

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2022		September	Report #									
Property Location	List Status	List 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	Highlights	Zone
Dorchester	Active	1200000	3	9	95040	31237	71723	5.98%	3-Good	133333	292	57143	430	Current rents are below market	5
Back Bay	Active	4975000	6	8	201600	61372	157028	3.16%	1-Poor	621875	1083	292647	2554	Current rents are above market	1
Dorchester	Active	2195000	3	6	72000	24996	53004	2.41%	1-Poor	365833	403	137188	612	None	5
Cambridgeport	Active	2900000	3	12	172800	45655	141545	4.88%	2-Average	241667	693	161111	876	None	1
South Boston	Active	4300000	5	10	166320	66712	113468	2.64%	1-Poor	430000	817	179167	595	None	1
Dorchester	Active	1599000	5	13	139200	46088	104712	6.55%	4-Great	123000	308	69522	178	Current rents are above market	5
Dorchester	Active	1080000	3	9	95040	31149	71811	6.65%	4-Great	120000	329	72000	227	Current rents are above market	5
East Boston	Active	1199000	3	5	63360	25682	42958	3.58%	1-Poor	239800	571	99917	363	None	2

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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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- 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, Newton, Waltham, Watertown, Boston – Allston, Brighton
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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Listing Activity	Type	MF3+	2022	September	Report #	106									
Property Location	List Status	List 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	Highlights	Zone
Spring Hill	Active	1330000	3	5	79200	32548	53252	4.00%	2-Average	266000	433	133000	390	None	1
Jamaica Plain	Active	1499000	3	6	77760	34206	50034	3.34%	1-Poor	249833	435	107071	286	None	5
Beacon Hill	Active	4299000	3	4	117120	46750	80130	1.86%	1-Poor	1074750	1001	537375	430	Current rents are above market	1
Revere	Active	1200000	3	8	86400	31115	62485	5.21%	3-Good	150000	201	85714	185	Current rents are below market	2
Dorchester	Active	1179000	3	11	108480	35388	82132	6.97%	4-Great	107182	293	69353	397	Current rents are below market	5
Dorchester	Active	1095000	3	9	95040	31356	71604	6.54%	4-Great	121667	282	73000	416	Current rents are below market	5
Dorchester	Active	1150000	3	9	95040	33817	69143	6.01%	4-Great	127778	356	76667	450	Current rents are above market	5
Dorchester	Active	1195000	3	9	95040	30777	72183	6.04%	4-Great	132778	330	79667	327	Current rents are above market	5

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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Listing Activity	Type	MF3+	2022	September	Report #	107
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Property Location	List Status	List 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	Highlights	Zone
Jamaica Plain	Active	5500000	10	17.5	249480	88531	181739	3.30%	1-Poor	314286	390	323529	914	Current rents are above market	5
Dorchester	Active	1599900	6	12	138240	46906	102854	6.43%	4-Great	133325	294	63996	216	Current rents are below market	5
Dorchester	Active	1299000	3	9	95040	33917	69043	5.32%	3-Good	144333	292	72167	268	Current rents are below market	5
Dorchester	Active	789999	3	7	80640	27733	59627	7.55%	5-Excellent	112857	223	43889	163	None	5
Dorchester	Active	1150000	3	5	63360	27133	41507	3.61%	1-Poor	230000	419	88462	251	None	5
Roxbury	Active	1499000	4	15	125160	40249	95341	6.36%	4-Great	99933	303	62458	464	Current rents are above market	5
Beacon Hill	Active	2995000	5	5	172800	51250	135950	4.54%	2-Average	599000	974	166389	3890	None	1
Mattapan	Active	1200000	3	9	83160	28140	61950	5.16%	3-Good	133333	353	80000	306	Current rents are above market	5

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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Property Location	List Status	List 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	Highlights	Zone
Teele Sq	Back on Market	2399000	4	10	0	22980	-22980	-0.96%	1-Poor	239900	104304	585	356	Current rents are above market	1
Inman Sq	Back on Market	1500000	3	6	90000	33537	63963	4.26%	2-Average	250000	107143	454	553	None	1
Dorchester	New	1299900	5	12	132480	41690	101830	7.83%	5-Excellent	108325	48144	255	310	Current rents are below market	5
Waltham	Under Agreement	3000000	4	8	92160	35239	64601	2.15%	1-Poor	375000	150000	391	536	None	4
Jamaica Plain	New	4950000	8	11	178200	69080	123970	2.50%	1-Poor	450000	110000	786	731	Three buildings	5
Revere	New	950000	3	9	93120	30399	70481	7.42%	5-Excellent	105556	59375	124	203	Current rents are below market	2
Chelsea	New	1100000	4	8	84000	35928	55072	5.01%	3-Good	137500	57895	148	213	None	2
Brookline	New	2249000	4	10	153120	44647	121233	5.39%	3-Good	224900	102227	375	518	Current rents are below market	4

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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Winter Hill	New	1565000	3	12	144000	40770	115230	7.36%	5-Excellent	130417	404	86944	481	Current rents are below market	1
Everett	New	999000	3	7	77760	28972	55268	5.53%	3-Good	142714	288	62438	183	None	3
Dorchester	New	1300000	3	6	69120	28274	46606	3.59%	1-Poor	216667	393	86667	619	None	5
Roxbury	New	899950	3	6	60480	25487	40033	4.45%	2-Average	149992	226	52938	215	None	5
Winter Hill	New	1640000	5	10	151200	47837	115963	7.07%	5-Excellent	164000	322	96471	13666667	None	1
Chelsea	New	1350000	5	8	89040	40339	56121	4.16%	2-Average	168750	333	79412	664	Current rents are above market	2
Everett	New	749999	3	4	57600	23294	39106	5.21%	3-Good	187500	338	57692	198	None	3
Roxbury	New	2695000	6	14	136080	52857	94563	3.51%	1-Poor	192500	627	122500	898	Current rents are above market	5

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3	Good	5.0-5.9	3	North	Everett, Malden, Medford
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Property Location	List Status	List 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	Highlights	Zone
Everett	Back on Market	949900	3	8	86400	28428	65172	6.86%	4-Great	118738	312	67850	238	Current rents are below market	3
Roxbury	Back on Market	1199000	3	4	48720	22608	30172	2.52%	1-Poor	299750	331	99917	436	Current rents are above market	5
East Boston	Active	1049000	3	6	69120	30216	44664	4.26%	2-Average	174833	352	74929	390	None	2
East Somerville	Active	1150000	3	8	86400	32040	61560	5.35%	3-Good	143750	356	76667	174	None	1
Dorchester	New	3000000	4	10	110400	60160	59440	1.98%	1-Poor	300000	500	375000	400	None	5
Roslindale	New	1049000	3	6	69120	26543	48337	4.61%	2-Average	174833	286	69933	291	None	5
Revere	New	989000	3	9	93120	30168	70712	7.15%	5-Excellent	109889	287	65933	372	Current rents are above market	2
Medford	New	1350000	3	7	90720	29429	68851	5.10%	3-Good	192857	485	103846	223	None	3

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Beacon Hill	Active	6250000	8	11	311040	100280	236680	3.79%	1-Poor	568182	1021	240385	4237	Current rents are below market	1
Union Sq	Back on Market	1800000	3	9	130680	142083	-513	-0.03%	1-Poor	200000	531	100000	686	None	1
Dorchester	Under Agreement	1350000	3	9	95040	34371	68589	5.08%	3-Good	150000	352	90000	352	Current rents are above market	5
Chelsea	New	925000	3	12	100800	32057	77143	8.34%	5-Excellent	77083	263	61667	373	Current rents are below market	2
East Boston	New	950000	3	3	51840	23378	32782	3.45%	1-Poor	316667	432	67857	594	None	2
Porter Sq	New	2950000	4	15	196680	58583	154487	5.24%	3-Good	196667	492	113462	384	Current rents are below market	1
Dorchester	New	1299900	3	11	108480	35596	81924	6.30%	4-Great	118173	354	72217	217	None	5
Dorchester	New	1399000	4	4	69120	30396	44484	3.18%	1-Poor	349750	307	139900	125	None	5

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Listing Activity	Type	MF3+	2022	October	Report #	113
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Brookline	Active	7500000	11	4	182160	111740	85600	1.14%	1-Poor	1875000	702	300000	900	Mixed Use - mostly commercial	4
South Boston	Active	2349000	3	8	198000	49872	164628	7.01%	5-Excellent	293625	768	167786	606	Current rents are below market	1
North End	Active	2195000	4	7	140400	41960	110140	5.02%	3-Good	313571	742	156786	2439	Current rents are below market	1
East Boston	Active	1349900	2	3	40320	17954	25726	1.91%	1-Poor	449967	225	224983	270	Development opportunity	2
East Somerville	Active	1100000	3	9	95040	32779	70181	6.38%	4-Great	122222	343	78571	293	None	1
Dorchester	Active	1120000	3	9	95040	31562	71398	6.37%	4-Great	124444	343	74667	258	Current rents are above market	5
Dorchester	Active	1199999	3	11	108480	32775	84745	7.06%	5-Excellent	109091	268	70588	273	Current rents are at market	5
Dorchester	Active	1150000	3	12	115200	34339	90461	7.87%	5-Excellent	95833	245	63889	307	Current rents are below market	5

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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 New Listings

Listing Activity	Type	MF3+	2022	October	Report #	114									
Property Location	List Status	List 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	Highlights	Zone
Dorchester	Active	1950000	6	12	138240	50151	99609	5.11%	3-Good	162500	305	97500	359	Current rents are above market	5
Dorchester	Active	1175000	3	12	115200	33381	91419	7.78%	5-Excellent	97917	267	65278	381	Current rents are below market	5
Mission Hill	Active	2300000	3	13	165000	50752	127998	5.57%	3-Good	176923	547	121053	480	Current rents are at market	1
Malden	Active	1200000	4	10	109440	37820	80740	6.73%	4-Great	120000	328	46154	240	Current rents are above market	3
East Boston	Active	2199900	5	4	76800	38805	44395	2.02%	1-Poor	549975	672	157136	892	Current rents are above market	2
North End	Active	1699900	4	7	140400	45543	106557	6.27%	4-Great	242843	625	121421	2216	None	1
Newton	Active	4800000	3	13	150000	42321	120179	2.50%	1-Poor	369231	522	177778	331	None	4
Jamaica Plain	Active	1500000	3	7	87480	33743	61027	4.07%	2-Average	214286	351	93750	417	Current rents are above market	5

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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 New Listings

Listing Activity	Type	MF3+	2022	October	Report #	115									
Property Location	List Status	List 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	Highlights	Zone
Winthrop	Active	924900	3	9	83160	29079	61011	6.60%	4-Great	102767	218	48679	200	None	2
Newton	Active	1295000	3	6	86400	30953	62647	4.84%	2-Average	215833	432	129500	276	None	4
South Boston	Active	12200000	14	30	479160	144842	374248	3.07%	1-Poor	406667	515	1525000	1566	None	1
Brookline	New	6599900	5	10	158400	54384	117216	1.78%	1-Poor	659990	951	824988	1493	None	4
Brookline	New	2500000	4	5	104280	45987	66983	2.68%	1-Poor	500000	520	156250	618	Current rents are above market	4
Everett	New	799900	3	6	69120	25772	49108	6.14%	4-Great	133317	289	66658	232	None	3
East Somerville	New	1399900	5	4	78720	38583	46697	3.34%	1-Poor	349975	435	93327	238	None	1
Beacon Hill	BOM	2299000	3	3.5	107520	46099	70381	3.06%	1-Poor	656857	958	229900	3406	None	1

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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 New Listings

Listing Activity	Type	MF3+	2022	October	Report #	116									
Property Location	List Status	List 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	Highlights	Zone
Roxbury	Active	859900	3	7	70560	25695	50745	5.90%	3-Good	122843	231	57327	217	None	5
Mattapan	Under Agreement	875000	3	7	68040	25717	47993	5.48%	3-Good	125000	221	48611	234	None	5
East Cambridge	Active	4000000	6	9	136080	48955	98465	2.46%	1-Poor	444444	817	235294	1307	Current rents are above market	1
South Boston	Active	4000000	4	10	150480	64788	98232	2.46%	1-Poor	400000	601	173913	601	None	1
Revere	Active	979900	3	6	69120	26793	48087	4.91%	2-Average	163317	222	65327	233	None	2
Everett	Under Agreement	799000	3	6	69120	24634	50246	6.29%	4-Great	133167	269	66583	250	None	3
Dorchester	Active	2300000	3	11	108480	38455	79065	3.44%	1-Poor	209091	590	135294	571	None	5
Dorchester	Active	1099999	3	6	69120	29696	45184	4.11%	2-Average	183333	537	91667	632	Current rents are above market	5

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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 New Listings

Listing Activity	Type	MF3+	2022	October	Report #	117									
Property Location	List Status	List 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	Highlights	Zone
Davis Sq	Active	3350000	4	8	126720	39887	97393	2.91%	1-Poor	418750	710	111667	618	None	1
Dorchester	Active	1600000	3	11	108480	39615	77905	4.87%	2-Average	145455	439	84211	464	None	5
Mattapan	Under Agreement	899000	3	8	75600	25884	56016	6.23%	4-Great	112375	232	59933	255	None	5
Charlestown	Active	2700000	4	7	118800	53530	75170	2.78%	1-Poor	385714	794	180000	794	Current rents are above market	1
Dorchester	Active	1650000	3	9	95040	36677	66283	4.02%	2-Average	183333	472	91667	428	Current rents are above market	5
East Somerville	New	1977000	3	12	115200	40747	84053	4.25%	2-Average	164750	400	109833	280	Current rents are below market	1
Everett	New	5200000	13	33	356160	110709	275131	5.29%	3-Good	157576	351	260000	610	Current rents are above market	3
Everett	New	4550000	13	26	299520	101969	222511	4.89%	2-Average	175000	383	455000	738	Current rents are above market	3

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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 New Listings

Listing Activity	Type	MF3+	2022	October	Report #	118									
Property Location	List Status	List 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	Highlights	Zone
East Boston	Back on Market	1200000	3	4	55680	25341	34979	2.91%	1-Poor	300000	242	109091	391	Current rents are above market	2
Beacon Hill	Back on Market	4799999	5	10	238080	69314	188606	3.93%	1-Poor	480000	779	240000	3224	Current rents are below market	1
Dorchester	New	4000000	6	12	138240	75395	74365	1.86%	1-Poor	333333	804	160000	808	None	5
Dorchester	New	2200000	7	16	181440	63816	132744	6.03%	4-Great	137500	319	95652	153	None	5
Dorchester	New	1925000	6	12	138240	44324	105436	5.48%	3-Good	160417	369	96250	550	Current rents are above market	5
North End	New	2375000	6	8	187200	62306	140494	5.92%	3-Good	296875	761	148438	2356	Current rents are below market	1
Brookline	New	4850000	8	16	253440	91479	183081	3.77%	1-Poor	303125	591	242500	1049	Current rents are above market	4
Dorchester	New	1199000	3	9	95040	31396	71564	5.97%	3-Good	133222	316	70529	333	Current rents are below market	5

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2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Newton, Waltham, Watertown, Boston – Allston, Brighton
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Property Location	List Status	List 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	Highlights	Zone
Newton	New	1995000	3	8	108000	34234	82766	4.15%	2-Average	249375	561	110833	277	Current rents are below market	4
East Boston	Under Agreement	1100000	3	8	86400	30618	62982	5.73%	3-Good	137500	314	78571	440	None	2
Belmont	New	1549000	3	5	71280	25769	51451	3.32%	1-Poor	309800	352	110643	317	Current rents are below market	4
Everett	New	999900	3	5	66240	29189	42571	4.26%	2-Average	199980	253	71421	142	Current rents are below market	3
Brighton	New	2290000	3	9	118800	33896	94804	4.14%	2-Average	254444	580	134706	434	None	4
Jamaica Plain	New	1750000	5	17	193320	55426	154004	8.80%	5-Excellent	102941	497	102941	426	Current rents are below market	5
Everett	New	5200000	14	34	373440	116213	288347	5.55%	3-Good	152941	351	260000	610	Current rents are above market	3
Dorchester	New	825000	3	5	66240	25651	46109	5.59%	3-Good	165000	334	68750	139	None	5

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Property Location	List Status	List 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	Highlights	Zone
Winter Hill	Extended	1989000	6	10	158400	57907	113693	5.72%	3-Good	198900	432	110500	28414286	Current rents are below market	1
Dorchester	New	1350000	3	11	108480	31680	85840	6.36%	4-Great	122727	304	79412	327	None	5
Revere	Active	1200000	3	10	101760	31774	78466	6.54%	4-Great	120000	399	75000	240	Current rents are below market	2
Inman Sq	Active	1800000	3	6	86400	28011	65589	3.64%	1-Poor	300000	437	112500	1674	Current rents are below market	1
Dorchester	Active	1499999	4	10	105600	36193	78207	5.21%	3-Good	150000	265	93750	365	Current rents are above market	5
Mattapan	Active	839000	3	7	70560	24188	52252	6.23%	4-Great	119857	254	64538	199	None	5
East Boston	Under Agreement	949900	3	6	69120	27886	46994	4.95%	2-Average	158317	299	63327	380	None	2
Brookline	New	1549000	3	11	149160	45686	115904	7.48%	5-Excellent	140818	330	91118	538	None	4

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Listing Activity	Type	MF3+	2022	November	Report #	121									
Property Location	List Status	List 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	Highlights	Zone
Chelsea	MF	905000	3	9	83160	31533	58557	6.47%	4-Great	100556	215	64643	453	Current rents are above market	2
Winter Hill	MF	1595000	4	8	120000	42698	87302	5.47%	3-Good	199375	300	99688	570	Current rents are below market	1
Roxbury	MF	1567500	3	14	109200	31876	86424	5.51%	3-Good	111964	274	78375	528	Current rents are above market	5
Dorchester	MF	2840000	2	9	81600	25663	62737	2.21%	1-Poor	315556	694	72821	554	Current rents are above market	5
Jamaica Plain	MF	1095000	3	8	97200	33033	72267	6.60%	4-Great	136875	326	73000	259	Current rents are below market	5
Mid-Cambridge	MF	2895000	3	11	162720	45294	130986	4.52%	2-Average	263182	770	152368	795	None	1
Medford	MF	1250000	3	7	87480	27089	67681	5.41%	3-Good	178571	465	104167	264	Current rents are at market	3
Dorchester	MF	979000	3	11	108480	32432	85088	8.69%	5-Excellent	89000	242	57588	207	Current rents are at market	5

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Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
5	Excellent	>7.0	1	City	Boston- 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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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 New Listings

Listing Activity	Type	MF3+	2022	November	Report #	122									
Property Location	List Status	List 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	Highlights	Zone
Jamaica Plain	Active	1399000	3	8	97200	32923	72377	5.17%	3-Good	174875	358	77722	393	None	5
Everett	Active	749999	3	4	57600	23294	39106	5.21%	3-Good	187500	338	57692	198	None	3
Roxbury	Active	1200000	3	11	94920	32170	70660	5.89%	3-Good	109091	274	70588	471	Current rents are at market	5
Charlestown	Active	3695000	4	6.5	118800	45513	83187	2.25%	1-Poor	568462	678	184750	2460	None	1
Everett	Active	815000	3	6	69120	26769	48111	5.90%	3-Good	135833	266	62692	284	None	3
Dorchester	Active	1099900	3	8	86400	26415	67185	6.11%	4-Great	137488	291	64700	270	Current rents are below market	5
Dorchester	Active	1200000	3	11	108480	30971	86549	7.21%	5-Excellent	109091	295	60000	295	None	5
Mattapan	Active	960000	3	11	94920	29904	72926	7.60%	5-Excellent	87273	225	53333	268	Current rents are below market	5

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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 New Listings

Listing Activity	Type	MF3+	2022	November	Report #	123
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Property Location	List Status	List 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	Highlights	Zone
Dorchester	Sold	1126500	3	9	95040	28803	74157	6.58%	4-Great	125167	334	75100	391	None	5
East Somerville	Active	1175000	3	6	69120	29474	45406	3.86%	1-Poor	195833	400	97917	231	Current rents are at market	1
East Cambridge	Active	2200000	3	9	106920	33645	82185	3.74%	1-Poor	244444	775	146667	878	Current rents are above market	1
Chelsea	Active	2899000	6	12	120960	41226	89814	3.10%	1-Poor	241583	619	126043	1348	None	2
Dorchester	Active	920000	3	7	77760	26808	57432	6.24%	4-Great	131429	374	57500	532	Current rents are above market	5
Roxbury	Active	1299999	3	9	78120	29180	55450	4.27%	2-Average	144444	286	56522	119	None	5
Allston	New	1999000	3	6	86400	30680	62920	3.15%	1-Poor	333167	621	142786	1196	None	4
Kendall Sq	New	3450000	3	9	154440	33845	133465	3.87%	1-Poor	383333	929	265385	2072	None	1

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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
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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2022	November	Report #	124									
Property Location	List Status	List 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	Highlights	Zone
Dorchester	Active	699999	3	6	69120	26238	48642	6.95%	4-Great	116667	173	46667	165	None	5
Everett	New	999900	3	6	69120	27036	47844	4.78%	2-Average	166650	313	66660	205	Current rents are above market	3
Roslindale	New	1500000	3	6	69120	28412	46468	3.10%	1-Poor	250000	417	100000	338	Current rents are above market	5
Waltham	New	899900	3	7	77760	28176	56064	6.23%	4-Great	128557	330	74992	310	None	4
Back Bay	New	11200000	4	7	156240	108250	61010	0.54%	1-Poor	1600000	1526	658824	3556	Current rents are above market	1
Dorchester	New	1299000	3	9	95040	33036	69924	5.38%	3-Good	144333	341	72167	345	None	5
East Boston	New	999000	3	6	69120	26445	48435	4.85%	2-Average	166500	416	83250	504	None	2
Chelsea	New	999999	3	6	60480	24023	41497	4.15%	2-Average	166667	529	76923	1000	None	2

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2022	November	Report #	125									
Property Location	List Status	List 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	Highlights	Zone
Chelsea	Back on Market	975000	3	9	83160	30969	59121	6.06%	4-Great	108333	236	36111	269	None	2
Mattapan	Back on Market	839000	3	7	70560	24188	52252	6.23%	4-Great	119857	254	64538	199	None	5
East Boston	New	599000	3	8	86400	31196	62404	10.42%	5-Excellent	74875	206	42786	240	None	2
East Somerville	New	1650000	3	8	84480	33681	57839	3.51%	1-Poor	206250	474	117857	357	Current rents are above market	1
Jamaica Plain	New	1399900	3	8	97200	36040	69260	4.95%	2-Average	174988	386	99993	348	Current rents are above market	5
Jamaica Plain	New	1300000	3	6	77760	32806	51434	3.96%	1-Poor	216667	407	86667	322	None	5
Everett	New	895000	3	6	69120	26465	48415	5.41%	3-Good	149167	272	63929	240	None	3
Spring Hill	New	1700000	3	8	108000	36053	80947	4.76%	2-Average	212500	496	121429	391	Current rents are below market	1

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2022	November	Report #	126									
Property Location	List Status	List 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	Highlights	Zone
West Roxbury	Active	969900	3	5	63360	26045	42595	4.39%	2-Average	193980	349	80825	129	Current rents are at market	5
Spring Hill	Active	1700000	3	8	108000	36053	80947	4.76%	2-Average	212500	496	113333	400	Current rents are below market	1
Winter Hill	Active	3000000	6	18	237600	71820	185580	6.19%	4-Great	166667	453	120000	500	Current rents are below market	1
Roxbury	Active	9888000	13	63	483000	167767	355483	3.60%	1-Poor	156952	395	247200	254	Current rents are above market	5
South Boston	New	2100000	3	6	99000	38621	68629	3.27%	1-Poor	350000	634	161538	373	None	1
Spring Hill	New	2299000	3	13	150000	44698	117802	5.12%	3-Good	176846	652	127722	307	None	1
East Cambridge	New	2525000	3	10	114480	36880	87140	3.45%	1-Poor	252500	721	157813	284	Current rents are above market	1
Union Sq	New	1800000	6	6	142560	53595	100845	5.60%	3-Good	300000	510	120000	557	Current rents are below market	1

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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2022	November	Report #	127									
Property Location	List Status	List 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	Highlights	Zone
Kendall Sq	Active	1599000	3	6	112320	32991	88689	5.55%	3-Good	266500	486	133250	1163	None	1
Dorchester	Active	1050000	3	9	95040	31176	71784	6.84%	4-Great	116667	301	70000	331	None	5
Mattapan	Active	699000	3	6	63000	24167	44083	6.31%	4-Great	116500	240	53769	112	None	5
Dorchester	New	1099999	3	5	63360	25675	42965	3.91%	1-Poor	220000	396	183333	260	None	5
Brighton	New	1400000	3	6	86400	30996	62604	4.47%	2-Average	233333	471	93333	651	None	4
Mattapan	New	1300000	4	16	134400	40403	105197	8.09%	5-Excellent	81250	234	46429	345	None	5
Dorchester	New	1237500	3	6	69120	27195	47685	3.85%	1-Poor	206250	338	72794	261	None	5
Malden	New	1399000	3	8	86400	31063	62537	4.47%	2-Average	174875	525	87438	430	None	3

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2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Newton, Waltham, Watertown, Boston – Allston, Brighton
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Listing Activity	Type	MF3+	2022	November	Report #	128									
Property Location	List Status	List 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	Highlights	Zone
Jamaica Plain	Contingent	1300000	3	6	77760	32806	51434	3.96%	1-Poor	216667	407	86667	322	None	5
South Boston	Active	3300000	4	10	150480	64788	98232	2.98%	1-Poor	330000	496	143478	496	Current rents are below market	1
Roxbury	Active	2100000	4	12	110880	40749	79371	3.78%	1-Poor	175000	444	131250	420	None	5
Dorchester	Active	2999000	6	18	190080	77184	128736	4.29%	2-Average	166611	426	119960	295	None	5
North End	Active	3399999	6	12	238680	65985	192585	5.66%	3-Good	283333	899	425000	2556	Current rents are below market	1
South Boston	Active	1999900	4	4	95040	39060	63900	3.20%	1-Poor	499975	862	166658	777	Current rents are above market	1
Malden	Active	5000000	16	30	357120	138956	247924	4.96%	2-Average	166667	260	714286	302	Current rents are below market	3
Dorchester	Active	3800000	8	15	183360	70891	127749	3.36%	1-Poor	253333	383	316667	1788	None	5

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2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Newton, Waltham, Watertown, Boston – Allston, Brighton
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Listing Activity	Type	MF3+	2022	November	Report #	129									
Property Location	List Status	List 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	Highlights	Zone
South Boston	Active	2315000	3	8	118800	39312	89388	3.86%	1-Poor	289375	757	165357	597	Current rents are above market	1
Inman Sq	Active	1800000	1	4	48000	15413	36587	2.03%	1-Poor	450000	413	180000	491	Vacant lot	1
Roxbury	Active	1695000	6	12	120960	42908	88132	5.20%	3-Good	141250	324	84750	593	Current rents are above market	5
Dorchester	Active	1049000	3	11	108480	32464	85056	8.11%	5-Excellent	95364	284	58278	450	None	5
Medford	Active	1125000	3	6	77760	27709	56531	5.02%	3-Good	187500	359	93750	362	None	3
Arlington	Active	1695000	3	9	106920	37040	78790	4.65%	2-Average	188333	388	94167	192	None	4
Porter Sq	New	2520000	3	6	95040	30017	72943	2.89%	1-Poor	420000	798	280000	557	None	1
East Boston	New	799000	3	6	69120	25818	49062	6.14%	4-Great	133167	240	66583	570	None	2

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Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
5	Excellent	>7.0	1	City	Boston- 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, Newton, Waltham, Watertown, Boston – Allston, Brighton
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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Property Location	List Status	List 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	Highlights	Zone
Mattapan	Active	775000	3	11	94920	30170	72660	9.38%	5-Excellent	70455	216	45588	259	None	5
Malden	Active	999000	5	8	101760	36495	73745	7.38%	5-Excellent	124875	386	99900	329	None	3
North End	Active	3150000	4	10	179400	47600	146750	4.66%	2-Average	315000	663	165789	530	Current rents are below market	1
Fenway	Active	3950000	6	10.5	180840	70571	125339	3.17%	1-Poor	376190	828	790000	2117	None	1
Beacon Hill	Active	2299000	3	3.5	107520	46099	70381	3.06%	1-Poor	656857	958	287375	3406	None	1
Brookline	Active	6995000	11	6	208560	114793	111147	1.59%	1-Poor	1165833	467	582917	1440	Development Opportunity	4
Winter Hill	Active	2999900	4	8	115200	33227	91573	3.05%	1-Poor	374988	833	124996	765	None	1
East Boston	Active	1600000	1	4	38400	14696	26904	1.68%	1-Poor	400000	254	133333	345	Development Opportunity	2

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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Listing Activity	Type	MF3+	2022	November	Report #	131									
Property Location	List Status	List 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	Highlights	Zone
Dorchester	Active	899000	3	8	86400	28183	65417	7.28%	5-Excellent	112375	283	64214	259	None	5
Dorchester	Active	1129000	3	6	69120	27195	47685	4.22%	2-Average	188167	308	66412	238	None	5
Winter Hill	Active	2549900	3	6	86400	29364	64236	2.52%	1-Poor	424983	653	637475	373	None	1
Dorchester	Active	749999	3	5	63360	23883	44757	5.97%	3-Good	150000	265	53571	202	None	5
Mission Hill	Contingent	1700000	3	10	139920	45246	106334	6.25%	4-Great	170000	506	100000	1056	None	1
Jamaica Plain	Active	1699000	3	11	122040	39522	92688	5.46%	3-Good	154455	483	99941	413	None	5
Roxbury	Active	300000	3	12	100800	26882	82318	27.44%	5-Excellent	25000	56	16667	105	None	5
Dorchester	Under Agreement	849000	3	8	86400	28487	65113	7.67%	5-Excellent	106125	273	56600	201	None	5

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
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Listing Activity	Type	MF3+	2022	August	Report #	132									
Property Location	List Status	List 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	Highlights	Zone
Revere	Back on Market	649000	3	3	51840	21945	34215	5.27%	3-Good	216333	354	72111	408	None	2
Mission Hill	Active	7500000	6	20	279840	66087	237073	3.16%	1-Poor	375000	1124	681818	2437	Current rents are above market	1
Brookline	New	1600000	3	6	95040	38894	64066	4.00%	2-Average	266667	416	88889	518	Current rents are below market	4
Dorchester	New	999900	3	10	101760	30269	79971	8.00%	5-Excellent	99990	404	62494	260	Current rents are below market	5
South Boston	New	2900000	6	8	158400	67241	104359	3.60%	1-Poor	362500	670	138095	539	None	1
South Boston	New	2800000	6	6	142560	57858	96582	3.45%	1-Poor	466667	754	155556	1169	None	1
Union Sq	New	1799900	3	6	95040	37500	65460	3.64%	1-Poor	299983	500	128564	522	None	1
Roxbury	New	1299000	3	12	100800	31574	77626	5.98%	3-Good	108250	240	72167	196	Current rents are above market	5

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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, Newton, Waltham, Watertown, Boston – Allston, Brighton
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

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Property Location	List Status	List 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	Highlights	Zone
East Boston	Back on Market	1300000	4	12	126720	39831	97449	7.50%	5-Excellent	108333	207	54167	531	None	2
Brookline	Active	2799000	3	9	130680	45101	96469	3.45%	1-Poor	311000	589	155500	986	Current rents are above market	4
Mattapan	Active	1150000	3	12	100800	32426	76774	6.68%	4-Great	95833	251	63889	240	None	5
Chelsea	Active	899000	3	8	75600	27849	54051	6.01%	4-Great	112375	299	64214	325	None	2
Everett	Active	750000	3	4	57600	25379	37021	4.94%	2-Average	187500	277	57692	127	None	3
Brookline	Active	3499000	6	2	97680	52553	53267	1.52%	1-Poor	1749500	775	205824	880	Current rents are above market	4
East Boston	Active	899000	3	6	69120	26258	48622	5.41%	3-Good	149833	436	74917	1069	Current rents are below market	2
Ball Sq	New	2150000	1	3	35640	13577	25033	1.16%	1-Poor	716667	399	71667	307	None	1

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Dorchester	Active	2200000	7	16	181440	63816	132744	6.03%	4-Great	137500	319	95652	153	None	5
Everett	Active	899900	3	5	66240	29189	42571	4.73%	2-Average	179980	228	64279	128	Current rents are below market	3
Dorchester	Active	979000	3	11	108480	32432	85088	8.69%	5-Excellent	89000	242	57588	207	Current rents are below market	5
Mission Hill	Back on Market	1700000	3	10	139920	45246	106334	6.25%	4-Great	170000	506	100000	1056	Current rents are below market	5
Dorchester	Back on Market	799999	3	8	86400	28487	65113	8.14%	5-Excellent	100000	258	53333	189	None	5
South Boston	Active	3488000	6	12.5	205920	61803	161277	4.62%	2-Average	279040	423	166095	1550	Current rents are above market	1
Roxbury	Under Agreement	875000	3	8	75600	26451	55449	6.34%	4-Great	109375	255	54688	237	None	5
Jamaica Plain	New	1999999	3	11	122040	39994	92216	4.61%	2-Average	181818	547	111111	393	None	5

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