



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity Zone 3 North 2019 March Report # 13

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
Everett	New	850000	2	7	57960	21374	41415.986	4.87%	2-Average	121429	278	70833	187	Current rents are above market
Glendale	New	730000	2	6	53760	19418	38822.45	5.32%	3-Good	121667	342	60833	202	None
Everett	New	1194900	3	9	83160	26395	63694.82	5.33%	3-Good	132767	366	56900	271	None
Everett	New	689000	2	5	48720	19253	33526.87	4.87%	2-Average	137800	295	62636	187	None
Hillside	New	849999	2	5	54720	19226	40054.4	4.71%	2-Average	170000	438	94444	255	Current rents are below market
Medford	New	650000	2	6	61440	20448	46112	7.09%	5-Excellent	108333	271	54167	124	None
West Everett	New	569000	2	3	35280	16379	21840.882	3.84%	1-Poor	189667	250	51727	253	None
Everett	New	599900	2	4	40320	18579	25101.19	4.18%	2-Average	149975	254	59990	200	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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