



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	4	West	2019	May	Report #	24							
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
Brighton	New	1299000	3	6	81000	32060	55690	4.29%	2-Average	216500	268	76412	223	None
Watertown	New	800000	2	4	46080	21329	28591	3.57%	1-Poor	200000	278	57143	160	None
Newtonville	New - CTG	1100000	2	6	69120	23534	51346	4.67%	2-Average	183333	437	110000	191	Current rents are below market
Newtonville	BOM - PCG	1649000	2	7	74520	27045	53685	3.26%	1-Poor	235571	452	117786	165	Current rents are above market
East Arlington	New	895000	2	4	46080	21409	28511	3.19%	1-Poor	223750	427	89500	296	None
Waltham	New	279900	2	4	40320	17067	26613	9.51%	5-Excellent	69975	141	34988	68	Cash Offers Only
Arlington	New	779900	2	4	46080	19713	30207	3.87%	1-Poor	194975	312	77990	130	None
Newton	PCG	1125000	2	7	74520	25699	55031	4.89%	2-Average	160714	300	62500	99	Price Drop \$170k

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

Mark Carey, Senior Associate - Residential Investments - Mobile - 781-964-6236 Email - mcarey@sennere.com markccarey.com

Senne' Real Estate - 33 Church St Cambridge, MA 02139 www.sennere.com Office - 617-314-9400

