



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	March	Report #	10							
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 - CTG	699900	3	6	63000	23764	44485.872	6.36%	4-Great	116650	226	53838	210	Current rents are below market
Everett	New - UAG	575000	3	5	55440	23461	36599.45	6.37%	4-Great	115000	251	52273	212	Current rents are below market
Everett	New	650000	2	3	35280	17272	20948.284	3.22%	1-Poor	216667	281	59091	238	None
Medford	New	739000	2	4	48960	17517	35523.2	4.81%	2-Average	184750	368	82111	139	Current rents are below market
Malden	New - CTG	649000	2	3	35280	17016	21204.215	3.27%	1-Poor	216333	311	72111	153	None
Everett	New	1500000	2	4	42840	20148	26262.142	1.75%	1-Poor	375000	232	166667	192	Mixed use with development potential
Forestdale	New	699000	3	6	60480	25781	39738.741	5.69%	3-Good	116500	215	49929	190	None
Wellington	New	719000	2	5	54720	18644	40636.16	5.65%	3-Good	143800	326	71900	180	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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