



3rd Quarter 2016 Market Study Greater South Bay Area, Los Angeles

City	Number of Sales	Average GRM*	Average Cap Rate**	Average Price/Square Foot	Average Price/Unit
Carson	4	15.9	4.2%	\$221	\$192,813
El Segundo	3	20.2	3.8%	\$508	\$376,667
Gardena	20	14.3	4.6%	\$259	\$237,164
Harbor City	6	12.7	5.2%	\$251	\$224,185
Hawthorne	21	14.1	4.7%	\$246	\$263,406
Hermosa Beach	16	29.2	2.6%	\$1,063	\$1,060,754
Inglewood	27	15.1	4.4%	\$285	\$221,811
Lawndale	13	16.1	4.1%	\$314	\$271,287
Lomita	4	19.5	3.5%	\$342	\$382,500
Long Beach	148	14.7	4.5%	\$297	\$251,528
Manhattan Beach	4	26.5	2.5%	\$1,119	\$938,333
Redondo Beach	14	19.8	3.3%	\$527	\$499,992
San Pedro	28	15.0	4.5%	\$257	\$220,520
Torrance	21	16.7	4.0%	\$347	\$322,020
Wilmington	15	13.1	5.1%	\$202	\$154,654
Grand Total	296	15.9	4.3%	\$342	\$304,578

Source: CRMLS residential income closed sales
April 1st, 2016 through June 30th, 2016.

*Gross Rent Multiplier estimated from reported
actual rents; market rents used for vacancies

**Cap Rates estimated using reported actual rents;
market rents used for vacancies. Assumes 35%
expenses; 50% expenses for master metered properties

For a full interactive copy of this study please contact:

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