



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5 South	2019	January	Report #									
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
Codman Sq	New	625000	2	7	41400	16401	28449.4	4.55%	2-Average	89286	233	52083	125	None
Dorchester	New	769900	3	8	54000	22150	36349.9	4.72%	2-Average	96238	202	42772	147	None
Dorchester	RAC	725000	3	8	54000	23399	35101.4	4.84%	2-Average	90625	252	51786	330	None
Dorchester	New	639900	2	8	46800	16966	33734	5.27%	3-Good	79988	187	45707	139	None
Mattapan	New	399900	2	4	28800	13192	18007.5	4.50%	2-Average	99975	220	36355	81	None
Fairmount	PCG	799500	3	11	81360	25361	62779.3	7.85%	5-Excellent	72682	188	47029	314	Price drop \$80k
Ashmont	New	799000	2	6	39600	18458	24442.4	3.06%	1-Poor	133167	289	66583	196	None
Neponset	New	950000	3	9	59400	23543	40807.5	4.30%	2-Average	105556	314	63333	233	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-Allston, 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, Brighton, Newton, Waltham, Watertown
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
Senne' Commercial - 33 Church St Cambridge, MA 02139 www.sennecommercial.com Office - 617-314-9400

