



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity Zone 3 North 2019 March Report # 12

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	999999	2	5	48720	19892	32888.056	3.29%	1-Poor	200000	266	71429	83	None
Hillside	New	1095000	3	6	72000	28211	49789.44	4.55%	2-Average	182500	291	78214	155	None
Medford	New	824900	2	4	46080	18477	31443.2	3.81%	1-Poor	206225	349	74991	168	None
Malden	RAC	599000	2	4	42840	18468	27941.67	4.66%	2-Average	149750	275	59900	138	Current rents are at market
Medford	New - CTG	719000	2	4	46080	17850	32070.08	4.46%	2-Average	179750	275	65364	205	None
Everett	New	775000	3	6	63840	25762	43398.398	5.60%	3-Good	129167	233	77500	348	None
Malden	New	769900	3	9	83160	28278	61811.56	8.03%	5-Excellent	85544	213	42772	189	Current rents are below market
Everett	RAC	599900	2	4	42840	18017	28392.74	4.73%	2-Average	149975	214	54536	111	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 markccarey.com

Senne' Real Estate - 33 Church St Cambridge, MA 02139 www.sennere.com Office - 617-314-9400

