



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

Listing Activity	Zone	4	West	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
South Waltham	New	999000	2	7	61320	20917	45513	4.56%	2-Average	142714	291	58765	182	None
Arlington Heights	New	899900	2	6	63360	25101	43539	4.84%	2-Average	149983	240	69223	103	Current rents are below market
Allston	New	1050000	2	7	78840	26196	59214	5.64%	3-Good	150000	477	87500	350	Current rents are below market
Allston	New	1050000	2	8	84240	26391	64869	6.18%	4-Great	131250	466	80769	420	Current rents are below market
Arlington	New	1350000	3	5	63360	28823	39817	2.95%	1-Poor	270000	399	96429	245	Current rents are at market
Newton Corner	New	925000	2	4	51840	20146	36014	3.89%	1-Poor	231250	462	77083	181	None
Arlington	New	999000	2	5	54720	24032	35248	3.53%	1-Poor	199800	371	83250	209	None
East Arlington	New	1198876	2	6	61440	23763	42797	3.57%	1-Poor	199813	299	1198876	256	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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