



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

**Listing Activity    Zone    5 South    2019 February Report #    8**

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			Highlights
											Liv Area	\$ per Room	\$ PSF Land	
Dorchester	New	1250000	3	15	97200	29175	76125.1	6.09%	4-Great	83333	248	54348	363	None
Fields Corner	New	985000	3	9	71280	29644	47576	4.83%	2-Average	109444	271	65667	264	Current rents are above market
Meeting House Hill	PCG	999999	3	9	71280	26108	51112.2	5.11%	3-Good	111111	224	55556	182	Price Drop \$49k
Roxbury	New	799000	2	8	57600	16864	45536.4	5.70%	3-Good	99875	274	66583	89	None
Hyde Park	New	799999	2	6	55440	17994	42065.7	5.26%	3-Good	133333	324	80000	119	None
Roxbury	New	999000	2	6	47520	17470	34010.5	3.40%	1-Poor	166500	261	76846	198	None
Roxbury	PCG	799000	3	9	71280	23982	53238.1	6.66%	4-Great	88778	242	53267	403	Price Drop \$45k
Roxbury	PCG	2099000	6	21	157680	50095	120725	5.75%	3-Good	99952	325	63606	347	Price Drop \$100k

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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