



3rd Quarter 2014 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	12.8	5.3%	\$226	\$228,104
El Segundo	1	19.6	3.3%	\$443	\$362,857
Gardena	7	12.7	5.3%	\$199	\$156,469
Harbor City	4	12.4	4.6%	\$211	\$175,431
Hawthorne	16	12.4	5.3%	\$205	\$191,390
Hermosa Beach	11	26.7	2.5%	\$994	\$792,409
Inglewood	27	11.9	5.2%	\$211	\$164,108
Lawndale	17	14.8	4.6%	\$267	\$266,020
Lomita	7	15.8	4.2%	\$281	\$224,510
Long Beach	122	13.1	5.5%	\$233	\$191,639
Redondo Beach	12	19.4	3.4%	\$412	\$415,778
San Pedro	26	13.4	5.1%	\$227	\$184,349
Torrance	20	15.4	4.4%	\$306	\$294,924
Wilmington	7	12.4	5.6%	\$223	\$139,786
Grand Total	281	14.1	5.0%	\$274	\$232,794

Source: CRMLS residential income closed sales July 1st, 2014 through September 30th, 2014.

*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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