



## Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	2	East	2019	February	Report #	8							
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	New	699900	2	6	53760	20264	37975.958	5.43%	3-Good	116650	262	58325	220	None
Medford	New - CTG	674900	2	5	54720	18892	40387.52	5.98%	3-Good	134980	335	61355	112	None
Everett	New	629000	2	6	53760	19561	38678.842	6.15%	4-Great	104833	260	62900	112	None
Malden	New	599000	2	4	42840	18468	27941.67	4.66%	2-Average	149750	275	59900	138	Current rents are at market
Everett	BOM	579000	2	6	53760	19377	38863.304	6.71%	4-Great	96500	252	48250	122	Current rents are below market
Malden	New	769000	3	8	75600	27158	54742.355	7.12%	5-Excellent	96125	266	51267	159	None
Edgeworth	New	599888	2	4	42840	17744	28666.212	4.78%	2-Average	149972	278	66654	90	None
Maplewood	New	469900	2	4	42840	20176	26233.821	5.58%	3-Good	117475	199	46990	44	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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