



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	April	Report #	21							
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
Faulkner	New	949900	2	8	65520	24241	46739.453	4.92%	2-Average	118738	226	63327	215	None
Malden	New	599900	2	4	42840	17879	28530.858	4.76%	2-Average	149975	248	59990	201	None
Malden	New	719000	2	4	42840	17879	28530.858	3.97%	1-Poor	179750	335	65364	241	None
Medford	New	849900	3	4	57600	24451	37948.8	4.47%	2-Average	212475	303	70825	108	None
Glendale	New	499500	2	6	53760	19343	38896.73	7.79%	5-Excellent	83250	201	49950	114	Current rents are below market
Everett	New	499900	2	5	47880	18148	33721.746	6.75%	4-Great	99980	203	49990	101	None
Everett	New	695000	2	6	55440	20407	39653.366	5.71%	3-Good	115833	326	57917	192	Current rents are below market
Everett	New	829000	3	7	68880	27112	47507.974	5.73%	3-Good	118429	224	48765	127	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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