



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	2	East	2019	March	Report #	11							
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
Revere	New	599950	2	5	48720	19280	33499.608	5.58%	3-Good	119990	258	59995	125	None
Revere	New	959000	3	8.5	78960	31821	53718.584	5.60%	3-Good	112824	137	56412	62	None
Chelsea	New	599000	3	6	51840	21663	34496.625	5.76%	3-Good	99833	306	49917	249	None
East Boston	New	1998000	6	12	120960	45942	85098.22	4.26%	2-Average	166500	343	86870	466	None
Revere	New	334000	2	4	40320	17233	26447.234	7.92%	5-Excellent	83500	234	37111	47	Auction - List \$ is Min Bid \$
Revere	New - UAG	599900	2	5	47880	18505	33365.236	5.56%	3-Good	119980	225	49992	148	None
Chelsea	New	799000	3	7	58320	23717	39462.75	4.94%	2-Average	114143	321	66583	160	None
Revere	New	425000	2	5	47880	16937	34933.481	8.22%	5-Excellent	85000	288	47222	127	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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