



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5	South	2019	March	Report #	12							
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 Roxbury	New	569900	2	3	35280	15872	22347.704	3.92%	1-Poor	189967	362	71238	142	None
Ashmont	New	899000	2	6	46080	19152	30768.474	3.42%	1-Poor	149833	291	74917	168	None
Jamaica Plain	New	1595000	3	9	95040	34882	68077.944	4.27%	2-Average	177222	541	106333	542	Current rents are above market
Jamaica Plain	BOM	1900000	3	12	113280	32662	90058.3	4.74%	2-Average	158333	479	105556	441	Current rents are above market
Roxbury	New	1850000	4	16	110880	34274	85846.262	4.64%	2-Average	115625	417	77083	371	Current rents are above market
Jamaica Plain	New	1875000	3	9	95040	27943	75017.48	4.00%	2-Average	208333	700	125000	432	None
Dorchester	New	889900	2	6	47520	19505	31975.212	3.59%	1-Poor	148317	313	80900	257	None
Jamaica Plain	New - CTG	1189000	3	4	55680	26573	33746.76	2.84%	1-Poor	297250	287	84929	241	Mixed use

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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