



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

Listing Activity	Zone	5	South	2019	April	Report #	23							
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	770000	2	4	36720	16553	23227	3.02%	1-Poor	192500	361	96250	333	None
Dorchester	New	899900	3	6	51840	21919	34241	3.80%	1-Poor	149983	287	59993	85	None
Jamaica Plain	New	1875000	3	12	115200	32916	91884	4.90%	2-Average	156250	497	104167	524	None
Mattapan	New	869000	3	9	71280	24979	52241	6.01%	4-Great	96556	221	48278	141	None
Jamaica Plain	New	999999	3	9	95040	29551	73409	7.34%	5-Excellent	111111	255	66667	174	None
Lower Mills	New	524900	2	6	47520	18213	33267	6.34%	4-Great	87483	237	43742	108	None
West Roxbury	New	719900	2	5	47880	18037	33833	4.70%	2-Average	143980	277	59992	120	None
Dorchester	New	585000	2	6	47520	16954	34526	5.90%	3-Good	97500	293	58500	117	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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