



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

Listing Activity	Zone	1	City	2019	March	Report #	16							
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
East Somerville	BOM	1099900	2	7	61320	24468	41962.332	3.82%	1-Poor	157129	276	84608	259	None
Spring Hill	New	1350000	3	6	77760	30372	53868.156	3.99%	1-Poor	225000	389	96429	384	None
Davis Sq	BOM	1450000	4	6	98400	35353	71246.708	4.91%	2-Average	241667	498	120833	363	None
Ten Hills	BOM	1050000	2	5	47880	19061	32808.616	3.12%	1-Poor	210000	434	80769	265	None
Winter Hill	New	3650000	6	18	190080	69230	136690.408	3.74%	1-Poor	202778	369	121667	590	Current rents are below market
Winter Hill	New	1158000	2	7	66240	22109	49651.284	4.29%	2-Average	165429	396	89077	331	None
South End	New	2395000	3	5	102960	36976	74563.754	3.11%	1-Poor	479000	657	149688	2101	None
South End	New	3250000	4	14	215280	84544	148675.91	4.57%	2-Average	232143	716	135417	1641	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

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