



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

**Listing Activity    Zone    5 South    2019 March    Report #    15**

Property Location	List Status	List Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap	Investment Rating	\$ per Bedroom	\$ PSF			Highlights
								Rate Estimate			Liv Area	\$ per Room	\$ PSF Land	
Dorchester	New	549000	2	5	41040	15871	28589.124	5.21%	3-Good	109800	194	54900	62	Estate Sale - Rehab needed
Dorchester	PCG	675000	3	8	64800	24807	45392.526	6.72%	4-Great	84375	234	48214	308	Price Drop \$50k
Jamaica Plain	New	1100000	2	6	63360	23373	45267.248	4.12%	2-Average	183333	334	78571	164	None
West Roxbury	New	759000	2	4	40320	16762	26917.526	3.55%	1-Poor	189750	430	94875	134	None
Fort Hill	New	1399000	3	6	77760	26392	57847.87	4.13%	2-Average	233167	445	93267	762	Current rents are below market
Roxbury	New	829000	2	7	52560	20756	36183.512	4.36%	2-Average	118429	400	75364	471	Current rents are above market
Jamaica Plain	New	4750000	7	18	199680	71648	144671.89	3.05%	1-Poor	263889	794	190000	1363	Current rents are above market
Jamaica Plain	New	1350000	3	6	69120	25673	49206.676	3.64%	1-Poor	225000	455	112500	375	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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