

## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 June		Report #	31										
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var	
Dorchester	1650000	1650000	3	9	71280	30665	46555	2.82%	1-Poor	183333	465	82500	1101	0	0.00%	
South End	4495000	4400000	4	6	131040	52883	89077	2.02%	1-Poor	733333	899	400000	2316	-95000	-2.11%	
Medford	1299000	1195000	3	5	63360	26270	42370	3.55%	1-Poor	239000	417	85357	340	-104000	-8.01%	
Dorchester	1300000	1510000	1	3	23760	18067	7673	0.51%	1-Poor	503333	373	83889	466	210000	16.15%	
Everett	999990	1050000	3	9	83160	29893	60197	5.73%	3-Good	116667	255	70000	271	50010	5.00%	
East Boston	1685000	1600000	3	9	83160	32322	57768	3.61%	1-Poor	177778	529	84211	640	-85000	-5.04%	
West Roxbury	1600000	1600000	4	9	88200	36817	58733	3.67%	1-Poor	177778	482	94118	92	0	0.00%	
Dorchester	1350000	1455000	3	11	81360	31143	56997	3.92%	1-Poor	132273	329	85588	472	105000	7.78%	

Properties highlighted in Green indicate properties with investment ratings of 3 or better, darker green shade is for an investment rating of 4 and the darkest green is for an excellent 5 investment rating

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Investors should use this summary as a guide to analyze recent trends in the market. You may have your own investment rating based on your risk tolerance levels and investment goals. Table 1 below provides the cap rate ratings used in this report.

Table 1: Cap Rate Range Ratings			Table 2: Identifies the different cities and neighborhoods that are included in each of the separate zones.		
Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
5	Excellent	>7.0	1	City	Boston-Allston, Back Bay, Beacon Hill, Charlestown, Chinatown, Downtown, Fenway, Kenmore, Midtown, North End, Seaport District, South Boston, South End, Waterfront, West End; Cambridge, Somerville
4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

\*Data source for listings in this report including list price, number of units and number of bedrooms are from MLSPIN all other data is provided by

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Dorchester	685000	615000	3	8	64800	24644	45556	7.41%	5-Excellent	76875	139	36176	149	-70000	-10.22%
Everett	1299000	1340000	4	11	98280	38236	68234	5.09%	3-Good	121818	256	63810	1000	41000	3.16%
Brookline	2600000	2500000	3	8	108000	41890	75110	3.00%	1-Poor	312500	511	147059	383	-100000	-3.85%
East Boston	1099900	1150000	3	7	68040	26535	47175	4.10%	2-Average	164286	519	63889	460	50100	4.55%
Dorchester	895000	895000	3	8	64800	23647	46553	5.20%	3-Good	111875	367	52647	332	0	0.00%
East Boston	1069000	1050000	3	7	68040	25252	48458	4.62%	2-Average	150000	348	105000	686	-19000	-1.78%
Union Sq	1999000	2000000	5	12	149040	52453	109007	5.45%	3-Good	166667	411	90909	370	1000	0.05%
Cambridgeport	2200000	1925000	3	6	95040	34292	68668	3.57%	1-Poor	320833	540	128333	1107	-275000	-12.50%

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1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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Ball Sq	1499000	2000000	3	7	77760	33498	50742	2.54%	1-Poor	285714	584	142857	554	501000	33.42%	
Dorchester	1350000	1455000	3	11	81360	31119	57021	3.92%	1-Poor	132273	329	85588	472	105000	7.78%	
Dorchester	1199000	1160000	3	12	86400	30184	63416	5.47%	3-Good	96667	206	61053	292	-39000	-3.25%	
Malden	1149000	1300000	3	8	75600	34371	47529	3.66%	1-Poor	162500	265	61905	313	151000	13.14%	
Roslindale	1100000	1050000	3	7	68040	26585	47125	4.49%	2-Average	150000	265	58333	323	-50000	-4.55%	
East Boston	1099900	1150000	3	8	75600	27723	54177	4.71%	2-Average	143750	406	82143	460	50100	4.55%	
Mattapan	1000000	890000	3	11	81360	29920	58220	6.54%	4-Great	80909	158	49444	135	-110000	-11.00%	
Chelsea	949900	1025000	3	9	71280	28889	48331	4.72%	2-Average	113889	308	56944	239	75100	7.91%	

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3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var	
Mattapan	799900	855000	3	6	51840	23650	32510	3.80%	1-Poor	142500	374	71250	235	55100	6.89%	
Everett	929000	900000	3	9	83160	33068	57022	6.34%	4-Great	100000	393	100000	248	-29000	-3.12%	
Dorchester	899999	900000	3	9	71280	26506	50714	5.63%	3-Good	100000	192	60000	225	1	0.00%	
East Boston	1450000	1320000	3	6	60480	20147	45373	3.44%	1-Poor	220000	504	110000	638	-130000	-8.97%	
Davis Sq	1550000	1880000	3	5	79200	20160	65640	3.49%	1-Poor	376000	671	170909	485	330000	21.29%	
Waltham	1150000	1100000	4	10	95760	38228	65512	5.96%	3-Good	110000	386	61111	350	-50000	-4.35%	
South Boston	2000000	1965000	4	2	67200	29259	43541	2.22%	1-Poor	982500	590	98250	1475	-35000	-1.75%	
Dorchester	975000	1000000	3	4	43200	22888	23912	2.39%	1-Poor	250000	333	90909	175	25000	2.56%	

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Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
South End	2850000	2825000	4	8	149760	48674	113566	4.02%	2-Average	353125	747	176563	1624	-25000	-0.88%
Everett	769900	800000	3	4	50400	23879	30721	3.84%	1-Poor	200000	389	66667	222	30100	3.91%
Charlestown	1390000	1440000	3	4	72000	31433	46567	3.23%	1-Poor	360000	676	110769	1385	50000	3.60%
Inman Sq	2890000	2800000	3	11	122040	37684	94526	3.38%	1-Poor	254545	638	155556	447	-90000	-3.11%
Roxbury	975000	947000	3	9	71280	26942	50278	5.31%	3-Good	105222	274	52611	435	-28000	-2.87%
Mission Hill	2500000	2446000	3	12	144000	47958	108042	4.42%	2-Average	203833	662	116476	1167	-54000	-2.16%
Jamaica Plain	2250000	2000000	3	8	86400	36398	57202	2.86%	1-Poor	250000	541	95238	275	-250000	-11.11%
South Boston	1200000	1115000	3	3	64800	27338	42862	3.84%	1-Poor	371667	599	92917	1467	-85000	-7.08%

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Mission Hill	2900000	2820000	3	14	156000	51278	117722.4	4.17%	2-Average	201429	677	134286	703	-80000	-2.76%
Mid-Cambridge	3999900	4075000	7	17	261360	71079	212060.7	5.20%	3-Good	239706	498	156731	814	75100	1.88%
South End	3395000	3295000	4	7	140400	46177	105923.1	3.21%	1-Poor	470714	856	253462	1848	-100000	-2.95%
South End	3200000	3363000	4	5	121680	47820	84000.02	2.50%	1-Poor	672600	953	258692	2002	163000	5.09%
South End	2750000	2550000	7	7	196560	70742	142198	5.58%	3-Good	364286	775	318750	1771	-200000	-7.27%
Union Sq	1599900	1550000	5	6	101520	41998	67981.77	4.39%	2-Average	258333	423	70455	413	-49900	-3.12%
Jamaica Plain	1400000	1465000	3	9	95040	40978	61981.61	4.23%	2-Average	162778	417	146500	336	65000	4.64%
East Boston	1399000	1350000	3	7	68040	28945	44764.66	3.32%	1-Poor	192857	470	96429	773	-49000	-3.50%

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East Somerville	1375000	1410000	3	6	60480	29258	36262	2.57%	1-Poor	235000	423	94000	470	35000	2.55%
Tufts	1300000	1280000	3	6	0	17665	-17665	-1.38%	1-Poor	213333	447	75294	203	-20000	-1.54%
East Boston	1050000	1050000	3	6	63840	26598	42562	4.05%	2-Average	175000	403	65625	840	0	0.00%
East Boston	1049900	1059900	3	6	60480	26919	38601	3.64%	1-Poor	176650	403	88325	589	10000	0.95%
West Roxbury	995000	1010000	3	4	50400	23515	31085	3.08%	1-Poor	252500	251	63125	155	15000	1.51%
Medford	979000	958000	3	5	63360	26724	41916	4.38%	2-Average	191600	327	68429	316	-21000	-2.15%
Jamaica Plain	975000	975000	3	9	95040	36896	66064	6.78%	4-Great	108333	214	54167	309	0	0.00%
Malden	959900	961000	3	5	55440	26288	33772	3.51%	1-Poor	192200	322	68643	193	1100	0.11%

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Roslindale	991000	1050000	3	6	60480	28110	37410	3.56%	1-Poor	175000	276	58333	168	59000	5.95%
Newton	1500000	1275000	5	5	97200	42849	62451	4.90%	2-Average	255000	432	115909	106	-225000	-15.00%
Chelsea	549000	637500	3	11	78480	34699	50321	7.89%	5-Excellent	57955	142	30357	107	88500	16.12%
Dorchester	1399000	1550000	3	11	81360	26628	61512	3.97%	1-Poor	140909	340	91176	632	151000	10.79%
Dorchester	1750000	1700000	3	12	86400	38564	55036	3.24%	1-Poor	141667	453	94444	571	-50000	-2.86%
Union Sq	1299000	1200000	3	6	77760	32959	51281	4.27%	2-Average	200000	357	80000	394	-99000	-7.62%
Mattapan	1275000	1250000	3	12	86400	29290	64310	5.14%	3-Good	104167	277	52083	233	-25000	-1.96%

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022	June	Report #	40									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Dorchester	1100000	1065950	3	8	64800	24120	46079.73	4.32%	2-Average	133244	325	62703	269	-34050	-3.10%
East Boston	989000	940000	3	6	60480	17664	47856	5.09%	3-Good	156667	377	67143	657	-49000	-4.95%
East Boston	989000	1000000	3	8	75600	27656	54244.38	5.42%	3-Good	125000	296	58824	459	11000	1.11%
South Boston	1289000	1125000	3	3	64800	26198	44002.3	3.91%	1-Poor	375000	489	#####	878	-164000	-12.72%
Magoun Sq	1350000	1245000	3	8	86400	30387	63213.49	5.08%	3-Good	155625	466	73235	340	-105000	-7.78%
Dorchester	1150000	1140000	3	9	71280	26744	50475.55	4.43%	2-Average	126667	304	76000	339	-10000	-0.87%
East Boston	5195000	5175000	8	24	221760	69605	170635.4	3.30%	1-Poor	215625	491	#####	1035	-20000	-0.38%
Malden	1100000	1250000	3	8	75600	31882	50018.24	4.00%	2-Average	156250	273	73529	166	150000	13.64%

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 June		Report #	41									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Malden	1500000	1550000	4	12	110880	42590	77530	5.00%	3-Good	129167	262	77500	245	50000	3.33%
Roslindale	974900	1074900	3	5	55440	25115	34945	3.25%	1-Poor	214980	380	89575	132	100000	10.26%
Chelsea	1395000	1375000	5	12	100080	43402	65018	4.73%	2-Average	114583	306	65476	631	-20000	-1.43%
Jamaica Plain	1250000	1157000	3	4	57600	17280	45120	3.90%	1-Poor	289250	445	89000	445	-93000	-7.44%
East Cambridge	1499000	1300000	3	6	86400	26062	67538	5.20%	3-Good	216667	470	108333	693	-199000	-13.28%
South End	4200000	4030000	4	6	135720	53091	93939	2.33%	1-Poor	671667	1047	287857	2309	-170000	-4.05%
Inman Sq	1775000	1900000	3	6	77760	28292	55948	2.94%	1-Poor	316667	533	126667	802	125000	7.04%
East Boston	1399000	1435000	3	10	89040	31715	64745	4.51%	2-Average	143500	382	89688	390	36000	2.57%

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 July		Report #	42										
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var	
Belmont	1495000	1600000	3	6	69120	31443	43437	2.71%	1-Poor	266667	433	106667	448	105000	7.02%	
South End	3475000	3550000	5	13	229320	61243	187187	5.27%	3-Good	273077	734	154348	1699	75000	2.16%	
South Boston	999000	700000	3	3	64800	28288	41912	5.99%	3-Good	233333	343	77778	648	-299000	-29.93%	
Chelsea	875000	900000	3	8	64800	27387	42813	4.76%	2-Average	112500	294	64286	180	25000	2.86%	
Dorchester	1049000	1032500	3	9	71280	27393	49827	4.83%	2-Average	114722	310	68833	357	-16500	-1.57%	
Jamaica Plain	1600000	1744000	3	6	69120	31420	43460	2.49%	1-Poor	290667	467	116267	165	144000	9.00%	
East Boston	1199000	1180000	3	5	55440	25818	34242	2.90%	1-Poor	236000	319	84286	472	-19000	-1.58%	
Charlestown	2395000	2200000	3	3	64800	18240	51960	2.36%	1-Poor	733333	725	220000	1326	-195000	-8.14%	

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 June		Report #	43										
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var	
Roxbury	999999	1165000	3	8	64800	25579	44621	3.83%	1-Poor	145625	291	68529	150	165001	16.50%	
Jamaica Plain	1385000	1340000	3	6	72960	24731	54309	4.05%	2-Average	223333	423	111667	429	-45000	-3.25%	
South Boston	2099900	1950000	3	8	105600	28869	85531	4.39%	2-Average	243750	717	139286	1489	-149900	-7.14%	
Dorchester	1300000	1250000	3	11	81360	31763	56377	4.51%	2-Average	113636	312	62500	328	-50000	-3.85%	
Central Sq	4850000	3800000	4	17	217800	64123	171827	4.52%	2-Average	223529	466	105556	950	-1050000	-21.65%	
East Cambridge	3799000	3750000	6	16	216000	62824	171176	4.56%	2-Average	234375	495	220588	1397	-49000	-1.29%	
Back Bay	3699999	3625000	5	5	140400	59689	92411	2.55%	1-Poor	725000	981	258929	2734	-74999	-2.03%	
South Boston	2750000	2605000	3	10	127200	45004	92796	3.56%	1-Poor	260500	693	162813	1283	-145000	-5.27%	

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3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 July		Report #	44									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Brighton	2499000	2350000	3	9	106920	42231	73599	3.13%	1-Poor	261111	630	130556	245	-149000	-5.96%
Cambridgeport	2459000	2280000	3	9	130680	38563	103007	4.52%	2-Average	253333	558	126667	748	-179000	-7.28%
Brighton	2399000	2175000	3	15	145800	51488	106462	4.89%	2-Average	145000	413	87000	423	-224000	-9.34%
North End	2350000	2150000	4	8	138240	46055	103705	4.82%	2-Average	268750	694	126471	2161	-200000	-8.51%
Agassiz	2295000	2560000	3	10	146880	43050	116070	4.53%	2-Average	256000	584	142222	405	265000	11.55%
East Boston	2260000	2100000	7	13	136080	52261	95159	4.53%	2-Average	161538	301	110526	420	-160000	-7.08%
Davis Sq	2199000	2200000	3	7	97200	44188	61112	2.78%	1-Poor	314286	633	183333	510	1000	0.05%
Riverside	2150000	2300000	3	5	99360	32279	75361	3.28%	1-Poor	460000	731	191667	460	150000	6.98%

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 July		Report #	45										
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var	
Revere	919990	915000	3	6	60480	26251	39269	4.29%	2-Average	152500	333	76250	286	-4990	-0.54%	
Chelsea	899000	925000	3	9	71280	29749	47471	5.13%	3-Good	102778	304	61667	393	26000	2.89%	
Revere	879900	820000	3	6	63840	25359	43801	5.34%	3-Good	136667	335	68333	136	-59900	-6.81%	
East Boston	849000	860000	3	6	63000	23522	44728	5.20%	3-Good	143333	358	78182	707	11000	1.30%	
East Boston	450000	750000	3	4	50400	21099	33501	4.47%	2-Average	187500	248	57692	536	300000	66.67%	
Malden	1250000	1200000	3	5	55440	28039	32021	2.67%	1-Poor	240000	328	80000	160	-50000	-4.00%	
Mission Hill	2450000	2350000	3	12	141600	51974	101426	4.32%	2-Average	195833	455	138235	916	-100000	-4.08%	
South End	3500000	3300000	4	7	140400	31520	120580	3.65%	1-Poor	471429	598	206250	1500	-200000	-5.71%	

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2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 July		Report #	46									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Newton	2100000	2100000	3	7	87480	37197	57573	2.74%	1-Poor	300000	367	105000	201	0	0.00%
Brookline	2075000	1889062	3	9	118800	45955	82745	4.38%	2-Average	209896	437	125937	673	-185938	-8.96%
Chelsea	1850000	1765000	8	16	138240	66148	83612	4.74%	2-Average	110313	258	103824	353	-85000	-4.59%
Mattapan	1799999	1755000	6	12	103680	40969	71351	4.07%	2-Average	146250	300	87750	334	-44999	-2.50%
East Boston	1699900	1480000	4	8	80640	34619	52741	3.56%	1-Poor	185000	216	70476	119	-219900	-12.94%
South Boston	1550000	1570000	3	3	64800	30567	39633	2.52%	1-Poor	523333	793	157000	1500	20000	1.29%
Dorchester	1550000	1500000	3	11	81360	29593	58547	3.90%	1-Poor	136364	476	88235	327	-50000	-3.23%
South Boston	1299000	1125000	3	3	64800	26198	44002	3.91%	1-Poor	375000	484	125000	878	-174000	-13.39%

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Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
5	Excellent	>7.0	1	City	Boston-Allston, Back Bay, Beacon Hill, Charlestown, Chinatown, Downtown, Fenway, Kenmore, Midtown, North End, Seaport District, South Boston, South End, Waterfront, West End; Cambridge, Somerville
4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 July		Report #	47										
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var	
Hyde Park	1295000	1325000	3	9	83160	30877	59213	4.47%	2-Average	147222	304	73611	265	30000	2.32%	
Winter Hill	1249999	1300000	3	7	77760	31379	52861	4.07%	2-Average	185714	456	100000	460	50001	4.00%	
Dorchester	1200000	1065950	3	12	84960	29941	62099	5.83%	3-Good	88829	192	40998	197	-134050	-11.17%	
Everett	1114900	1050000	3	9	83160	31304	58786	5.60%	3-Good	116667	311	58333	250	-64900	-5.82%	
East Boston	1100000	1165000	3	8	75600	19680	62220	5.34%	3-Good	145625	259	68529	405	65000	5.91%	
Dorchester	1100000	1120000	3	8	64800	24528	45672	4.08%	2-Average	140000	249	65882	153	20000	1.82%	
Neighborhood	1000000	1120000	3	3	0	18651	-18651	-1.67%	1-Poor	373333	756	140000	1466	120000	12.00%	
East Boston	997900	1030000	3	7	68040	25734	47976	4.66%	2-Average	147143	372	79231	412	32100	3.22%	

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 August		Report #	48									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Roxbury	1140000	1075000	3	11	81360	26470	61670	5.74%	3-Good	97727	337	63235	510	-65000	-5.70%
Inman Sq	1750000	1700000	3	6	77760	26652	57588	3.39%	1-Poor	283333	604	141667	1088	-50000	-2.86%
Jamaica Plain	1295000	1355000	3	8	86400	33968	59632	4.40%	2-Average	169375	404	79706	380	60000	4.63%
South Boston	1275000	1255000	3	7	100800	34473	74727	5.95%	3-Good	179286	474	156875	1121	-20000	-1.57%
Revere	1250000	1025000	5	8	94080	38147	63773	6.22%	4-Great	128125	260	56944	348	-225000	-18.00%
Jamaica Plain	2095000	2050000	3	9	95040	28624	74336	3.63%	1-Poor	227778	506	136667	657	-45000	-2.15%
Dorchester	499999	450000	1	0.5	10080	4929	5991	1.33%	1-Poor	900000	4500	23684	132	-49999	-10.00%
South Boston	1429000	1260000	3	5	79200	31247	54553	4.33%	2-Average	252000	490	114545	681	-169000	-11.83%

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022	August	Report #	49									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Mission Hill	6250000	5700000	10	19	288000	70400	241600	4.24%	2-Average	300000	458	271429	1123	-550000	-8.80%
Dorchester	4399000	4000000	6	12	103680	44602	67718	1.69%	1-Poor	333333	690	200000	1333	-399000	-9.07%
East Cambridge	4200000	4296675	7	14	208800	65608	160592	3.74%	1-Poor	306905	492	134271	858	96675	2.30%
Mid-Cambridge	3250000	2850000	2	3	175560	50722	139468	4.89%	2-Average	950000	382	129545	430	-400000	-12.31%
Inman Sq	2699000	2700000	7	9.5	149040	57712	103748	3.84%	1-Poor	284211	517	135000	480	1000	0.04%
Jamaica Plain	2000000	1950000	6	6	103680	46229	66091	3.39%	1-Poor	325000	369	97500	423	-50000	-2.50%
North End	1850000	1811000	4	4	103680	36671	75649	4.18%	2-Average	452750	707	150917	1807	-39000	-2.11%
Cambridgeport	1800000	2280000	3	9	130680	37546	104024	4.56%	2-Average	253333	574	126667	742	480000	26.67%

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 August		Report #	50									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Davis Sq	1599999	1650000	3	6	90000	41685	55815	3.38%	1-Poor	275000	458	117857	330	50001	3.13%
Jamaica Plain	1599000	1569000	3	6	69120	32231	42649	2.72%	1-Poor	261500	331	92294	493	-30000	-1.88%
Winter Hill	1499000	1800000	3	6	72960	33363	45677	2.54%	1-Poor	300000	518	150000	313	301000	20.08%
Dorchester	1475000	1475000	3	9	71280	26408	50812	3.44%	1-Poor	163889	305	92188	329	0	0.00%
Dorchester	1307490	1275000	3	9	69840	27922	47738	3.74%	1-Poor	141667	342	70833	282	-32490	-2.48%
Inman Sq	1299000	1280000	3	6	77760	31986	52254	4.08%	2-Average	213333	428	80000	627	-19000	-1.46%
Jamaica Plain	1250000	1330000	3	8	84480	31011	60509	4.55%	2-Average	166250	443	95000	475	80000	6.40%
Everett	1099000	1115000	4	6	70560	34097	42343	3.80%	1-Poor	185833	301	61944	286	16000	1.46%

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3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 August		Report #	51									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Watertown	1049000	1049000	3	7	80640	32056	55304	5.27%	3-Good	149857	341	80692	280	0	0.00%
Dorchester	999000	1100000	3	6	51840	23436	32724	2.97%	1-Poor	183333	302	73333	298	101000	10.11%
Dorchester	981000	900000	3	9	71280	29527	47693	5.30%	3-Good	100000	268	60000	225	-81000	-8.26%
Everett	947300	970000	3	9	83160	29967	60123	6.20%	4-Great	107778	275	64667	216	22700	2.40%
Malden	939000	964000	3	4	50400	25199	29401	3.05%	1-Poor	241000	388	87636	130	25000	2.66%
Chelsea	849900	900000	3	12	86400	31984	61616	6.85%	4-Great	75000	235	50000	156	50100	5.89%
Malden	849000	950000	3	5	55440	25257	34803	3.66%	1-Poor	190000	343	63333	401	101000	11.90%
Chelsea	799999	750000	3	3	38880	22811	19309	2.57%	1-Poor	250000	342	83333	267	-49999	-6.25%

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 August		Report #	52										
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var	
Roxbury	950000	1050000	3	12	84960	29980	62060	5.91%	3-Good	87500	238	52500	400	100000	10.53%	
East Boston	800000	800000	3	4	48720	20364	32416	4.05%	2-Average	200000	288	88889	640	0	0.00%	
Dorchester	979000	900000	3	9	71280	27438	49782	5.53%	3-Good	100000	226	50000	250	-79000	-8.07%	
Revere	699900	595000	3	5	55440	25820	34240	5.75%	3-Good	119000	193	54091	117	-104900	-14.99%	
Charlestown	1225000	1300000	3	4	72000	27258	50742	3.90%	1-Poor	325000	529	108333	13000	75000	6.12%	
Newton	1525000	1525000	3	9	106920	35812	80018	5.25%	3-Good	169444	290	101667	118	0	0.00%	
Waltham	1395000	1315000	4	4	60480	33949	31571	2.40%	1-Poor	328750	307	101154	177	-80000	-5.73%	
Dorchester	1150000	1050000	3	9	71280	26463	50757	4.83%	2-Average	116667	303	65625	334	-100000	-8.70%	

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022	August	Report #	53									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Brookline	3250000	3000000	3	9	118800	52903	75797	2.53%	1-Poor	333333	504	166667	662	-250000	-7.69%
Watertown	1199000	1250500	3	5	63360	29415	39225	3.14%	1-Poor	250100	368	89321	227	51500	4.30%
Dorchester	1250000	1200000	3	9	71280	26183	51037	4.25%	2-Average	133333	316	57143	435	-50000	-4.00%
Arlington	2495000	2300000	3	3	49920	29069	25011	1.09%	1-Poor	766667	303	121053	341	-195000	-7.82%
Dorchester	1095000	1050000	3	9	71280	27500	49720	4.74%	2-Average	116667	318	70000	333	-45000	-4.11%
Roxbury	899000	877000	3	5	47520	22624	28856	3.29%	1-Poor	175400	369	62643	875	-22000	-2.45%
Waltham	829000	845580	4	6	70560	32374	44066	5.21%	3-Good	140930	274	70465	169	16580	2.00%
Dorchester	1950000	1935000	6	22	162720	53955	122325	6.32%	4-Great	87955	227	69107	553	-15000	-0.77%

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022	August	Report #	54									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Winthrop	899900	890000	3	5	49680	26964	26856	3.02%	1-Poor	178000	297	55625	287	-9900	-1.10%
Dorchester	1325000	1200000	3	9	71280	29698	47522	3.96%	1-Poor	133333	345	66667	440	-125000	-9.43%
East Boston	1395000	1387000	3	8	75600	29981	51919	3.74%	1-Poor	173375	547	92467	1201	-8000	-0.57%
South Boston	2490000	2300000	3	5	79200	34593	51207	2.23%	1-Poor	460000	702	164286	1281	-190000	-7.63%
Harvard Sq	3500000	3000000	9	9	233280	73679	179041	5.97%	3-Good	333333	482	166667	549	-500000	-14.29%
Harvard Sq	3300000	2600000	9	9	233280	75823	176897	6.80%	4-Great	288889	464	144444	491	-700000	-21.21%
Dorchester	1899000	1650000	6	12	103680	41277	71043	4.31%	2-Average	137500	299	82500	348	-249000	-13.11%
Jamaica Plain	1300000	1150000	3	6	69120	27738	47142	4.10%	2-Average	191667	355	76667	144	-150000	-11.54%

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 August		Report #	55									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
East Boston	899000	860000	2	5	48720	19343	33437	3.89%	1-Poor	172000	385	71667	827	-39000	-4.34%
Dorchester	825000	905000	3	7	58320	23376	39804	4.40%	2-Average	129286	339	69615	527	80000	9.70%
Malden	899000	940000	3	6	60480	27931	37589	4.00%	1-Poor	156667	361	72308	354	41000	4.56%
Inman Sq	1849995	1800000	3	4	62640	23694	44166	2.45%	1-Poor	450000	576	138462	1560	-49995	-2.70%
Harvard Sq	7200000	7200000	3	9	142560	53015	101425	1.41%	1-Poor	800000	1056	400000	500	0	0.00%
Chelsea	899900	889000	3	6	54000	26885	31615	3.56%	1-Poor	148167	251	68385	229	-10900	-1.21%
Roxbury	979000	983000	3	9	71280	25829	51391	5.23%	3-Good	109222	232	54611	198	4000	0.41%
Dorchester	1495000	1360000	3	12	86400	33931	59669	4.39%	2-Average	113333	339	64762	368	-135000	-9.03%

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3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022 August		Report #	56									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
South Boston	5100000	4962500	6	22	271200	91276	202524	4.08%	2-Average	225568	667	177232	794	-137500	-2.70%
Roslindale	2295000	2325000	6	18	166320	51016	129164	5.56%	3-Good	129167	429	193750	272	30000	1.31%
South Boston	3200000	3200000	7	7	151200	55926	107874	3.37%	1-Poor	457143	475	213333	1459	0	0.00%
Everett	1699000	1975000	6	11	118440	50196	78114	3.96%	1-Poor	179545	314	109722	205	276000	16.24%
Hyde Park	1595000	1550000	5	7	88200	34657	60893	3.93%	1-Poor	221429	354	91176	149	-45000	-2.82%
Dorchester	949000	690000	3	9	71280	25967	51253	7.43%	5-Excellent	76667	204	57500	197	-259000	-27.29%
East Boston	948900	949110	3	8	75600	27831	54069	5.70%	3-Good	118639	255	55830	303	210	0.02%
Dorchester	1275000	1200000	3	12	86400	31512	62088	5.17%	3-Good	100000	323	80000	355	-75000	-5.88%

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4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022	August	Report #	57									
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Roslindale	2250000	1850000	1	0	8400	4320	4780	0.26%	1-Poor	#DIV/0!	37	9343	47	-400000	-17.78%
Chelsea	799000	750000	3	6	51840	25616	30544	4.07%	2-Average	125000	240	50000	421	-49000	-6.13%
South Boston	2100000	1915000	3	8	108000	36692	80308	4.19%	2-Average	239375	594	136786	1062	-185000	-8.81%
Harvard Sq	2000000	2160000	3	4	86400	33677	59923	2.77%	1-Poor	540000	675	180000	809	160000	8.00%
Chelsea	889900	855000	3	5	49680	27282	26538	3.10%	1-Poor	171000	281	71250	153	-34900	-3.92%
Arlington	995000	975000	3	7	77760	29461	54779	5.62%	3-Good	139286	380	88636	212	-20000	-2.01%
Arlington	995000	1100000	3	7	77760	30088	54152	4.92%	2-Average	157143	280	78571	101	105000	10.55%
Dorchester	1299000	1245000	3	8	64800	26485	43715	3.51%	1-Poor	155625	398	73235	354	-54000	-4.16%

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3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022		September	Report #	58								
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Dorchester	1050000	1030000	3	8	64800	24966	45234	4.39%	2-Average	128750	384	73571	687	-20000	-1.90%
Roxbury	1775000	1710000	4	16	115200	40119	84681	4.95%	2-Average	106875	370	85500	278	-65000	-3.66%
Mattapan	1050000	1025000	3	10	76320	26435	56245	5.49%	3-Good	102500	223	56944	272	-25000	-2.38%
East Cambridge	1249000	1050000	3	4	69600	24415	50985	4.86%	2-Average	262500	424	116667	441	-199000	-15.93%
Dorchester	1215000	1180000	3	7	60480	28341	37179	3.15%	1-Poor	168571	322	90769	108	-35000	-2.88%
Brighton	1750000	1750000	3	9	106920	38506	77324	4.42%	2-Average	194444	399	97222	575	0	0.00%
Dorchester	799000	685000	3	9	71280	25740	51480	7.52%	5-Excellent	76111	162	45667	234	-114000	-14.27%
Malden	899900	980000	3	6	60480	26502	39018	3.98%	1-Poor	163333	319	61250	191	80100	8.90%

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## Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2022		September	Report #	59								
Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Watertown	1399000	1225000	3	6	69120	33862	41018	3.35%	1-Poor	204167	364	76563	245	-174000	-12.44%
East Boston	2799999	2650000	6	8	100800	45256	63944	2.41%	1-Poor	331250	694	265000	1656	-149999	-5.36%
Everett	1199999	1115000	4	8	80640	36940	50420	4.52%	2-Average	139375	386	69688	386	-84999	-7.08%
South End	2500000	2425000	4	7	140400	45315	106785	4.40%	2-Average	346429	842	161667	1228	-75000	-3.00%
North End	2150000	2000000	4	4	103680	38322	73998	3.70%	1-Poor	500000	850	166667	4598	-150000	-6.98%
North End	3995000	3605000	9	18	311040	96260	240700	6.68%	4-Great	200278	560	450625	2185	-390000	-9.76%
Winthrop	1399000	1400000	3	7	58320	29506	33674	2.41%	1-Poor	200000	270	87500	223	1000	0.07%
Revere	749000	850000	3	8	75600	26557	55343	6.51%	4-Great	106250	268	50000	649	101000	13.48%

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Property Location	List Price	Sold Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Sold \$ vs List \$	Price % Var
Charlestown	1299900	1299000	3	6	86400	32887	60713	4.67%	2-Average	216500	436	86600	853	-900	-0.07%
Porter Sq	2900000	2900000	6	12	172800	71634	115566	3.99%	1-Poor	241667	448	120833	650	0	0.00%
Dorchester	1149000	1049000	3	9	71280	28266	48954	4.67%	2-Average	116556	266	69933	241	-100000	-8.70%
Spring Hill	1800000	1770000	4	6	90720	42248	56032	3.17%	1-Poor	295000	419	98333	277	-30000	-1.67%
Roslindale	1395000	1215000	4	8	80640	30956	56404	4.64%	2-Average	151875	394	75938	223	-180000	-12.90%
Waltham	2795000	2795000	8	12	141120	63797	89083	3.19%	1-Poor	232917	403	147105	227	0	0.00%
Malden	875000	867500	3	6	60480	26137	39383	4.54%	2-Average	144583	285	72292	173	-7500	-0.86%
Charlestown	2075000	2025000	3	10	124800	38045	97155	4.80%	2-Average	202500	436	126563	511	-50000	-2.41%

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Table 1: Cap Rate Range Ratings			Table 2: Identifies the different cities and neighborhoods that are included in each of the separate zones.		
Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
5	Excellent	>7.0	1	City	Boston-Allston, Back Bay, Beacon Hill, Charlestown, Chinatown, Downtown, Fenway, Kenmore, Midtown, North End, Seaport District, South Boston, South End, Waterfront, West End; Cambridge, Somerville
4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Brighton, Newton, Waltham, Watertown
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

\*Data source for listings in this report including list price, number of units and number of bedrooms are from MLSPIN all other data is provided by

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