

Class-A Metro North Rent Comps

	Holmes Beverly			The Landing at Vinnin Square			Halstead at Salem Station			Canvas			Link 480			Sedna Beverly			Halvard			MarketStreet Apartments		
Location	Beverly			Swampscott			Salem			Beverly			Beverly			Beverly			Gloucester			Lynnfield		
Year Built	2019			2016			2020			2019			2018			2020			2021			2013		
Owner	Barnat Development			TA Realty			The DSF Group			Beverly Crossing			Beverly Crossing			Procopio Construction			The Dolben Company			National Development		
Unit Mix	#	%		#	%		#	%		#	%		#	%		#	%		#	%		#	%	
Studio	12	18%		0	0%		0	0%		67	53%		1	1%		0	0%		30	15%		0	0%	
1-Bed	41	61%		100	54%		28	22%		39	31%		82	91%		37	60%		54	27%		108	60%	
2-Bed	14	21%		69	38%		63	48%		20	16%		7	8%		25	40%		116	58%		72	40%	
3-Bed	0	0%		15	8%		39	30%		0	0%		0	0%		0	0%		0	0%		0	0%	
Total # of Units	67			184			130			126			90			62			200			180		
STUDIO	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF
Low	\$1,768	507	\$3.49							\$1,807	480	\$3.76	\$1,643	582	\$2.82				\$1,695	671	\$2.53			
High	\$1,999	498	\$4.01																\$4,150	1,652	\$2.51			
Weighted Average	\$1,896	491	\$3.86							\$1,807	480	\$3.76	\$1,643	582	\$2.82				\$1,739	676	\$2.57			
1 BEDROOM	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF
Low	\$2,227	746	\$2.99	\$1,786	808	\$2.21	\$1,869	656	\$2.85	\$1,852	613	\$3.02	\$1,693	608	\$2.78	\$1,908	607	\$3.14	\$1,965	657	\$2.99	\$2,359	759	\$3.11
High	\$2,500	656	\$3.81	\$2,248	986	\$2.28	\$1,981	758	\$2.61	\$2,256	755	\$2.99	\$1,892	830	\$2.28	\$2,184	669	\$3.26	\$2,325	997	\$2.33	\$3,108	1,072	\$2.90
Weighted Average	\$2,344	719	\$3.26	\$1,855	805	\$2.31	\$1,905	700	\$2.72	\$1,890	649	\$2.91	\$1,767	654	\$2.70	\$2,139	659	\$3.25	\$2,102	803	\$2.62	\$2,479	808	\$3.07
2 BEDROOM	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF
Low	\$2,801	992	\$2.82	\$2,417	1,177	\$2.05	\$2,544	1,045	\$2.43	\$2,011	895	\$2.25	\$1,197	962	\$1.24	\$3,065	961	\$3.19	\$2,350	971	\$2.42	\$3,009	1,195	\$2.52
High	\$3,410	1,024	\$3.33	\$4,897	1,319	\$3.71	\$2,868	1,263	\$2.27	\$3,499	1,270	\$2.76	\$2,584	1,173	\$2.20	\$3,582	1,145	\$3.13	\$2,490	1,086	\$2.29	\$3,464	1,285	\$2.70
Weighted Average	\$3,036	1,010	\$3.01	\$2,856	1,233	\$2.32	\$2,712	1,138	\$2.38	\$2,631	1,002	\$2.63	\$2,135	1,014	\$2.11	\$3,268	1,015	\$3.22	\$2,406	1,033	\$2.33	\$3,372	1,232	\$2.74
3 BEDROOM	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF
Low				\$2,931	1,464	\$2.00	\$3,170	1,714	\$1.85															
High				\$3,376	1,461	\$2.31	\$3,238	1,675	\$1.93															
Weighted Average				\$3,139	1,463	\$2.15	\$3,205	1,694	\$1.89															
PROPERTY TOTAL	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF	Rent	SF	Rent / SF
Weighted Average	\$2,408	739	\$3.26	\$2,335	1,019	\$2.29	\$2,686	1,210	\$2.22	\$1,963	615	\$3.19	\$1,794	681	\$2.63	\$2,594	802	\$3.23	\$2,224	918	\$2.42	\$2,836	978	\$2.90

Notes
 1. All rents are current asking rents
 2. "Weighted Average" assumes all units at market rents (i.e. no affordable).