



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	4	West	2019	April	Report #	21							
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 Highlands	New - CTG	925000	2	5	61560	22476	44214	4.78%	2-Average	185000	407	84091	145	None
Brighton	New - UAG	2050000	3	12	129600	42545	97855	4.77%	2-Average	170833	451	113889	383	Current rents are above market
Brighton	New	1715000	3	11	122040	40796	91414	5.33%	3-Good	155909	379	100882	373	Current rents are below market
Newton	New	799000	2	2	38880	18943	23177	2.90%	1-Poor	399500	446	99875	104	None
Newton Corner	New	1699000	2	8	84240	30027	61233	3.60%	1-Poor	212375	412	94389	250	Current rents are above market
Belmont	New	1150000	2	5	54720	21573	37707	3.28%	1-Poor	230000	520	95833	203	None
Arlington	New	969500	2	5	54720	22612	36668	3.78%	1-Poor	193900	449	88136	215	None
Waltham	PCG	599000	2	4	40320	17834	25846	4.31%	2-Average	149750	303	59900	179	Price Drop \$30k

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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