



## Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5	South	2019	March	Report #	17							
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
Jamaica Plain	New	1300000	2	7	70080	25409	50510.82	3.89%	1-Poor	185714	381	92857	468	None
Dorchester	New	1099000	3	8	64800	22979	47221.216	4.30%	2-Average	137375	362	78500	453	None
Roslindale	New	267000	2	4	40320	16818	26861.664	10.06%	5-Excellent	66750	169	26700	69	Auction 4-1 - Min Bid\$
Roslindale	New	669000	2	5	47880	17833	34037.34	5.09%	3-Good	133800	280	60818	138	None
Dorchester	New	835000	3	9	71280	25220	51999.638	6.23%	4-Great	92778	238	69583	300	None
Mission Hill	New	1815000	4	14	171600	44638	141262.054	7.78%	5-Excellent	129643	396	86429	585	Current rents are below market
West Roxbury	New	869900	2	5	48720	17825	34955.496	4.02%	2-Average	173980	378	72492	107	None
Jamaica Plain	New	1650000	4	10	109440	35655	82904.64	5.02%	3-Good	165000	359	71739	701	Current rents are above market

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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