



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	March	Report #	15							
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	New	679000	2	6	53760	21143	37097.484	5.46%	3-Good	113167	261	61727	138	None
Malden	PCG	950000	2	5	48720	19892	32888.056	3.46%	1-Poor	190000	253	67857	79	Price Drop \$50K
Everett	New - UAG	749900	3	6	60480	25697	39822.618	5.31%	3-Good	124983	219	39468	108	Current rents are below market
Everett	New	749900	3	6	60480	24982	40538.182	5.41%	3-Good	124983	223	49993	245	None
Everett	New	575000	2	4	40320	19242	24437.622	4.25%	2-Average	143750	205	71875	59	None
Medford	New	775000	2	5	55680	19740	40580.48	5.24%	3-Good	155000	242	55357	208	None
Linden	New	599900	2	4	40320	19435	24244.556	4.04%	2-Average	149975	290	59990	114	Current rents are above market
Everett	PCG	799000	2	7	57960	21374	41415.986	5.18%	3-Good	114143	262	66583	176	Price Drop \$50k

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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