



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	4	West	2019	May	Report #	30							
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
West Newton	New	1300000	2	5	61560	26082	40607.9	3.12%	1-Poor	260000	461	100000	155	Current rents are below market
Waltham	New	666750	2	6	52920	21952	35377.874	5.31%	3-Good	111125	167	55563	37	None
Newton	New	899000	2	5	62640	21874	45986.325	5.12%	3-Good	179800	354	81727	77	None
South Waltham	New	999000	2	7	61320	20917	45512.606	4.56%	2-Average	142714	291	58765	182	None
Waltham	New	679999	2	4	40320	18531	25148.624	3.70%	1-Poor	170000	337	68000	92	None
Newton Corner	New	925000	2	4	51840	20146	36013.7	3.89%	1-Poor	231250	462	77083	181	None
Arlington Heights	New	899900	2	6	63360	25101	43538.644	4.84%	2-Average	149983	240	69223	103	Current rents are below market
Waltham	New	599900	2	5	47880	19308	32562.302	5.43%	3-Good	119980	249	54536	120	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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