



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5 South		2019	January	Report #		3						
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
Dorchester	New	1099900	6	6	77760	37974	46266.4	4.21%	2-Average	183317	216	64700	411	None
Roslindale	New - UAG	650000	2	8	65520	21667	49313.4	7.59%	5-Excellent	81250	158	54167	56	None
Roxbury	New	566000	3	6	51840	20087	36072.8	6.37%	4-Great	94333	236	47167	299	None
Roxbury	New	845000	3	9	71280	23982	53238.1	6.30%	4-Great	93889	256	56333	426	Current rents are below market
Dorchester	New	949000	3	11	81360	26353	61787.5	6.51%	4-Great	86273	190	55824	302	Current rents are at market
Dorchester	New	949000	3	11	81360	26327	61812.8	6.51%	4-Great	86273	215	52722	230	Current rents are below market
Roxbury	New	1500000	2	5	41040	19303	25157.3	1.68%	1-Poor	300000	246	166667	313	Current rents are above market
Dorchester	New	500000	3	6	51840	18861	37298.6	7.46%	5-Excellent	83333	148	33333	142	Fire damaged - renovation required

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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