



Listing Activity Zone 3 North 2019 February Report # 7

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
Medford	New	950000	2	5	54720	19482	39798.08	4.19%	2-Average	190000	319	79167	188	None
Everett	New	600000	3	5	55440	23184	36875.524	6.15%	4-Great	120000	202	50000	143	Current rents are below market
Everett	New	700000	2	6	55440	20233	39826.686	5.69%	3-Good	116667	252	70000	128	None
Everett	New	759900	2	6	53760	19790	38449.812	5.06%	3-Good	126650	226	63325	170	None
Everett	NEW	570000	2	3	35280	16983	21236.738	3.73%	1-Poor	190000	304	43846	119	Current rents are at market
Malden	New	739900	3	9	83160	29164	60926.451	8.23%	5-Excellent	82211	194	41106	194	Current rents are below market
Everett	New	759000	3	6	63000	24913	43337.008	5.71%	3-Good	126500	282	58385	145	Current rents are below market
Everett	New	749900	2	6	53760	21075	37164.768	4.96%	2-Average	124983	189	57685	90	Current rents are above 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

Investment property cap rate potential report – Greater Boston New Listings

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

