



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

Listing Activity	Zone	3	North	2019	June	Report #	32							
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 -CTG	719900	2	6	55440	20665	39395	5.47%	3-Good	119983	299	65445	122	None
Everett	New	729999	2	4	40320	18242	25438	3.48%	1-Poor	182500	356	81111	62	None
Malden	New	569000	2	2	28560	15819	15121	2.66%	1-Poor	284500	278	63222	261	None
Medford	New	929000	2	4	48960	19339	33701	3.63%	1-Poor	232250	328	71462	275	None
Everett	New	575000	2	4	40320	17866	25814	4.49%	2-Average	143750	245	57500	221	None
Everett	New	779000	2	6	53760	20399	37841	4.86%	2-Average	129833	259	64917	217	None
Everett	New	899999	2	5	47880	20916	30954	3.44%	1-Poor	180000	306	90000	112	None
Malden	New	890000	2	4	42840	24699	21711	2.44%	1-Poor	222500	195	74167	67	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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