



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5	South	2019	March	Report #	18							
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
Dorchester	New	799000	3	8	64800	22441	47758.756	5.98%	3-Good	99875	261	44389	200	Current rents are below market
Dorchester	New	960000	3	6	51840	21873	34287.356	3.57%	1-Poor	160000	284	64000	347	None
Jamaica Plain	New	1999999	3	9	95040	29898	73062.31	3.65%	1-Poor	222222	430	111111	573	None
Hyde Park	BOM	629900	2	4	40320	16711	26969.172	4.28%	2-Average	157475	270	69989	85	None
Codman Sq	New	799900	3	9	71280	24577	52642.578	6.58%	4-Great	88878	219	53327	240	Estimated rents are above market
Dorchester	New	899900	3	6	51840	21894	34266.276	3.81%	1-Poor	149983	262	59993	296	None
West Roxbury	New	899900	2	4	40320	18248	25432.44	2.83%	1-Poor	224975	379	89990	164	None
Dorchester	New	950000	3	11	81360	26390	61749.548	6.50%	4-Great	86364	215	39583	296	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 - mccarey@sennere.com markccarey.com
Senne' Real Estate - 33 Church St Cambridge, MA 02139 www.sennere.com Office - 617-314-9400**

