

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

Listing Activity	Type	MF3+	2024	January	Report #	1									
Property Location	List Price	Sold 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	Sold \$ vs List \$	% Var
Inman Sq	2200000	2050000	3	13	150000	47454	115046	5.61%	3-Good	157692	610	107895	471	-150000	-7%
Malden	1525000	1457000	5	4	78720	44120	41160	2.83%	1-Poor	364250	314	80944	159	-68000	-4%
Mission Hill	3100000	3000000	3	14	171600	58436	127464	4.25%	2-Average	214286	591	115385	478	-100000	-3%
Malden	1299999	1350000	3	9	95040	35539	67421	4.99%	2-Average	150000	299	75000	252	50001	4%
East Boston	2200000	2000000	7	8	126720	58573	78707	3.94%	1-Poor	250000	393	125000	400	-200000	-9%
Chelsea	999890	960000	3	6	60480	28580	36940	3.85%	1-Poor	160000	316	53333	323	-39890	-4%
Winter Hill	1295999	1050000	3	5	79200	34317	51483	4.90%	2-Average	210000	288	65625	344	-245999	-19%
Everett	1279900	1250000	6	6	103680	46514	65806	5.26%	3-Good	208333	322	83333	231	-29900	-2%

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

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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-Allston, 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, Brighton, Newton, Waltham, Watertown
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, Chief Connection Officer - Mobile - 781-964-6236 Email – [mark@careyconnector.com](mailto:mark@careyconnector.com)**

**Carey Connector – 46 Channing Rd, Watertown, MA 02472**

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Property Location	List Price	Sold 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	Sold \$ vs List \$	% Var	
Dorchester	1224900	1100000	3	9	95040	34484	68476	6.23%	4-Great	122222	215	61111	302	-124900	-10%	
East Boston	1800000	1465000	6	10	126720	46438	90842	6.20%	4-Great	146500	358	66591	626	-335000	-19%	
Dorchester	1180000	1200000	3	9	95040	35154	67806	5.65%	3-Good	133333	338	80000	436	20000	2%	
South Boston	1300000	1085000	3	3	71280	30184	47036	4.34%	2-Average	361667	663	120556	1167	-215000	-17%	
Mattapan	999999	1000000	3	11	94920	31990	70840	7.08%	5-Excellent	90909	227	47619	278	1	0%	
Jamaica Plain	1395000	1361000	3	6	77760	29251	54989	4.04%	2-Average	226833	421	113417	238	-34000	-2%	
East Boston	1499000	1460000	3	11	108480	40539	76981	5.27%	3-Good	132727	486	73000	584	-39000	-3%	
North End	1200000	1400000	4	6	135720	45548	101482	7.25%	5-Excellent	233333	438	93333	1111	200000	17%	

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East Boston	949000	929000	3	10	101760	33733	76507	8.24%	5-Excellent	92900	293	58063	372	-20000	-2%
Inman Sq	1175000	1100000	3	4	72000	25897	52103	4.74%	2-Average	275000	623	110000	963	-75000	-6%
North End	2000000	1690000	3	7	126360	45229	91661	5.42%	3-Good	241429	572	120714	1884	-310000	-16%
Dorchester	899000	850000	3	6	69120	27067	47813	5.63%	3-Good	141667	276	60714	238	-49000	-5%
East Boston	999900	1150000	3	3	51840	29857	26303	2.29%	1-Poor	383333	428	127778	680	150100	15%
Dorchester	749900	765000	3	14	124800	38787	96413	12.60%	5-Excellent	54643	161	38250	233	15100	2%
Jamaica Plain	2300000	2350000	6	12	155520	56944	111536	4.75%	2-Average	195833	429	117500	392	50000	2%
Chelsea	1999999	1915000	6	16	151200	56216	107584	5.62%	3-Good	119688	320	79792	319	-84999	-4%

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