



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	May	Report #	25							
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
Edgeworth	New	725000	2	6	53760	22504	35736	4.93%	2-Average	120833	238	55769	130	None
Medford	New	699998	3	6	69120	25484	49396	7.06%	5-Excellent	116666	300	77778	224	Current rents are below market
Medford	New	799900	2	4	46080	18165	31755	3.97%	1-Poor	199975	357	61531	92	Current rents are at market
Everett	New	579900	2	5	47880	19915	31955	5.51%	3-Good	115980	221	48325	136	None
Everett	BOM	590000	2	5	47880	18205	33665	5.71%	3-Good	118000	259	65556	137	Current rents are below market
Medford	New	799000	2	6	61440	19613	46947	5.88%	3-Good	133167	469	61462	156	None
Maplewood	New	499900	2	6	53760	20338	37902	7.58%	5-Excellent	83317	206	49990	61	None
Medford	New	799000	2	5	54720	19364	39916	5.00%	2-Average	159800	250	66583	199	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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