



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	January	Report #	3
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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		Highlights	
											Liv Area	\$ per Room		\$ PSF Land
Tufts	New	699000	2	3	40320	16046	27633.9	3.95%	1-Poor	233000	373	77667	299	Probate Sale
Malden	New	649000	2	6	55440	19689	40370.8	6.22%	4-Great	108167	300	216333	144	None
Everett	New	639000	2	8	65520	21973	49006.5	7.67%	5-Excellent	79875	241	49154	160	Current rents are below market
Glendale	New	579000	2	5	47880	17968	33902.5	5.86%	3-Good	115800	279	52636	190	None
Medford	New	799900	2	7	70080	22411	53508.8	6.69%	4-Great	114271	341	66658	214	None
Everett	PCG	599900	2	4	42840	17646	28764.1	4.79%	2-Average	149975	214	54536	111	Price Drop \$50k
Forestdale	New	575000	2	6	52920	20755	36575.5	6.36%	4-Great	95833	233	47917	82	None
Medford	New	850000	2	7	70080	21984	53936	6.35%	4-Great	121429	300	85000	195	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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