



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity Zone 5 South 2019 March Report # 14

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	750000	3	9	71280	24145	53074.718	7.08%	5-Excellent	83333	189	41667	253	Current rents are below market
Dorchester	New	1295000	3	8	64800	24376	45823.612	3.54%	1-Poor	161875	381	80938	547	Current rents are above market
Hyde Park	New	850000	3	7	68040	22024	51686.28	6.08%	4-Great	121429	354	60714	45	None
Jamaica Plain	New	1599000	3	8	86400	31612	61988.484	3.88%	1-Poor	199875	488	94059	354	Current rents are above market
West Roxbury	New	899900	2	5	47880	18664	33205.734	3.69%	1-Poor	179980	341	69223	161	None
Dorchester	New	950000	3	9	71280	25287	51933.236	5.47%	3-Good	105556	210	63333	245	Current rents are above market
Hyde Park	New	699900	2	7	61320	20386	46044.352	6.58%	4-Great	99986	211	49993	68	None
Hyde Park	New	580000	2	4	40320	16069	27611.058	4.76%	2-Average	145000	197	52727	59	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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