



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	2	East	2019	May	Report #	22							
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
Revere	New - CTG	740000	2	7	61320	20867	45563	6.16%	4-Great	105714	310	67273	203	None
East Boston	BOM	798998	2	5	47880	18985	32885	4.12%	2-Average	159800	285	72636	178	None
East Boston	New	849900	2	5	48720	17820	34960	4.11%	2-Average	169980	416	84990	314	None
East Boston	New - CTG	1049900	3	6	60480	24839	40681	3.87%	1-Poor	174983	353	87492	600	Current rents are above market
Jeffries Point	New	769900	2	8	67200	20967	51833	6.73%	4-Great	96238	457	64158	1081	Current rents are at market
Revere	New	599900	2	4	42840	17553	28857	4.81%	2-Average	149975	273	66656	150	None
Revere	New	699900	2	5	48720	18812	33968	4.85%	2-Average	139980	297	69990	175	None
Beachmont	New	499900	2	4	40320	17063	26617	5.32%	3-Good	124975	261	55544	185	Current rents are below market

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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