



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	January	Report #	6								
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
Malden	PCG	600000	2	6	53760	19561	38679.3	6.45%	4-Great	100000	236	46154	143	None	
Tufts	New	850000	2	4	46080	17932	31987.5	3.76%	1-Poor	212500	358	65385	216	None	
Everett	New	629900	2	7	57960	21176	41614.1	6.61%	4-Great	89986	283	48454	272	None	
Wellington	New	799900	2	4	46080	17837	32082.6	4.01%	2-Average	199975	374	72718	167	None	
Tufts	New	699900	2	3	40320	16344	27336.3	3.91%	1-Poor	233300	349	77767	206	None	
Malden	New	1200000	4	8	80640	33879	53481.3	4.46%	2-Average	150000	242	66667	135	Current rents are below market	
Everett	New	750000	2	6	53760	19466	38774.2	5.17%	3-Good	125000	276	53571	217	None	
Everett	New	1200000	5	8	90720	35617	62663.2	5.22%	3-Good	150000	307	63158	257	Current rents are below market	

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

