Ingenious asset group inc
Real Estate Management & Brokerage

Prepared By: Vineendra Jain Broker/Realtor®; CA DRE # 01413466
Ph.: (3 1 0) 4 3 3 - 6 2 1 4; Email: vinnyjain@ingeniousassetgroup.com

PROPERTY INFORMATION:

Property Address:	1820 Torrance Blvd, Torrance, CA 90501	
APN:	7355-028-003	
Number of Units:	30	(5 Mobile Home Renters + 25 Mobile Home Owners)
Year Built:	1947	
Approximate Lot (SF/AC):	50,138	1.15 AC

Trust Sale.
No Court Confirmation Required.



INVESTMENT OVERVIEW:

Value Estimate:	**$3,500,000**
Value per Square Foot	$69.81

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
5	Rentals		$1,144	$5,720	$1,600	$8,000
25	Pad Owners		$773	$19,313	$1,500	$37,500
30	Monthly Scheduled Rents			$25,033		$45,500
	Laundry Income			$200		$300
	Total Monthly Income			$25,233		$45,800
	Annual Scheduled Gross Income (GSI)			**$302,790**		**$549,600**
	Less Vacancy & Concessions (5%)			($15,140)		($27,480)
	Effective Gross Income			$287,651		$522,120
	Less Estimated Annual Expenses		51.00%	($146,695)	25.29%	($132,026)
	Net Operating Income			$140,955		$390,094
	Gross Rent Multiplier			**11.56**		**6.37**
	CAP Rate			**4.03%**		**11.15%**

Estimated Annual Expenses	
New Est. R. E. Taxes	$39,375
New Property Insurance Est.	$20,035
Water & Sewer (Net after bill-backs)	$8,118
Trash	$34,200
Gas (Net after bill-backs)	$3,049
Elec - House (Net after bill-backs)	$3,360
Elec.-Manager SPC 36	$2,239
On-site manager Pay	$18,000
Repairs & Maint. (3% of GSI)	$9,084
RUBS Fee	$1,219
CA State Permit Fee	$1,414
City of Torrance Business License	$3,574
Misc. Expenses (1% of GSI)	$3,028
Total Expenses	**$146,695**

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 M1 zoning, the property is located near the intersection of Torrance Boulevard and South Western Avenue. There are 5 mobile home renters and 25 mobile home owners. ***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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1820 Torrance Blvd, Torrance, CA 90501
As of Nov 04, 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 - Owner	Current	1,500.00	1,005.00	0.00	-	M to M
05	Luis Gutierrez	Mobile Home - Owner	Current	1,500.00	660.00	0.00	-	M to M
06	Nicholas G. Rabas	Mobile Home - Owner	Current	1,500.00	1,000.00	1,000.00	02/01/2025	M to M
07	Deanna Lewis	Mobile Home - Owner	Current	1,500.00	665.00	395.00	01/01/2010	M to M
08	Hector Justino Santiago Martinez	Mobile Home - Owner	Current	1,500.00	600.00	0.00	-	M to M
10	Ma. Vilma Cruz Elder	Mobile Home - Owner	Current	1,500.00	860.00	0.00	06/01/1993	M to M
11	Luis Cabrera	Mobile Home - Renter	Current	1,600.00	995.00	850.00	08/01/2014	M to M
12	Ana M. Bermudez	Mobile Home - Owner	Current	1,500.00	785.00	0.00	10/01/2004	M to M
13	Israel Alexander Leon	Mobile Home - Owner	Current	1,500.00	650.00	0.00	-	M to M
14	Mark Caubre	Mobile Home - Owner	Current	1,500.00	705.00	425.00	05/01/2011	M to M
16	James Agnew	Mobile Home - Owner	Current	1,500.00	770.00	0.00	-	M to M
17	Audra Aldridge	Mobile Home - Renter	Current	1,600.00	900.00	0.00	-	M to M
18	David McIntosh	Mobile Home - Owner	Current	1,500.00	920.00	625.00	10/01/2007	M to M
19	***Vacant-Unrented***	Mobile Home - Renter	Current	1,600.00	1,600.00	0.00	-	-
20	Gary Moore	Mobile Home - Renter	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	-	-
22*	Henry S. Paredes, Sr.	Ownership of the MH underdetermined	Current	1,500.00		0.00	-	-
24	Marta L. Hernandez	Mobile Home - Owner	Current	1,500.00	700.00	425.00	-	M to M

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25	Karen L. Maddox	Mobile Home - Owner	Current	1,500.00	780.00	395.00	-	M to M
26	Carlos Cazares	Mobile Home - Owner	Current	1,500.00	790.00	0.00	-	M to M
28	Simon B. Perez	Mobile Home - Owner	Current	1,500.00	825.00	2,000.00	-	M to M
29-A	Vanessa Valdovinos	Mobile Home - Owner	Current	1,500.00	880.00	0.00	-	M to M
29-B	Graciela Estrada	Mobile Home - Owner	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	-	-
31	Margarita Garcia Robles	Mobile Home - Owner	Current	1,500.00	620.00	495.00	06/01/2013	M to M
32	Tama L. Smith	Mobile Home - Owner	Current	1,500.00	840.00	395.00	06/01/2000	M to M
33	Teresa Ortiz	Mobile Home - Owner	Current	1,500.00	600.00	0.00	-	M to M
34	Eustolia Alvarez	Mobile Home - Owner	Current	1,500.00	725.00	0.00	-	M to M
35	Mario Zapien Ramirez	Mobile Home - Owner	Current	1,500.00	725.00	395.00	01/01/2007	M to M
36	Ricardo Leal (Onsite Mgr.)	**Mobile Home - Renter**	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**		

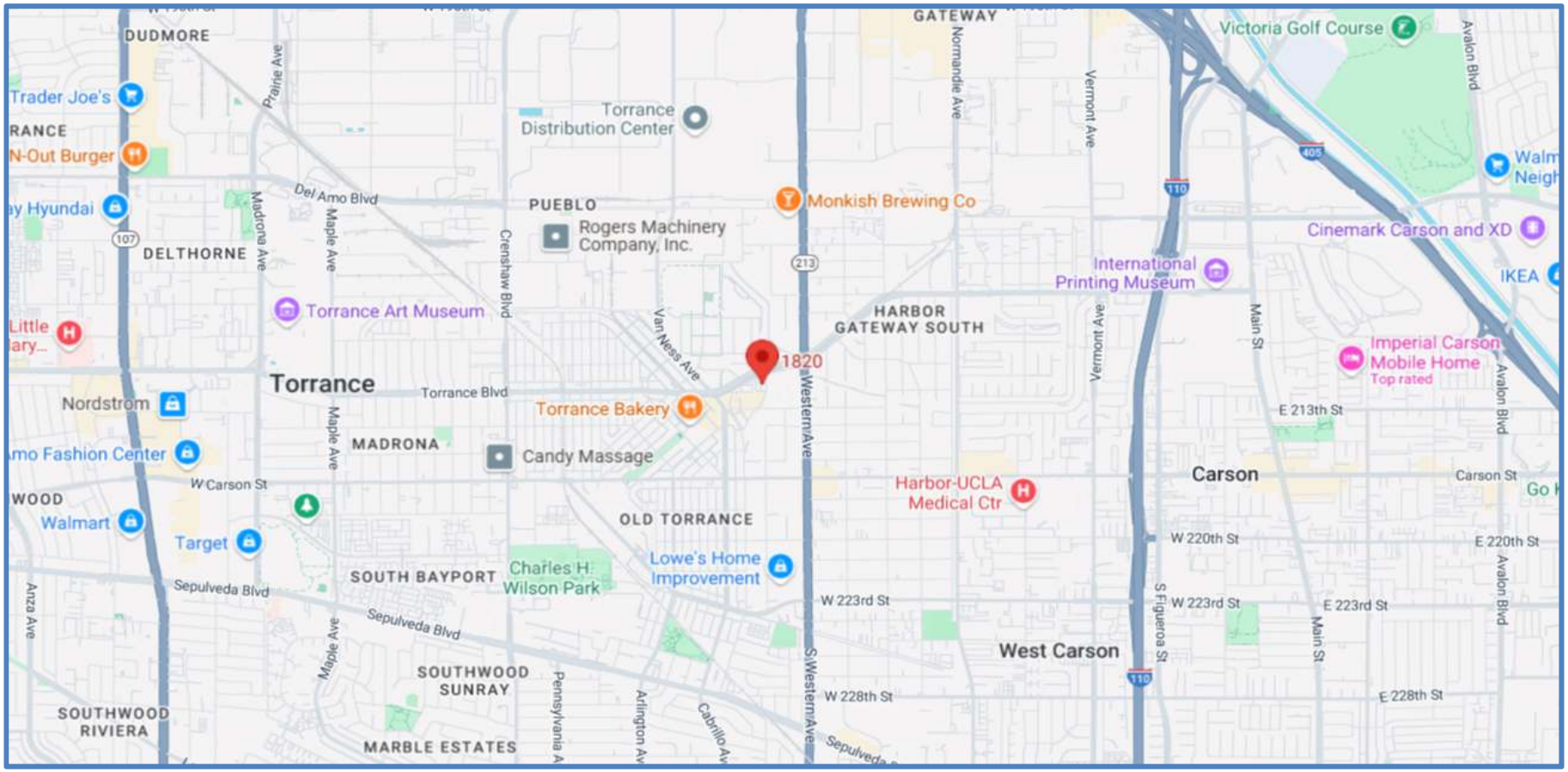
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