



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2018	June	Report #	30							
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
Malden	PCG	525000	2	3	30240	16752	16008.2	3.05%	1-Poor	175000	352	65625	90	Price drop \$40k
Maplewood	New	899888	2	7	49680	22151	31669.1	3.52%	1-Poor	128555	252	44994	89	None
Medford Hillside	New	879000	2	6	53760	19334	38906.2	4.43%	2-Average	146500	393	73250	198	None
Medford	New	849900	2	4	40320	17116	26563.8	3.13%	1-Poor	212475	380	70825	226	None
Malden	New	739900	3	5	47520	22651	28828.8	3.90%	1-Poor	147980	296	61658	174	None
Malden	New	579900	2	5	41040	18983	25477.5	4.39%	2-Average	115980	235	57990	63	None
Bell Rock	PCG	879000	3	8	64800	27492	42708.4	4.86%	2-Average	109875	242	67615	90	Price drop \$70k
Malden	PCG	799000	4	4	51840	29110	27050.5	3.39%	1-Poor	199750	265	66583	77	Price drop \$50k

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-Allston, 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, Brighton, Newton, Waltham, Watertown
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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