



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

Listing Activity	Zone	3	North	2019	April	Report #	20							
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	695000	2	5	47880	20323	31547.313	4.54%	2-Average	139000	270	53462	94	None
Medford	PCG	1449900	2	7	70080	22981	52938.56	3.65%	1-Poor	207129	322	65905	160	Price Drop \$90k
Malden	PCG	899999	2	4	42840	19108	27302.056	3.03%	1-Poor	225000	239	64286	75	Price Drop \$50K
Everett	New	749990	4	4	60480	26326	39193.944	5.23%	3-Good	187498	375	62499	306	None
Everett	New	624900	2	4	42840	17356	29053.832	4.65%	2-Average	156225	373	78113	230	Current rents are above market
Maplewood	New	709999	2	5	47880	19422	32448.346	4.57%	2-Average	142000	314	59167	142	None
Malden	New	610000	2	4	42840	18857	27552.859	4.52%	2-Average	152500	302	61000	80	Current rents are at market
Everett	New	829000	3	6	63840	25614	43545.72	5.25%	3-Good	138167	230	69083	362	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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