



## Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	4	West	2019	March	Report #	9							
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
Watertown	New	1200000	3	6	69120	27144	47735.792	3.98%	1-Poor	200000	375	85714	200	Current rents are above market
Watertown	New	739000	2	4	46080	20769	29150.832	3.94%	1-Poor	184750	321	67182	185	None
Waverley	New - CTG	989000	4	4	69120	32146	42734.44	4.32%	2-Average	247250	289	82417	90	Current rents are below market
Waverley	New - CTG	989000	4	4	69120	31305	43574.68	4.41%	2-Average	247250	304	82417	126	Current rents are below market
East Arlington	New	825000	2	4	48960	22054	30985.77	3.76%	1-Poor	206250	375	82500	166	None
Allston	New	1199000	2	6	69120	22547	52332.896	4.36%	2-Average	199833	464	99917	333	Current rents are below market
Watertown	New	949900	2	5	54720	23187	36092.728	3.80%	1-Poor	189980	266	105544	152	None
East Arlington	New	1100000	2	5	54720	23899	35381.314	3.22%	1-Poor	220000	456	100000	165	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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