



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	June	Report #	30							
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
Everett	New	1500000	2	6	52920	21414	35916	2.39%	1-Poor	250000	473	115385	186	None
Malden	New	499900	2	4	42840	18657	27753	5.55%	3-Good	124975	272	62488	83	None
Forestdale	New	649000	2	4	40320	20202	23478	3.62%	1-Poor	162250	279	59000	144	None
Malden	New	799000	2	6	53760	21136	37104	4.64%	2-Average	133167	288	66583	154	None
Malden	New	790000	2	4	42840	19108	27302	3.46%	1-Poor	197500	351	60769	66	None
Medford	New	1450000	2	5	54720	18802	40478	2.79%	1-Poor	290000	611	131818	493	None
Everett	New	989900	3	8	73920	30076	50004	5.05%	3-Good	123738	238	54994	141	Current rents are below market
Everett	New	859900	3	6	60480	25117	40403	4.70%	2-Average	143317	285	61421	150	Current rents are below market

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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