



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	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
Everett	BOM	599900	2	4	42840	18017	28392.7	4.73%	2-Average	149975	214	54536	111	None
Everett	New	688990	3	7	68880	25108	49512.3	7.19%	5-Excellent	98427	262	57416	172	None
Everett	New	799000	3	9	83160	28300	61789.5	7.73%	5-Excellent	88778	170	53267	273	Current rents are below market
Wellington	New	749000	2	5	54720	19780	39500.5	5.27%	3-Good	149800	240	53500	167	None
Everett	New	619000	2	7	61320	20943	45487	7.35%	5-Excellent	88429	265	47615	103	None
Wellington	New	729000	2	4	46080	17536	32384	4.44%	2-Average	182250	325	60750	214	None
Everett	New	849900	4	7	75600	30788	51111.7	6.01%	4-Great	121414	259	47217	199	None
Everett	New	749000	3	6	60480	24920	40600.1	5.42%	3-Good	124833	228	49933	292	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
Mark Carey, Senior Associate - Residential Investments - Mobile - 781-964-6236 Email - mcarey@sennere.com
Senne' Commercial - 33 Church St Cambridge, MA 02139 www.sennecommercial.com Office - 617-314-9400

