



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	4	West	2019	May	Report #	29							
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
Upper Falls	New	1199900	3	7	90720	27987	70293.1	5.86%	3-Good	171414	417	99992	231	None
Watertown	New	899000	2	7	70080	23937	51983.032	5.78%	3-Good	128429	383	74917	115	None
Waltham	New	649900	3	3	45360	21908	27231.63	4.19%	2-Average	216633	278	54158	185	Current rents are below market
Newton	New	1595000	2	8	86400	29532	64067.96	4.02%	2-Average	199375	381	99688	200	Current rents are above market
East Arlington	New	995000	2	5	54720	23375	35904.904	3.61%	1-Poor	199000	364	71071	215	None
Belmont	New - CTG	899900	2	4	46080	21857	28063.34	3.12%	1-Poor	224975	439	89990	222	None
Waltham	New	639900	2	3	35280	16796	21424.064	3.35%	1-Poor	213300	376	79988	213	Current rents are above market
Allston	New	1200000	3	10	114480	34604	89415.986	7.45%	5-Excellent	120000	336	75000	464	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

Mark Carey, Senior Associate - Residential Investments - Mobile - 781-964-6236 Email - mcarey@sennere.com markccarey.com

Senne' Real Estate - 33 Church St Cambridge, MA 02139 www.sennere.com Office - 617-314-9400

