



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
Roslindale	PCG	699000	2	4	42840	17709	28701.3	4.11%	2-Average	174750	295	58250	206	Price Drop \$50k
Jamaica Plain	BOM	950000	2	5	54720	21092	38188.1	4.02%	2-Average	190000	346	59375	195	Current rents are below market
Roxbury	New	650000	2	7	52560	19066	37874.1	5.83%	3-Good	92857	172	40625	161	None
Roslindale	PCG	900000	3	8	76440	26569	56240.8	6.25%	4-Great	112500	163	47368	118	Current rents are above market
Dorchester	New	799000	2	6	46080	17315	32604.5	4.08%	2-Average	133167	272	57071	264	None
Roslindale	New	699900	2	5	47880	17651	34218.6	4.89%	2-Average	139980	249	53838	78	Current rents are below market
Mission Hill	New	2100000	3	14	156000	45282	123718	5.89%	3-Good	150000	568	123529	1055	Current rents are above market
Roslindale	New	750000	2	4	40320	17324	26355.7	3.51%	1-Poor	187500	370	75000	134	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
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