



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5	South	2019	May	Report #	28							
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	475000	2	5	41040	15924	28536	6.01%	4-Great	95000	133	47500	101	None
Hyde Park	New	1500000	6	12	126000	47478	89022	5.93%	3-Good	125000	296	71429	155	None
Neponset	PCG	2600000	6	18	142560	46761	107679	4.14%	2-Average	144444	358	173333	422	Price Drop \$150k
Dorchester	New	1350000	3	4.5	44640	20595	27765	2.06%	1-Poor	300000	387	103846	786	None
Roslindale	New	775000	2	6	53760	18807	39433	5.09%	3-Good	129167	246	64583	155	None
Ashmont	New - CTG	789000	3	5	49680	23156	30664	3.89%	1-Poor	157800	259	71727	117	None
Roslindale	New	729900	2	6	55440	19172	40888	5.60%	3-Good	121650	359	72990	121	None
Dorchester	New	789900	2	5	41040	17473	26987	3.42%	1-Poor	157980	271	65825	175	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

Mark Carey, Senior Associate - Residential Investments - Mobile - 781-964-6236 Email - mcarey@sennere.com markccarey.com

Senne' Real Estate - 33 Church St Cambridge, MA 02139 www.sennere.com Office - 617-314-9400

