

RENTAL MARKET ANALYSIS

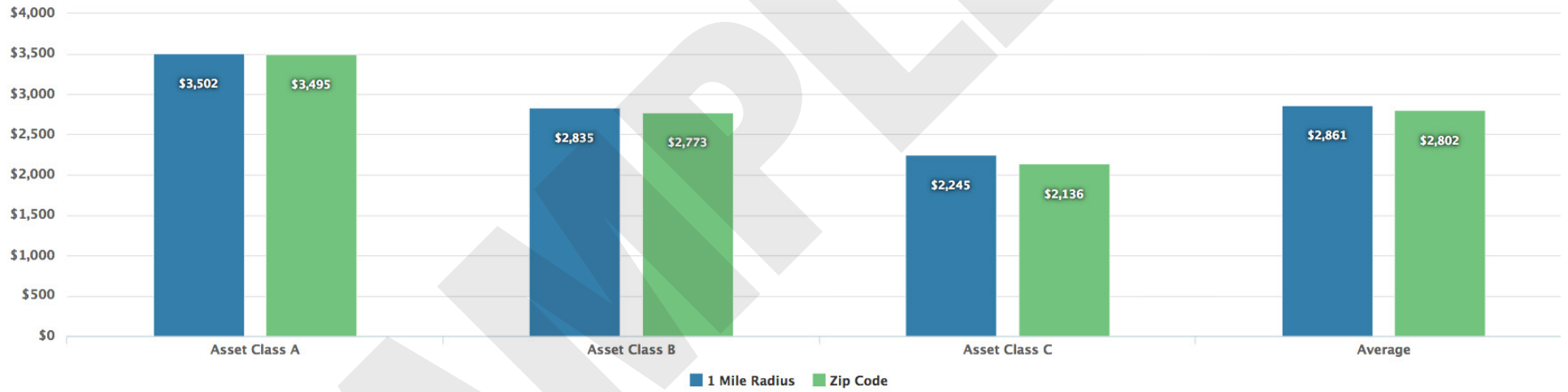
PROPERTY INFORMATION

Complex Name	Unknown	Property Type	Multi-Family
Address	30 Thacher St	City	Hingham
State	MA	Zip	02043
County	Plymouth	MSA	Boston, MA-NH
Search Radius	1 Mile	Observations	1,212

ANALYSIS OF MULTI-FAMILY OBSERVATIONS IN 1 MILE RADIUS

1 BR	2 BR	3 BR
\$2,267 <small>Past Year Average Rent (NOV 2015 - NOV 2016)</small>	\$2,861 <small>Past Year Average Rent (NOV 2015 - NOV 2016)</small>	\$2,586 <small>Past Year Average Rent (NOV 2015 - NOV 2016)</small>
\$2,835 <small>Max Rent Within Past Year</small>	\$4,220 <small>Max Rent Within Past Year</small>	\$3,750 <small>Max Rent Within Past Year</small>
\$1,626 <small>Min Rent Within Past Year</small>	\$1,500 <small>Min Rent Within Past Year</small>	\$1,875 <small>Min Rent Within Past Year</small>
\$254 <small>Standard Deviation Within Past Year</small>	\$575 <small>Standard Deviation Within Past Year</small>	\$433 <small>Standard Deviation Within Past Year</small>
\$2.44 <small>Avg Price per SqFt</small>	\$2.14 <small>Avg Price per SqFt</small>	\$1.56 <small>Avg Price per SqFt</small>
\$22 <small>2016Q2 vs 2016Q3</small>	\$109 <small>2016Q2 vs 2016Q3</small>	\$1,406 <small>2016Q2 vs 2016Q3</small>
-\$197 <small>2014 vs 2015</small>	\$262 <small>2014 vs 2015</small>	-\$116 <small>2014 vs 2015</small>

MULTI-FAMILY ASKING RENT BY ASSET CLASS FOR 1 MILE RADIUS & ZIP 02043 (NOV 2015 - NOV 2016)

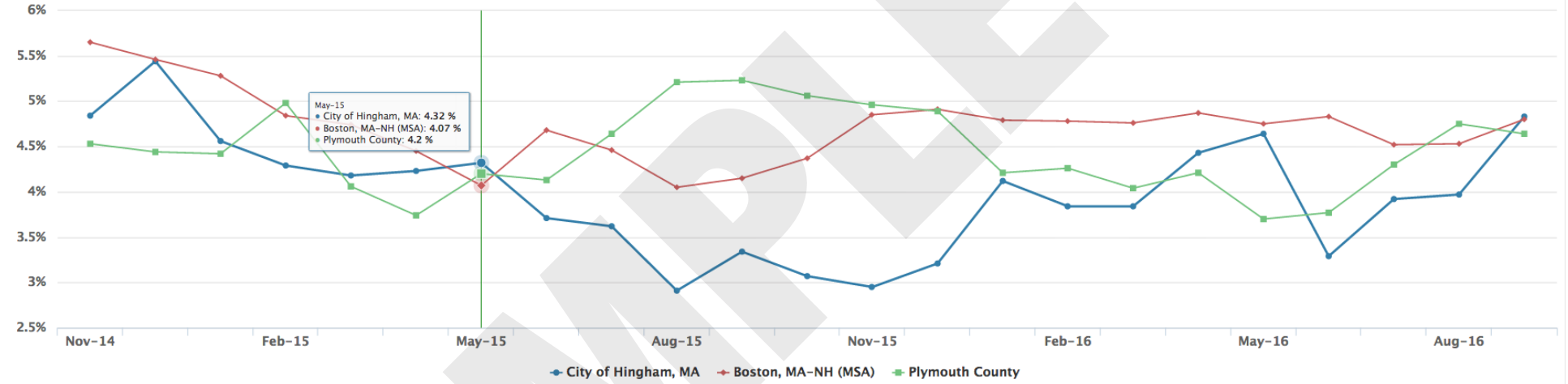


FAIR MARKET RATES (2016)

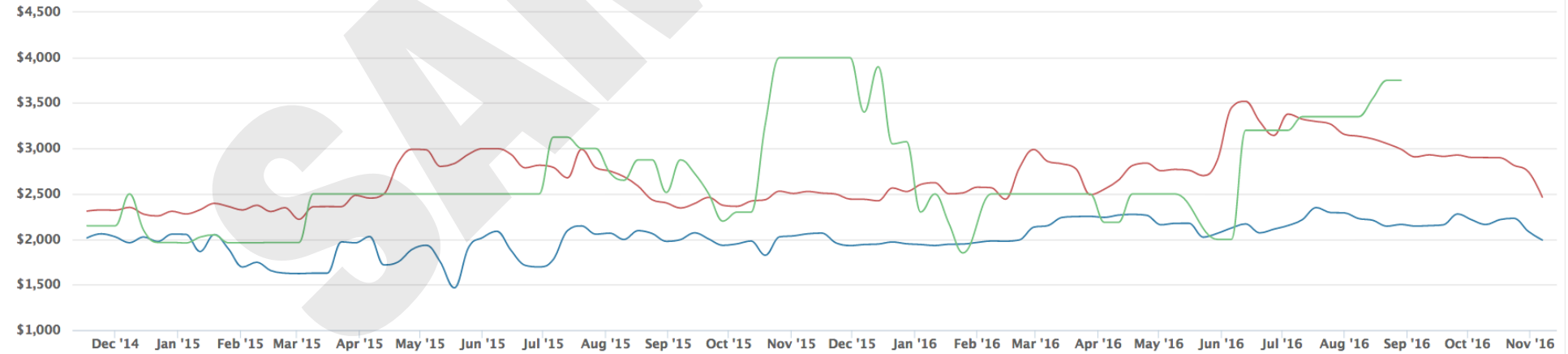
Source: Huduser.gov

	Studio	1 Bed	2 Beds	3 Beds	4 Beds
Plymouth	\$835	\$922	\$1,199	\$1,573	\$1,643
MA	\$829	\$973	\$1,218	\$1,527	\$1,711

MULTI-FAMILY VACANCY FOR HINGHAM, MA AND SURROUNDING AREA



HISTORICAL AVERAGE RENT FOR HINGHAM, MA



RENT TREND SUMMARIES

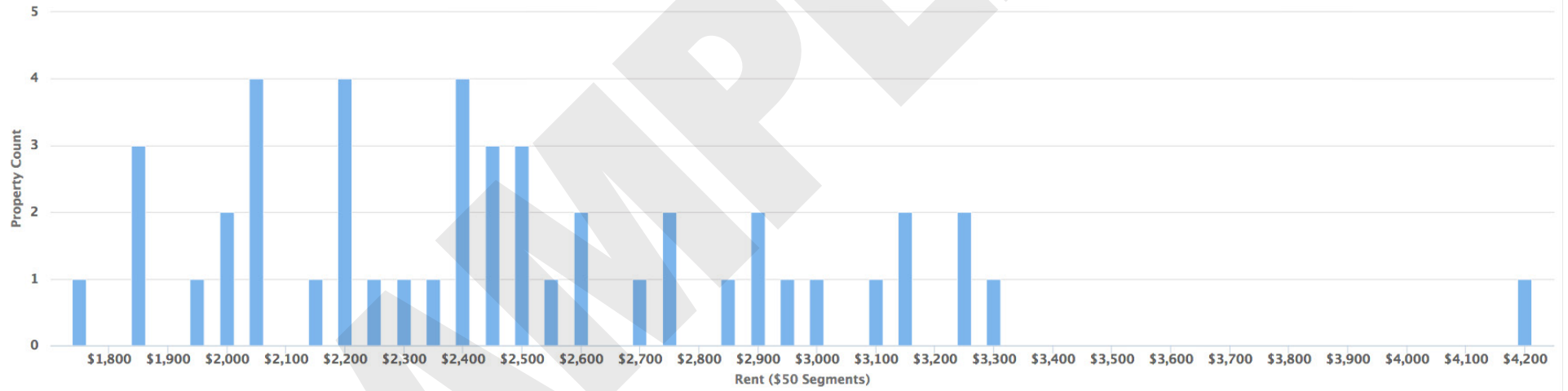
(All Property Types)

REGION	OCT-2016 AVG RENT	1 MONTH CHANGE	3 MONTH CHANGE	6 MONTH CHANGE	12 MONTH CHANGE
Zip 02043	\$4,874	\$636	\$-1,537	\$1,611	\$-492
City of Hingham	\$4,874	\$636	\$-1,537	\$1,611	\$-492
Plymouth County	\$2,199	\$-35	\$-221	\$-308	\$-291
Boston, MA-NH (MSA)	\$3,183	\$-51	\$-82	\$-156	\$138
State of MA	\$2,946	\$-26	\$-103	\$-157	\$251
United States	\$1,926	\$-34	\$-102	\$-83	\$119

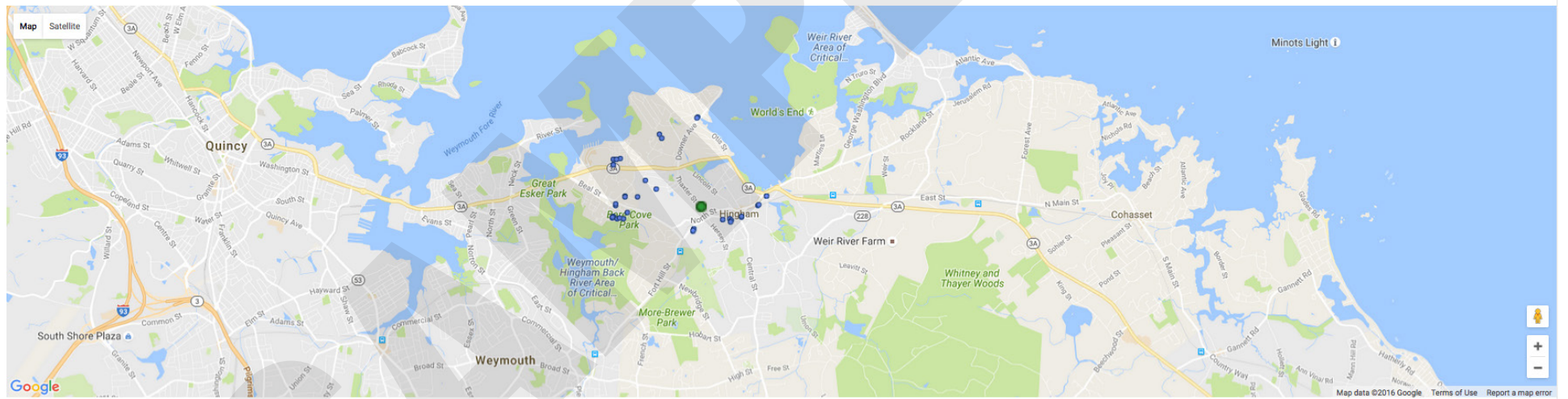
MEDIAN MULTI-FAMILY RENT TREND SUMMARIES OVER PAST YEAR WITHIN 1 MILE

TYPE OF RESIDENCE	MEDIAN RENT	AVG SQFT	MEDIAN RENT / AVG SQFT
1 Beds RMFD	\$2,130.00	930	\$2.3
2 Beds RMFD	\$2,519.00	1,337	\$1.89
3 Beds RMFD	\$2,500.00	1,655	\$1.52

RENT DISTRIBUTION BY MULTI-FAMILY PROPERTY WITHIN THE PAST MONTH



MAP OF COMPARABLE MULTI-FAMILY PROPERTIES IN 1 MILE RADIUS (41 POINTS)



COMPARABLE MULTI-FAMILY PROPERTY DATA SAMPLE

#	ADDRESS	PROPERTY TYPE	BEDS	ASK RENT	DISTANCE (MI)	ASSET CLASS
1	237 South St, Hingham MA 02043	RDUP	4	\$3,900	0.18	A
2	243 South St, Hingham MA 02043	RAPT	1	\$1,850	0.19	C
3	241 South St, Hingham MA 02043	RAPT	1	\$1,750	0.19	C
4	135 South St, Hingham MA 02043	RDUP	4	\$3,500	0.21	A
5	2 Forget Me Not Ln, Hingham MA 02043	RMFD	2	\$2,300	0.25	B
6	119 South St, Hingham MA 02043	RDUP	2	\$1,800	0.27	C
7	56 Park View Dr, Hingham MA 02043	RAPT	4	\$4,200	0.42	A
8	49 North St, Hingham MA 02043	RAPT	2	\$2,500	0.43	A
9	47 North St, Hingham MA 02043	RAPT	2	\$2,000	0.43	C
10	30 Rhodes Cir, Hingham MA 02043	RAPT	2	\$1,600	0.44	C
11	85 Summer St, Hingham MA 02043	RAPT	3	\$2,500	0.50	A
12	3009 Hockley Dr, Hingham MA 02043	RCON	2	\$2,225	0.52	B
13	58 Fottler Rd, Hingham MA 02043	RDUP	2	\$1,500	0.53	C
14	2706 Hockley Dr, Hingham MA 02043	RCON	2	\$2,400	0.55	B
15	2402 Hockley Dr, Hingham MA 02043	RCON	2	\$2,400	0.55	B
16	138 Nokomis Rd, Hingham MA 02043	RAPT	4	\$3,000	0.56	A
17	17 Kilmer Rd, Hingham MA 02043	RAPT	2	\$2,600	0.60	A
18	2205 Hockley Dr, Hingham MA 02043	RCON	2	\$1,800	0.60	C
19	3804 Tuckers Ln, Hingham MA 02043	RCON	2	\$2,200	0.60	B
20	3601 Tuckers Ln, Hingham MA 02043	RCON	2	\$2,000	0.60	C
21	1906 Hockley Dr, Hingham MA 02043	RCON	2	\$2,400	0.62	B
22	1903 Hockley Dr, Hingham MA 02043	RCON	2	\$2,000	0.63	B
23	152 Shipyard Dr, Hingham MA 02043	RAPT	1	\$2,185	0.67	B