



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	2	East	2019	January	Report #	5							
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
Winthrop	BOM	624900	2	5	41040	18726	25734.4	4.12%	2-Average	124980	221	56809	125	None
Eagle Hill	New	1800000	11	6	52800	51125	6074.78	0.34%	1-Poor	300000	647	150000	649	Development opportunity
Eagle Hill	New	1150000	4	10	69000	29118	45632.3	3.97%	1-Poor	115000	366	76667	275	None
Eagle Hill	BOM	899500	3	6	43200	22086	24714.4	2.75%	1-Poor	149917	277	74958	458	None
Eagle Hill	New	999900	3	9	58200	23046	40003.7	4.00%	2-Average	111100	273	71421	444	None
Revere	BOM	579900	2	4	42840	16007	30403.4	5.24%	3-Good	144975	310	72488	145	None
Eagle Hill	New	739000	2	7	43800	18673	28777.4	3.89%	1-Poor	105571	342	67182	397	None
Maverick Sq	New	975000	2	4	42000	16205	29294.5	3.00%	1-Poor	243750	306	121875	938	Mixed Use building

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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