



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

Listing Activity	Zone	5 South 2019 January Report # 4												
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
Mattapan	New	649000	2	4	34560	15483	21956.7	3.38%	1-Poor	162250	390	81125	86	None
Roxbury	New	1100000	3	8	64800	22979	47221.2	4.29%	2-Average	137500	362	78571	453	None
Savin Hill	New	1050000	3	5	47520	22433	29047.1	2.77%	1-Poor	210000	350	95455	191	None
Mission Hill	New	1299000	2	5	68400	26212	47888.2	3.69%	1-Poor	259800	543	99923	326	Current rents are below market
Roxbury	New	675000	3	5	47520	19200	32279.8	4.78%	2-Average	135000	229	33750	395	None
Meeting House Hill	New	1049000	3	9	71280	26108	51112.2	4.87%	2-Average	116556	235	58278	191	None
Dorchester	New	1425000	6	16	129600	47779	92621.1	6.50%	4-Great	89063	209	61957	274	Current rents are above market
Dorchester	New	759000	2	3	30240	15966	16794.5	2.21%	1-Poor	253000	415	75900	138	Current rents are above market

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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