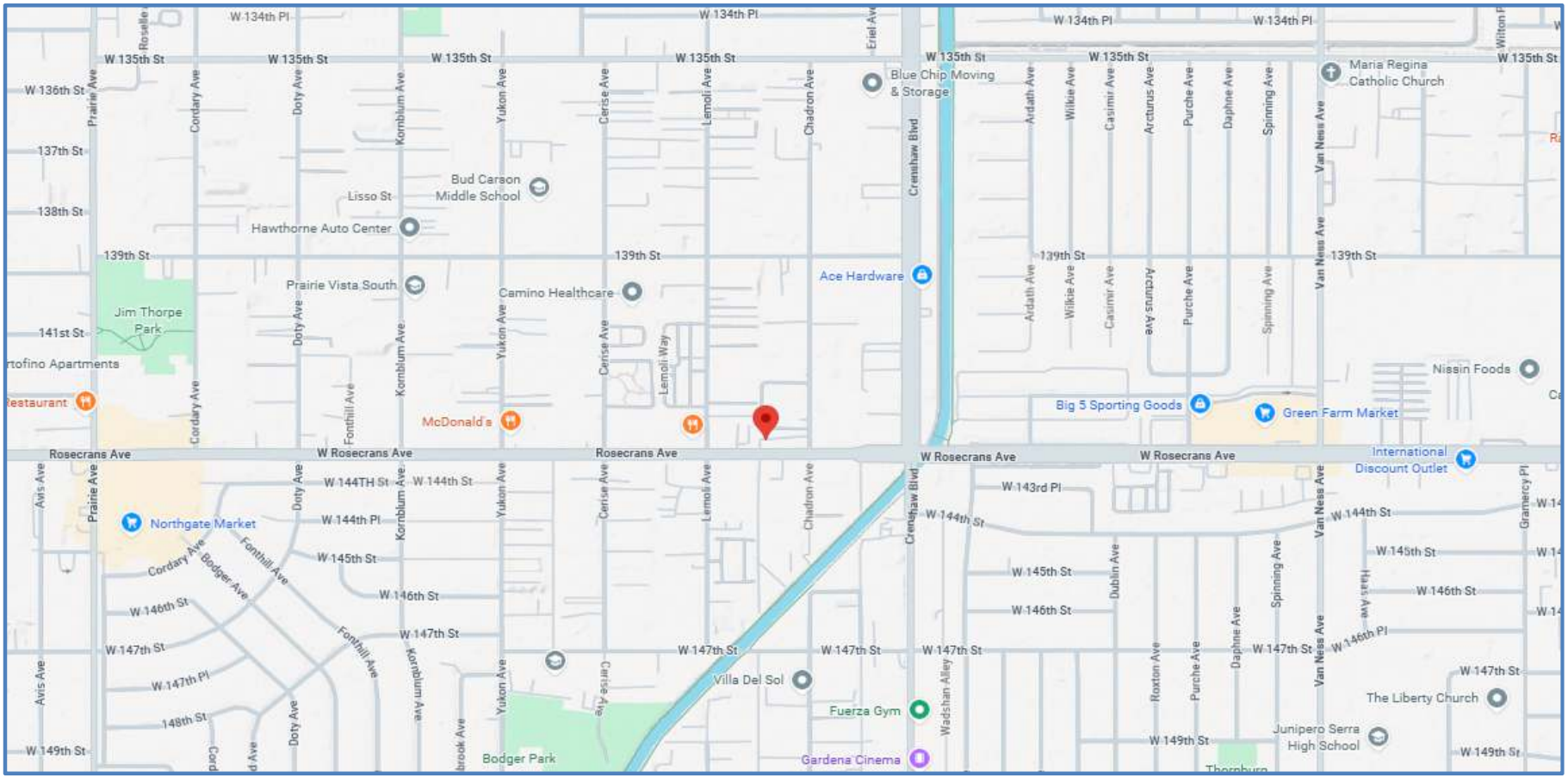
Unit	Tenant	Unit Type	Status	Est. Market Rent per mo.	Current Rent	Security Deposit	Lease From	Lease To
Advertising Billboard	OUTFRONT Media		Current	3,000.00	1,600.00	0.00	-	M to M
01	Maria G. Acosta	Mobile Home - Owner	Current	1,200.00	845.00	0.00	-	M to M
02	Alberto Salazar	Mobile Home - Renter	Current	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 Muñiz	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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