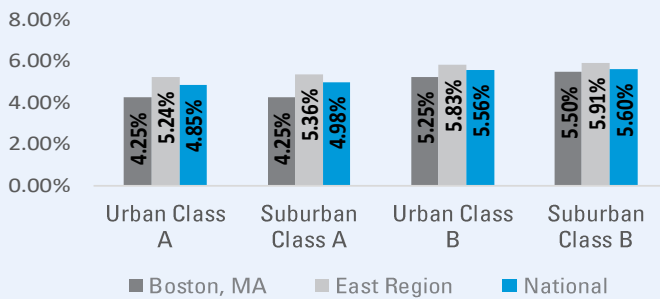


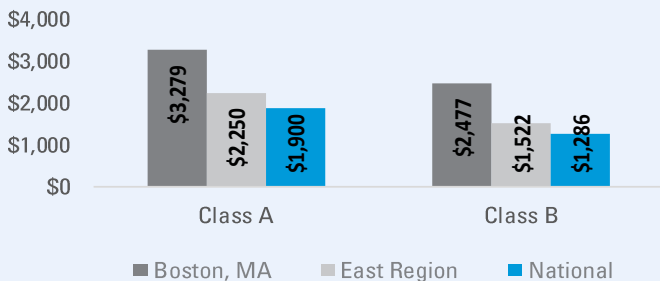
Market Rate Indicators (Y/Y)

Categories	Class A	Class B
Going In Cap Rate (%)	▲	▲
Asking Rent (\$/Unit)	▲	▲
Vacancy Rate (%)	▼	▼

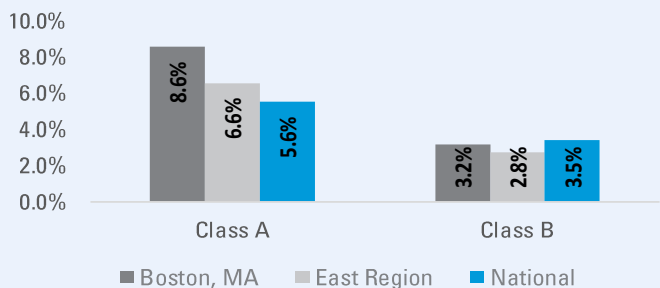
Going In Cap Rate Comparisons (%)



Asking Rents (\$/Unit)



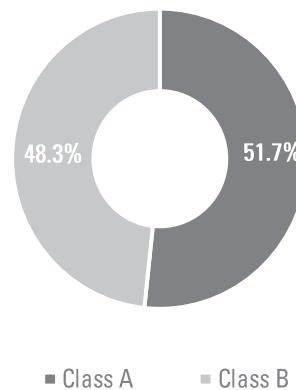
Vacancy Rates (%)



Boston, MA Multifamily Market Overview

The Boston Metro Area continues to experience strong demand for multifamily rental property investments with both rental and pricing trends remaining on the rise. Vacancy rates continue to remain at frictional levels even with reported rental rate increases being in excess of 8% within the past 12-month period. The low vacancy and high rental rate growth have remained in place due to a number of factors including residential home prices that continue to trade at all time high pricing levels as well as ongoing expansion of the metro economy, especially in the life sciences sector and corporate increases within the city of Boston. Barriers to entry for new multifamily rental property development remain at moderate levels due to a number of factors. These include high competition for developable land within the city of Boston and Cambridge submarkets as multifamily developers continue to compete with developers for life science and associated property developments, increasing levels of construction costs as a result of supply chain issues and inflationary factors as well as labor shortages within the construction industry. The overall employment market within the Boston Metro Area continued to improve over the past 12-month period and is projected to continue to grow over the next 12-month period by 3% to 3.5%. As a result, the investment market for multifamily rental property investments is projected to remain stable in the near term given the current supply/demand parameters that are anticipated to remain in place along with the ongoing moderate barriers to entry for new supply given the current constraints in the market. The market will continue to watch the investment criteria into the first half of Calendar Year 2023 to determine what level of impact that interest rate increases and inflationary factors will have on this sector.

Distribution of Total Inventory



251,619 Units
Multifamily Inventory

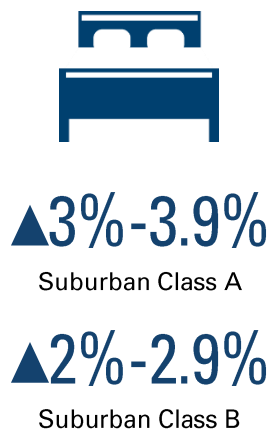
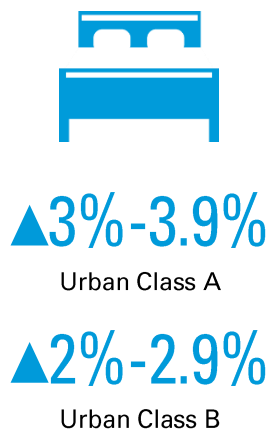
0.71% - 12 Mo. Proj.
Construction/Inventory

2023 BOSTON, MA MULTIFAMILY ANNUAL REPORT

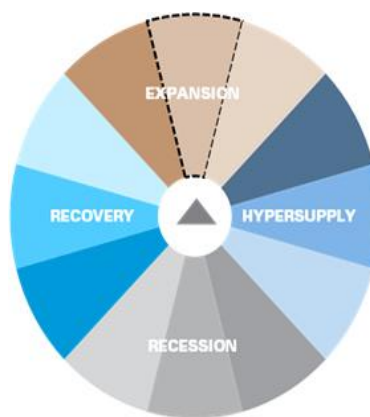
An Integra Realty Resources Publication / irr.com



Change In Value Next 12 Months



Market Cycle: Expansion Stage 2



- Med/High Rental Rate Growth
- Decreasing Vacancy Rates
- High Absorption
- Moderate/High Employment Growth
- Moderate/High New Construction

Forecasts

Boston, MA 12-Month Multifamily Forecasts

Categories	Urban Class A	Urban Class B	Suburban Class A	Suburban Class B
Going-In Cap Rates	Increase 1-24 bps	Increase 1-24 bps	Increase 1-24 bps	Increase 1-24 bps
Discount Rate	Increase 1-24 bps	Increase 1-24 bps	Increase 1-24 bps	Increase 1-24 bps
Reversion Rate	Increase 1-24 bps	Increase 1-24 bps	Increase 1-24 bps	Increase 1-24 bps
Construction (Units)	1,787			
Market Rent Change	+5.00%	+6.00%	+5.00%	+6.00%
Expense Rate Change	+6.00%	+6.00%	+5.00%	+5.00%
Years to Balance	In Balance			

Boston, MA 36-Month Multifamily Forecasts

Categories	Urban Class A	Urban Class B	Suburban Class A	Suburban Class B
Market Rent Change	+11.64%			
Change in Value	Increase 5%-9.9%	Increase 5%-9.9%	Increase 5%-9.9%	Increase 5%-9.9%

Integra Realty Resources (IRR) is the largest independent commercial real estate valuation and consulting firm in North America, with over 165 MAI-designated members of the Appraisal Institute among 600+ professionals based in our 50+ offices throughout the United States and the Caribbean. Founded in 1999, the firm specializes in real estate appraisals, feasibility and market studies, expert testimony, and related property consulting services across all local and national markets. Our valuation and counseling services span all commercial property types and locations, from individual properties to large portfolio assignments.

For more information, visit www.irr.com.