



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5	South	2019	May	Report #	27							
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
West Roxbury	New	799900	2	6	55440	17883	42177	5.27%	3-Good	133317	261	72718	103	None
Mission Hill	New	1675000	3	8	108000	38075	78925	4.71%	2-Average	209375	541	111667	688	Current rents are below market
Dorchester	New	579900	2	4	36720	15194	24586	4.24%	2-Average	144975	260	57990	193	None
Roslindale	PCG	1099000	3	6	63000	23922	44328	4.03%	2-Average	183167	397	84538	75	Price Drop \$96K
Roxbury	BOM	550000	2	7	49680	17238	36582	6.65%	4-Great	78571	184	36667	145	Current rents are at market
West Roxbury	BOM - CTG	799900	2	6	53760	18497	39743	4.97%	2-Average	133317	347	66658	98	None
Roxbury	New	1195000	2	6	45360	22365	26775	2.24%	1-Poor	199167	274	99583	198	None
Roslindale	New	849000	2	6	53760	19534	38706	4.56%	2-Average	141500	240	56600	83	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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