



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

Listing Activity	Zone	5	South	2019	May	Report #	31							
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	1180000	3	9	71280	24600	52620	4.46%	2-Average	131111	372	78667	345	None
Jamaica Plain	New	1199000	3	6	69120	28738	46142	3.85%	1-Poor	199833	331	79933	349	None
Jamaica Plain	New	1599000	4	6	80640	30129	57231	3.58%	1-Poor	266500	677	114214	290	None
Neponset	New	4999900	12	28	274680	100665	196905	3.94%	1-Poor	178568	349	624988	360	Current rents are above market
Ashmont	New	674900	2	6	46080	17622	32298	4.79%	2-Average	112483	277	67490	112	None
Hyde Park	New - CTG	735000	2	6	55440	19452	40608	5.52%	3-Good	122500	270	61250	85	None
Dorchester	New	849000	3	10	76320	25028	57652	6.79%	4-Great	84900	234	53063	322	None
Roxbury	New	799000	2	6	46080	18181	31739	3.97%	1-Poor	133167	260	66583	209	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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