



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

Listing Activity	Zone	1	City	2019	April	Report #	29							
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 Cambridge	New	1799000	2	8	96000	23748	80251.742	4.46%	2-Average	224875	873	149917	900	Current rents are below market
Back Bay	New	3795000	3	7	126360	58540	78349.808	2.06%	1-Poor	542143	1019	253000	2417	Current rents are above market
Winter Hill	New	820000	2	6	61440	20181	46379.256	5.66%	3-Good	136667	322	74545	192	None
Prospect Hill	New	939900	2	4	51840	19735	36425.356	3.88%	1-Poor	234975	470	93990	212	None
Magoun Sq	New	849900	2	6	71280	21870	55349.58	6.51%	4-Great	141650	373	70825	473	None
Spring Hill	New	939000	2	4	51840	20804	35355.812	3.77%	1-Poor	234750	506	104333	227	Current rents are below market
South Boston	New	1099000	3	3	64800	26377	43823.12	3.99%	1-Poor	366333	595	122111	1249	Current rents are above market
East Somerville	New	837500	2	4	42840	18337	28073.34	3.35%	1-Poor	209375	344	69792	180	None

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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