



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	3	North	2019	May	Report #	27							
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	599000	2	2	28560	15819	15121	2.52%	1-Poor	299500	278	99833	279	None
Tufts	New	1249500	2	9	91800	25993	73457	5.88%	3-Good	138833	350	83300	284	Current rents are at market
Everett	New	699900	3	4	50400	23317	31283	4.47%	2-Average	174975	256	58325	224	None
Malden	New	689900	2	5	47880	19722	32148	4.66%	2-Average	137980	248	68990	152	None
Everett	New - UAG	539900	2	5	48720	18051	34729	6.43%	4-Great	107980	312	59989	193	None
Medford	New -CTG	679000	2	3	40320	16238	27442	4.04%	2-Average	226333	371	75444	149	None
Everett	New	489900	2	3	35280	16187	22033	4.50%	2-Average	163300	319	54433	224	Current rents are below market
Everett	New - CTG	679995	2	5	47880	18381	33489	4.92%	2-Average	135999	322	45333	170	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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