



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity Zone 3 North 2019 March Report # 11

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			Highlights
											Liv Area	\$ per Room	\$ PSF Land	
Malden	New	549900	2	4	40320	18220	25460.088	4.63%	2-Average	137475	258	54990	99	None
Everett	New	480000	2	4	42840	17612	28797.566	6.00%	3-Good	120000	253	53333	128	None
Malden	New	499900	2	3	35280	16646	21574.448	4.32%	2-Average	166633	249	49990	125	None
Malden	New	699000	2	5	47880	20885	30984.665	4.43%	2-Average	139800	236	46600	87	None
Malden	New	699000	2	5	47880	20051	31819.348	4.55%	2-Average	139800	236	46600	113	None
Glendale	New	685000	2	6	53760	20199	38041.272	5.55%	3-Good	114167	254	57083	161	None
Everett	BOM	569900	2	6	53760	18869	39370.884	6.91%	4-Great	94983	249	56990	106	None
Everett	BOM	600000	2	3	35280	17296	20923.524	3.49%	1-Poor	200000	202	50000	143	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

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