



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5	South	2019	June	Report #	34							
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
Mattapan	New	750000	2	6	46080	18399	31521	4.20%	2-Average	125000	176	53571	157	None
Roslindale	New	825000	2	5	48720	19194	33586	4.07%	2-Average	165000	302	68750	138	None
Dorchester	New	1100000	3	9	71280	24532	52688	4.79%	2-Average	122222	295	73333	505	Current rents are above market
Savin Hill	New	1399990	3	6	60480	26860	38660	2.76%	1-Poor	233332	388	93333	339	None
Dorchester	New	769000	2	6	47520	19102	32378	4.21%	2-Average	128167	252	64083	145	None
Jamaica Plain	New	925000	2	5	54720	18782	40498	4.38%	2-Average	185000	387	57813	225	Development opportunity
Dorchester	New	824900	2	4	34560	16651	20789	2.52%	1-Poor	206225	364	103113	237	None
Dorchester	New	655000	3	6	51840	21749	34411	5.25%	3-Good	109167	264	43667	190	Current rents are at market

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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