



# BUCKINGHAM INVESTMENTS

LEARN, PLAN, & INVEST IN REAL ESTATE

## 1st Quarter 2020 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	2	12.6	5.2%	\$293	\$343,917
El Segundo	1	18.1	3.6%	\$848	\$522,000
Gardena	11	13.8	4.8%	\$329	\$263,027
Harbor City	4	13.3	4.9%	\$289	\$262,788
Hawthorne	13	16.2	4.0%	\$333	\$335,782
Hermosa Beach	2	21.0	3.1%	\$653	\$880,208
Inglewood	12	17.8	3.8%	\$301	\$294,525
Lawndale	6	16.9	4.0%	\$464	\$356,792
Lomita	3	19.1	3.2%	\$353	\$396,333
Long Beach	81	16.3	4.2%	\$381	\$327,247
Manhattan Beach	2	23.9	2.7%	\$1,285	\$903,250
Redondo Beach	5	20.5	3.3%	\$532	\$542,417
San Pedro	11	15.3	4.3%	\$321	\$304,591
Torrance	14	16.2	4.2%	\$368	\$307,230
Wilmington	5	17.2	3.9%	\$307	\$213,833
<b>Grand Total</b>	<b>172</b>	<b>16.4</b>	<b>4.1%</b>	<b>\$381</b>	<b>\$336,572</b>

Source: CRMLS residential income closed sales January 1st, 2020 through March 31st, 2020.

\*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:

Buckingham Investments

562-624-4400

1641 E 4<sup>th</sup> St

Long Beach, CA 90802

BuckinghamInvestments.com



## Take Control of Your Financial Destiny

### Benefits of owning income property:

- A business that does not go out of business. Shelter is a basic human need and the population keeps growing.
- A business that does not require that you show up for work every day. Your property manager will manage your rental units. Property management does not cost, it pays.
- A business that does not require you to have any employees. No payroll, no staff training, no hiring and no firing.
- A business that has cash flow. Good cash-on-cash returns are possible in this market.
- A business that has equity growth. By paying down your mortgage each month (using rent collected from your tenants) the principal balance on your loan will continually drop lower and lower.
- A business that has tax shelter benefits. Deduct your mortgage interest and the property's operating expenses, the depreciation deduction and the IRS's 1031 tax deferred exchange.
- A business that has value appreciation. Significant value appreciation is occurring.
- A business you purchase with the power of leverage. You receive 100% of the benefits of the value of the property, while only putting 3.5% to 25% down.
- A business you purchase with very low interest rates. The less you pay on your mortgage, the more cash you get to put in your pocket.

**Call us today and we will help you create a plan to take control of your financial future:**

[www.buckinghaminvestments.com](http://www.buckinghaminvestments.com)

**562-624-4400**