

MARKET RENTAL COMPARABLES

Community	Location	Year Built	# of Homes	NRSF	Market Rent	Market \$/SF
MODERA WESTON	Weston	2022	180	1,491	\$4,973	\$3.33
Hancock Estates	Newton	2018	88	1,343	\$5,182	\$3.86
Avalon at Chestnut Hill	Newton	2007	200	1,369	\$4,005	\$2.92
Moderia Needham	Needham	2018	136	1,480	\$4,232	\$2.86
Katahdin Woods of Lexington	Lexington	1988	103	961	\$2,678	\$2.79
Moderia Natick Center	Natick	2015	150	1,113	\$3,026	\$2.72
Avalon at Newton Highlands	Newton	2003	293	1,240	\$3,339	\$2.69
Avalon at Lexington Hills	Lexington	2008	387	1,324	\$3,218	\$2.43