



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5 South	2019	January	Report #	5								
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	1300000	2	6	47520	19515	31964.7	2.46%	1-Poor	216667	353	108333	260	None
Mattapan	PCG	379000	2	4	34560	13947	23493.4	6.20%	4-Great	94750	208	34455	76	Price Drop \$20k
Roslindale	New	1199000	2	8	65520	22997	47983.3	4.00%	2-Average	149875	271	54500	200	None
Mattapan	New	750000	3	6	51840	21020	35140	4.69%	2-Average	125000	205	41667	188	None
Hyde Park	New	729000	2	5	47880	16091	35778.5	4.91%	2-Average	145800	199	40500	80	None
Ashmont	BOM - CTG	699999	3	6	51840	21669	34490.8	4.93%	2-Average	116667	220	46667	140	None
Roxbury	New	2199000	6	21	157680	50095	120725	5.49%	3-Good	104714	340	78536	364	Current rents are above market
Dorchester	New	800000	4	10	82800	28864	60835.6	7.60%	5-Excellent	80000	308	61538	514	Current rents are below market

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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