



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	January	Report #	4							
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
Medford	New	1750000	4	11	117120	37827	89053.1	5.09%	3-Good	159091	389	92105	442	Current rents are above market
Malden	New	859000	2	7	61320	22988	43442.1	5.06%	3-Good	122714	308	61357	115	None
Malden	New	440000	2	5	47880	18867	33003	7.50%	5-Excellent	88000	231	44000	56	None
Malden	New	724900	2	5	47880	20100	31770.2	4.38%	2-Average	144980	268	60408	101	Current rents are above market
Malden	PCG	599000	2	4	42840	18468	27941.7	4.66%	2-Average	149750	275	59900	138	Price Drop \$41k
Linden	New	599900	2	4	40320	19076	24604.2	4.10%	2-Average	149975	284	59990	136	None
Medford	New	899000	2	4	46080	18954	30966.1	3.44%	1-Poor	224750	363	89900	125	None
Malden	New	499900	2	3	35280	16646	21574.4	4.32%	2-Average	166633	249	49990	125	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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