



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	2	East	2019	March	Report #	15							
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
Jeffries Point	New	699999	2	4	34560	15083	22357.236	3.19%	1-Poor	175000	334	70000	505	None
Revere	New	574900	2	5	47880	18318	33551.73	5.84%	3-Good	114980	272	47908	128	None
East Boston	New	1150000	3	10	89040	28243	68217.104	5.93%	3-Good	115000	236	52273	193	Current rents are below market
Revere	New	1100000	4	8	83160	31103	58986.862	5.36%	3-Good	137500	261	64706	225	Current rents are below market
Chelsea	New	779000	3	9	71280	25844	51375.75	6.60%	4-Great	86556	215	51933	164	Current rents are below market
East Boston	New	850000	3	6	60480	22965	42555.434	5.01%	3-Good	141667	314	70833	603	None
East Boston	PCG	1790000	6	12	120960	45942	85098.22	4.75%	2-Average	149167	307	77826	417	Price Drop \$200k
Revere	New	699900	2	5	48720	19029	33751.496	4.82%	2-Average	139980	245	63627	143	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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