



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

**Listing Activity    Zone    5    South    2019    February    Report #    10**

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	825000	3	9	71280	24979	52241.004	6.33%	4-Great	91667	210	45833	134	None
Dorchester	New	798900	2	8	57600	19778	42622.076	5.34%	3-Good	99863	193	49931	143	None
Mattapan	New	599000	2	6	47520	16869	34611.266	5.78%	3-Good	99833	186	49917	108	None
Dorchester	New	950000	3	9	69840	25777	49883.298	5.25%	3-Good	105556	217	63333	213	Current rents are at market
Mattapan	New	969900	3	9	71280	24378	52841.784	5.45%	3-Good	107767	235	60619	277	Current rents are below market
Dorchester	PCG	749900	2	6	47520	19482	31998.4	4.27%	2-Average	124983	271	62492	184	Price Drop \$49k
West Roxbury	PCG	899900	2	4	40320	17048	26631.892	2.96%	1-Poor	224975	323	89990	126	Price Drop \$99k
Dorchester	New	899000	3	6	51840	21232	34928.188	3.89%	1-Poor	149833	225	59933	108	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- 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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