



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	2	East	2019	March	13								
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	599900	2	5	47880	19052	32817.864	5.47%	3-Good	119980	217	49992	187	Current rents are below market
Revere	New	799000	2	3	35280	17991	20229.043	2.53%	1-Poor	266333	273	114143	173	Current rents are below market
Chelsea	New	649000	2	8	56160	20097	40743.275	6.28%	4-Great	81125	218	43267	309	None
Winthrop	New	589000	2	5	41760	17506	27733.764	4.71%	2-Average	117800	297	58900	223	None
Orient Heights	BOM	925000	3	7	58320	23833	39347.196	4.25%	2-Average	132143	211	61667	455	Current rents are above market
Chelsea	New	649999	2	7	52560	19665	37274.825	5.73%	3-Good	92857	216	54167	181	Current rents are below market
Jeffries Point	New	675000	3	3	38880	19032	23088.38	3.42%	1-Poor	225000	355	75000	651	None
Revere	New	529000	2	5	47880	19000	32869.937	6.21%	4-Great	105800	230	48091	132	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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