

Erath CAD Income Approach Cap Rates – 2019

Apartments

CAP RATE

Newer Builds (Less than 20 years Old)	7.0
Older Model (20+ years Old)	7.5
Three-Plex or Four-Plex	7.5
Low Income/Government Subsidized	9.0

Hotels

Flag/Chain Brand	8.0
Non-Flag/Non-Chain	8.5
RV/Tiny Cabin/MH	8.5

Office

General	7.0
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Retail/Mixed Use

General	7.5
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Industrial

General	6.5
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Self Storage

General	7.0
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Sources: RealtyRates Investor Survey, 4th Quarter, 2018 ed.
Situs RERC –Real Estate Report 3rd Quarter, Vol. 47, No. 3.
PwC Real Estate Investor Survey, 3rd Quarter, 2018
CBRE, The Case For Workforce Housing, 2018, p. 25
National Real Estate Investor, The Appeal of Affordable Housing to For-Profit Investors.