



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

Listing Activity	Zone	4	West	2019	April	Report #	17							
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
Allston	New	2088000	3	9	106920	40533	75296.558	3.61%	1-Poor	232000	489	174000	379	None
Waltham	PCG	1395000	5	6	79800	36677	49773.152	3.57%	1-Poor	232500	706	139500	172	None
Brookline	New	6750000	2	7	82800	75783	13916.758	0.21%	1-Poor	964286	717	281250	104	None
Brookline	New	1599000	3	6	86400	34584	59016.247	3.69%	1-Poor	266500	437	106600	395	None
Brighton	New	1200000	2	8	84240	28431	62828.716	5.24%	3-Good	150000	321	100000	220	None
Brighton	New	1200000	3	8	97200	31349	73950.694	6.16%	4-Great	150000	384	75000	375	None
Watertown	New	869900	2	4	46080	22039	27880.864	3.21%	1-Poor	217475	394	79082	162	Current rents are at market
Arlington	New	1195000	2	7	66240	25493	46266.762	3.87%	1-Poor	170714	435	85357	225	Current rents are above 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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