



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

Listing Activity	Zone	3	North	2019	June	Report #	31							
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	599900	2	4	42840	18109	28301.128	4.72%	2-Average	149975	244	54536	231	None
Malden	New	810000	2	5	47880	20640	31230.16	3.86%	1-Poor	162000	342	81000	124	Current rents are at market
Everett	New	1650000	6	12	126000	47642	88857.848	5.39%	3-Good	137500	310	86842	171	Current rents are below market
Everett	New - CTG	761000	3	5	55440	24372	35688.282	4.69%	2-Average	152200	236	69182	213	None
Medford	New	775000	2	6	60480	19634	45886.4	5.92%	3-Good	129167	272	70455	111	Current rents are below market
Everett	New	750000	3	6	60480	23902	41617.718	5.55%	3-Good	125000	303	62500	231	Current rents are below market
Everett	New	799000	2	6	53760	21465	36774.798	4.60%	2-Average	133167	310	66583	188	None
Everett	New	659000	2	3	36120	15891	23239.312	3.53%	1-Poor	219667	220	82375	269	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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