



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	4	West	2019	April	Report #	16							
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
Newton	New	1749000	2	7	74520	31443	49287	2.82%	1-Poor	249857	282	102882	227	None
Allston	New	1295000	2	6	69120	24358	50522	3.90%	1-Poor	215833	378	92500	305	None
Newton	New	1049999	2	4	55080	20531	39139	3.73%	1-Poor	262500	202	80769	168	None
Belmont	New	949000	2	4	46080	23397	26523	2.79%	1-Poor	237250	361	79083	149	None
Belmont	New	949000	2	5	54720	20546	38734	4.08%	2-Average	189800	361	79083	117	None
Upper Falls	New	928000	2	4	51840	19005	37155	4.00%	2-Average	232000	425	92800	213	Current rents are below market
East Arlington	New	799000	2	4	48960	22356	30684	3.84%	1-Poor	199750	336	88778	166	None
Brighton	New	899000	2	6	71280	24073	53148	5.91%	3-Good	149833	382	89900	190	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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