



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	4	West	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
Watertown	New	880000	2	4	46080	20166	29754	3.38%	1-Poor	220000	470	88000	176	Current rents are below market
Watertown	New - CTG	849900	2	4	46080	21979	27941	3.29%	1-Poor	212475	334	65377	136	None
Brighton	New	1750000	3	8	95040	31783	71177	4.07%	2-Average	218750	551	109375	275	None
Brighton	New	1750000	3	5	71280	29631	47589	2.72%	1-Poor	350000	689	125000	150	None
Nonantum	New	849000	2	6	63360	20904	47736	5.62%	3-Good	141500	356	77182	241	Current rents are below market
Allston	New	1299000	2	5	61560	19760	46930	3.61%	1-Poor	259800	522	129900	853	None
Waltham	New	995000	4	8	83160	30683	59407	5.97%	3-Good	124375	266	58529	109	None
Waltham	New	1950000	3	8	75600	40844	41056	2.11%	1-Poor	243750	423	177273	216	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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