

Investment property cap rate potential report – Greater Boston Traded Listings

Listing Activity	Type	MF3+	2024	March	Report #										
						9									
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
Back Bay	4100000	3900000	10	8	275520	94787	203693	5.22%	3-Good	487500	1082	650000	2113	-200000	-5%
Mattapan	1100000	1015000	3	11	94920	31786	71044	7.00%	4-Great	92273	239	50750	290	-85000	-8%
Waltham	2600000	2500000	6	12	138240	54087	95673	3.83%	1-Poor	208333	503	312500	321	-100000	-4%
East Somerville	799900	830000	4	6	80640	34799	52561	6.33%	4-Great	138333	329	46111	198	30100	4%
Inman Sq	1599999	1610000	3	6	86400	36216	57384	3.56%	1-Poor	268333	481	107333	637	10001	1%
Malden	849995	925000	3	5	63360	27491	41149	4.45%	2-Average	185000	347	66071	247	75005	9%
Inman Sq	1495000	1600000	3	5	79200	35617	50183	3.14%	1-Poor	320000	520	123077	494	105000	7%
Roxbury	1225000	1200000	3	9	83160	30506	59584	4.97%	2-Average	133333	302	80000	289	-25000	-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

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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	925000	650000	3	9	95040	32260	70700	10.88%	5-Excellent	72222	158	36111	97	-275000	-30%	
Dorchester	775000	750000	3	9	95040	36123	66837	8.91%	5-Excellent	83333	151	93750	157	-25000	-3%	
Powderhouse Sq	1699000	1700000	3	8	97200	39195	66105	3.89%	1-Poor	212500	546	121429	518	1000	0%	
Davis Sq	1799900	1700000	3	4	79200	39157	46643	2.74%	1-Poor	425000	483	113333	378	-99900	-6%	
East Cambridge	1495000	1610000	3	6	77760	27827	56413	3.50%	1-Poor	268333	635	134167	1074	115000	8%	
Watertown	1025000	1105000	3	7	90720	35273	63007	5.70%	3-Good	157857	435	78929	225	80000	8%	
Roxbury	1150000	1150000	3	10	89040	30995	65465	5.69%	3-Good	115000	396	71875	915	0	0%	
Dorchester	1799000	1815000	6	12	138240	50416	99344	5.47%	3-Good	151250	334	90750	437	16000	1%	

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Dorchester	750000	675000	3	7	80640	27190	60170	8.91%	5- Excellent	96429	181	42188	141	-75000	-10%	
South Boston	1895000	1800000	3	9	130680	45083	96487	5.36%	3-Good	200000	450	100000	1020	-95000	-5%	
South Boston	2175000	2058600	3	11	149160	45358	116232	5.65%	3-Good	187145	826	121094	1470	-116400	-5%	
Chelsea	920000	910000	3	5	55440	29015	31045	3.41%	1-Poor	182000	358	70000	152	-10000	-1%	
Powderhouse Sq	1499000	1500000	3	7	87480	38140	56630	3.78%	1-Poor	214286	438	100000	313	1000	0%	
Dorchester	1300000	1250000	3	6	69120	31663	43217	3.46%	1-Poor	208333	368	83333	528	-50000	-4%	
South Boston	1489000	1500000	3	6	99000	42006	65244	4.35%	2-Average	250000	437	107143	588	11000	1%	
Dorchester	1375000	1450000	3	6	69120	29663	45217	3.12%	1-Poor	241667	401	96667	214	75000	5%	

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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
Jamaica Plain	1475000	1500000	3	6	77760	38766	45474	3.03%	1-Poor	250000	326	100000	427	25000	2%
Dorchester	1300000	1300000	3	9	95040	34515	68445	5.26%	3-Good	144444	396	86667	406	0	0%
Belmont	3900000	3750000	8	15	200880	83281	134339	3.58%	1-Poor	250000	471	187500	441	-150000	-4%
Roxbury	1125000	1050000	3	11	94920	32635	70195	6.69%	4-Great	95455	315	61765	428	-75000	-7%
Brighton	2275000	2218000	3	12	144000	48572	107428	4.84%	2-Average	184833	576	123222	287	-57000	-3%
Newton	1950000	1940000	4	12	158400	51393	120207	6.20%	4-Great	161667	398	97000	428	-10000	-1%
Spring Hill	1400000	1430000	3	4	72000	34618	43382	3.03%	1-Poor	357500	400	95333	147	30000	2%
Porter Sq	1499828	1550000	3	7	106920	34324	81506	5.26%	3-Good	221429	474	103333	390	50172	3%

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East Boston	1125000	1062500	4	12	126720	41700	95580	9.00%	5-Excellent	88542	169	44271	434	-62500	-6%
Chelsea	1099000	1050000	3	12	100800	35512	73688	7.02%	5-Excellent	87500	249	58333	523	-49000	-4%
Brookline	2499000	2400000	4	5	100320	49740	58940	2.46%	1-Poor	480000	480	200000	740	-99000	-4%
South Boston	1725000	1700000	3	7	106920	41629	74201	4.36%	2-Average	242857	574	106250	1090	-25000	-1%
Dorchester	1250000	1225000	3	9	95040	33320	69640	5.68%	3-Good	136111	288	68056	288	-25000	-2%
Dorchester	1189000	1195000	3	9	95040	34748	68212	5.71%	3-Good	132778	376	79667	275	6000	1%
Brighton	998000	1050000	3	6	90000	32521	64979	6.19%	4-Great	175000	417	87500	384	52000	5%
Porter Sq	1650000	1750000	3	5	87120	31953	62427	3.57%	1-Poor	350000	490	125000	568	100000	6%

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