



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity		Zone		3 North		2018 June		Report #		31				
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	650000	3	6	51840	25038	31121.9	4.79%	2-Average	108333	236	54167	189	Price drop \$35k
Faulkner	New	549900	2	6	46080	18266	31654.2	5.76%	3-Good	91650	289	49991	245	None
Everett	New	569900	2	5	41040	18523	25936.9	4.55%	2-Average	113980	243	56990	168	None
Everett	New	699000	2	5	41040	16497	27962.9	4.00%	2-Average	139800	299	77667	179	Price Drop \$50k
Edgeworth	New	768000	2	7	49680	22681	31139.1	4.05%	2-Average	109714	235	38400	133	None
Malden	New	625000	2	4	34560	17963	19477.4	3.12%	1-Poor	156250	234	56818	83	None
Everett	BOM - CTG	530000	2	4	36720	16890	22889.9	4.32%	2-Average	132500	272	58889	158	None
Malden	New	699000	2	7	49680	19423	34396.8	4.92%	2-Average	99857	276	46600	167	None

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
Mark Carey, Senior Associate - Residential Investments - Mobile - 781-964-6236 Email - mcarey@sennere.com
Senne' Commercial - 33 Church St Cambridge, MA 02139 www.sennecommercial.com Office - 617-314-9400