



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5	South	2019	February	Report #	11							
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
Hyde Park	New	499000	2	4	40320	17262	26417.93	5.29%	3-Good	124750	249	49900	64	None
Roslindale	New	679900	3	4	50400	22470	32129.91	4.73%	2-Average	169975	342	75544	136	None
Mattapan	New	599000	2	6	47520	16793	34687.154	5.79%	3-Good	99833	206	49917	124	None
Roxbury	New	899900	3	9	69840	24229	51430.57	5.72%	3-Good	99989	213	56244	134	None
Hyde Park	PCG	889900	2	3	36120	22805	16325.27	1.83%	1-Poor	296633	183	59327	91	Price Drop \$60k
Roxbury	New	749900	4	10	84240	30894	60366.46	8.05%	5-Excellent	74990	150	37495	218	None
Jamaica Plain	New - CTG	1100000	3	8	86400	31095	62504.944	5.68%	3-Good	137500	354	78571	344	None
Roslindale	New	799900	3	6	63000	24570	43680.418	5.46%	3-Good	133317	249	66658	155	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

