



## Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	1	City	2019	March	Report #	19							
Property Location	List Status	List Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap	Investment Rating	\$ per Bedroom	\$ PSF	\$ per Room	\$ PSF Land	Highlights
								Rate Estimate			Liv Area			
Harvard Sq	New	2199000	3	7	120960	35723	95317	4.33%	2-Average	314143	608	129353	365	None
Davis Sq	New	2099000	3	9	116400	44115	81985	3.91%	1-Poor	233222	468	123471	402	Current rents are above market
Magoun Sq	PCG	1075000	2	5	61560	22435	44255	4.12%	2-Average	215000	407	97727	427	Price Drop \$75k
East Somerville	New	1649999	4	9	88200	35018	60532	3.67%	1-Poor	183333	355	78571	220	None
Davis Sq	New	1049999	2	4	61200	23522	42778	4.07%	2-Average	262500	366	87500	424	Current rents are below market
North End	New	4290000	5	16	247680	68323	199997	4.66%	2-Average	268125	993	165000	4400	Current rents are at market
Winter Hill	New	1800000	3	9	95040	36563	66397	3.69%	1-Poor	200000	329	94737	494	Current rents are at market
North End	New	2175000	2	4	69120	26156	48724	2.24%	1-Poor	543750	910	241667	2719	None

Properties highlighted in Green indicate properties with investment ratings of 3 or better, darker green shade is for an investment rating of 4 and the darkest green is for an excellent 5 investment rating

Every day new multifamily investment properties come on the market. After listening to my investor clients describe their challenges with quickly assessing which properties are worth pursuing and which ones are not I decided to do the leg work and provide a summary of some key data and cap rate estimations along with my rating of the investment opportunity from an overview of information provided in the listing along with utilizing neighborhood market rate estimates and expense estimates. This new listings report will provide a good look at the cap rate and income potential that buyers can expect from their investment for new properties to the market.

Investors should use this summary as a guide to target the highest rated opportunities first before spending cycles on the lower rated opportunities. You may have your own investment rating based on your risk tolerance levels and investment goals. Table 1 below provides the cap rate ratings used in this report.

Table 1: Cap Rate Range Ratings			Table 2: Identifies the different cities and neighborhoods that are included in each of the separate zones.		
Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
5	Excellent	>7.0	1	City	Boston- Back Bay, Beacon Hill, Charlestown, Chinatown, Downtown, Fenway, Kenmore, Midtown, North End, Seaport District, South Boston, South End, Waterfront, West End; Cambridge, Somerville
4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Newton, Waltham, Watertown, Boston – Allston, Brighton
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

\*Data source for listings in this report including list price, number of units and number of bedrooms are from MLSPIN all other data is provided by

**Mark Carey, Senior Associate - Residential Investments - Mobile - 781-964-6236 Email - [mcarey@sennere.com](mailto:mcarey@sennere.com) [markccarey.com](http://markccarey.com)**

**Senne' Real Estate - 33 Church St Cambridge, MA 02139 [www.sennere.com](http://www.sennere.com) Office - 617-314-9400**

