



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	4	West	2019	March	Report #	13							
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
Waltham	New	1399900	5	9	98280	37829	68640.728	4.90%	2-Average	155544	273	58329	154	Current rents are above market
Arlington	New	899000	2	4	46080	21271	28649.5	3.19%	1-Poor	224750	360	81727	182	None
Watertown	New	819000	2	4	46080	21552	28367.728	3.46%	1-Poor	204750	381	81900	142	Current rents are above market
Brookline	New	2990000	3	12	144000	49349	106650.653	3.57%	1-Poor	249167	551	166111	983	None
Newton	New	1750000	3	6	77760	34248	49992.075	2.86%	1-Poor	291667	430	109375	92	None
Newtonville	New	1899999	2	7	74520	27045	53684.84	2.83%	1-Poor	271428	521	135714	190	Current rents are above market
Waltham	New	850000	2	6	55440	22243	37817.45	4.45%	2-Average	141667	211	70833	147	None
Watertown	New	869000	2	5	54720	22237	37043.272	4.26%	2-Average	173800	394	79000	166	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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