



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

Listing Activity	Zone	3	North	2019	January	Report #	2							
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
Everett	New	699999	2	7	61320	21919	44511.4	6.36%	4-Great	100000	203	63636	114	Current rents are below market
Malden	New	709900	2	5	47880	17882	33987.7	4.79%	2-Average	141980	347	70990	214	None
Medford	New	699000	2	3	40320	17765	25914.6	3.71%	1-Poor	233000	338	77667	135	None
Medford	New	1000000	3	4	57600	23842	38558.4	3.86%	1-Poor	250000	357	83333	128	None
Maplewood	BOM	749900	3	7	68880	26895	47725.4	6.36%	4-Great	107129	243	49993	68	None
Everett	New	3500000	6	12	120960	43868	87172.3	2.49%	1-Poor	291667	700	350000	783	None
Everett	New	749900	3	7	68040	24841	48869	6.52%	4-Great	107129	278	62492	205	Current rents are below market
Everett	New	469000	3	7	68040	24330	49380.3	10.53%	5-Excellent	67000	179	36077	107	Short Sale - List price includes a \$20k buyer premium

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-Allston, 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, Brighton, Newton, Waltham, Watertown
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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