



Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5 South 2019 April			Report #	25									
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	1249000	2	5.5	49560	22419	31270.834	2.50%	1-Poor	227091	333	104083	120	None	
Roxbury	PCG	899000	2	6	47520	17470	34010.486	3.78%	1-Poor	149833	235	69154	178	Price Drop \$100k	
West Roxbury	PCG	799900	2	5	48720	17825	34955.496	4.37%	2-Average	159980	347	66658	98	Price Drop \$70k	
Neponset	PCG	2750000	6	18	166320	49929	130250.79	4.74%	2-Average	152778	378	183333	447	Price Drop \$145k	
Dorchester	PCG	699000	2	4	36720	16553	23226.648	3.32%	1-Poor	174750	328	87375	303	Price Drop \$71k	
Savin Hill	New	1425000	3	8	64800	25497	44703.21	3.14%	1-Poor	178125	431	101786	509	None	
West Roxbury	BOM - UAG	1975000	9	18	181440	58675	137884.832	6.98%	4-Great	109722	107	50641	133	Development Opportunity	
Roxbury	PCG	1999000	6	21	157680	50095	120725.29	6.04%	4-Great	95190	309	71393	331	Price Drop \$100k	

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

