



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

Listing Activity	Zone	1	City	2019	May	Report #	44							
Property Location	List Status	List Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Highlights
Spring Hill	New -UAG	1150000	2	5	61560	22966	43723.632	3.80%	1-Poor	230000	512	115000	305	Current rents are at market
Central Sq	New	4300000	4	16	211200	57505	171295.318	3.98%	1-Poor	268750	541	215000	1730	Current rents are below market
East Cambridge	New	5300000	6	21	262800	82612	202088.184	3.81%	1-Poor	252381	611	196296	530	Current rents are above market
Porter Sq	New	1495000	2	4	57600	22474	39926.124	2.67%	1-Poor	373750	794	166111	590	None
Davis Sq	New	1599900	2	7	87600	31912	62988.02	3.94%	1-Poor	228557	395	114279	367	Current rents are below market
Back Bay	New	16400000	3	12	187200	56072	146727.86	0.89%	1-Poor	1366667	1882	1093333	5230	None
Porter Sq	New - CTG	1175000	2	4	61200	20079	46220.552	3.93%	1-Poor	293750	601	106818	346	None
Davis Sq	New	1399900	3	6	91200	33812	64987.724	4.64%	2-Average	233317	441	99993	301	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

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