



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	March	Report #	14							
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	RAC	1200000	4	8	80640	33879	53481	4.46%	2-Average	150000	242	66667	136	Current rents are below market
Medford	New	699900	2	4	46080	17806	32114	4.59%	2-Average	174975	271	69990	154	None
Everett	BOM	688900	3	7	68880	25108	49512	7.19%	5-Excellent	98414	262	57408	172	None
Medford	New	950000	3	6	69120	26005	48875	5.14%	3-Good	158333	315	67857	328	None
Medford	New	895000	2	7	66240	22246	49514	5.53%	3-Good	127857	155	63929	157	None
Maplewood	New	699900	2	6	53760	21129	37111	5.30%	3-Good	116650	238	53838	100	None
Tufts	BOM	2500000	4	8	103680	33062	79258	3.17%	1-Poor	312500	567	156250	663	None
Everett	BOM	849900	3	6	60480	24208	41312	4.86%	2-Average	141650	275	56660	129	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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