



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5	South	2019	June	Report #	36							
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	950000	3	9	69840	28180	47480	5.00%	2-Average	105556	195	67857	101	None
Dorchester	New	1175000	4	7.5	70560	27135	49305	4.20%	2-Average	156667	353	73438	310	Current rents are above market
Dorchester	New	1175000	2	8	57600	18905	43495	3.70%	1-Poor	146875	353	73438	228	Current rents are below market
West Roxbury	New	799000	2	7	57960	19667	43123	5.40%	3-Good	114143	289	61462	179	None
Dorchester	New - CTG	998000	3	8	64800	25500	44700	4.48%	2-Average	124750	239	58706	168	None
Roslindale	New	679000	2	4	40320	16982	26698	3.93%	1-Poor	169750	354	56583	156	None
Dorchester	New	1150000	3	8	64800	24894	45306	3.94%	1-Poor	143750	253	71875	184	Current rents are above market
Dorchester	New	899000	3	6	51840	21623	34537	3.84%	1-Poor	149833	265	56188	350	Current rents are above 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

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

