Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	February	Report #	88								

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 Somerville	Price Changed	1700000	3	9	95040	35207	67753	3.99%	1-Poor	188889	414	94444	276	None	1
Roxbury	Under Agreement	875000	3	8	75600	27810	54090	6.18%	4-Great	109375	243	58333	193	None	5
Everett	Contingent	995000	3	9	95040	30787	72173	7.25%	5-Excellent	110556	266	66333	459	Current rents are below market	3
Newton	Active	1898000	3	9	117600	43577	83823	4.42%	2-Average	210889	506	111647	338	Current rents are below market	4
Dorchester	Active	1850000	3	12	115200	36462	88338	4.78%	2-Average	154167	401	102778	319	None	5
Dorchester	Contingent	899000	3	6	69120	25655	49225	5.48%	3-Good	149833	292	64214	252	None	5
Allston	New	3450000	4	9	129600	42729	97671	2.83%	1-Poor	383333	838	202941	624	Current rents are above market	4
Hyde Park	New	1100000	3	9	95040	30668	72292	6.57%	4-Great	122222	241	64706	134	Current rents are below market	5

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

*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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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	February	Report #		89							

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	Price Changed	949000	3	10	101760	32351	77889	8.21%	5-Excellent	94900	299	59313	380	Current rents are below market	2
Everett	New	899900	3	7	78720	24984	60296	6.70%	4-Great	128557	273	56244	240	None	3
Back Bay	New	5100000	6	8	201600	71418	146982	2.88%	1-Poor	637500	1271	300000	510	Current rents are above market	1
West Roxbury	New	899999	3	5	63360	26045	42595	4.73%	2-Average	180000	324	75000	119	Current rents are above market	5
Roxbury	New	1499999	3	14	109200	36030	82270	5.48%	3-Good	107143	309	75000	231	Current rents are above market	5
Brighton	New	975000	3	6	86400	29986	63614	6.52%	4-Great	162500	434	81250	338	None	4
Jamaica Plain	New	1349000	3	7	87480	30101	64669	4.79%	2-Average	192714	388	84313	333	None	5
Union Sq	New	5350000	2	0.5	31680	19478	14842	0.28%	1-Poor	10700000	185	535000	534	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+		2023	February	Report #	90

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
Brighton	Active	2599000	3	8	108000	39308	77692	2.99%	1-Poor	324875	297	199923	153	None	4
Davis Sq	Active	2750000	4	9	142560	53693	100747	3.66%	1-Poor	305556	616	137500	735	Current rents are below market	1
Jamaica Plain	Active	1999000	4	11	132840	45116	98794	4.94%	2-Average	181727	443	90864	428	Current rents are below market	5
Newton	Active	699000	1	2	28800	10533	20667	2.96%	1-Poor	349500	1053	174750	391	Development Opportunity	4
Roxbury	New	1290000	3	12	100800	29849	79351	6.15%	4-Great	107500	211	71667	511	Current rents are above market	5
Roxbury	New	1150000	3	8	75600	27581	54319	4.72%	2-Average	143750	285	82143	483	Current rents are above market	5
Dorchester	New	1195000	3	8	86400	28243	65357	5.47%	3-Good	149375	398	85357	709	Current rents are above market	5
Roxbury	New	2100000	3	11	94920	28212	74618	3.55%	1-Poor	190909	438	116667	389	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

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	February	Report #	91

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
Charlestown	Back on Market	2129000	3	6	95040	40047	62913	2.96%	1-Poor	354833	602	152071	811	None	1
Mattapan	Price Changed	2430000	6	18	166320	49891	130289	5.36%	3-Good	135000	299	97200	339	Current rents are above market	5
Hyde Park	Price Changed	2490000	6	18	190080	58559	147361	5.92%	3-Good	138333	331	83000	390	Current rents are above market	5
Mission Hill	New	3100000	3	14	171600	57255	128645	4.15%	2-Average	221429	611	119231	494	Current rents are above market	5
Union Sq	New	3195000	6	18	261360	88059	195081	6.11%	4-Great	177500	483	106500	618	Current rents are below market	1
Revere	New	1250000	4	7	87360	35245	59395	4.75%	2-Average	178571	194	89286	346	Current rents are above market	2
East Boston	New	1345000	3	8	86400	35681	57919	4.31%	2-Average	168125	307	74722	478	Current rents are above market	2
Jamaica Plain	New	2250000	3	4	62640	26530	41330	1.84%	1-Poor	562500	390	225000	388	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+	2023	October	Report #	92										

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	Back on Market	1999900	4	10	136800	50951	97249	4.86%	2-Average	199990	484	105258	456	None	1
Brighton	New	5450000	5	12	165600	58010	121390	2.23%	1-Poor	454167	763	218000	162	Current rents are below market	4
East Boston	New	2599000	6	12	138240	60806	88954	3.42%	1-Poor	216583	543	129950	1155	Current rents are above market	2
Winthrop	New	1399000	4	6.5	72240	30964	47296	3.38%	1-Poor	215231	308	73632	1071	Current rents are below market	2
Spring Hill	New	1385000	3	3	64800	30922	39278	2.84%	1-Poor	461667	494	138500	242	None	1
Roslindale	New	1050000	3	6	69120	28807	46073	4.39%	2-Average	175000	276	65625	175	None	5
Brighton	New	3085000	3	14	156000	47934	121066	3.92%	1-Poor	220357	563	128542	615	None	4
Hyde Park	New	1300000	4	8	95040	33357	69603	5.35%	3-Good	162500	375	72222	344	None	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
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+		2023	October	Report #		93							

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
Medford	Contingent	1599999	3	7	90720	32989	65291	4.08%	2-Average	228571	382	114286	135	Current rents are above market	3
East Boston	Active	1899000	3	8	86400	30021	63579	3.35%	1-Poor	237375	584	118688	649	None	2
East Boston	Active	1250000	4	4	69120	33082	41798	3.34%	1-Poor	312500	610	89286	1374	Current rents are above market	2
Dorchester	Active	2750000	6	9	120960	56164	74876	2.72%	1-Poor	305556	544	125000	800	None	5
Jamaica Plain	Active	1999000	3	10	110160	43747	75593	3.78%	1-Poor	199900	516	111056	666	Current rents are above market	5
East Boston	Active	1125000	4	12	126720	39700	97580	8.67%	5-Excellent	93750	179	46875	459	None	2
West Roxbury	New	1490000	3	6	69120	29561	45319	3.04%	1-Poor	248333	375	99333	223	Current rents are above market	5
East Boston	New	3500000	6	9	120960	56499	74541	2.13%	1-Poor	388889	355	437500	682	None	2

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4	Great	6.0-6.9
3	Good	5.0-5.9
2	Average	4.0-4.9
1	Poor	<4.0

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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	Report #	94									

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	Back on Market	775000	3	9	95040	34623	68337	8.82%	5-Excellent	86111	156	96875	162	None	5
Chelsea	Price Changed	1100000	3	4	50400	25470	29130	2.65%	1-Poor	275000	342	57895	111	Development Opportunity	2
Roxbury	New	2700000	4	8	80640	33040	54320	2.01%	1-Poor	337500	483	100000	338	Current rents are above market	5
Allston	New	22000000	30	80	1075200	385273	779527	3.54%	1-Poor	275000	550	157143	1247	Unit Counts estimated	4
Dorchester	New	1725000	3	9	95040	37323	65637	3.81%	1-Poor	191667	478	95833	418	Current rents are above market	5
Dorchester	New	1625000	3	8	86400	32902	60698	3.74%	1-Poor	203125	511	95588	580	Current rents are above market	5
East Boston	New	999900	3	3	51840	28357	27803	2.78%	1-Poor	333300	372	111100	592	Current rents are above market	2
Back Bay	New	3500000	5	6	161280	61823	112897	3.23%	1-Poor	583333	1012	250000	1667	Current rents are above market	1

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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
Watertown	Price Changed	1375000	3	6	77760	34327	49913	3.63%	1-Poor	229167	416	91667	344	Current rents are below market	4
Midtown	New	5500000	4	4	129600	78672	61728	1.12%	1-Poor	1375000	1686	423077	1686	Current rents are above market	1
East Somerville	New	1199900	3	6	72000	28680	49320	4.11%	2-Average	199983	331	85707	527	None	1
Winter HIll	New	1395000	3	6	90000	31348	66152	4.74%	2-Average	232500	467	99643	533	Current rents are below market	1
Revere	New	1489000	5	7	97920	40195	65885	4.42%	2-Average	212714	430	67682	166	Current rents are above market	2
Everett	New	999000	4	7	86400	32740	60860	6.09%	4-Great	142714	327	62438	280	Current rents are below market	3
South End	New	3000000	4	5	131040	46769	95191	3.17%	1-Poor	600000	938	214286	2001	None	1
South Boston	New	1400000	3	4	79200	32181	53619	3.83%	1-Poor	350000	566	155556	816	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
1	Poor	<4.0		5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	Report #	96										

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	Back on Market	899999	3	5	63360	18048	50592	5.62%	3-Good	180000	324	75000	119	Current rents are above market	5
Jamaica Plain	New	1390000	3	4	65880	18384	52986	3.81%	1-Poor	347500	365	154444	299	None	5
Dorchester	New	1099000	3	6	72000	19200	58800	5.35%	3-Good	183167	317	61056	209	Current rents are above market	5
Waltham	New	1200000	4	6	83520	23936	66544	5.55%	3-Good	200000	382	60000	168	Current rents are above market	4
West End	New	899999	3	6	117000	25200	101550	11.28%	5-Excellent	150000	287	69231	138	Current rents are below market	1
Dorchester	New	1800000	4	6	80640	23552	63808	3.54%	1-Poor	300000	474	112500	406	None	5
Dorchester	New	2100000	3	11	108480	24064	93456	4.45%	2-Average	190909	538	123529	522	None	5
East Boston	New	1800000	6	10	126720	36096	101184	5.62%	3-Good	180000	440	81818	769	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

CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	Report #	97									

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	Active	1799000	3	7	80640	29386	57974	3.22%	1-Poor	257000	631	99944	362	Current rents are above market	2
Everett	Active	624900	3	6	69120	26935	47945	7.67%	5-Excellent	104150	254	44636	217	None	3
Winter Hill	Active	2850999	3	9	118800	51917	76783	2.69%	1-Poor	316778	559	190067	695	Current rents are above market	1
Winter Hill	Active	2100000	3	8	108000	34947	82053	3.91%	1-Poor	262500	675	131250	536	Current rents are above market	1
Malden	Under Agreement	1299999	3	9	95040	34039	68921	5.30%	3-Good	144444	288	72222	243	None	3
East Boston	Active	1199000	3	8	86400	31437	62163	5.18%	3-Good	149875	327	63105	288	None	2
Dorchester	Contingent	749900	3	14	124800	37287	97913	13.06%	5-Excellent	53564	158	37495	228	None	5
Allston	Active	2349999	3	10	124800	27504	107696	4.58%	2-Average	235000	767	146875	299	Current rents are above market	4

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Carey Connector – 46 Channing Rd, Watertown, MA 02472

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	Report #	98

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	Under Agreement	1475000	3	6	77760	37266	46974	3.18%	1-Poor	245833	320	98333	420	None	5
East Somerville	Active	1999900	4	14	132480	42784	100736	5.04%	3-Good	142850	445	83329	603	None	1
Dorchester	Active	4400000	6	21	208320	47358	178322	4.05%	2-Average	209524	387	151724	721	None	5
East Cambridge	Active	9500000	15	30	398520	141799	289931	3.05%	1-Poor	316667	621	950000	2141	None	1
East Boston	Active	829900	3	6	69120	29181	45699	5.51%	3-Good	138317	409	75445	546	None	2
Roslindale	Active	2750000	2	0.5	23040	11928	13032	0.47%	1-Poor	5500000	643	144737	395	Development Opportunity	5
East Boston	Contingent	2200000	7	8	126720	55073	82207	3.74%	1-Poor	275000	432	137500	440	Current rents are above market	2
Chelsea	Active	1050000	3	6	60480	27080	38440	3.66%	1-Poor	175000	345	58333	353	Current rents are above market	2

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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	October	Report #	99								

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
Ball-Magoun Sq	Active	1550000	3	3	58320	31073	32107	2.07%	1-Poor	516667	456	119231	461	None	1
Dorchester	Active	1180000	3	9	95040	33654	69306	5.87%	3-Good	131111	333	78667	429	Current rents are below market	5
Everett	New	949000	3	8	86400	31478	62122	6.55%	4-Great	118625	321	55824	235	None	3
Newton	Contingent	799000	3	5	79200	29687	56113	7.02%	5-Excellent	159800	260	57071	182	Current rents are below market	4
Newton	New	4499000	3	14	156000	52908	116092	2.58%	1-Poor	321357	460	214238	300	None	4
Mission Hill	New	2100000	3	11	149160	29510	132080	6.29%	4-Great	190909	497	105000	962	Current rents are below market	5
South Boston	New	1650000	3	7	106920	36672	79158	4.80%	2-Average	235714	565	117857	392	None	1
Hyde Park	New	849000	3	5	63360	24024	44616	5.26%	3-Good	169800	327	65308	129	None	5

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CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	Report #	100

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
Brighton	Back on Market	975000	3	6	86400	29872	63728	6.54%	4-Great	162500	434	81250	338	None	4
Winthrop	Price Changed	1875000	3	15	113400	33311	89539	4.78%	2-Average	125000	443	81522	405	Current rents are above market	2
Everett	New	950000	3	9	95040	32224	70736	7.45%	5-Excellent	105556	268	52778	222	None	3
Dorchester	New	2100000	8	16	184320	61501	138179	6.58%	4-Great	131250	365	105000	374	Current rents are below market	5
Waltham	New	2095000	6	13	149760	55284	106956	5.11%	3-Good	161154	348	77593	515	Current rents are above market	4
Winter Hill	New	1350000	3	9	118800	37728	90972	6.74%	4-Great	150000	408	67500	270	Current rents are below market	1
Mattapan	Contingent	1100000	3	11	94920	30286	72544	6.59%	4-Great	100000	259	55000	314	Current rents are above market	5
East Somerville	New	1900000	1	4	38400	16190	25410	1.34%	1-Poor	475000	1273	271429	582	Development Opportunity	1

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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	October	Report #		101

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	New	799000	3	3	51840	23848	32312	4.04%	2-Average	266333	471	133167	413	Current rents are above market	5
South Boston	New	1300000	3	3	71280	28684	48536	3.73%	1-Poor	433333	795	144444	1398	Current rents are above market	1
Union Sq	New	1895900	3	9	130680	41421	100149	5.28%	3-Good	210656	474	105328	665	Current rents are below market	1
Revere	New	899900	3	8	87360	21969	72671	8.08%	5-Excellent	112488	213	59993	250	Current rents are below market	2
Winter Hill	New	1250000	3	3	64800	28442	41758	3.34%	1-Poor	416667	586	138889	313	None	1
Chelsea	New	1099000	3	12	100800	34012	75188	6.84%	4-Great	91583	261	61056	548	Current rents are below market	2
East Boston	New	900000	3	5	63360	26071	42569	4.73%	2-Average	180000	441	81818	824	None	2
East Boston	New	900000	3	3.5	53760	25005	33235	3.69%	1-Poor	257143	441	81818	801	None	2

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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	Report #	102

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	Active	949888	3	8	75600	28830	53070	5.59%	3-Good	118736	295	49994	96	None	2
East Boston	Active	712000	3	5	63360	25523	43117	6.06%	4-Great	142400	382	71200	268	None	2
East Somerville	Under Agreement	1199900	3	6	72000	28680	49320	4.11%	2-Average	199983	331	85707	527	None	1
East Boston	Active	849000	4	7	86400	33276	60324	7.11%	5-Excellent	121286	432	70750	321	Current rents are below market	2
Mattapan	Active	1025000	3	11	94920	30490	72340	7.06%	5-Excellent	93182	233	48810	285	None	5
Waltham	Active	2600000	6	12	138240	51087	98673	3.80%	1-Poor	216667	523	325000	333	Current rents are above market	4
Waltham	Active	1650000	11	7	159360	71391	101249	6.14%	4-Great	235714	413	275000	421	Current rents are above market	4
Waltham	Active	2000000	6	8	115200	51226	73574	3.68%	1-Poor	250000	443	285714	177	Current rents are above market	4

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CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	October	Report #		103

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 End	Sold	2950000	4	10	191520	54833	152647	5.17%	3-Good	295000	656	134091	1730	None	1
Dorchester	Active	1200000	3	7	80640	31837	55523	4.63%	2-Average	171429	401	80000	484	None	5
Everett	Active	1149000	3	6	69120	29376	45504	3.96%	1-Poor	191500	379	95750	271	None	3
Dorchester	Active	1200000	3	9	95040	31309	71651	5.97%	3-Good	133333	275	66667	178	None	5
East Boston	New	800000	4	8	95040	25579	77381	9.67%	5-Excellent	100000	158	114286	229	Current rents are above market	2
Allston	New	3950000	7	9	178800	66152	127548	3.23%	1-Poor	438889	1039	303846	2655	Current rents are above market	4
Roxbury	New	909999	3	4	50400	23606	30994	3.41%	1-Poor	227500	360	113750	632	None	5
Belmont	New	4500000	8	15	200880	79281	138339	3.07%	1-Poor	300000	537	225000	450	Current rents are above market	4

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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

*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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CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	Report #	104

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	2600000	18	9	241920	104769	157311	6.05%	4-Great	288889	501	144444	409	None	3
North End	New	2600000	6	6	168480	54496	128024	4.92%	2-Average	433333	1083	173333	2500	Current rents are below market	1
Newton	New	3950000	8	8	172800	67794	119406	3.02%	1-Poor	493750	545	219444	451	None	4
Everett	New	2650000	20	10	268800	114144	177056	6.68%	4-Great	265000	456	147222	471	None	3
Everett	New	1500000	15	7.5	201600	85908	132492	8.83%	5-Excellent	200000	431	83333	383	None	3
Malden	New	2550000	17	8.5	228480	111514	136006	5.33%	3-Good	300000	490	141667	313	None	3
Dorchester	New	1000000	3	6	69120	28227	46653	4.67%	2-Average	166667	293	66667	243	Current rents are below market	5
Harvard Sq	New	4175000	3	7	126360	47773	89117	2.13%	1-Poor	596429	783	208750	1632	None	1

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

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	Report #	105

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	Back on Market	1224900	3	9	95040	32984	69976	5.71%	3-Good	136100	239	68050	336	None	5
North End	Extended	1550000	3	5	102960	36315	75225	4.85%	2-Average	310000	615	129167	1488	None	1
Roxbury	Price Changed	1200000	3	8	75600	29534	52366	4.36%	2-Average	150000	278	66667	161	None	5
East Somerville	New	1050000	3	6	69120	26826	48054	4.58%	2-Average	175000	412	80769	506	None	1
Ball-Magoun Sq	New	1600000	4	4	73440	37637	41923	2.62%	1-Poor	400000	261	66667	400	None	1
Dorchester	New	2350000	3	12	115200	41982	82818	3.52%	1-Poor	195833	533	97917	648	None	5
Mattapan	New	1200000	3	9	83160	27769	62321	5.19%	3-Good	133333	239	66667	148	None	5
Inman Sq	New	1895000	3	9	118800	39400	89300	4.71%	2-Average	210556	548	126333	708	Current rents are above market	1

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CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	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
Mission Hill	Price Changed	2850000	3	13	165000	53946	124804	4.38%	2-Average	219231	518	129545	717	Current rents are above market	5
Everett	Contingent	950000	3	9	95040	32224	70736	7.45%	5-Excellent	105556	268	52778	222	None	3
Brookline	New	2499000	4	5	100320	47740	60940	2.44%	1-Poor	499800	500	208250	770	None	4
South Boston	New	2175000	3	11	149160	43858	117732	5.41%	3-Good	197727	873	127941	1554	None	1
Brighton	New	2350000	3	9	118800	33089	95611	4.07%	2-Average	261111	552	156667	492	Current rents are above market	4
Mission Hill	New	2850000	3	15	178200	55614	137436	4.82%	2-Average	190000	649	86364	740	Current rents are above market	5
Dorchester	Contingent	1500000	3	9	95040	34712	68248	4.55%	2-Average	166667	366	83333	506	Current rents are below market	5
Dorchester	Under Agreement	1050000	3	9	93120	29932	70948	6.76%	4-Great	116667	268	58333	220	None	5

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CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	October	Report #	107

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	Back on Market	750000	3	7	80640	25690	61670	8.22%	5-Excellent	107143	201	46875	156	None	5
Roxbury	New	1150000	3	11	94920	31135	71695	6.23%	4-Great	104545	345	67647	469	Current rents are below market	5
Jamaica Plain	New	1395000	3	6	77760	27751	56489	4.05%	2-Average	232500	431	116250	244	None	5
East Boston	New	1500000	3	6	69120	32192	42688	2.85%	1-Poor	250000	446	125000	1250	Current rents are below market	2
Watertown	New	1499000	4	7	100440	40072	68738	4.59%	2-Average	214143	322	68136	468	None	4
Jamaica Plain	New	1799000	3	11	122040	41262	90948	5.06%	3-Good	163545	316	85667	180	Current rents are above market	5
Dorchester	New	2200000	3	12	115200	38283	86517	3.93%	1-Poor	183333	567	122222	718	Current rents are above market	5
Dorchester	New	1099000	3	12	115200	35460	89340	8.13%	5-Excellent	91583	276	61056	398	None	5

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CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	October	Report #		108								

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	Sold	1800000	6	6	142560	54400	100040	5.56%	3-Good	300000	478	128571	621	Current rents are below market	1
Revere	Active	3499900	5	7	96960	36430	68610	1.96%	1-Poor	499986	501	233327	357	None	2
Jamaica Plain	Active	5150000	4	10	124200	52327	82223	1.60%	1-Poor	515000	366	286111	855	Current rents are above market	5
Winter Hill	Active	1295999	3	5	79200	32817	52983	4.09%	2-Average	259200	356	81000	425	Current rents are above market	1
Dorchester	Active	999999	4	7	89280	30186	66534	6.65%	4-Great	142857	389	66667	208	None	5
South Boston	Active	2950000	4	8	126720	45904	91376	3.10%	1-Poor	368750	931	184375	2912	Current rents are above market	1
Dorchester	Active	1299000	3	6	72000	28186	49814	3.83%	1-Poor	216500	380	92786	141	Current rents are above market	5
Dorchester	Active	1800000	3	9	95040	22272	80688	4.48%	2-Average	200000	530	85714	735	Current rents are above market	5

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CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	October	Report #		109							

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
Hyde Park	Back on Market	849000	3	7	78720	26072	59208	6.97%	4-Great	121286	283	56600	129	None	5
East Boston	Price Changed	1350000	3	6	69120	29668	45212	3.35%	1-Poor	225000	479	96429	795	None	2
South Boston	New	2100000	3	8	118800	41481	87219	4.15%	2-Average	262500	800	123529	1463	Current rents are above market	1
Everett	New	995000	3	6	69120	28464	46416	4.66%	2-Average	165833	275	66333	249	Current rents are below market	3
East Boston	New	1389900	3	5	63360	29248	39392	2.83%	1-Poor	277980	481	126355	532	None	2
Powderhouse Sq	New	3000000	4	10	124200	44532	90018	3.00%	1-Poor	300000	838	150000	458	Current rents are above market	1
Dorchester	New	3750000	9	9	155520	75389	93091	2.48%	1-Poor	416667	696	163043	673	Current rents are above market	5
North End	New	2995000	4	11	191880	55660	152210	5.08%	3-Good	272273	751	157632	3443	None	1

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CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

| Listing Activity | Type | MF3+ | 2023 | October | Report # | 110 | | | | | | | | | |

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
Inman Sq	Back on Market	1175000	3	4	72000	24397	53603	4.56%	2-Average	293750	666	117500	1029	None	1
Inman Sq	Price Changed	4999999	9	19	282000	100254	205246	4.10%	2-Average	263158	451	200000	941	Current rents are above market	1
North End	Active	7250000	10	29	500760	149416	393074	5.42%	3-Good	250000	796	805556	2375	None	1
Arlington	New	4800000	4	16	172800	47068	140132	2.92%	1-Poor	300000	599	141176	551	None	4
Dorchester	New	1149999	3	11	106560	29653	85787	7.46%	5-Excellent	104545	294	63889	194	Current rents are below market	5
East Boston	New	1499000	3	11	108480	39039	78481	5.24%	3-Good	136273	499	74950	600	Current rents are above market	2
Revere	New	1150000	3	9	95040	32529	70431	6.12%	4-Great	127778	136	57500	218	None	2
Mattapan	New	1399000	4	13	115920	34972	90608	6.48%	4-Great	107615	278	66619	190	Current rents are above market	5

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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	October	Report #		111								

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Dorchester	Active	1250000	3	9	95040	30742	72218	5.78%	3-Good	138889	378	65789	470	None	5
Dorchester	Active	1150000	3	9	95040	32120	70840	6.16%	4-Great	127778	318	76667	373	None	5
South End	Active	3400000	4	10	196560	59415	153525	4.52%	2-Average	340000	555	161905	2221	None	1
East Boston	Active	2495000	4	8	92160	38835	61005	2.45%	1-Poor	311875	705	311875	998	None	2
East Boston	Active	2349000	5	7	96000	29902	74098	3.15%	1-Poor	335571	635	90346	1685	Current rents are above market	2
East Boston	Contingent	799000	3	9	95040	31303	71657	8.97%	5-Excellent	88778	236	47000	426	None	2
South Boston	Active	2100000	3	8	118800	44354	84346	4.02%	2-Average	262500	556	105000	972	Current rents are above market	1
Dorchester	Active	2099999	6	16	172800	54249	132951	6.33%	4-Great	131250	352	91304	480	Current rents are below market	5

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Rating	Rating Title	Cap Rate Range		Zone #	Zone Location	Cities-Neighborhoods
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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
1	Poor	<4.0		5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	November	Report #	112

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	Reactivated	3695000	10	21	306000	106850	224650	6.08%	4-Great	175952	413	92375	294	Current rents are below market	1
Mattapan	Active	1100000	3	11	94920	30490	72340	6.58%	4-Great	100000	250	52381	306	None	5
Dorchester	Active	1200000	3	9	95040	33757	69203	5.77%	3-Good	133333	401	80000	484	None	5
Arlington	Active	4000000	4	12	138240	48917	100843	2.52%	1-Poor	333333	629	200000	356	None	4
East Somerville	Active	2099000	3	9	95040	33728	69232	3.30%	1-Poor	233222	636	139933	317	None	1
Dorchester	Active	1100000	3	9	95040	30717	72243	6.57%	4-Great	122222	249	73333	275	None	5
East Boston	Active	1995000	3	9	95040	26514	76446	3.83%	1-Poor	221667	547	133000	798	None	2
East Boston	Active	1197000	3	8	86400	31512	62088	5.19%	3-Good	149625	340	70412	458	Current rents are below market	2

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CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+	2023	November	Report #	113

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	Back on Market	1900000	5	14	130200	42848	98202	5.17%	3-Good	135714	340	70370	238	Current rents are above market	5
Jamaica Plain	Extended	1799000	3	11	122040	41262	90948	5.06%	3-Good	163545	316	85667	180	Current rents are above market	5
South Boston	New	2550000	6	6	142560	58297	96143	3.77%	1-Poor	425000	750	283333	1342	Current rents are above market	1
Jamaica Plain	New	2300000	6	12	155520	53944	114536	4.98%	2-Average	191667	420	115000	384	Current rents are below market	5
Newton	New	2199000	4	7	112800	47480	74720	3.40%	1-Poor	314143	457	115737	544	Current rents are above market	4
South Boston	New	1899900	3	3	71280	27721	49499	2.61%	1-Poor	633300	815	211100	1466	None	1
South Boston	New	1500000	3	6	95040	29789	73171	4.88%	2-Average	250000	487	125000	1435	Current rents are above market	1
South Boston	New	2000000	6	8	158400	65935	105665	5.28%	3-Good	250000	543	285714	1641	Current rents are above market	1

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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	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
Mattapan	Active	749000	3	6	63000	25258	42992	5.74%	3-Good	124833	241	57615	108	None	5
North End	Active	1200000	4	6	135720	43548	103482	8.62%	5-Excellent	200000	375	80000	952	None	1
Chelsea	Active	920000	3	5	55440	27515	32545	3.54%	1-Poor	184000	361	70769	153	None	2
Cambridgeport	Active	6000000	4	12	190080	73304	132616	2.21%	1-Poor	500000	820	166667	1487	None	1
East Somerville	Active	1799000	3	10	101760	39658	70582	3.92%	1-Poor	179900	364	94684	255	Current rents are above market	1
Chelsea	Active	1450000	5	9	98280	41659	64811	4.47%	2-Average	161111	394	76316	505	Current rents are above market	2
Everett	Active	2500000	6	24	230400	70133	179467	7.18%	5-Excellent	104167	305	208333	508	Current rents are below market	3
South Boston	New	1375000	3	3.5	73920	27108	52972	3.85%	1-Poor	392857	823	196429	809	Current rents are above market	1

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*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

Mark Carey, Chief Connection Officer - Mobile - 781-964-6236 Email – mark@careyconnector.com

Carey Connector – 46 Channing Rd, Watertown, MA 02472

www.careyconnector.com

Connecting People and Property

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	December	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
Everett	Reactivated	1499000	5	8	107520	39751	76729	5.12%	3-Good	187375	354	83278	417	Current rents are above market	3
East Boston	Back on Market	875000	3	3	49920	22990	31090	3.55%	1-Poor	291667	340	79545	1094	Current rents are above market	2
Jamaica Plain	Under Agreement	1999000	3	11	119880	40000	89870	4.50%	2-Average	181727	443	111056	428	Current rents are above market	5
Everett	Contingent	1279900	6	6	103680	43514	68806	5.38%	3-Good	213317	329	85327	237	Current rents are above market	3
South Boston	New	1975000	3	8	118800	38500	90200	4.57%	2-Average	246875	743	141071	1068	Current rents are above market	1
East Somerville	New	799900	4	6	80640	32799	54561	6.82%	4-Great	133317	317	44439	190	None	1
Strawberry Hill	New	1800000	3	6	77760	28427	55813	3.10%	1-Poor	300000	497	120000	580	None	1
Dorchester	New	2150000	3	10	101760	37074	73166	3.40%	1-Poor	215000	596	119444	683	Current rents are above market	5

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Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	December	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
Jamaica Plain	Active	2099000	3	11	122040	27372	104838	4.99%	2-Average	190818	507	116611	924	Current rents are above market	5
Harvard Sq	Active	3000000	4	8	159120	53851	118529	3.95%	1-Poor	375000	692	157895	903	Current rents are below market	1
Union Sq	Active	1599999	3	6	95040	37368	65592	4.10%	2-Average	266667	478	106667	633	Current rents are below market	1
South Boston	Active	4889000	6	11	183480	50385	148385	3.04%	1-Poor	444455	978	325933	2043	None	1
Chelsea	Under Agreement	1999999	6	16	151200	56216	107584	5.38%	3-Good	125000	335	83333	333	Current rents are below market	2
Chelsea	Active	1375000	4	9	90720	39334	58946	4.29%	2-Average	152778	307	65476	153	Current rents are above market	2
Chelsea	New	1099000	3	12	100800	35512	73688	6.70%	4-Great	91583	261	61056	548	Current rents are below market	2
Watertown	New	1950000	4	11	132840	55398	88512	4.54%	2-Average	177273	319	67241	321	Current rents are above market	4

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CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	December	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
Dorchester	Active	1050000	3	8	86400	33360	60240	5.74%	3-Good	131250	263	65625	237	Current rents are below market	5
Union Sq	Active	6000000	12	15	308880	103843	230777	3.85%	1-Poor	400000	519	333333	574	None	1
South Boston	Active	2200000	4	8	126720	45374	91906	4.18%	2-Average	275000	667	129412	1375	None	1
Powderhouse Sq	Active	1499000	3	6	77760	36844	47396	3.16%	1-Poor	249833	438	99933	313	Current rents are above market	1
Union Sq	Active	1999000	3	9	130680	44448	97122	4.86%	2-Average	222111	498	111056	820	Current rents are below market	1
Spring Hill	Active	1900000	3	15	162000	46885	128615	6.77%	4-Great	126667	346	79167	745	None	1
South Boston	New	6300000	12	20	348480	138370	239150	3.80%	1-Poor	315000	569	900000	971	Current rents are above market	1
South Boston	New	2500000	6	8	158400	68935	102665	4.11%	2-Average	312500	679	357143	2051	Current rents are above market	1

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CAREY CONNECTOR

CAREY CAP report

Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Type	MF3+		2023	December	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 Somerville	Active	1700000	3	6	69120	33454	41426	2.44%	1-Poor	283333	414	94444	276	None	1
South Boston	Active	2000000	3	6	95040	31289	71671	3.58%	1-Poor	333333	650	166667	1914	Current rents are above market	1
Roxbury	Active	1700000	4	10	95760	37152	66588	3.92%	1-Poor	170000	278	77273	186	Current rents are above market	5
Dorchester	Active	1200000	3	8	86400	28922	64678	5.39%	3-Good	150000	419	80000	712	Current rents are above market	5
Roslindale	Active	959000	3	6	69120	27686	47194	4.92%	2-Average	159833	363	68500	217	None	5
East Boston	Active	1489000	3	9	95040	34009	68951	4.63%	2-Average	165444	400	82722	475	Current rents are above market	2
Chelsea	Active	1180000	4	8	80640	35582	51778	4.39%	2-Average	147500	480	84286	118	None	2
South Boston	New	2850000	3	9	130680	49436	92134	3.23%	1-Poor	316667	647	158333	702	Current rents are above market	1

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