



4th 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	14.2	4.6%	\$368	\$288,750
El Segundo	2	18.7	3.5%	\$471	\$350,000
Gardena	13	16.6	4.2%	\$367	\$343,879
Harbor City	6	14.7	4.2%	\$343	\$263,178
Hawthorne	18	17.4	3.8%	\$370	\$333,209
Hermosa Beach	5	31.5	2.4%	\$1,250	\$928,300
Inglewood	31	15.3	4.3%	\$351	\$302,405
Lawndale	8	17.2	3.8%	\$409	\$432,500
Lomita	5	15.9	4.1%	\$432	\$390,767
Long Beach	134	16.1	4.2%	\$425	\$367,759
Manhattan Beach	6	31.2	2.3%	\$1,155	\$958,444
Redondo Beach	14	22.3	3.2%	\$581	\$539,087
San Pedro	30	15.7	4.2%	\$345	\$306,301
Torrance	21	16.6	4.0%	\$399	\$398,638
Wilmington	5	14.4	4.5%	\$331	\$246,100
Grand Total	300	16.9	4.0%	\$434	\$380,410

Source: CRMLS residential income closed sales
October 1st, 2020 through December 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:

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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

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