



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

Listing Activity	Zone	3	North	2019	April	Report #	18							
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	625000	2	4	40320	19340	24340.1	3.89%	1-Poor	156250	292	69444	105	Current rents are at market
Everett	New	775000	3	8	75600	28091	53809.028	6.94%	4-Great	96875	191	45588	276	None
Medford	New	949900	3	5	63360	25188	43452.48	4.57%	2-Average	189980	370	73069	270	None
Everett	New	799900	3	5	55440	23847	36213.194	4.53%	2-Average	159980	294	49994	128	None
Glendale	New	749900	2	5	47880	19685	32185.388	4.29%	2-Average	149980	296	53564	224	None
Everett	New	890000	2	5	47880	17966	33903.732	3.81%	1-Poor	178000	507	89000	417	None
Everett	New	800000	2	4	42840	17456	28953.554	3.62%	1-Poor	200000	418	100000	271	None
Malden	New	739900	2	3	35280	20278	17942.449	2.42%	1-Poor	246633	232	61658	149	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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