

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/ Unit
APT	304	0101/ 0064/ 0000/ /	134 SOUTH ST	0001		12	176,400	5,292	85,554	85,554	0.077	1,111,100 92591.67
APT	305	0102/ 0056/ 0000/ /	420 PLEASANT ST	0001		5	84,960	2,549	26,371	56,040	0.077	727,800 145560.00
APT	305	0102/ 0062/ 0000/ /	404 PLEASANT ST	0001		6	108,000	3,240	52,380	52,380	0.077	680,300 113383.33
APT	305	0103/ 0016/ 0000/ /	33 GARDNER ST	0001		4	82,800	2,484	32,126	48,190	0.071	680,600 170150.00
APT	304	0103/ 0029/ 0000/ /	95 MECHANIC ST	0001	1,484		105,467	3,607	37,770	64,090	0.077	832,300 560.85
APT	305	0103/ 0043/ 0000/ /	30 GARDNER ST	0001		4	86,400	2,592	26,819	56,989	0.077	740,100 187525.00
APT	305	0103/ 0066/ 0000/ /	383 PLEASANT ST	0001		6	96,000	2,880	37,248	55,872	0.077	725,600 120933.33
APT	305	0105/ 0005/ 0000/ /	423 COURT ST	0001		6	108,864	3,266	33,791	71,807	0.077	932,600 155433.33
APT	305	0106/ 0007/ 0000/ /	76-82 BOW ST	0001		903	100,890	3,507	29,815	67,568	0.077	877,500 971.76
APT	305	0107/ 0024/ 0000/ /	20 CHAPEL ST	0001		6	82,800	2,484	40,158	40,158	0.077	521,500 86916.67
APT	305	0107/ 0026/ 0000/ /	38 CHAPEL ST	0001		5	78,000	2,340	30,264	45,396	0.071	641,200 128240.00
APT	305	0107/ 0061/ 0000/ /	371 COURT ST	0001		5	90,000	2,700	34,920	52,380	0.077	680,300 136060.00
APT	304	0110/ 0001/ 0001/ /	1 JUNKINS AVE	0001		10	302,400	9,072	93,865	199,463	0.071	2,817,300 281730.00
APT	304	0113/ 0020/ 0000/ /	147 LINCOLN AVE	0001		4	69,000	2,070	21,418	45,512	0.077	591,100 147775.00
APT	305	0116/ 0011/ 0000/ /	388 STATE ST	0001		8	150,336	4,511	55,413	90,412	0.077	1,174,200 146775.00
APT	305	0116/ 0015/ 0000/ /	438 STATE ST	0001		7	126,000	3,780	48,888	73,332	0.071	1,035,800 147971.43
APT	305	0116/ 0020/ 0000/ /	75 COURT ST	0001		4	100,800	3,024	31,288	66,488	0.077	863,500 215875.00
APT	305	0118/ 0009/ 0000/ /	182 MARKET ST	0001		9	153,360	5,011	59,340	89,009	0.077	1,156,000 128444.44
APT	305	0118/ 0018/ 0000/ /	151 HIGH ST	0001		6	99,360	2,087	38,909	58,364	0.077	758,000 126333.33
APT	305	0118/ 0024/ 0000/ /	37 HANOVER ST	0001		4	120,960	3,629	30,506	86,825	0.071	1,226,300 306575.00
APT	304	0123/ 0002/ 0000/ /	248 MAPLEWOOD AVE	0001		4	74,880	2,246	29,054	43,580	0.077	566,000 141500.00
APT	304	0123/ 0003/ 0000/ /	258 MAPLEWOOD AVE	0001		4	72,000	2,160	27,936	41,904	0.071	591,900 147975.00
APT	304	0123/ 0008/ 0000/ /	259 MAPLEWOOD AVE	0001		7	126,000	2,646	49,342	74,012	0.077	961,200 137314.29
APT	304	0123/ 0009/ 0000/ /	235 MAPLEWOOD AVE	0001		6	126,000	3,780	48,888	73,332	0.077	952,400 165400.00
APT	304	0125/ 0008/ 0000/ /	285 HANOVER ST	0001		4	100,800	3,024	31,288	66,488	0.071	939,100 184775.00
APT	304	0125/ 0014/ 0000/ /	181 HILL ST	0001		12	216,000	4,536	84,585	126,879	0.077	1,647,800 137316.67
APT	304	0126/ 0013/ 0000/ /	547 STATE ST	0001		6	115,200	3,456	55,872	55,872	0.077	725,600 120933.33
APT	302	0126/ 0022/ 0000/ /	20 ISLINGTON ST	0001		58	1,047,600	31,428	508,086	508,086	0.077	6,598,500 113767.24
APT	304	0126/ 0031/ 0000/ /	31 PEARL ST #33	0001		6	93,000	2,790	36,084	54,126	0.077	702,900 117150.00
APT	305	0126/ 0039/ 0000/ /	306 HANOVER ST	0001		4	66,000	1,980	25,608	38,412	0.077	498,900 124725.00
APT	302	0126/ 0050/ 0000/ /	19 ISLINGTON ST	0001		6	99,360	2,981	38,552	57,827	0.066	882,900 147150.00
APT	304	0127/ 0007/ 0000/ /	3 RICHARDS AVE	0001		4	103,680	2,177	40,601	60,902	0.071	860,200 215050.00
APT	304	0127/ 0012/ 0000/ /	132 MIDDLE ST	0001		11	167,760	5,033	65,091	97,636	0.077	1,268,000 115272.73
APT	304	0127/ 0022/ 0000/ /	608 STATE ST	0001		6	111,600	3,348	43,301	64,951	0.077	843,500 140583.33
APT	304	0127/ 0025/ 0000/ /	85 AUSTIN ST	0001		6	90,000	2,700	34,920	52,380	0.077	680,300 113383.33
APT	304	0128/ 0002/ 0000/ /	31 RICHARDS AVE	0001		5	93,600	2,808	36,317	54,475	0.077	707,500 141500.00
APT	304	0129/ 0014/ 0000/ /	263 ROCKLAND ST	0001		48	698,400	20,952	338,724	338,724	0.077	4,399,000 91645.83
APT	304	0129/ 0016/ 0000/ /	96 MILLER AVE	0001		13	183,090	5,493	88,799	88,798	0.077	1,153,200 88707.69
APT	304	0129/ 0017/ 0000/ /	10 MERRIMAC ST	0001		8	144,000	6,480	55,008	82,512	0.077	1,071,600 133950.00
APT	304	0129/ 0022/ 0000/ /	55 MILLER AVE	0001		5	91,584	2,748	35,535	53,301	0.077	692,200 138440.00
APT	304	0130/ 0001/ 0000/ /	192 LINCOLN AVE	0001		4	79,200	2,376	24,583	52,241	0.077	678,500 169625.00
APT	304	0130/ 0041/ 0000/ /	186 MILLER AVE	0001		8	170,928	4,598	53,226	113,104	0.077	1,468,900 183612.50
APT	304	0130/ 0045/ 0000/ /	229 MILLER AVE	0001		7	133,200	3,996	41,345	87,859	0.071	1,240,900 177271.43
APT	304	0130/ 0051/ 0000/ /	270 RICHARDS AVE	0001		5	100,080	3,002	31,064	66,014	0.071	932,400 186480.00
APT	304	0131/ 0033/ 0000/ /	361 MILLER AVE	0001		6	93,000	1,953	36,419	54,628	0.077	709,500 118250.00
APT	304	0132/ 0024/ 0000/ /	799 SOUTH ST	0001		4	147,000	4,410	57,036	85,554	0.071	1,208,400 302100.00

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PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
APT	304	0133/ 0015/ 000A/	108 SPRING ST	0001	4	63,000	1,890	24,444	36,666	0.071	517,900	136975.00
APT	304	0134/ 0026/ 0000/	94 HIGHLAND ST #96	0001	6	99,000	2,970	38,412	57,618	0.077	748,300	124716.67
APT	304	0135/ 0002/ 0000/	411 MIDDLE ST	0001	6	142,560	4,277	44,250	94,033	0.077	1,221,200	203533.33
APT	304	0135/ 0003/ 0000/	425 MIDDLE ST	0001	5	116,640	3,499	36,206	76,935	0.077	999,200	199840.00
APT	304	0135/ 0009/ 0000/	52 HIGHLAND ST	0001	6	90,000	2,700	27,936	59,364	0.077	771,000	128500.00
APT	304	0135/ 0010/ 0000/	34 HIGHLAND ST	0001	4	100,800	2,117	39,473	59,210	0.077	769,000	192250.00
APT	304	0135/ 0012/ 0000/	473 MIDDLE ST	0001	5	89,280	2,678	34,641	51,961	0.071	733,900	146780.00
APT	304	0135/ 0015/ 0000/	300 UNION ST	0001	4	66,960	2,009	25,981	38,970	0.077	506,100	126525.00
APT	304	0135/ 0016/ 0000/	499 MIDDLE ST	0001	7	100,800	3,024	31,288	66,488	0.077	863,500	123357.14
APT	304	0135/ 0041/ 0000/	476 MIDDLE ST	0001	5	79,800	3,591	30,484	45,725	0.077	593,800	118760.00
APT	304	0135/ 0042/ 0000/	462 MIDDLE ST	0001	8	108,000	2,268	42,293	63,439	0.077	823,900	102987.50
APT	304	0135/ 0059/ 0000/	96 CABOT ST	0001	6	108,000	4,860	41,256	61,884	0.077	803,700	133950.00
APT	304	0135/ 0060/ 0000/	224 AUSTIN ST	0001	4	72,000	2,160	22,349	47,491	0.077	616,800	154200.00
APT	304	0136/ 0001/ 0000/	50 AUSTIN ST	0001	4	79,200	2,376	24,583	52,241	0.071	737,900	184475.00
APT	304	0136/ 0005/ 0000/	39 SUMMER ST	0001	6	115,200	3,456	44,698	67,046	0.077	870,700	145116.67
APT	304	0136/ 0008/ 0000/	282 MIDDLE ST	0001	508	125,570	4,158	47,474	73,938	0.071	1,044,300	2055.71
APT	304	0136/ 0010/ 0000/	240 MIDDLE ST	0001	7	117,360	3,521	36,428	77,411	0.071	1,093,400	156200.00
APT	304	0136/ 0012/ 0000/	94 RICHARDS AVE	0001	4	82,800	2,484	32,126	48,190	0.077	625,800	156450.00
APT	304	0136/ 0015/ 0000/	241 MIDDLE ST	0001	12	214,560	6,437	83,250	124,873	0.077	1,621,700	135141.67
APT	304	0136/ 0016/ 0000/	245 MIDDLE ST	0001	137	1,746,750	52,403	847,174	847,173	0.083	10,182,400	74324.09
APT	304	0136/ 0025/ 0000/	40 SUMMER ST	0001	7	131,760	3,953	47,323	80,484	0.077	1,045,200	149314.29
APT	304	0136/ 0031/ 0000/	170 AUSTIN ST	0001	5	93,600	2,808	36,317	54,475	0.077	707,500	141500.00
APT	304	0137/ 0003/ 0000/	664 STATE ST	0001	8	115,800	3,474	44,930	67,396	0.077	875,300	109412.50
APT	304	0137/ 0012/ 0000/	683 STATE ST	0001	7	133,200	3,996	41,344	87,860	0.077	1,141,000	163000.00
APT	304	0137/ 0015/ 0000/	649 STATE ST	0001	4	86,400	2,592	33,523	50,285	0.071	710,200	177550.00
APT	304	0137/ 0027/ 0000/	211 SUMMER ST	0001	4	60,000	1,800	23,280	34,920	0.071	493,200	123300.00
APT	304	0137/ 0031/ 0000/	579 STATE ST	0001	6	90,000	2,700	34,920	52,380	0.077	680,300	113383.33
APT	304	0137/ 0032/ 0000/	567 STATE ST	0001	4	74,880	1,572	23,459	49,849	0.077	647,400	161850.00
APT	304	0138/ 0028/ 0000/	28 MCDONOUGH ST	0001	4	66,000	1,980	20,486	43,534	0.071	614,900	153750.00
APT	304	0140/ 0008/ 0000/	12 DENNETT ST	0001	4	72,000	2,160	27,936	41,904	0.071	591,900	147975.00
APT	304	0141/ 0024/ 0000/	357 MAPLEWOOD AVE	0001	4	74,880	1,572	23,459	49,849	0.071	704,100	176025.00
APT	304	0144/ 0003/ 0000/	80 MCDONOUGH ST	0001	4	86,400	3,888	33,005	49,507	0.071	699,300	174825.00
APT	304	0144/ 0004/ 0000/	98 MCDONOUGH ST	0001	4	86,400	2,592	33,523	50,285	0.077	653,100	163275.00
APT	302	0144/ 0032/ 0000/	425 ISLINGTON ST	0001	4	59,040	1,771	22,908	34,361	0.077	446,200	111550.00
APT	304	0145/ 0005/ 0000/	777 STATE ST	0001	7	100,950	3,296	42,251	55,403	0.077	719,500	102785.71
APT	304	0145/ 0006/ 0000/	767 STATE ST	0001	4	75,000	2,250	23,280	49,470	0.071	698,700	174675.00
APT	304	0145/ 0010/ 0000/	827 STATE ST	0001	5	78,000	2,340	30,264	45,396	0.077	589,600	117920.00
APT	302	0145/ 0016/ 0000/	356 ISLINGTON ST	0001	6	89,250	2,678	43,287	43,285	0.077	562,100	93683.33
APT	304	0145/ 0021/ 0000/	33 UNION ST	0001	4	79,200	2,376	30,730	46,094	0.077	598,600	149650.00
APT	304	0145/ 0024/ 0000/	909 STATE ST	0001	4	95,040	2,851	36,876	55,313	0.077	718,400	179625.00
APT	304	0145/ 0027/ 0000/	879 STATE ST	0001	4	63,360	1,901	24,584	36,875	0.071	520,800	130200.00
APT	304	0145/ 0043/ 0000/	53 COLUMBIA ST	0001	12	151,200	6,804	72,198	72,198	0.077	937,600	78133.33
APT	304	0145/ 0073/ 0000/	235 AUSTIN ST	0001	4	79,200	2,376	24,583	52,241	0.071	737,900	184475.00
APT	304	0145/ 0077/ 0000/	124 CABOT ST	0001	5	60,600	1,818	23,513	35,269	0.077	458,000	91600.00
APT	304	0145/ 0084/ 0000/	824 STATE ST	0001	4	82,800	2,484	32,126	48,190	0.077	625,800	156450.00
APT	304	0145/ 0086/ 0000/	846 STATE ST	0001	6	99,360	2,981	38,552	57,827	0.077	751,000	125166.67

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PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
APT	304	0145/ 0092/ 0000/ /	171 AUSTIN ST	0001		6 90,000	2,700	43,650	43,650	0.077	566,900	94483.33
APT	304	0146/ 0002/ 0000/ /	940 STATE ST	0001		12 151,200	4,536	58,666	87,998	0.077	1,142,800	95233.33
APT	304	0146/ 0016/ 0000/ /	184 MADISON ST	0001		72 1,009,800	21,206	494,298	494,296	0.077	6,419,400	89158.33
APT	304	0147/ 0010/ 0000/ /	582 MIDDLE ST	0001		6 114,048	3,421	35,401	75,226	0.077	977,000	162833.33
APT	304	0147/ 0017/ 0000/ /	599 MIDDLE ST	0001		8 113,760	3,413	36,708	73,639	0.077	956,400	119550.00
APT	304	0147/ 0022/ 0000/ /	270 CASS ST	0001		5 97,200	2,916	37,714	56,570	0.077	734,700	146940.00
APT	304	0148/ 0022/ 0000/ /	815 MIDDLE ST	0001		4 86,400	2,592	26,819	56,989	0.071	804,900	201225.00
APT	304	0149/ 0060/ 0000/ /	10 MENDUM AVE	0001		4 79,200	2,376	24,583	52,241	0.077	678,500	169625.00
APT	302	0151/ 0008/ 0000/ /	100 LAFAYETTE RD	0001		10 216,000	4,536	67,668	143,796	0.077	1,867,500	186750.00
APT	302	0155/ 0005/ 00B1/ /	90 BREWERY LN #B1	0001		54 1,231,560	25,863	385,822	819,875	0.077	10,647,700	197179.63
APT	302	0156/ 0003/ 0000/ /	524 ISLINGTON ST	0001		5 97,200	2,916	37,714	56,570	0.077	734,700	146940.00
APT	302	0156/ 0005/ 0000/ /	536 ISLINGTON ST	0001		5 84,000	2,520	32,592	48,888	0.077	634,900	126980.00
APT	304	0156/ 0017/ 0000/ /	26 COLUMBIA CT	0001		4 79,200	2,376	30,730	46,094	0.077	598,600	149650.00
APT	304	0156/ 0025/ 0000/ /	69 ALBANY ST	0001		6 108,000	3,240	41,904	62,856	0.077	816,300	136050.00
APT	302	0157/ 0003/ 0000/ /	553 ISLINGTON ST	0001		6 90,000	2,700	43,650	43,650	0.077	566,900	94483.33
APT	304	0157/ 0010/ 0000/ /	18 DOVER ST	0001		4 66,000	1,980	25,608	38,412	0.077	498,900	124725.00
APT	301	0158/ 0013/ 0000/ /	127 BARTLETT ST	0001		4 79,800	2,394	24,770	52,636	0.071	743,400	185850.00
APT	301	0163/ 0003/ 0000/ /	138 BARTLETT ST	0001		4 66,000	1,980	25,608	38,412	0.071	542,500	135625.00
APT	301	0163/ 0004/ 0000/ /	150 BARTLETT ST	0001		5 75,000	2,250	36,375	36,375	0.077	472,400	94480.00
APT	304	0168/ 0027/ 0000/ /	75 MONROE ST	0001		8 143,280	6,448	54,733	82,099	0.077	1,066,200	133275.00
APT	302	0172/ 0004/ 0000/ /	1001 ISLINGTON ST	0001		63 1,047,720	31,432	406,515	609,773	0.071	8,612,600	136707.94
APT	111	0203/ 0008/ 0000/ /	400 LITTLE HARBOR RD	0001	2,042	0			0	0.077	0	0.00
APT	305	0207/ 0005/ 0000/ /	393 NEW CASTLE AVE	0001		4 110,880	3,326	34,417	73,137	0.071	1,033,000	345750.00
APT	304	0210/ 0025/ 0000/ /	499 CUTTS AVE	0001		4 95,040	2,851	36,876	55,313	0.077	718,400	179600.00
APT	301	0212/ 0121/ 0000/ /	40 BEDFORD WAY	0001		30 450,000	13,500	174,600	261,900	0.077	3,401,300	113376.67
APT	304	0213/ 0002/ 1500/ /	139 OSPREY DR	0001		71 1,134,750	34,043	550,354	550,353	0.077	7,147,400	100667.61
APT	304	0217/ 0002/ 1300/ /	8 OSPREY DR	0001		174 2,797,350	121,866	1,337,743	1,337,741	0.077	17,373,300	99846.55
APT	304	0217/ 0002/ 1900/ /	SHEARWATER DR	0001		20 290,700	8,721	140,990	140,989	0.077	1,831,000	91550.00
APT	304	0218/ 0002/ 1100/ /	6 BLUE HERON DR	0001		85 1,369,350	41,081	664,135	664,134	0.077	8,625,100	101471.76
APT	304	0219/ 0041/ 0000/ /	1219 MAPLEWOOD AVE	0001		4 79,200	2,376	30,730	46,094	0.077	598,600	149650.00
APT	304	0219/ 0050/ 0000/ /	1061 MAPLEWOOD AVE	0001		4 63,360	1,901	24,584	36,875	0.071	520,800	137700.00
APT	304	0219/ 0052/ 0000/ /	1009 MAPLEWOOD AVE	0001		4 82,800	1,739	25,939	55,122	0.077	715,900	178975.00
APT	304	0220/ 0098/ 0002/ /	214 MYRTLE AVE	0001		4 63,000	1,323	24,671	37,006	0.071	522,700	130675.00
APT	304	0221/ 0059/ 0000/ /	548 BROAD ST	0001		13 188,700	5,661	91,520	91,519	0.077	1,188,600	91430.77
APT	304	0221/ 0067/ 0000/ /	400 BROAD ST	0001		4 90,720	2,722	35,199	52,799	0.077	685,700	171425.00
APT	304	0221/ 0068/ 0000/ /	366 BROAD ST	0001		7 117,000	2,457	45,817	68,726	0.077	892,500	127500.00
APT	306	0221/ 0088/ 0000/ /	936 SOUTH ST	0001		14 159,600	4,788	61,925	92,887	0.077	1,206,300	86164.29
APT	304	0229/ 0007/ 0000/ /	LAFAYETTE RD	0001		150 2,473,500	111,307	1,181,097	1,181,096	0.083	14,195,900	94639.33
APT	304	0231/ 0049/ 0000/ /	322 LAFAYETTE RD	0001		4 82,800	1,739	32,425	48,636	0.077	631,600	157900.00
APT	304	0233/ 0004/ 0000/ /	1200 ISLINGTON ST	0001		4 99,360	2,981	38,552	57,827	0.077	751,000	187750.00
APT	304	0233/ 0148/ 0000/ /	1137 ISLINGTON ST	0001		26 369,750	11,093	143,463	215,194	0.077	2,794,700	107488.46
APT	301	0236/ 0076/ 0000/ /	75 LONGMEADOW LN	0001		25 378,000	11,340	183,330	183,330	0.077	2,380,900	95236.00
APT	304	0237/ 0012/ 0000/ /	1094 WOODBURY AVE	0001		13 203,400	6,102	78,919	118,379	0.077	1,537,400	118261.54
APT	304	0237/ 0013/ 0000/ /	1150 WOODBURY AVE	0001		9 138,000	4,140	66,930	66,930	0.077	869,200	96577.78
APT	304	0237/ 0030/ 0000/ /	18 HILLCREST DR	0001		4 90,000	2,700	27,936	59,364	0.077	771,000	192750.00
APT	304	0237/ 0054/ 0000/ /	245 WOODLAWN CIR	0001		4 56,400	1,692	17,507	37,201	0.071	525,400	131350.00

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PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
APT	302	0237/ 0057/ 0000/ /	201 ECHO AVE	0001	4	79,200	2,376	24,584	52,240	0.077	678,400	169600.00
APT	303	0239/ 0012/ 0000/ /	GOSLING RD	0001	7,637	2,522,581	79,861	953,746	1,488,974	0.071	21,030,700	2753.79
APT	402	0273/ 0003/ 0001/ /	70 CONSTITUTION AVE	0001	95	2,619,600	55,011	820,668	1,743,921	0.077	22,648,300	238403.16
APT	302	0285/ 0001/ 0000/ /	1 FREEDOM CIR	0001	216	2,648,175	79,446	1,284,365	1,284,364	0.077	16,680,100	77222.69
APT	302	0286/ 0003/ 0000/ /	12 ROBERT AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0004/ 0000/ /	149 RICCI AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0005/ 0000/ /	185 RICCI AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0006/ 0000/ /	68 ANNE AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0007/ 0000/ /	36 ANNE AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0008/ 0000/ /	2 ANNE AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0009/ 0000/ /	3 ROBERT AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0010/ 0000/ /	33 ROBERT AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0011/ 0000/ /	63 ROBERT AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0013/ 0000/ /	50 ANNE AVE	0001	17	306,000	9,180	118,728	178,092	0.083	2,140,500	125911.76
APT	302	0286/ 0014/ 0000/ /	80 JOAN AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0015/ 0000/ /	42 JOAN AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0016/ 0000/ /	12 JOAN AVE	0001	6	102,600	3,078	39,809	59,713	0.083	717,700	119616.67
APT	302	0286/ 0024/ 0000/ /	99 LANG RD	0001	84	1,512,000	45,360	586,656	879,984	0.077	11,428,400	136052.38
APT	302	0287/ 0001/ 0000/ /	145 LANG RD	0001	146	2,772,000	124,740	1,058,904	1,588,356	0.077	20,628,000	141287.67
APT	302	0287/ 0001/ 000A/ /	165 LANG RD	0001	108	2,052,000	61,560	796,176	1,194,264	0.077	15,509,900	143610.19
APT	302	0297/ 0008/ 0000/ /	3510 LAFAYETTE RD	0001	25	453,000	9,513	177,395	266,092	0.071	3,758,400	150336.00
APTS	305	0102/ 0054/ 0000/ /	444 PLEASANT ST	0001	8	168,000	5,040	65,184	97,776	0.071	1,381,000	172625.00
APTS	304	0174/ 0002/ 0000/ /	WOODBURY AVE	0001	40	600,000	18,000	291,000	291,000	0.077	3,779,200	94480.00
APTS	304	0243/ 0003/ 0000/ /	GREENLEAF AVE	0001	100	1,830,000	54,900	710,040	1,065,060	0.077	13,831,900	138319.00
BANK	305	0105/ 0019/ D101/ /	137 DANIEL ST #D101	0001	907	41,087	1,438	4,758	34,891	0.057	612,100	674.86
BANK	305	0107/ 0031/ 0000/ /	3 PLEASANT ST	0001	13,248	252,596	15,068	36,763	200,765	0.057	3,522,200	265.87
BANK	305	0107/ 0032/ 0000/ /	15 PLEASANT ST	0001	5,109	140,813	8,136	20,411	112,266	0.062	1,810,700	354.41
BANK	305	0107/ 0033/ 0000/ /	21 PLEASANT ST	0001	6,135	165,494	9,574	23,991	131,929	0.062	2,127,900	346.85
BANK	305	0107/ 0034/ 0000/ /	27 PLEASANT ST	0001	5,902	160,766	9,279	23,300	128,187	0.062	2,067,500	350.30
BANK	305	0107/ 0035/ 0000/ /	29 PLEASANT ST	0001	5,430	157,733	6,527	18,692	132,514	0.057	2,324,800	538.64
BANK	305	0116/ 0005/ 0000/ /	333 STATE ST	0001	25,456	420,075	24,968	61,110	333,997	0.062	5,387,000	211.62
BANK	305	0116/ 0006/ 0000/ /	325 STATE ST	0001	20,547	358,052	18,669	46,245	293,138	0.062	4,728,000	230.11
BANK	305	0116/ 0030/ 0000/ /	134 PLEASANT ST	0001	14,584	255,684	14,634	37,017	204,033	0.062	3,290,900	225.65
BANK	302	0154/ 0001/ 000A/ /	848 ISLINGTON ST	0001	18,513	296,092	17,216	42,953	235,923	0.067	3,521,200	190.20
BANK	302	0157/ 0006/ 0001/ /	501 ISLINGTON ST #1	0001	5,798	133,238	6,662	18,986	107,590	0.062	1,735,300	299.29
BANK	303	0239/ 0003/ 0000/ /	1650 WOODBURY AVE	0001	3,389	130,849	6,542	14,917	109,390	0.057	1,919,100	566.27
BANK	302	0251/ 0125/ 0000/ /	1555 LAFAYETTE RD	0001	4,224	93,351	5,325	13,510	74,516	0.062	1,201,900	284.54
BANK	301	0259/ 0015/ 0000/ /	100 BORTHWICK AVE	0001	47,676	661,497	38,621	96,010	526,866	0.067	7,863,700	164.94
BANK	302	0267/ 0004/ 0000/ /	2032 LAFAYETTE RD	0001	13,238	226,635	15,675	32,351	178,609	0.062	2,880,800	217.62
BANK	302	0273/ 0006/ 0000/ /	2400 LAFAYETTE RD	0001	1,500	86,730	2,168	8,245	76,317	0.053	1,448,100	965.40
BANK	302	0286/ 0018/ 0000/ /	2839 LAFAYETTE RD	0001	3,036	121,895	4,266	14,115	103,514	0.057	1,816,000	598.16
BANK	302	0291/ 0001/ 0000/ /	3003 LAFAYETTE RD	0001	81,652	2,457,725	86,020	231,241	2,140,464	0.062	34,523,600	422.81
BED	306	0221/ 0008/ 0000/ /	188 JONES AVE	0001	138	11,772,000	577,560	10,233,636	960,804	0.130	7,413,600	53721.74
BED	306	0221/ 0087/ 0000/ /	928 SOUTH ST	0001	156	17,160,000	858,000	15,323,880	978,120	0.120	8,151,000	52250.00
CARS	305	0116/ 0035/ 0000/ /	202 COURT ST	0001	3,908	75,297	5,155	11,553	58,589	0.075	781,200	199.90
CARS	302	0138/ 0003/ 0000/ /	93 ISLINGTON ST	0001	2,556	38,953	1,948	5,551	31,454	0.064	493,000	192.88

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type Nbhhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/ Unit
CARS 302	0163/ 0001/ 0000/ /	54 BARTLETT ST	0001	4,836	58,675	2,934	8,361	47,380	0.075	631,700	151.30
CARS 301	0172/ 0002/ 0000/ /	406 US ROUTE 1 BYP	0001	7,964	96,444	5,787	17,225	73,432	0.075	979,100	122.94
CARS 301	0173/ 0009/ 0000/ /	500 US ROUTE 1 BYP	0001	17,220	233,503	14,010	41,704	177,789	0.075	2,370,500	137.66
CARS 301	0215/ 0003/ 0000/ /	114 GOSLING RD	0001	17,162	163,039	8,152	23,233	131,654	0.075	1,755,400	102.28
CARS 303	0215/ 0010/ 0000/ /	1725 WOODBURY AVE	0001	3,378	75,363	3,768	8,019	63,576	0.069	921,400	272.76
CARS 303	0215/ 0012/ 0000/ /	1817 WOODBURY AVE	0001	4,452	80,000	2,000	7,605	70,395	0.064	1,103,400	247.84
CARS 302	0234/ 0051/ 0000/ /	US ROUTE 1 BYP	0001	39,536	852,396	35,801	155,153	661,442	0.064	10,367,400	274.87
CARS 302	0236/ 0033/ 0000/ /	120 SPAULDING TPKE	0001	14,492	207,547	8,556	29,533	169,458	0.075	2,259,400	183.51
CARS 302	0236/ 0039/ 0000/ /	180 SPAULDING TPKE	0001	11,806	138,721	5,826	25,250	107,645	0.075	1,435,300	121.57
CARS 302	0238/ 0002/ 0000/ /	400 SPAULDING TPKE	0001	38,799	512,147	30,729	91,469	389,949	0.075	5,199,300	134.01
CARS 302	0243/ 0001/ 0000/ /	155 GREENLEAF AVE	0001	32,732	294,542	17,672	52,605	224,265	0.081	2,768,700	84.59
CARS 302	0243/ 0067/ 0000/ /	150 GREENLEAF AVE	0001	48,585	538,361	21,615	74,149	442,597	0.075	5,901,300	121.46
CARS 301	0252/ 0002/ 0010/ /	700 PEVERLY HILL RD	0001	22,800	220,596	11,030	31,435	178,131	0.075	2,375,100	104.17
CARS 302	0253/ 0002/ 0000/ /	180 MIRONA RD	0001	27,340	360,888	21,653	80,568	258,667	0.075	3,448,900	126.15
CARS 301	0253/ 0005/ 0000/ /	20 MIRONA RD EXT	0001	5,670	50,747	2,537	7,232	40,978	0.075	546,400	96.37
CARS 301	0253/ 0006/ 0000/ /	2 MIRONA RD	0001	7,702	99,818	14,973	22,399	62,446	0.069	905,000	117.50
CARS 301	0253/ 0008/ 0000/ /	11 MIRONA RD	0001	37,616	249,790	12,490	35,595	201,705	0.081	2,490,200	66.20
CARS 302	0267/ 0001/ 0000/ /	2200 LAFAYETTE RD	0001	3,360	58,430	2,922	8,326	47,182	0.075	629,100	187.23
CARS 301	0267/ 0014/ 0000/ /	295 WEST RD	0001	9,360	89,201	4,460	12,711	72,030	0.075	960,400	102.61
CARS 302	0272/ 0001/ 0000/ /	2219 LAFAYETTE RD	0001	14,227	196,333	8,246	28,589	159,498	0.075	2,126,600	149.48
CARS 302	0272/ 0002/ 0000/ /	2225 LAFAYETTE RD	0001	6,150	73,677	3,684	10,499	59,494	0.075	793,300	128.99
CARS 302	0272/ 0007/ 0000/ /	2355 LAFAYETTE RD	0001	14,910	204,863	12,292	36,588	155,983	0.075	2,079,800	139.49
CARS 302	0273/ 0001/ 0000/ /	2458 LAFAYETTE RD	0001	33,150	437,580	26,255	78,152	333,173	0.075	4,442,300	134.01
CARS 301	0284/ 0011/ 0000/ /	9 POST RD	0001	25,400	241,300	12,065	42,982	186,253	0.075	2,483,400	97.77
CARS 302	0285/ 0014/ 0002/ /	2470 LAFAYETTE RD #2	0001	3,844	49,741	1,908	6,056	41,777	0.069	605,500	157.52
CARS 302	0285/ 0015/ 0000/ /	2468 LAFAYETTE RD	0001	5,790	93,206	4,660	12,396	76,150	0.075	1,015,300	175.35
CARS 302	0286/ 0020/ 0000/ /	2859 LAFAYETTE RD	0001	2,400	46,344	1,622	4,070	40,652	0.064	637,200	265.50
CARS 302	0286/ 0022/ 0000/ /	2909 LAFAYETTE RD	0001	8,700	126,063	6,303	17,964	101,796	0.075	1,357,300	156.01
CARS 301	0291/ 0005/ 0000/ /	20 LONGMEADOW RD	0001	3,800	55,822	2,791	7,955	45,076	0.075	601,000	158.16
CARS 302	0297/ 0001/ 0000/ /	3660 LAFAYETTE RD	0001	2,960	46,383	1,391	5,557	39,435	0.064	618,100	208.82
CARS 302	0297/ 0004/ 0001/ /	3600 LAFAYETTE RD	0001	15,793	137,392	6,870	19,578	110,944	0.075	1,479,300	93.67
CARS 302	0297/ 005A/ 0000/ /	3580 LAFAYETTE RD	0001	6,500	75,920	3,796	10,819	61,305	0.075	817,400	125.75
CARS 307	0309/ 0005/ 0000/ /	104 GRAFTON DR	0001	55,457	470,138	35,552	81,877	352,709	0.081	4,354,400	78.52
CARS 307	0320/ 0001/ 0000/ /	115 FLIGHT LINE RD	0001	83,523	1,051,609	52,239	153,150	846,220	0.075	11,282,900	135.09
FF3 302	0157/ 0005/ 0000/ /	531 ISLINGTON ST	0001	1,249	56,380	2,255	6,495	47,630	0.065	732,800	586.71
FF3 303	0215/ 0011/ 0000/ /	1855 WOODBURY AVE	0001	1,866	92,889	2,601	7,042	83,246	0.065	1,280,700	686.33
FF3 302	0244/ 0002/ 0000/ /	802 LAFAYETTE RD	0001	2,020	82,658	3,306	9,522	69,830	0.065	1,074,300	531.83
FF3 302	0253/ 0012/ 0000/ /	1000 LAFAYETTE RD	0001	4,261	131,537	5,261	15,153	111,123	0.065	1,709,600	342.55
FF3 302	0272/ 0003/ 0000/ /	2255 LAFAYETTE RD	0001	4,715	144,185	5,767	16,610	121,808	0.070	1,735,200	368.02
FF3 402	0273/ 0003/ 0005/ /	2454 LAFAYETTE RD #5	0001	2,029	69,128	2,765	7,964	58,399	0.065	898,400	442.78
FF3 302	0285/ 0013/ 0002/ /	2600 LAFAYETTE RD #2	0001	3,856	120,269	9,622	13,278	97,369	0.075	1,291,400	334.91
HOTF 305	0118/ 0030/ 0000/ /	100 HIGH ST	0001	131	12,544,560	4,265,150	5,497,528	2,781,882	0.100	27,818,800	212358.02
HOTF 305	0119/ 0001/ 001C/ /	250 MARKET ST	0001	148	14,172,480	4,818,643	6,200,000	3,153,837	0.100	31,538,400	213097.30
HOTF 305	0125/ 0022/ 0000/ /	100 DEER ST	0001	12,783	12,715,466	4,186,624	6,410,054	2,118,788	0.100	21,187,900	1657.51
HOTF 305	0127/ 0001/ 0000/ /	40 COURT ST	0001	34	1,999,200	799,680	863,654	335,866	0.092	3,650,700	107373.53
HOTX 305	0105/ 001A/ 0000/ /	121 BOW ST #LOWER A	0001	10	686,000	274,400	296,352	115,248	0.097	1,193,000	119300.00

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
HOTX	305	0108/ 0011/ 0000/ /	314 COURT ST	0001	10	504,000	201,600	174,182	128,218	0.105	1,221,100	122110.00
HOTX	305	0118/ 0026/ 0003/ /	403 DEER ST #7-13	0001	10	504,000	201,600	174,182	128,218	0.105	1,221,100	122110.00
HOTX	305	0125/ 0001/ 0002/ /	195 HANOVER ST #2	0001	5,070	7,271,516	2,833,176	3,077,921	1,360,419	0.097	14,083,000	2777.71
HOTX	302	0175/ 0004/ 0000/ /	300 WOODBURY AVE	0001	130	5,460,000	2,184,000	2,358,720	917,280	0.105	8,736,000	67200.00
HOTX	302	0175/ 0011/ 0000/ /	580 US ROUTE 1 BYP	0001	169	5,915,000	2,366,000	2,555,280	993,720	0.105	9,464,000	56000.00
HOTX	301	0213/ 0002/ 0000/ /	100 PORTSMOUTH BLVD	0001	116	5,846,400	1,951,488	2,243,469	1,651,443	0.105	15,728,000	135586.21
HOTX	301	0219/ 0063/ 0002/ /	1000 MARKET ST	0001	133	7,581,000	1,804,278	4,794,679	982,043	0.105	9,352,800	70321.80
HOTX	302	0220/ 0001/ 0000/ /	383 WOODBURY AVE	0001	61	1,814,750	725,900	783,972	304,878	0.105	2,903,600	47600.00
HOTX	302	0220/ 0003/ 0000/ /	417 WOODBURY AVE	0001	92	2,737,000	1,094,800	1,182,384	459,816	0.105	4,379,200	47600.00
HOTX	302	0234/ 0005/ 0000/ /	505 US ROUTE 1 BYP	0001	57	1,695,750	678,300	732,564	284,886	0.105	2,713,200	47600.00
HOTX	302	0234/ 0007/ 0006/ /	650 BORTHWICK AVE	0001	102	3,700,000	1,480,000	1,598,400	621,600	0.105	5,920,000	58039.22
HOTX	303	0239/ 0013/ 0001/ /	35 GOSLING RD	0001	108	3,213,000	1,285,200	1,388,016	539,784	0.105	5,140,800	47600.00
HOTX	303	0239/ 0015/ 0000/ /	99 DURGIN LN	0001	125	6,300,000	1,764,000	3,265,920	1,270,080	0.105	12,096,000	96768.00
HOTX	302	0252/ 0008/ 0000/ /	1190 LAFAYETTE RD	0001	121	4,000,000	1,600,000	1,675,000	725,000	0.105	6,904,800	57064.46
HOTX	302	0297/ 0006/ 0000/ /	3548 LAFAYETTE RD	0001	33	1,155,000	462,000	498,960	194,040	0.105	1,848,000	56000.00
HOTX	307	0303/ 0002/ 0001/ /	1 INTERNATIONAL DR	0001	90	6,174,000	1,728,720	3,200,602	1,244,678	0.105	11,854,100	131712.22
IND3	305	0124/ 0009/ 0000/ /	319 VAUGHAN ST	0001	18,000	161,280	8,064	22,982	130,234	0.075	1,736,500	96.47
IND3	305	0125/ 0016/ 0000/ /	126 BRIDGE ST	0001	19,045	250,976	14,561	35,462	200,953	0.069	2,912,400	152.92
IND3	301	0125/ 0019/ 0000/ /	90 MAPLEWOOD AVE	0001	24,695	147,814	10,091	24,404	113,319	0.081	1,399,000	56.65
IND3	304	0138/ 0057/ 0000/ /	95 BREWSTER ST	0001	4,440	45,599	2,280	5,198	38,121	0.069	552,500	124.44
IND3	302	0142/ 0037/ 0000/ /	933 US ROUTE 1 BYP	0001	68,075	395,998	39,675	75,870	280,453	0.087	3,223,600	47.35
IND3	304	0144/ 0039/ 0000/ /	35 DOVER ST	0001	6,816	41,850	2,093	5,964	33,793	0.075	450,600	66.11
IND3	304	0144/ 0047/ 0000/ /	135 MCDONOUGH ST	0001	36,134	160,435	8,022	22,862	129,551	0.081	1,599,400	44.26
IND3	302	0155/ 0004/ 0000/ /	JEWELL CT	0001	7,788	46,339	3,475	8,037	34,827	0.081	430,000	55.21
IND3	302	0155/ 0008/ 0000/ /	68 ALBANY ST	0001	15,180	101,619	5,081	14,481	82,057	0.075	1,094,100	72.08
IND3	304	0156/ 0011/ 0000/ /	59 CASS ST	0001	6,501	69,760	2,648	14,086	53,026	0.075	707,000	108.75
IND3	301	0157/ 0001/ 0000/ /	BARTLETT ST	0001	21,152	160,332	8,017	22,847	129,468	0.075	1,726,200	81.61
IND3	302	0163/ 0002/ 0000/ /	124 BARTLETT ST	0001	15,795	82,924	8,292	16,792	57,840	0.087	664,800	42.09
IND3	302	0165/ 0002/ 0000/ /	55 CATE ST	0001	17,100	167,499	12,563	29,051	125,885	0.081	1,554,100	90.88
IND3	302	0172/ 0011/ 0000/ /	865 ISLINGTON ST	0001	12,672	128,494	6,425	18,310	103,759	0.069	1,503,800	118.67
IND3	301	0211/ 0001/ 0000/ /	3 MICHAEL SUCCI DR	0001	201,109	1,230,787	61,539	175,387	993,861	0.075	13,251,500	65.89
IND3	301	0211/ 0002/ 0000/ /	100 RANGER WAY	0001	19,974	148,107	8,098	21,324	118,685	0.081	1,465,200	73.36
IND3	301	0215/ 0001/ 0000/ /	150 GOSLING RD	0001	9,625	65,643	3,282	7,483	54,878	0.075	731,700	76.02
IND3	301	0220/ 0091/ 0000/ /	47 EMERY ST	0001	3,600	36,936	1,847	5,263	29,826	0.064	467,500	150.69
IND3	301	0234/ 0006/ 0000/ /	100 COAKLEY RD	0001	10,400	70,200	1,755	8,213	60,232	0.075	803,100	77.22
IND3	302	0237/ 0056/ 0000/ /	200 SPAULDING TPKE	0001	15,000	97,350	4,868	13,872	78,610	0.075	1,048,100	86.54
IND3	301	0243/ 0005/ 0000/ /	225 GREENLEAF AVE	0001	5,902	57,840	2,892	8,242	46,706	0.075	622,700	105.51
IND3	301	0252/ 0002/ 0011/ /	60 WEST RD	0001	20,578	148,573	7,429	21,172	119,972	0.075	1,599,600	77.73
IND3	301	0252/ 0002/ 0012/ /	100 WEST RD	0001	21,423	201,590	10,080	22,981	168,529	0.075	2,247,100	104.89
IND3	301	0252/ 0002/ 0014/ /	170 WEST RD	0001	62,250	443,843	33,288	61,583	348,972	0.075	4,653,000	74.75
IND3	301	0252/ 0003/ 0000/ /	35 MIRONA RD	0001	38,927	210,397	10,520	29,982	169,895	0.081	2,097,500	53.88
IND3	302	0253/ 0001/ 0000/ /	1070 LAFAYETTE RD	0001	7,280	52,125	2,606	9,285	40,234	0.081	496,700	68.23
IND3	301	0253/ 0005/ 0001/ /	10 MIRONA RD	0001	5,000	42,600	1,491	6,166	34,943	0.069	506,400	101.28
IND3	301	0253/ 0007/ 0000/ /	1 MIRONA RD	0001	13,448	94,129	4,706	13,414	76,009	0.075	1,013,500	75.36
IND3	301	0254/ 0001/ 0000/ /	225 BANFIELD RD	0001	8,489	70,713	3,536	10,077	57,100	0.081	704,900	83.04
IND3	301	0254/ 0002/ 0000/ /	141 BANFIELD RD	0001	26,000	194,740	9,737	27,750	157,253	0.075	2,096,700	80.64

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type Nbhhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/ Unit
IND3 301	0259/ 0013/ 0000/ /	50 BORTHWICK AVE	0001	8,000	47,600	1,666	5,512	40,422	0.075	539,000	67.38
IND3 301	0259/ 0014/ 0000/ /	1 HIGH LINER AVE	0001	196,424	852,480	42,624	121,478	688,378	0.075	9,178,400	46.73
IND3 301	0263/ 0001/ 0005/ /	218 GRIFFIN RD	0001	34,343	344,117	16,862	62,178	265,077	0.075	3,534,400	102.91
IND3 301	0266/ 0007/ 0000/ /	375 BANFIELD RD	0001	7,072	61,765	3,088	8,801	49,876	0.075	665,000	136.45
IND3 301	0267/ 0009/ 0000/ /	195 WEST RD	0001	29,714	242,169	12,108	34,509	195,552	0.075	2,607,400	87.75
IND3 301	0267/ 0011/ 0001/ /	235 WEST RD #1	0001	1,986	20,337	1,525	2,822	15,990	0.075	213,200	107.35
IND3 301	0267/ 0011/ 0002/ /	235 WEST RD #2	0001	1,986	20,337	1,017	2,898	16,422	0.075	219,000	110.27
IND3 301	0267/ 0011/ 0003/ /	235 WEST RD #3	0001	1,986	20,337	1,525	3,527	15,285	0.075	203,800	102.62
IND3 301	0267/ 0011/ 0005/ /	235 WEST RD #5	0001	1,986	20,337	1,525	3,527	15,285	0.075	203,800	102.62
IND3 301	0267/ 0011/ 0006/ /	235 WEST RD #6	0001	1,986	20,337	1,525	3,527	15,285	0.075	203,800	102.62
IND3 301	0267/ 0011/ 0007/ /	235 WEST RD #7	0001	1,986	20,337	1,017	2,898	16,422	0.075	219,000	110.27
IND3 301	0267/ 0011/ 0008/ /	235 WEST RD #8	0001	1,986	20,337	1,017	2,898	16,422	0.075	219,000	110.27
IND3 301	0267/ 0011/ 0009/ /	235 WEST RD #9	0001	2,672	19,559	978	2,787	15,794	0.075	210,600	78.82
IND3 301	0267/ 0011/ 0010/ /	235 WEST RD #10	0001	3,230	23,385	1,754	3,245	18,386	0.081	227,000	70.28
IND3 301	0267/ 0011/ 0011/ /	235 WEST RD #11	0001	3,462	29,150	2,186	5,056	21,908	0.081	270,500	78.13
IND3 301	0267/ 0012/ 0000/ /	255 WEST RD	0001	13,114	103,601	5,180	14,763	83,658	0.075	1,115,400	85.05
IND3 301	0267/ 0013/ 0000/ /	275 WEST RD	0001	6,400	54,080	2,704	7,706	43,670	0.075	582,300	103.48
IND3 301	0267/ 0015/ 0000/ /	325 WEST RD	0001	30,838	229,435	11,472	32,694	185,269	0.075	2,470,300	80.11
IND3 301	0267/ 0017/ 0001/ /	300 WEST RD #1	0001	4,856	34,478	1,724	6,141	26,613	0.075	354,800	73.06
IND3 301	0267/ 0017/ 0002/ /	300 WEST RD #2	0001	4,856	34,478	2,586	5,980	25,912	0.075	345,500	71.15
IND3 301	0267/ 0017/ 0003/ /	300 WEST RD #3	0001	4,856	34,478	2,586	5,980	25,912	0.075	345,500	71.15
IND3 301	0267/ 0017/ 0004/ /	300 WEST RD #4	0001	4,856	34,478	2,586	5,980	25,912	0.075	345,500	71.15
IND3 301	0267/ 0019/ 0001/ /	270 WEST RD #1	0001	4,994	35,457	1,773	6,316	27,368	0.075	364,900	73.07
IND3 301	0267/ 0019/ 0002/ /	270 WEST RD #2	0001	4,994	35,457	1,773	6,316	27,368	0.075	364,900	73.07
IND3 301	0267/ 0019/ 0003/ /	270 WEST RD #3	0001	4,994	35,457	1,773	6,316	27,368	0.075	364,900	73.07
IND3 301	0267/ 0019/ 0004/ /	270 WEST RD #4	0001	4,994	35,457	1,773	6,316	27,368	0.075	364,900	73.07
IND3 301	0267/ 0020/ 0000/ /	240 WEST RD	0001	32,272	199,441	9,972	28,420	161,049	0.075	2,147,300	66.54
IND3 301	0267/ 0021/ 0001/ /	210 WEST RD #1	0001	2,700	23,706	1,185	4,223	18,298	0.075	244,000	90.37
IND3 301	0267/ 0021/ 0002/ /	210 WEST RD #2	0001	2,450	24,745	1,856	4,292	18,597	0.075	248,000	101.22
IND3 301	0267/ 0021/ 0003/ /	210 WEST RD #3	0001	3,050	30,470	2,285	5,285	22,900	0.081	282,700	92.69
IND3 301	0267/ 0021/ 0004/ /	210 WEST RD #4	0001	2,450	24,745	1,856	4,292	18,597	0.075	248,000	101.22
IND3 301	0267/ 0021/ 0005/ /	210 WEST RD #5	0001	3,400	29,920	1,496	4,264	24,160	0.081	298,300	87.74
IND3 301	0267/ 0021/ 0006/ /	210 WEST RD #6	0001	2,450	23,398	1,170	3,334	18,894	0.075	251,900	102.82
IND3 301	0267/ 0021/ 0007/ /	210 WEST RD #7	0001	3,400	25,296	1,265	3,605	20,426	0.081	252,200	74.18
IND3 301	0267/ 0021/ 0008/ /	210 WEST RD #8	0001	3,400	28,662	2,150	4,971	21,541	0.081	265,900	78.21
IND3 301	0267/ 0021/ 0009/ /	210 WEST RD #9	0001	3,100	26,288	1,972	4,559	19,757	0.081	243,900	78.68
IND3 301	0267/ 0021/ 0010/ /	210 WEST RD #10	0001	3,100	26,288	1,972	4,559	19,757	0.075	263,400	84.97
IND3 301	0267/ 0021/ 0011/ /	210 WEST RD #11	0001	2,450	21,046	1,052	2,999	16,995	0.075	226,600	92.49
IND3 301	0267/ 0021/ 0012/ /	210 WEST RD #12	0001	2,450	21,046	1,052	2,999	16,995	0.075	226,600	92.49
IND3 301	0267/ 0022/ 0000/ /	200 WEST RD	0001	29,578	220,356	16,527	30,574	173,255	0.075	2,310,100	78.10
IND3 301	0267/ 0023/ 0000/ /	50 CAMPUS DR	0001	24,112	181,322	9,066	25,838	146,418	0.075	1,952,200	80.96
IND3 301	0267/ 0028/ 0000/ /	430 WEST RD	0001	38,391	291,189	17,779	42,509	230,901	0.075	3,078,700	80.19
IND3 301	0273/ 0002/ 0002/ /	75 CONSTITUTION AVE	0001	20,140	127,688	4,469	18,483	104,736	0.075	1,396,500	69.34
IND3 301	0274/ 0001/ 000A/ /	284 CONSTITUTION AVE	0001	9,000	65,790	2,302	9,523	53,965	0.075	719,500	79.94
IND3 301	0274/ 0001/ 000C/ /	360 CONSTITUTION AVE	0001	15,590	122,807	12,095	20,974	89,738	0.075	1,196,500	76.75
IND3 301	0274/ 0005/ 0000/ /	300 CONSTITUTION AVE	0001	65,651	774,423	49,823	113,852	610,748	0.075	8,143,300	124.04

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
IND3	301	0275/ 0007/ 0000/ /	290 HERITAGE AVE	0001	35,061	314,343	19,450	36,776	258,117	0.075	3,441,600	98.16
IND3	301	0275/ 006A/ 0000/ /	350 HERITAGE AVE	0001	20,970	148,677	7,434	21,186	120,057	0.075	1,600,800	76.34
IND3	301	0275/ 006B/ 0000/ /	300 HERITAGE AVE	0001	17,640	146,059	7,303	20,813	117,943	0.075	1,572,600	89.15
IND3	301	0284/ 0001/ 0000/ /	225 HERITAGE AVE	0001	25,909	161,931	8,097	28,844	124,990	0.075	1,666,500	64.32
IND3	301	0284/ 0002/ 0000/ /	235 HERITAGE AVE	0001	53,874	353,413	17,671	50,361	285,381	0.075	3,805,100	70.63
IND3	301	0284/ 0007/ 0001/ /	280 HERITAGE AVE #A	0001	4,200	49,392	2,470	5,631	41,291	0.075	550,500	131.07
IND3	301	0284/ 0007/ 0005/ /	280 HERITAGE AVE #E	0001	6,397	46,960	2,638	5,736	38,586	0.075	514,500	80.43
IND3	301	0284/ 0007/ 0006/ /	280 HERITAGE AVE #F	0001	4,897	51,539	2,577	5,896	43,066	0.075	574,200	117.26
IND3	301	0284/ 0007/ 0007/ /	280 HERITAGE AVE #G	0001	3,000	30,000	1,500	4,275	24,225	0.075	323,000	107.67
IND3	301	0284/ 0007/ 0010/ /	280 HERITAGE AVE #J	0001	5,100	49,521	2,476	7,057	39,988	0.075	533,200	104.55
IND3	301	0284/ 0007/ 0011/ /	282 HERITAGE AVE #11	0001	4,800	40,944	2,047	5,835	33,062	0.075	440,800	91.83
IND3	301	0284/ 0007/ 0012/ /	282 HERITAGE AVE #12	0001	8,056	76,935	3,847	10,963	62,125	0.075	828,300	102.82
IND3	301	0284/ 0007/ 0013/ /	282 HERITAGE AVE #13	0001	4,320	37,022	1,851	5,276	29,895	0.075	398,600	92.27
IND3	301	0284/ 0008/ 0000/ /	124 HERITAGE AVE	0001	77,451	606,608	54,316	106,844	445,448	0.081	5,499,400	71.00
IND3	301	0284/ 0012/ 0000/ /	19 POST RD	0001	25,400	159,004	7,950	22,658	128,396	0.075	1,711,900	67.40
IND3	301	0285/ 0004/ 0000/ /	55 HERITAGE AVE	0001	26,800	167,232	8,362	19,064	139,806	0.075	1,864,100	69.56
IND3	301	0285/ 0005/ 0000/ /	85 HERITAGE AVE	0001	8,880	76,013	2,660	8,802	64,551	0.069	935,500	116.61
IND3	301	0285/ 0005/ 0001/ /	115 HERITAGE AVE	0001	25,376	214,935	22,568	45,687	146,680	0.075	1,955,700	77.07
IND3	301	0285/ 0007/ 0000/ /	145 HERITAGE AVE	0001	25,376	158,854	7,943	22,637	128,274	0.075	1,710,300	67.40
IND3	301	0285/ 0009/ 0000/ /	20 POST RD	0001	96,178	490,508	24,525	69,897	396,086	0.075	5,281,100	54.91
IND3	301	0285/ 0010/ 0000/ /	6 POST RD	0001	44,800	273,728	13,686	31,205	228,837	0.075	3,051,200	68.11
IND3	301	0285/ 0011/ 00A1/ /	112 HERITAGE AVE	0001	20,000	162,800	5,698	18,852	138,250	0.075	1,843,300	92.17
IND3	301	0285/ 0016/ 0004/ /	275 CONSTITUTION AVE	0001	76,000	560,120	42,009	97,146	420,965	0.075	5,612,900	73.85
IND3	301	0285/ 0016/ 0301/ /	199 CONSTITUTION AVE	0001	23,400	155,844	7,792	22,208	125,844	0.075	1,677,900	71.71
IND3	301	0285/ 0016/ 0302/ /	CONSTITUTION AVE #2	0001	24,200	147,378	7,369	21,001	119,008	0.075	1,586,800	65.57
IND3	301	0286/ 0017/ 0000/ /	6 ROBERT AVE	0001	9,150	78,141	3,907	11,135	63,099	0.081	779,000	85.14
IND3	301	0291/ 0004/ 0000/ /	40 LONGMEADOW RD	0001	19,995	161,560	8,078	28,778	124,704	0.081	1,539,600	77.00
IND3	301	0297/ 0005/ 0000/ /	3570 LAFAYETTE RD	0001	57,200	341,968	17,098	48,731	276,139	0.075	3,681,900	64.37
IND3	302	0298/ 0002/ 0000/ /	3605 LAFAYETTE RD	0001	22,319	155,833	8,256	22,353	125,224	0.075	1,669,700	74.81
IND3	307	0301/ 0003/ 0000/ /	30 NEW HAMPSHIRE AVE	0001	54,035	487,819	45,149	68,955	373,715	0.075	4,982,900	92.22
IND3	307	0303/ 0003/ 0000/ /	1 REDHOOK WAY	0001	105,936	999,220	49,960	140,173	809,087	0.075	10,787,800	101.83
IND3	307	0306/ 0004/ 0000/ /	111 NEW HAMPSHIRE AV	0001	76,222	843,544	54,300	124,024	665,220	0.075	8,869,600	116.37
IND3	307	0306/ 0006/ 0000/ /	130 INTERNATIONAL DR	0001	50,178	443,643	27,108	80,964	335,571	0.081	4,142,900	82.56
IND3	307	0307/ 0001/ 0000/ /	68 NEW HAMPSHIRE AVE	0001	18,525	167,638	10,082	24,424	133,132	0.075	1,775,100	95.82
IND3	307	0309/ 0001/ 0000/ /	139 FLIGHT LINE RD	0001	45,200	293,348	14,667	41,802	236,879	0.075	3,158,400	69.88
IND3	307	0310/ 0003/ 0000/ /	62 DURHAM ST	0001	23,800	189,686	9,484	27,030	153,172	0.075	2,042,300	85.81
IND3	307	0310/ 0003/ 0001/ /	62 DURHAM ST	0001	23,800	152,558	11,442	26,459	114,657	0.081	1,415,500	59.47
IND3	307	0310/ 0005/ 0000/ /	23 HAMPTON ST	0001	25,849	145,530	14,553	29,470	101,507	0.087	1,166,700	45.14
IND3	307	0310/ 0008/ 0001/ /	44 DURHAM ST	0001	2,000	11,240	843	1,949	8,448	0.087	97,100	48.55
IND3	307	0310/ 0008/ 0002/ /	44 DURHAM ST	0001	28,400	180,056	13,504	31,229	135,323	0.081	1,670,700	58.83
IND3	307	0310/ 0009/ 0000/ /	110 AVIATION AVE	0001	10,040	85,541	6,416	11,869	67,256	0.081	830,300	82.70
IND3	307	0311/ 0003/ 0000/ /	20 DURHAM ST	0001	81,600	491,232	24,562	87,501	379,169	0.075	5,055,600	61.96
IND3	307	0311/ 0004/ 0000/ /	125 AVIATION AVE	0001	65,212	515,438	31,896	75,378	408,164	0.081	5,039,100	77.27
IND3	307	0313/ 0001/ 0000/ /	162 CORPORATE DR	0001	102,400	751,514	42,148	108,531	600,835	0.081	7,417,700	72.44
IND3	307	0315/ 0003/ 0000/ /	230 CORPORATE DR	0001	29,952	304,283	18,614	44,431	241,238	0.075	3,216,500	107.39
IND3	307	0317/ 0001/ 0000/ /	47 DURHAM ST	0001	6,462	45,492	1,592	5,268	38,632	0.075	515,100	79.71

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type Nbhhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/ Unit
IND3 307	0319/ 0002/ 0000/ /	72 PEASE BLVD	0001	205,891	2,208,884	109,428	259,667	1,839,789	0.075	24,530,500	119.14
INDN 302	0165/ 0005/ 0000/ /	855 ISLINGTON ST	0001	47,005	245,706	22,114	100,617	122,975	0.097	1,265,200	26.92
INDN 302	0172/ 0012/ 0000/ /	ISLINGTON ST	0001	4,374	22,964	2,067	9,404	11,493	0.090	127,700	29.20
INDN 301	0211/ 0005/ 0000/ /	20 RANGER WAY	0001	32,224	138,241	12,442	56,610	69,189	0.097	711,800	36.36
INDN 307	0310/ 0001/ 0000/ /	120 AVIATION AVE	0001	19,499	281,761	19,723	39,830	222,208	0.083	2,683,700	137.63
INDN 307	0310/ 0002/ 0000/ /	58 DURHAM ST	0001	28,400	180,056	18,006	36,461	125,589	0.097	1,292,100	45.50
MHP 301	0215/ 0009/ 0000/ /	ORIENTAL GDNS	0001	38	239,400	9,576	68,947	160,877	0.090	1,787,500	48355.26
MHP 301	0291/ 0007/ 0000/ /	3201 LAFAYETTE RD	0001	3,207	1,163,645	46,275	324,951	792,419	0.090	8,804,700	2745.46
MIX3 305	0118/ 0026/ 0010/ /	400 DEER ST #8-4	0001	762	61,698	2,202	22,567	36,929	0.064	573,400	752.49
MIX3 302	0157/ 0007/ 0000/ /	459 ISLINGTON ST	0001	11,597	126,338	10,601	20,465	95,272	0.076	1,260,200	108.67
MIX3 302	0172/ 0007/ 0000/ /	909 ISLINGTON ST	0001	36,370	284,855	32,731	58,098	194,026	0.076	2,566,500	70.57
MIX3 301	0254/ 0006/ 0000/ /	620 PEVERLY HILL RD	0001	21,221	177,642	18,784	36,071	122,787	0.076	1,624,200	76.54
MIXG 304	0102/ 0027/ 0000/ /	365 MARCY ST	0001	2,455	116,300	4,436	38,382	73,482	0.078	939,700	382.77
MIXG 305	0106/ 0003/ 0000/ /	110 CHAPEL ST	0001	3,089	122,417	3,680	26,824	91,913	0.072	1,271,300	411.56
MIXG 305	0106/ 0010/ 0000/ /	10 COMMERCIAL ALY	0001	4,402	200,040	9,193	66,499	124,348	0.085	1,462,900	332.33
MIXG 305	0106/ 0011/ 0000/ /	31 MARKET ST	0001	1,704	157,154	5,422	44,751	106,981	0.085	1,258,600	738.62
MIXG 305	0106/ 0012/ 0000/ /	19 MARKET ST	0001	8,401	270,473	11,588	87,470	171,415	0.085	2,016,600	240.04
MIXG 305	0106/ 0016/ 0000/ /	30 DANIEL ST	0001	8,459	259,724	10,840	75,183	173,701	0.085	2,043,500	241.58
MIXG 305	0106/ 0019/ 0000/ /	108 PENHALLOW ST	0001	1,209	80,135	2,947	21,785	55,403	0.072	766,300	633.83
MIXG 305	0106/ 0020/ 0000/ /	112 PENHALLOW ST	0001	2,009	92,212	3,670	24,267	64,275	0.078	821,900	409.11
MIXG 305	0106/ 0021/ 0000/ /	128 PENHALLOW ST	0001	1,935	142,930	5,069	39,915	97,946	0.078	1,252,500	647.29
MIXG 305	0106/ 0022/ 0000/ /	8 BOW ST	0001	3,973	190,784	7,153	63,854	119,777	0.085	1,409,100	354.67
MIXG 305	0106/ 0027/ 0000/ /	49 MARKET ST	0001	3,267	130,968	6,461	34,239	90,268	0.085	1,062,000	325.07
MIXG 305	0106/ 0029/ 0000/ /	41 MARKET ST	0001	1,606	146,701	5,148	41,281	100,272	0.078	1,282,300	798.44
MIXG 305	0106/ 0030/ 0000/ /	7 COMMERCIAL ALY	0001	2,738	97,888	3,556	29,653	64,679	0.078	827,100	302.08
MIXG 305	0106/ 0036/ 0000/ /	123 MARKET ST	0001	4,226	209,111	8,462	64,903	135,746	0.085	1,597,000	377.90
MIXG 305	0106/ 0037/ 0000/ /	117 MARKET ST	0001	2,084	174,519	6,023	62,106	106,390	0.085	1,251,600	600.58
MIXG 305	0106/ 0038/ 0000/ /	113 MARKET ST	0001	1,027	171,631	5,656	50,388	115,587	0.085	1,359,800	1324.05
MIXG 305	0106/ 0040/ 0000/ /	105 MARKET ST	0001	2,855	163,243	6,565	45,078	111,600	0.085	1,312,900	459.86
MIXG 305	0106/ 0041/ 0000/ /	101 MARKET ST	0001	3,258	172,562	7,030	47,220	118,312	0.085	1,391,900	427.23
MIXG 305	0106/ 0042/ 0000/ /	93 MARKET ST	0001	3,785	149,802	6,659	43,983	99,160	0.085	1,166,600	308.22
MIXG 305	0106/ 0052/ 0000/ /	65 BOW ST	0001	2,290	158,739	4,821	43,950	109,968	0.085	1,293,700	564.93
MIXG 305	0106/ 0053/ 0000/ /	67 BOW ST	0001	3,243	191,540	7,758	43,123	140,659	0.085	1,654,800	510.27
MIXG 305	0107/ 0006/ 0000/ /	99 DANIEL ST	0001	709	49,516	1,236	17,412	30,868	0.072	426,900	602.12
MIXG 305	0107/ 0007/ 0000/ /	95 DANIEL ST	0001	501	42,335	739	12,172	29,424	0.072	407,000	812.38
MIXG 305	0107/ 0012/ 0000/ /	3 SHEAFE ST	0001	701	53,270	1,280	16,861	35,129	0.072	485,900	693.15
MIXG 305	0107/ 0013/ 0000/ /	9 SHEAFE ST	0001	1,330	54,267	2,055	14,968	37,244	0.072	515,100	387.29
MIXG 305	0107/ 0028/ 0000/ /	21 DANIEL ST	0001	5,024	218,235	8,723	58,048	151,464	0.078	1,936,900	385.53
MIXG 305	0107/ 0036/ 0000/ /	35 PLEASANT ST	0001	2,900	217,760	8,009	71,439	138,312	0.085	1,627,200	561.10
MIXG 305	0107/ 0037/ 0000/ /	49 PLEASANT ST	0001	3,852	178,938	7,680	35,037	136,221	0.078	1,742,000	452.23
MIXG 305	0107/ 0044/ 0000/ /	177 STATE ST	0001	2,014	172,110	4,361	47,878	119,871	0.078	1,532,900	761.12
MIXG 305	0107/ 0048/ 0001/ /	123 STATE ST #1	0001	902	84,942	2,106	18,467	64,369	0.072	890,300	987.03
MIXG 305	0107/ 0048/ 0002/ /	121 STATE ST #2	0001	859	91,519	2,365	26,396	62,758	0.078	802,500	934.23
MIXG 305	0107/ 0051/ 0000/ /	107 STATE ST	0001	2,142	96,013	3,660	31,698	60,655	0.078	775,600	362.09
MIXG 305	0107/ 0052/ 0001/ /	102 STATE ST	0001	1,245	86,599	2,274	23,446	60,879	0.078	778,500	625.30
MIXG 305	0107/ 0053/ 0000/ /	110 STATE ST	0001	1,314	131,347	3,315	36,642	91,390	0.078	1,168,700	889.42

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
MIXG 305		0107/ 0054/ 0000/	112 STATE ST	0001	1,413	119,118	4,189	41,838	73,091	0.085	859,900	608.56
MIXG 305		0107/ 0058/ 0000/	132 STATE ST	0001	1,951	101,766	3,619	27,041	71,106	0.078	909,300	466.07
MIXG 305		0107/ 0059/ 0000/	136 STATE ST	0001	1,622	92,830	3,353	25,577	63,900	0.078	817,100	503.76
MIXG 305		0107/ 0060/ 0000/	142 STATE ST	0001	8,827	238,473	9,180	79,428	149,865	0.085	1,763,100	199.74
MIXG 305		0107/ 0067/ 0000/	214 STATE ST	0001	1,207	161,412	5,160	60,363	95,889	0.085	1,128,100	934.63
MIXG 305		0107/ 0076/ 0000/	92 PLEASANT ST	0001	1,467	85,808	3,402	22,366	60,040	0.072	830,400	566.05
MIXG 305		0107/ 0077/ 0000/	84 PLEASANT ST	0001	4,453	121,629	8,236	35,109	78,284	0.099	794,000	178.31
MIXG 305		0107/ 0080/ 0000/	278 STATE ST	0001	1,339	135,026	9,291	65,007	60,728	0.092	661,500	494.03
MIXG 305		0108/ 0009/ 0000/	58 WASHINGTON ST	0001	1,586	80,424	2,599	22,892	54,933	0.072	759,800	479.07
MIXG 305		0116/ 0004/ 0000/	379 STATE ST	0001	2,897	123,116	5,045	33,104	84,967	0.085	999,600	345.05
MIXG 305		0116/ 0014/ 0000/	426 STATE ST	0001	1,950	103,510	2,759	28,982	71,769	0.078	917,800	470.67
MIXG 305		0116/ 0032/ 0000/	232 COURT ST	0001	1,623	117,607	5,352	41,933	70,322	0.078	899,300	554.10
MIXG 305		0116/ 0037/ 0000/	152 COURT ST	0001	5,511	135,608	8,653	34,656	92,299	0.085	1,085,900	197.04
MIXG 305		0117/ 0006/ 0000/	154 FLEET ST	0001	963	106,886	3,760	31,450	71,676	0.085	843,200	875.70
MIXG 305		0117/ 0007/ 0000/	168 FLEET ST	0001	1,067	63,537	2,241	22,265	39,031	0.078	499,100	467.76
MIXG 305		0117/ 0010/ 0000/	35 CONGRESS ST	0001	2,787	203,212	7,315	62,450	133,447	0.085	1,570,000	563.33
MIXG 305		0117/ 0011/ 0000/	29 CONGRESS ST	0001	1,388	103,976	3,727	32,663	67,586	0.078	864,300	622.69
MIXG 305		0117/ 0014/ 0000/	1 CONGRESS ST	0001	9,184	324,373	14,414	75,920	234,039	0.085	2,753,400	299.80
MIXG 305		0117/ 0024/ 0000/	24 MARKET ST	0001	1,153	95,064	2,359	30,226	62,479	0.085	735,000	637.47
MIXG 305		0117/ 0025/ 0000/	18 LADD ST	0001	724	74,390	2,544	23,290	48,556	0.078	620,900	857.60
MIXG 305		0117/ 0031/ 0000/	44 MARKET ST	0001	6,294	223,458	9,120	70,377	143,961	0.085	1,693,700	269.10
MIXG 305		0117/ 0032/ 0000/	48 MARKET ST	0001	2,162	124,718	4,557	42,587	77,574	0.085	912,600	422.11
MIXG 305		0117/ 0034/ 0000/	60 MARKET ST	0001	2,533	92,884	3,635	28,973	60,276	0.085	709,100	279.94
MIXG 305		0117/ 0042/ 0000/	70 CONGRESS ST	0001	2,208	65,845	2,906	16,616	46,323	0.085	545,000	246.83
MIXG 305		0118/ 0016/ 0000/	175 HIGH ST	0001	8,104	332,786	12,351	112,262	208,173	0.085	2,449,100	302.21
MIXG 305		0124/ 0004/ 0000/	114 MAPLEWOOD AVE	0001	508	95,751	3,081	35,666	57,004	0.072	788,400	1551.97
MIXG 305		0125/ 0001/ 0001/	195 HANOVER ST #1	0001	18,429	5,069,375	119,420	1,590,535	3,359,420	0.078	42,959,300	2331.07
MIXG 304		0125/ 0004/ 0000/	78 BRIDGE ST	0001	1,512	92,178	3,147	33,047	55,984	0.085	658,600	435.58
MIXG 304		0125/ 0006/ 0000/	96 BRIDGE ST	0001	2,479	63,473	2,754	18,658	42,061	0.085	494,800	199.60
MIXG 305		0125/ 0023/ 0000/	99 HANOVER ST	0001	7,588	1,601,122	37,407	465,288	1,098,427	0.078	14,046,400	1851.13
MIXG 304		0126/ 0015/ 0000/	503 STATE ST	0001	3,471	107,584	6,211	35,694	65,679	0.092	715,500	206.14
MIXG 304		0126/ 0030/ 0000/	45 PEARL ST	0001	2,402	76,512	3,226	14,261	59,025	0.085	694,400	289.09
MIXG 305		0126/ 0055/ 0000/	64 BRIDGE ST	0001	1,751	101,570	3,132	17,183	81,255	0.085	955,900	545.92
MIXG 304		0127/ 0003/ 0000/	145 MIDDLE ST	0001	1,843	127,509	5,002	37,242	85,265	0.078	1,090,300	591.59
MIXG 305		0127/ 0011/ 0000/	134 MIDDLE ST	0001	889	183,579	5,991	55,472	122,116	0.085	1,436,700	1616.09
MIXG 304		0127/ 0013/ 0000/	116 MIDDLE ST	0001	1,954	110,074	4,327	30,968	74,779	0.078	956,300	489.41
MIXG 304		0135/ 0017/ 0000/	515 MIDDLE ST #517	0001	3,877	128,790	4,566	44,976	79,248	0.085	932,300	240.47
MIXG 304		0135/ 0020/ 0000/	504 MIDDLE ST	0001	1,542	88,061	2,823	25,319	59,919	0.085	704,900	457.13
MIXG 302		0138/ 0012/ 0000/	169 ISLINGTON ST	0001	1,810	73,953	3,270	15,298	55,385	0.078	708,200	391.27
MIXG 302		0138/ 0013/ 0000/	163 ISLINGTON ST	0001	2,205	135,932	7,200	52,832	75,900	0.092	826,800	374.97
MIXG 302		0142/ 0017/ 0000/	948 US ROUTE 1 BYP	0001	3,607	150,479	9,303	65,300	75,876	0.092	826,500	229.14
MIXG 302		0144/ 0010/ 0000/	313 ISLINGTON ST	0001	1,324	74,465	2,390	21,374	50,701	0.078	648,400	489.73
MIXG 302		0144/ 0011/ 0000/	303 ISLINGTON ST	0001	1,797	125,947	4,030	39,086	82,831	0.078	1,059,200	589.43
MIXG 304		0147/ 0016/ 0000/	591 MIDDLE ST	0001	857	65,950	2,244	18,752	44,954	0.072	621,800	725.55
MIXG 302		0155/ 0001/ 0000/	610 ISLINGTON ST	0001	4,699	146,765	11,536	35,452	99,777	0.092	1,086,900	231.30
MIXG 302		0155/ 0005/ 00F1/	110 BREWERY LN #F1	0001	17,281	882,109	22,602	304,163	555,344	0.078	7,101,600	410.95

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
MIXG	302	0156/ 0023/ 0000/ /	562 ISLINGTON ST	0001	1,178	73,156	2,569	25,718	44,869	0.072	620,600	526.83
MIXG	301	0158/ 0009/ 0000/ /	177 BARTLETT ST	0001	1,325	125,436	5,235	48,419	71,782	0.092	781,900	590.11
MIXG	302	0164/ 0011/ 0000/ /	695 ISLINGTON ST	0001	1,411	101,460	5,400	43,460	52,600	0.085	618,800	438.55
MIXG	302	0165/ 0007/ 0000/ /	821 ISLINGTON ST	0001	4,146	88,299	3,399	27,144	57,756	0.085	679,500	163.89
MIXG	306	0201/ 0002/ 0000/ /	960 SAGAMORE AVE	0001	4,701	82,046	4,026	17,936	60,084	0.085	706,900	150.37
MIXG	301	0212/ 0037/ 0000/ /	SARATOGA WAY	0001	4,404	128,420	8,895	38,606	80,919	0.085	952,000	216.17
MIXG	306	0222/ 0019/ 0000/ /	635 SAGAMORE AVE	0001	4,087	99,196	3,846	30,141	65,209	0.092	710,300	173.79
MIXG	302	0231/ 0052/ 000A/ /	288 LAFAYETTE RD #A	0001	7,220	189,428	10,812	63,099	115,517	0.085	1,359,000	188.23
MIXG	302	0236/ 0034/ 0000/ /	157 FARM LN	0001	2,605	123,140	4,212	44,094	74,834	0.085	880,400	337.97
MIXG	303	0237/ 0067/ 0000/ /	1262 WOODBURY AVE	0001	1,901	73,208	2,801	24,100	46,307	0.085	544,800	286.59
MIXG	303	0237/ 0070/ 0000/ /	1338-1350 WOODBURY A	0001	1,675	164,743	5,856	55,569	103,318	0.099	1,047,800	625.55
MIXG	302	0291/ 0006/ 0000/ /	3131 LAFAYETTE RD	0001	3,178	125,335	6,755	42,541	76,039	0.085	894,600	281.50
MIXN	304	0102/ 0024/ 0000/ /	15 PICKERING AVE	0001	2,712	126,645	5,122	27,695	93,828	0.078	1,199,800	663.64
MIXN	305	0106/ 0018/ 0001/ /	54 DANIEL ST	0001	1,388	99,851	3,956	22,476	73,419	0.085	863,800	622.33
MIXN	305	0106/ 0023/ 0000/ /	2 BOW ST	0001	3,345	132,147	5,527	31,345	95,275	0.085	1,120,900	335.10
MIXN	305	0106/ 0043/ 0000/ /	87 MARKET ST	0001	6,004	266,240	10,824	71,411	184,005	0.085	2,164,800	360.56
MIXN	305	0107/ 0005/ 0000/ /	105 DANIEL ST	0001	1,102	85,291	3,228	24,563	57,500	0.078	735,300	667.24
MIXN	302	0137/ 0021/ 0000/ /	218 ISLINGTON ST	0001	7,614	114,099	6,515	25,983	81,601	0.092	888,900	116.75
OF3	305	0104/ 0007/ 0006/ /	454 COURT ST	0001	4,835	75,329	5,273	11,209	58,847	0.080	735,600	152.14
OF3	305	0105/ 0002/ 002A/ /	1 HARBOUR PL #2-1	0001	2,758	82,602	5,782	15,364	61,456	0.080	768,200	278.54
OF3	305	0105/ 0002/ 002B/ /	1 HARBOUR PL #2-2	0001	4,376	106,468	7,453	15,842	83,173	0.080	1,039,700	237.59
OF3	305	0106/ 0008/ 0000/ /	62 DANIEL ST	0001	61,554	1,174,450	57,548	142,963	973,939	0.080	12,174,200	197.78
OF3	305	0106/ 0054/ 0000/ /	99 BOW ST	0001	48,617	1,234,168	78,845	177,683	977,640	0.080	12,220,500	251.36
OF3	305	0107/ 0030/ 000B/ /	22 MARKET SQ #2	0001	1,500	34,020	1,191	3,414	29,415	0.068	432,600	288.40
OF3	305	0107/ 0042/ 0000/ /	30 PENHALLOW ST	0001	24,229	509,294	24,955	61,995	422,344	0.074	5,738,400	236.84
OF3	305	0107/ 0072/ 0000/ /	252 STATE ST	0001	3,750	109,975	6,615	14,479	88,881	0.080	1,111,000	296.27
OF3	305	0108/ 0004/ 0000/ /	144 WASHINGTON ST	0001	3,034	93,660	6,556	13,937	73,167	0.068	1,076,000	354.65
OF3	305	0116/ 0016/ 0000/ /	85 MIDDLE ST	0001	7,488	145,380	10,177	21,633	113,570	0.080	1,419,600	189.58
OF3	305	0116/ 0017/ 0000/ /	93 MIDDLE ST	0001	3,944	88,582	4,341	10,783	73,458	0.080	918,200	232.81
OF3	305	0116/ 0019/ 0000/ /	73 COURT ST	0001	5,674	96,571	3,380	9,692	83,499	0.080	1,043,700	183.94
OF3	305	0116/ 0021/ 0000/ /	95 COURT ST	0001	8,472	161,255	8,631	24,419	128,205	0.080	1,602,600	189.16
OF3	305	0116/ 0027/ 0000/ /	165 COURT ST	0001	3,513	90,484	4,644	22,931	62,909	0.080	786,400	223.85
OF3	305	0116/ 0031/ 0000/ /	118 PLEASANT ST	0001	3,184	80,173	3,928	9,759	66,486	0.068	977,700	307.07
OF3	305	0116/ 0048/ 0000/ /	82 COURT ST	0001	10,341	194,035	6,792	19,473	167,770	0.074	2,279,500	220.43
OF3	305	0116/ 0049/ 0000/ /	70 COURT ST	0001	5,274	107,449	6,608	16,135	84,706	0.080	1,058,800	200.76
OF3	305	0117/ 0040/ 0000/ /	40 CONGRESS ST	0001	15,720	418,969	20,680	46,636	351,653	0.074	4,777,900	303.94
OF3	305	0117/ 0045/ 0000/ /	82-86 CONGRESS ST	0001	25,063	586,481	35,978	115,694	434,809	0.080	5,435,100	216.86
OF3	305	0119/ 0002/ 0000/ /	53 GREEN ST	0001	20,849	371,321	18,195	45,200	307,926	0.080	3,849,100	184.62
OF3	305	0120/ 0002/ 001B/ /	500 MARKET ST #1B	0001	1,540	36,652	2,566	9,885	24,201	0.080	302,500	196.43
OF3	305	0124/ 0008/ 0000/ /	111 MAPLEWOOD AVE	0001	19,976	500,399	24,520	60,913	414,966	0.068	6,102,400	405.61
OF3	204	0124/ 0014/ 0102/ /	233 VAUGHAN ST #10	0001	5,606	167,451	5,861	16,805	144,785	0.068	2,129,200	379.81
OF3	304	0125/ 0010/ 0000/ /	299 HANOVER ST	0001	5,045	93,736	6,562	11,158	76,016	0.080	950,200	188.34
OF3	305	0126/ 0002/ 0000/ /	25 MAPLEWOOD AVE	0001	30,688	561,590	39,311	83,565	438,714	0.080	5,483,900	178.70
OF3	305	0126/ 0019/ 0000/ /	56 MIDDLE ST	0001	4,231	94,859	4,648	11,547	78,664	0.074	1,068,800	252.61
OF3	305	0126/ 0020/ 0000/ /	42 MIDDLE ST	0001	2,580	57,328	2,006	5,753	49,569	0.068	729,000	282.56
OF3	305	0126/ 0053/ 0000/ /	44 BRIDGE ST	0001	6,207	156,753	7,680	19,082	129,991	0.074	1,766,200	284.55

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
OF3	304	0135/ 0001/ 0000/ /	381 MIDDLE ST	0001	3,164	68,342	3,349	8,319	56,674	0.074	770,000	243.36
OF3	304	0135/ 0004/ 0000/ /	439 MIDDLE ST	0001	4,603	100,069	3,502	15,451	81,116	0.080	1,014,000	220.29
OF3	304	0136/ 0009/ 0000/ /	266 MIDDLE ST	0001	3,844	81,185	3,978	9,882	67,325	0.080	841,600	218.94
OF3	305	0138/ 0063/ 0001/ /	361 HANOVER ST #1	0001	26,879	358,835	25,118	66,743	266,974	0.080	3,337,200	124.16
OF3	302	0142/ 0034/ 0000/ /	500 MAPLEWOOD AVE	0001	8,203	147,102	10,297	20,680	116,125	0.080	1,451,600	176.96
OF3	302	0144/ 0009/ 0000/ /	323 ISLINGTON ST	0001	2,263	43,336	1,517	4,349	37,470	0.068	551,000	243.48
OF3	302	0145/ 0018/ 0000/ /	378 ISLINGTON ST	0001	3,260	70,188	3,439	8,544	58,205	0.074	790,800	242.58
OF3	302	0155/ 0005/ 00C1/ /	650 ISLINGTON ST #	0001	2,560	39,526	2,767	4,705	32,054	0.080	400,700	156.52
OF3	302	0155/ 0005/ 00C2/ /	650 ISLINGTON ST #	0001	2,840	43,225	3,026	5,145	35,054	0.080	438,200	154.33
OF3	302	0155/ 0005/ 00S1/ /	33 JEWELL CT #S1	0001	10,800	153,684	7,531	23,384	122,769	0.080	1,534,600	142.09
OF3	302	0156/ 0024/ 0000/ /	566 ISLINGTON ST	0001	3,750	66,188	3,243	8,057	54,888	0.068	807,200	273.92
OF3	302	0172/ 0006/ 0000/ /	959 ISLINGTON ST	0001	11,770	100,690	7,610	15,594	77,486	0.086	896,800	76.19
OF3	302	0174/ 0014/ 0000/ /	185 COTTAGE ST	0001	6,240	74,693	5,229	11,114	58,350	0.086	675,300	108.22
OF3	306	0201/ 0001/ 0000/ /	955 SAGAMORE AVE	0001	3,000	45,330	3,173	6,745	35,412	0.080	442,700	247.57
OF3	306	0201/ 0022/ 0000/ /	1150 SAGAMORE AVE	0001	8,635	171,837	8,420	20,917	142,500	0.080	1,781,300	206.29
OF3	301	0216/ 0001/ 0002/ /	170 COMMERCE WAY	0001	47,837	817,542	57,228	121,650	638,664	0.080	7,983,300	166.89
OF3	301	0216/ 0001/ 0004/ /	210 COMMERCE WAY	0001	49,480	872,332	91,595	156,147	624,590	0.080	7,807,400	157.79
OF3	301	0216/ 0001/ 0005/ /	230 COMMERCE WAY	0001	49,480	836,707	58,569	124,502	653,636	0.080	8,170,500	165.13
OF3	301	0216/ 0001/ 0008/ /	195 COMMERCE WAY	0001	34,990	395,737	27,702	58,886	309,149	0.080	3,864,400	110.44
OF3	301	0216/ 0001/ 0009/ /	175 COMMERCE WAY	0001	41,856	472,136	33,050	70,254	368,832	0.080	4,610,400	110.15
OF3	301	0216/ 0001/ 0010/ /	155 COMMERCE WAY	0001	38,986	529,820	37,087	78,837	413,896	0.080	5,173,700	135.27
OF3	301	0216/ 0001/ 0011/ /	135 COMMERCE WAY	0001	56,560	749,420	52,459	111,514	585,447	0.080	7,318,100	129.39
OF3	301	0216/ 0001/ 008A/ /	215 COMMERCE WAY	0001	107,447	1,083,655	113,296	192,055	778,304	0.080	9,728,800	88.54
OF3	301	0219/ 0063/ 0001/ /	1000 MARKET ST #1	0001	30,156	401,979	28,139	89,722	284,118	0.080	3,551,500	117.77
OF3	302	0229/ 0006/ 0000/ /	545 LAFAYETTE RD	0001	3,477	57,944	2,839	7,053	48,052	0.074	652,900	187.78
OF3	303	0238/ 0015/ 0000/ /	1550 WOODBURY AVE	0001	5,851	119,126	4,169	11,956	103,001	0.074	1,399,500	239.19
OF3	301	0240/ 0001/ 0000/ /	225 BORTHWICK AVE	0001	298,240	3,728,000	317,000	354,744	3,056,256	0.080	38,203,200	120.05
OF3	304	0243/ 0006/ CLUB/ /	8 GREENLEAF WOODS DR	0001	34,534	245,191	17,163	43,325	184,703	0.080	2,308,800	66.86
OF3	301	0243/ 0067/ 0001/ /	180 GREENLEAF AVE	0001	18,858	304,368	14,914	37,050	252,404	0.080	3,155,100	167.31
OF3	302	0244/ 0008/ 0000/ /	750 LAFAYETTE RD	0001	41,599	790,153	48,790	115,521	625,842	0.074	8,503,300	204.41
OF3	302	0245/ 0003/ 0000/ /	815 LAFAYETTE RD	0001	13,203	258,251	12,654	31,436	214,161	0.080	2,677,000	316.37
OF3	302	0252/ 0001/ 0000/ /	1700 LAFAYETTE RD	0001	16,910	239,270	10,442	35,728	193,100	0.080	2,413,800	190.05
OF3	301	0252/ 0002/ 0037/ /	155 WEST RD	0001	4,168	65,854	3,227	8,016	54,611	0.074	742,000	178.02
OF3	301	0253/ 0004/ 0000/ /	30 MIRONA RD EXT	0001	7,152	105,778	11,107	18,934	75,737	0.080	946,700	132.37
OF3	301	0253/ 002A/ 0000/ /	150 MIRONA RD	0001	6,224	93,546	6,548	11,136	75,862	0.080	948,300	152.36
OF3	301	0259/ 0014/ 001A/ /	155 BORTHWICK AVE #1	0001	50,496	1,006,385	49,313	99,535	857,537	0.080	10,719,200	212.28
OF3	301	0259/ 0014/ 001B/ /	155 BORTHWICK AVE #2	0001	53,916	1,121,992	54,978	110,969	956,045	0.074	12,989,700	240.92
OF3	301	0263/ 0001/ 001A/ /	100 GRIFFIN RD #1A	0001	3,286	61,382	4,297	16,555	40,530	0.080	506,600	154.17
OF3	301	0263/ 0001/ 001B/ /	100 GRIFFIN RD #1B	0001	4,960	90,966	6,368	19,627	64,971	0.080	812,100	163.73
OF3	301	0263/ 0001/ 001C/ /	100 GRIFFIN RD #1C	0001	4,570	79,152	5,541	11,778	61,833	0.074	840,100	183.83
OF3	301	0263/ 0001/ 003A/ /	150 GRIFFIN RD #1	0001	4,754	90,659	6,346	24,451	59,862	0.080	748,300	157.40
OF3	301	0263/ 0001/ 003B/ /	150 GRIFFIN RD #3	0001	5,465	103,234	7,226	27,842	68,166	0.080	852,100	155.92
OF3	301	0263/ 0001/ 003C/ /	150 GRIFFIN RD #2	0001	3,803	67,047	4,693	9,977	52,377	0.080	654,700	172.15
OF3	301	0263/ 0001/ 004F/ /	200 GRIFFIN RD #6	0001	2,172	50,043	3,503	13,497	33,043	0.080	413,000	190.15
OF3	301	0263/ 0001/ 004O/ /	200 GRIFFIN RD #16	0001	4,209	77,698	5,439	20,955	51,304	0.080	641,300	152.36
OF3	301	0263/ 0001/ 2001/ /	155 GRIFFIN ROAD #1	0001	7,324	139,376	9,756	37,590	92,030	0.080	1,150,400	157.07

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
OF3	301	0263/ 0001/ 2002/ /	155 GRIFFIN ROAD #2	0001	8,762	161,484	11,304	43,552	106,628	0.080	1,332,900	152.12
OF3	302	0267/ 0005/ 0000/ /	2010 LAFAYETTE RD	0001	24,198	282,645	18,366	41,610	222,669	0.074	3,025,400	125.03
OF3	302	0267/ 0008/ 0000/ /	1900 LAFAYETTE RD	0001	21,318	420,178	14,706	42,169	363,303	0.074	4,936,200	231.55
OF3	301	0274/ 0001/ 000D/ /	755 BANFIELD RD	0001	24,832	397,388	27,817	59,132	310,439	0.080	3,880,500	156.27
OF3	302	0286/ 0001/ 0000/ /	2837 LAFAYETTE RD	0001	3,087	78,039	2,731	7,832	67,476	0.074	916,800	296.99
OF3	302	0297/ 0003/ 0000/ /	3612 LAFAYETTE RD	0001	19,995	280,813	17,733	39,972	223,108	0.086	2,582,300	129.15
OF3	307	0302/ 0001/ 0000/ /	2 INTERNATIONAL DR	0001	88,467	1,528,710	107,010	227,472	1,194,228	0.074	16,225,900	183.41
OF3	307	0302/ 0002/ 0000/ /	20-30 INTERNATIONAL	0001	33,748	471,634	31,105	69,578	370,951	0.080	4,636,900	137.40
OF3	307	0302/ 0007/ 0002/ /	14 MANCHESTER SQ #	0001	2,583	66,926	2,342	8,267	56,317	0.080	704,000	272.55
OF3	307	0302/ 0007/ 0004/ /	14 MANCHESTER SQ #	0001	4,968	119,530	8,367	17,786	93,377	0.080	1,167,200	234.94
OF3	307	0302/ 0007/ 0725/ /	25 NEW HAMPSHIRE AV	0001	33,371	515,248	36,067	111,170	368,011	0.080	4,600,100	137.85
OF3	307	0302/ 0007/ 7251/ /	25 NEW HAMPSHIRE AV	0001	2,047	44,645	2,188	5,434	37,023	0.074	503,000	245.73
OF3	307	0302/ 0007/ 7252/ /	25 NEW HAMPSHIRE AV	0001	1,707	48,223	3,376	10,405	34,442	0.080	430,500	252.20
OF3	307	0303/ 0004/ 0000/ /	67 CORPORATE DR	0001	70,556	596,198	83,468	102,546	410,184	0.080	5,127,300	72.67
OF3	307	0303/ 0005/ 0000/ /	73 CORPORATE DR	0001	12,300	200,859	9,842	24,450	166,567	0.074	2,263,100	183.99
OF3	303	0303/ 0008/ 0000/ /	121 CORPORATE DR	0001	26,698	427,702	20,957	52,063	354,682	0.074	4,819,000	180.50
OF3	307	0304/ 0001/ 0000/ /	161 CORPORATE DR	0001	18,906	383,036	26,813	56,996	299,227	0.080	3,740,300	197.84
OF3	307	0305/ 0003/ 0001/ /	110 CORPORATE DR #1	0001	31,220	434,383	45,610	77,755	311,018	0.086	3,599,700	115.30
OF3	307	0305/ 0003/ 0002/ /	112 CORPORATE DR #	0001	19,277	245,203	25,746	43,891	175,566	0.086	2,032,000	105.41
OF3	307	0305/ 0003/ 0003/ /	114 CORPORATE DR #	0001	4,879	70,014	7,351	10,026	52,637	0.080	658,000	134.86
OF3	307	0305/ 0003/ 0004/ /	108 CORPORATE DR #	0001	17,385	458,964	22,489	55,869	380,606	0.074	5,171,300	297.46
OF3	401	0305/ 0004/ 0001/ /	119 INTERNATIONAL D	0001	5,828	82,466	8,659	11,809	61,998	0.080	775,000	132.98
OF3	401	0305/ 0004/ 0003/ /	19 RYE ST #3	0001	29,683	395,674	27,697	58,876	309,101	0.080	3,863,800	130.17
OF3	307	0306/ 0001/ 0000/ /	50 INTERNATIONAL DR	0001	25,500	340,680	23,848	50,693	266,139	0.080	3,326,700	130.46
OF3	307	0306/ 0002/ 0001/ /	100 INTERNATIONAL DR	0001	65,546	1,082,730	75,791	161,111	845,828	0.080	10,572,900	161.31
OF3	307	0306/ 0002/ 0002/ /	100 INTERNATIONAL DR	0001	47,465	804,592	39,425	97,941	667,226	0.080	8,340,300	175.71
OF3	307	0306/ 0003/ 0003/ /	11 MANCHESTER SQ #3	0001	4,737	48,649	3,405	8,596	36,648	0.080	458,100	96.71
OF3	307	0306/ 0003/ 0004/ /	81 NEW HAMPSHIRE AVE	0001	27,414	365,977	25,618	54,457	285,902	0.080	3,573,800	115.77
OF3	307	0306/ 0003/ 0005/ /	85 NEW HAMPSHIRE AV	0001	28,526	547,984	38,359	81,540	428,085	0.080	5,351,100	187.59
OF3	307	0306/ 0003/ 001A/ /	75 NEW HAMPSHIRE AV	0001	12,530	245,337	17,174	36,506	191,657	0.080	2,395,700	191.20
OF3	307	0306/ 0003/ 001B/ /	75 NEW HAMPSHIRE AV	0001	12,098	237,242	16,607	35,302	185,333	0.080	2,316,700	191.49
OF3	307	0306/ 0003/ 002A/ /	75 NEW HAMPSHIRE AV	0001	52,769	1,015,276	71,069	188,841	755,366	0.080	9,442,100	178.93
OF3	307	0308/ 0003/ 0000/ /	32 ROCHESTER AVE	0001	74,653	1,186,983	58,162	180,611	948,210	0.080	11,852,600	158.77
OF3	307	0308/ 0005/ 0001/ /	75 ROCHESTER AVE #4	0001	12,024	196,472	9,627	23,916	162,929	0.080	2,036,600	169.38
OF3	307	0308/ 0005/ 0002/ /	75 ROCHESTER AVE #3	0001	15,197	246,495	17,255	36,678	192,562	0.080	2,407,000	158.39
OF3	307	0308/ 0005/ 0003/ /	75 ROCHESTER AVE #2	0001	19,368	312,406	15,308	38,029	259,069	0.080	3,238,400	167.20
OF3	307	0308/ 0005/ 0004/ /	75 ROCHESTER AVE #1	0001	15,120	245,246	12,017	29,853	203,376	0.080	2,542,200	168.13
OF3	307	0308/ 0005/ 0005/ /	75 ROCHESTER AVE	0001	13,530	183,602	12,852	27,320	143,430	0.080	1,792,900	132.51
OF3	307	0311/ 0001/ 0000/ /	31 ROCHESTER AVE	0001	50,075	656,630	45,964	97,706	512,960	0.080	6,412,000	128.05
OF3	307	0311/ 0002/ 0000/ /	77 AVIATION AVE	0001	8,658	119,654	8,376	17,804	93,474	0.080	1,168,400	134.95
OF3	307	0312/ 0001/ 0000/ /	222 INTERNATIONAL DR	0001	146,410	1,644,055	110,659	243,241	1,290,155	0.080	16,126,900	110.15
OF3	307	0312/ 0003/ 0000/ /	200 INTERNATIONAL DR	0001	87,190	951,553	95,945	135,674	719,934	0.080	8,999,200	103.21
OF3	307	0312/ 0003/ 0002/ /	180 INTERNATIONAL DR	0001	56,966	770,809	52,171	113,305	605,333	0.074	8,224,600	144.38
OF3	307	0313/ 0003/ 0000/ /	164-166 CORPORATE DR	0001	205,550	2,274,591	148,404	268,041	1,858,146	0.080	23,226,800	113.00
OF3	307	0313/ 0016/ 0000/ /	30 RYE ST	0001	11,203	130,067	9,105	19,354	101,608	0.080	1,270,100	113.37
OF3	307	0313/ 0017/ 0000/ /	183-185 INTERNATIONA	0001	95,428	1,525,611	74,755	185,710	1,265,146	0.074	17,189,500	185.89

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PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
OF3	307	0314/ 0001/ 0000/ /	177 CORPORATE DR	0001	11,068	211,842	7,414	21,261	183,167	0.074	2,488,700	224.86
OF3	307	0314/ 0002/ 0000/ /	231 CORPORATE DR	0001	24,354	412,070	28,845	61,316	321,909	0.080	4,023,900	165.23
OF3	307	0314/ 0003/ 0000/ /	249 CORPORATE DR	0001	37,044	709,022	49,632	105,502	553,888	0.080	6,923,600	186.90
OF3	307	0315/ 0001/ 0000/ /	207 INTERNATIONAL DR	0001	102,324	1,640,254	114,817	244,069	1,281,368	0.074	17,409,900	170.14
OF3	307	0315/ 0002/ 0000/ /	282 CORPORATE DR	0001	15,007	208,897	10,236	25,429	173,232	0.080	2,165,400	144.29
OF3	307	0316/ 0001/ 0000/ /	359 CORPORATE DR	0001	26,230	400,422	19,639	60,757	320,026	0.080	4,000,300	152.51
OF3	307	0318/ 0001/ 0000/ /	273 CORPORATE DR	0001	100,650	1,512,071	105,845	179,997	1,226,229	0.080	15,327,900	152.29
OF3	307	0318/ 0002/ 0000/ /	325 CORPORATE DR	0001	99,102	1,604,461	112,312	190,995	1,301,154	0.080	16,264,400	164.12
OF3	307	0319/ 0001/ 0000/ /	100 ARBORETUM DR	0001	127,896	2,057,820	144,048	306,204	1,607,568	0.074	21,842,000	170.78
OF3	307	0319/ 0004/ 0000/ /	16 PEASE BLVD	0001	1,244	23,711	1,162	2,886	19,663	0.074	267,200	214.79
OFG	204	0103/ 0085/ 0002/ /	200 MARCY ST	0001	2,380	63,379	3,106	19,890	40,383	0.087	462,000	194.12
OFG	305	0105/ 0001/ 0001/ /	121 BOW ST #C1	0001	1,736	66,419	3,255	16,675	46,489	0.095	489,400	281.91
OFG	305	0105/ 0002/ 001A/ /	1 HARBOUR PL #1-1	0001	47,870	1,732,894	121,303	531,825	1,079,766	0.095	11,366,000	237.43
OFG	305	0106/ 0001/ 0000/ /	126 DANIEL ST	0001	13,286	358,145	17,549	89,918	250,678	0.095	2,638,700	198.61
OFG	305	0106/ 0006/ 0000/ /	132 CHAPEL ST	0001	1,985	70,031	3,432	17,582	49,017	0.081	606,600	305.59
OFG	305	0106/ 0025/ 0002/ /	55 MARKET ST #2	0001	950	27,370	1,341	6,872	19,157	0.095	201,700	212.32
OFG	305	0106/ 057A/ 0002/ /	117 BOW ST #2A	0001	2,041	65,190	4,563	20,007	40,620	0.095	427,600	209.51
OFG	305	0107/ 0081/ 0000/ /	40 PLEASANT ST	0001	17,253	413,054	24,673	94,277	294,104	0.087	3,365,000	195.04
OFG	305	0107/ 0082/ 0000/ /	10 PLEASANT ST	0001	12,420	423,185	19,048	106,019	298,118	0.087	3,411,000	274.64
OFG	305	0115/ 0003/ 0000/ /	127 PARROTT AVE	0001	14,949	455,227	22,306	114,291	318,630	0.095	3,354,000	224.36
OFG	305	0116/ 0054/ 0000/ /	54 COURT ST	0001	1,893	125,963	4,041	36,177	85,745	0.087	981,100	518.28
OFG	305	0117/ 0012/ 0000/ /	15 CONGRESS ST	0001	54,576	1,342,720	79,384	379,204	884,132	0.087	10,115,900	185.35
OFG	305	0117/ 0017/ 000G/ /	20 LADD ST #G	0001	4,881	129,395	6,340	32,487	90,568	0.087	1,036,200	212.29
OFG	305	0117/ 0017/ 000K/ /	20 LADD ST #K	0001	4,892	118,925	5,827	29,858	83,240	0.087	952,400	194.69
OFG	305	0117/ 0017/ 000L/ /	20 LADD ST #L	0001	4,885	138,539	6,788	34,782	96,969	0.095	1,020,700	208.95
OFG	305	0117/ 0037/ 0207/ /	18 CONGRESS ST #207	0001	2,424	64,333	3,152	16,152	45,029	0.081	557,300	229.91
OFG	305	0117/ 0037/ 0209/ /	18 CONGRESS ST #209	0001	2,290	71,585	3,508	17,972	50,105	0.087	573,300	250.39
OFG	305	0117/ 0037/ 0210/ /	18 CONGRESS ST #210	0001	4,075	100,816	4,940	25,311	70,565	0.095	742,800	182.28
OFG	305	0118/ 0006/ 0000/ /	100 MARKET ST	0001	58,000	1,467,100	67,357	369,532	1,030,211	0.087	11,787,300	203.23
OFG	305	0118/ 0014/ 0000/ /	28 DEER ST	0001	22,900	679,037	37,113	211,835	430,089	0.095	4,527,300	197.70
OFG	305	0123/ 0013/ 0000/ /	31 RAYNES AVE	0001	10,387	300,911	14,745	75,548	210,618	0.095	2,217,000	213.44
OFG	305	0123/ 0014/ 0000/ /	1 RAYNES AVE	0001	28,999	434,701	29,709	134,870	270,122	0.095	2,843,400	98.05
OFG	304	0127/ 0004/ 0000/ /	159 MIDDLE ST	0001	3,991	132,102	6,473	33,166	92,463	0.087	1,057,900	265.07
OFG	304	0127/ 0005/ 0000/ /	171 MIDDLE ST	0001	5,134	145,857	7,147	45,774	92,936	0.087	1,063,300	207.11
OFG	304	0135/ 0011/ 0000/ /	461 MIDDLE ST	0001	1,355	90,198	2,898	25,863	61,437	0.087	702,900	518.75
OFG	302	0157/ 0006/ 0002/ /	501 ISLINGTON ST #1A	0001	2,603	68,303	3,347	17,148	47,808	0.095	503,200	193.32
OFG	302	0157/ 0006/ 0003/ /	501 ISLINGTON ST #3B	0001	6,463	141,023	6,910	38,893	95,220	0.087	1,089,500	168.57
OFG	302	0157/ 0006/ 0004/ /	501 ISLINGTON ST #4	0001	6,178	134,989	6,614	37,229	91,146	0.087	1,042,900	168.81
OFG	301	0163/ 0035/ 0001/ /	1 CATE ST #1	0001	3,400	76,092	3,729	20,985	51,378	0.095	540,800	159.06
OFG	301	0163/ 0035/ 0002/ /	1 CATE ST #2	0001	1,290	38,700	2,709	10,437	25,554	0.095	269,000	208.53
OFG	301	0163/ 0035/ 0003/ /	1 CATE ST #3	0001	4,000	88,800	4,351	24,490	59,959	0.095	631,100	157.78
OFG	301	0163/ 0035/ 0004/ /	1 CATE ST #4	0001	4,550	100,464	4,923	27,707	67,834	0.095	714,000	156.92
OFG	301	0163/ 0035/ 0005/ /	1 CATE ST #5	0001	4,450	102,306	7,161	27,592	67,553	0.095	711,100	159.80
OFG	301	0163/ 0035/ 001A/ /	1 CATE ST #1A	0001	2,420	55,297	2,710	15,250	37,337	0.087	427,200	176.53
OFG	301	0163/ 0035/ 002A/ /	1 CATE ST #2A	0001	2,500	57,000	3,990	15,373	37,637	0.095	396,200	158.48
OFG	301	0163/ 0035/ 002B/ /	1 CATE ST #2B	0001	1,860	43,431	3,040	11,713	28,678	0.095	301,900	162.31

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
OFG	301	0163/ 0035/ 003A/ /	1 CATE ST #3A	0001	2,560	58,266	2,855	16,069	39,342	0.095	414,100	161.76
OFG	302	0165/ 008A/ 0000/ /	767 ISLINGTON ST	0001	13,702	250,755	16,174	76,486	158,095	0.095	1,664,200	121.46
OFG	302	0171/ 0014/ 0012/ /	1039 ISLINGTON ST #1	0001	960	19,200	1,344	5,892	11,964	0.095	125,900	131.15
OFG	302	0172/ 0008/ 0000/ /	951 ISLINGTON ST	0001	21,875	339,875	23,792	104,307	211,776	0.095	2,229,200	101.91
OFG	301	0219/ 0063/ 0003/ /	1000 MARKET ST #3	0001	28,392	576,925	40,385	141,647	394,893	0.095	4,156,800	146.41
OFG	301	0240/ 0002/ 2101/ /	330 BORTHWICK AVE #1	0001	5,395	108,386	5,311	27,212	75,863	0.095	798,600	148.03
OFG	301	0240/ 0002/ 2112/ /	330 BORTHWICK AVE #1	0001	1,680	47,275	2,316	11,869	33,090	0.095	348,300	207.32
OFG	301	0240/ 0002/ 2202/ /	330 BORTHWICK AVE #2	0001	3,074	75,989	5,319	23,321	47,349	0.095	498,400	162.13
OFG	301	0240/ 0002/ 2205/ /	330 BORTHWICK AVE #2	0001	3,380	75,644	5,295	16,321	54,028	0.095	568,700	168.25
OFG	301	0240/ 0002/ 2210/ /	330 BORTHWICK AVE #2	0001	2,132	48,226	2,363	12,108	33,755	0.087	386,200	181.14
OFG	301	0240/ 0002/ 2300/ /	330 BORTHWICK AVE #3	0001	3,016	64,542	3,163	16,204	45,175	0.087	516,900	171.39
OFG	301	0240/ 0002/ 2307/ /	330 BORTHWICK AVE #3	0001	3,432	72,209	3,538	18,129	50,542	0.087	578,300	168.50
OFG	301	0240/ 0002/ 2308/ /	330 BORTHWICK AVE #3	0001	2,392	61,857	3,031	15,530	43,296	0.095	455,700	190.51
OFG	302	0267/ 0007/ 0001/ /	1950 LAFAYETTE RD #1	0001	7,760	151,863	5,315	31,435	115,113	0.095	1,211,700	156.15
OFG	302	0267/ 0007/ 0002/ /	1950 LAFAYETTE RD #2	0001	8,800	219,648	10,763	68,932	139,953	0.087	1,601,300	181.97
OFG	302	0268/ 0013/ 0000/ /	2059 LAFAYETTE RD	0001	4,791	93,510	4,445	29,231	59,834	0.095	629,800	131.45
OFG	307	0302/ 0003/ 0000/ /	1 NEW HAMPSHIRE AVE	0001	107,746	1,889,865	92,603	230,050	1,567,212	0.087	17,931,500	166.42
OFG	401	0305/ 0004/ 0002/ /	15 RYE ST #2	0001	57,096	1,061,986	74,339	325,924	661,723	0.095	6,965,500	122.00
OFG	307	0306/ 0003/ 0000/ /	75 NEW HAMPSHIRE AVE	0001	78,075	1,452,195	101,654	445,679	904,862	0.095	9,524,900	122.00
R&D3	301	0285/ 0008/ 0000/ /	175 HERITAGE AVE	0001	25,376	190,574	9,529	21,725	159,320	0.083	1,919,500	75.64
R&D3	307	0305/ 0006/ 0000/ /	101 INTERNATIONAL DR	0001	708,678	14,201,698	497,060	1,336,740	12,367,898	0.076	61,883,500	228.43
R&D3	307	0316/ 0002/ 0000/ /	19 DURHAM ST	0001	8,408	71,720	3,514	8,185	60,021	0.083	723,100	86.00
REST	305	0106/ 0018/ 0000/ /	88 PENHALLOW ST	0001	1,464	43,232	1,513	4,673	37,046	0.069	536,900	366.73
REST	305	0106/ 0033/ 0000/ /	106 PENHALLOW ST	0001	1,548	54,613	1,911	5,903	46,799	0.069	678,200	438.11
REST	305	0106/ 0034/ 000D/ /	135 MARKET ST #D	0001	3,040	102,448	5,122	13,626	83,700	0.075	1,116,000	367.11
REST	305	0107/ 0004/ 0000/ /	113 DANIEL ST	0001	3,418	68,027	3,939	9,473	54,615	0.075	728,200	213.05
REST	305	0107/ 0011/ 0001/ /	73 DANIEL ST #1	0001	2,178	44,257	2,213	5,886	36,158	0.075	482,100	221.35
REST	305	0107/ 0012/ 0001/ /	51 PENHALLOW ST	0001	1,155	40,748	1,426	4,404	34,918	0.075	465,600	403.12
REST	305	0107/ 0030/ 000A/ /	22 MARKET SQ #1	0001	6,440	223,468	11,118	24,632	187,718	0.075	2,502,900	388.65
REST	305	0107/ 0050/ 0000/ /	111 STATE ST	0001	4,808	119,335	5,967	15,872	97,496	0.075	1,299,900	270.36
REST	305	0107/ 0052/ 0000/ /	96 STATE ST	0001	5,982	143,452	9,309	19,050	115,093	0.075	1,534,600	256.54
REST	305	0107/ 0073/ 0000/ /	75 PLEASANT ST	0001	2,847	96,599	4,830	12,848	78,921	0.075	1,052,300	369.62
REST	210	0116/ 03II/ 0000/ /	401 STATE ST	0001	5,029	123,512	6,176	16,427	100,909	0.075	1,345,500	267.55
REST	305	0117/ 0002/ 0001/ /	80 HANOVER ST #1	0001	8,878	132,904	6,645	17,676	108,583	0.081	1,340,500	150.99
REST	305	0117/ 0002/ 0002/ /	43 VAUGHAN ST #2	0001	2,809	45,618	2,281	6,067	37,270	0.075	496,900	176.90
REST	305	0117/ 0002/ 0003/ /	41 VAUGHAN ST #3	0001	2,841	55,286	2,764	5,882	46,640	0.075	621,900	218.94
REST	305	0117/ 0002/ 0004/ /	174 FLEET ST #4	0001	3,325	64,339	3,217	8,557	52,565	0.081	649,000	195.19
REST	305	0125/ 0003/ 0000/ /	238 DEER ST	0001	4,000	124,600	4,361	16,833	103,406	0.075	1,378,700	344.68
REST	305	0126/ 0005/ 0000/ /	135 CONGRESS ST #145	0001	12,015	221,243	13,013	30,966	177,264	0.075	2,363,500	196.71
REST	305	0126/ 0006/ 0104/ /	113 CONGRESS ST	0001	3,243	107,116	3,749	11,577	91,790	0.075	1,223,900	377.40
REST	305	0126/ 0006/ 0106/ /	103 CONGRESS ST	0001	2,117	70,962	3,548	9,438	57,976	0.075	773,000	365.14
REST	305	0126/ 0006/ 102A/ /	121 CONGRESS ST	0001	3,053	119,861	4,195	16,193	99,473	0.075	1,326,300	434.43
REST	305	0126/ 001A/ 0000/ /	172 HANOVER ST	0001	10,000	262,800	9,198	28,403	225,199	0.075	3,002,700	300.27
REST	301	0172/ 0001/ 0000/ /	428 US ROUTE 1 BYP	0001	30,920	363,589	27,269	47,085	289,235	0.075	3,856,500	124.73
REST	306	0227/ 0001/ 0000/ /	JONES AVE	0001	7,392	175,116	8,756	23,290	143,070	0.075	1,907,600	258.06
REST	302	0229/ 008B/ 0000/ /	581 LAFAYETTE RD	0001	15,944	407,369	20,368	54,180	332,821	0.075	4,437,600	278.32

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Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
REST	303	0238/ 0010/ 0002/ /	1464 WOODBURY AVE	0001	5,540	217,833	5,446	19,327	193,060	0.064	3,026,000	546.21
REST	303	0238/ 0017/ 0000/ /	1574 WOODBURY AVE	0001	4,570	160,636	4,016	14,252	142,368	0.075	1,898,200	415.36
REST	302	0253/ 0014/ 0000/ /	980 LAFAYETTE RD	0001	7,116	115,920	5,796	15,417	94,707	0.075	1,262,800	177.46
REST	302	0273/ 0002/ 05A1/ /	2456 LAFAYETTE RD #A	0001	3,600	96,120	4,806	12,784	78,530	0.081	969,500	269.31
REST	402	0273/ 0003/ 0006/ /	2454 LAFAYETTE RD #6	0001	5,700	136,458	6,823	18,149	111,486	0.075	1,486,500	260.79
REST	302	0285/ 015A/ 0000/ /	2466 LAFAYETTE RD	0001	6,659	129,051	6,453	17,164	105,434	0.075	1,405,800	211.11
REST	307	0303/ 0001/ 0000/ /	27 INTERNATIONAL DR	0001	14,889	165,175	13,507	24,055	127,613	0.081	1,575,500	105.82
REST	307	0321/ 0001/ 0000/ /	200 GRAFTON DR	0001	2,339	22,000	1,100	3,658	17,242	0.087	198,200	84.74
RET3	305	0106/ 0049/ 0000/ /	35-43 BOW ST	0001	7,300	202,774	11,718	28,217	162,839	0.072	2,261,700	309.82
RET3	305	0126/ 0001/ 0000/ /	64 VAUGHAN ST	0001	26,061	172,080	17,208	34,846	120,026	0.084	1,437,400	55.16
RET3	305	0126/ 0010/ 0000/ /	138 CONGRESS ST	0001	11,908	201,757	11,782	28,172	161,803	0.072	2,247,300	188.72
RET3	302	0126/ 0026/ 0000/ /	63 ISLINGTON ST	0001	8,408	97,028	5,822	17,101	74,105	0.078	952,500	113.28
RET3	302	0142/ 0038/ 0000/ /	927 US ROUTE 1 BYP	0001	5,635	50,189	2,510	7,152	40,527	0.078	520,900	92.44
RET3	302	0146/ 0027/ 0000/ /	95 BREWERY LN	0001	59,000	625,990	100,158	118,312	407,520	0.084	4,880,500	82.72
RET3	302	0154/ 0001/ 0000/ /	800 ISLINGTON ST	0001	60,972	865,087	39,690	116,335	709,062	0.078	9,113,900	149.48
RET3	302	0155/ 0002/ 0000/ /	642 ISLINGTON ST	0001	2,151	61,519	4,922	8,490	48,107	0.072	668,200	310.69
RET3	302	0155/ 0003/ 0000/ /	674 ISLINGTON ST	0001	8,184	157,133	7,857	22,391	126,885	0.078	1,630,900	199.28
RET3	302	0155/ 0013/ 0000/ /	738 ISLINGTON ST	0001	26,525	501,323	60,159	66,175	374,989	0.072	5,208,200	196.35
RET3	304	0156/ 0026/ 0000/ /	75 ALBANY ST	0001	4,426	45,145	2,257	6,433	36,455	0.072	506,300	114.39
RET3	301	0157/ 0002/ 0000/ /	105 BARTLETT ST	0001	13,648	212,909	10,645	37,925	164,339	0.078	2,112,300	154.77
RET3	302	0161/ 0043/ 0000/ /	806 US ROUTE 1 BYP	0001	2,834	48,943	2,202	7,011	39,730	0.078	510,700	180.20
RET3	302	0163/ 0036/ 0000/ /	3 CATE ST	0001	4,900	56,644	4,248	9,824	42,572	0.078	547,200	111.67
RET3	302	0164/ 0001/ 0000/ /	105 BARTLETT ST	0001	14,060	188,325	10,275	27,107	150,943	0.072	2,096,400	149.10
RET3	302	0164/ 0005/ 0000/ /	653 ISLINGTON ST	0001	3,258	62,749	3,765	8,848	50,136	0.072	696,300	213.72
RET3	302	0164/ 0008/ 0000/ /	565 ISLINGTON ST	0001	1	78,000	5,460	10,156	62,384	0.072	866,400	866400.00
RET3	302	0165/ 0003/ 0000/ /	875 ISLINGTON ST	0001	5,805	67,106	5,033	11,639	50,434	0.078	648,300	111.68
RET3	302	0165/ 0006/ 0000/ /	833 ISLINGTON ST	0001	3,790	51,544	2,577	7,345	41,622	0.072	578,100	152.53
RET3	302	0165/ 0008/ 0000/ /	801 ISLINGTON ST	0001	28,000	379,160	29,390	53,342	296,428	0.072	4,117,100	147.04
RET3	302	0166/ 0051/ 0000/ /	880 ISLINGTON ST	0001	5,892	74,652	3,658	13,489	57,505	0.066	868,700	147.44
RET3	302	0171/ 0015/ 0000/ /	999 ISLINGTON ST	0001	6,392	86,931	4,347	12,388	70,196	0.072	974,900	152.52
RET3	302	0172/ 0009/ 0000/ /	933 ISLINGTON ST	0001	11,117	108,641	7,807	18,421	82,413	0.078	1,059,300	95.29
RET3	301	0212/ 0026/ 0000/ /	1 FALKLAND PL	0001	6,058	78,815	12,610	14,896	51,309	0.072	712,600	117.63
RET3	303	0215/ 0007/ 0000/ /	1981 WOODBURY AVE	0001	43,041	717,890	61,270	112,325	544,295	0.078	6,996,100	162.55
RET3	303	0215/ 0014/ 0000/ /	1811 WOODBURY AVE	0001	117,028	1,193,686	29,842	113,475	1,050,369	0.066	15,866,600	144.12
RET3	303	0216/ 0003/ 0000/ /	1465 WOODBURY AVE	0001	196,094	2,525,817	166,895	337,173	2,021,749	0.072	28,079,800	143.20
RET3	303	0217/ 0001/ 0000/ /	1303 WOODBURY AVE	0001	11,096	253,211	6,330	24,071	222,810	0.066	3,365,700	303.33
RET3	301	0220/ 0088/ 0000/ /	650 MAPLEWOOD AVE	0001	7,324	84,665	6,350	14,684	63,631	0.078	817,900	111.67
RET3	302	0229/ 0008/ 0000/ /	599 LAFAYETTE RD	0001	50,407	814,073	65,126	112,342	636,605	0.072	8,841,700	175.41
RET3	302	0229/ 0009/ 0000/ /	605 LAFAYETTE RD	0001	14,130	248,509	26,505	33,933	188,071	0.072	2,612,100	184.86
RET3	303	0238/ 0016/ 0000/ /	1600 WOODBURY AVE	0001	133,369	2,395,390	173,877	320,017	1,901,496	0.072	26,409,700	198.02
RET3	303	0238/ 0020/ 0000/ /	100 ARTHUR F BRADY D	0001	165,073	1,863,669	104,590	228,188	1,530,891	0.072	21,262,400	128.81
RET3	303	0239/ 0002/ 0000/ /	1618 WOODBURY AVE	0001	2,880	70,848	3,967	8,026	58,855	0.066	889,000	308.68
RET3	303	0239/ 0007/ 0001/ /	50 DURGIN LN	0001	18,460	282,623	14,131	32,219	236,273	0.072	3,281,600	177.77
RET3	303	0239/ 0007/ 0002/ /	1700 WOODBURY AVE	0001	34,960	433,504	32,513	75,186	325,805	0.078	4,187,700	119.79
RET3	303	0239/ 0007/ 0003/ /	1800 WOODBURY AVE	0001	4,784	135,912	5,437	15,657	114,818	0.066	1,734,400	362.54
RET3	303	0239/ 0008/ 0000/ /	1840 WOODBURY AVE	0001	3,844	139,230	5,569	13,032	120,629	0.061	1,971,100	512.77

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Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
RET3	303	0239/ 0009/ 0000/ /	1850 WOODBURY AVE	0001	12,970	270,814	20,311	37,575	212,928	0.072	2,957,300	228.01
RET3	303	0239/ 0010/ 0000/ /	1976 WOODBURY AVE	0001	6,571	148,989	8,920	18,851	121,218	0.072	1,683,600	256.22
RET3	303	0239/ 0018/ 0000/ /	100 DURGIN LN	0001	76,470	1,319,872	65,994	150,465	1,103,413	0.066	16,667,900	236.27
RET3	302	0244/ 0005/ 0000/ /	800 LAFAYETTE RD	0001	1	93,600	6,552	12,187	74,861	0.072	1,039,700	039700.00
RET3	302	0245/ 0001/ 0000/ /	775 LAFAYETTE RD	0001	112,572	1,576,008	189,121	260,041	1,126,846	0.078	14,483,900	128.66
RET3	302	0252/ 0002/ 0000/ /	1500 LAFAYETTE RD	0001	89,689	1,244,545	111,845	178,600	954,100	0.072	13,251,400	147.75
RET3	301	0252/ 0002/ 1301/ /	140 WEST RD #1301	0001	3,500	35,315	1,766	5,032	28,517	0.078	366,500	104.71
RET3	301	0252/ 0002/ 1302/ /	140 WEST RD #1302	0001	3,500	35,315	1,766	5,032	28,517	0.078	366,500	104.71
RET3	301	0252/ 0002/ 1303/ /	140 WEST RD #1303	0001	3,500	35,315	1,766	5,032	28,517	0.078	366,500	104.71
RET3	301	0252/ 0002/ 1304/ /	140 WEST RD #1304	0001	3,500	35,315	1,766	5,032	28,517	0.078	366,500	104.71
RET3	301	0252/ 0002/ 1305/ /	140 WEST RD #1305	0001	3,500	35,315	1,766	5,032	28,517	0.078	366,500	104.71
RET3	302	0252/ 0007/ 0000/ /	1400 LAFAYETTE RD	0001	17,613	485,344	20,472	55,136	409,736	0.066	6,189,400	351.41
RET3	301	0253/ 0003/ 0000/ /	72 MIRONA RD EXT	0001	54,275	648,929	65,490	106,097	477,342	0.084	5,716,700	105.33
RET3	301	0253/ 0009/ 0007/ /	115 MIRONA RD #7	0001	3,990	61,566	4,925	8,496	48,145	0.084	576,600	144.51
RET3	302	0253/ 0013/ 0000/ /	990 LAFAYETTE RD	0001	10,795	120,040	14,405	19,807	85,828	0.078	1,103,200	102.20
RET3	301	0254/ 0005/ 0000/ /	15 BANFIELD RD	0001	10,956	123,813	9,905	21,358	92,550	0.084	1,108,400	101.17
RET3	302	0267/ 0002/ 0000/ /	2222 LAFAYETTE RD	0001	4,896	99,242	7,939	13,695	77,608	0.072	1,077,900	220.16
RET3	302	0267/ 0003/ 0000/ /	2100 LAFAYETTE RD	0001	6,008	78,224	9,387	12,907	55,930	0.078	718,900	119.66
RET3	302	0268/ 0098/ 0000/ /	2179 LAFAYETTE RD	0001	9,600	97,920	4,896	13,954	79,070	0.072	1,098,200	114.40
RET3	302	0272/ 0004/ 0000/ /	2299 LAFAYETTE RD	0001	6,889	110,224	5,511	15,707	89,006	0.072	1,236,200	179.45
RET3	402	0273/ 0003/ 0003/ /	2454 LAFAYETTE RD #3	0001	35,858	330,969	33,097	55,851	242,021	0.084	2,898,500	80.83
RET3	402	0273/ 0003/ 0004/ /	2454 LAFAYETTE RD #4	0001	73,654	1,196,878	143,625	157,988	895,265	0.072	12,434,200	168.82
RET3	402	0273/ 0003/ 0009/ /	2454 LAFAYETTE RD	0001	21,595	423,262	33,861	58,410	330,991	0.072	4,597,100	212.88
RET3	302	0285/ 0002/ 0000/ /	2800 LAFAYETTE RD	0001	40,379	713,827	153,506	117,238	443,083	0.084	5,306,400	131.41
RET3	302	0285/ 0013/ 0001/ /	2600 LAFAYETTE RD #1	0001	3,038	48,608	2,430	6,927	39,251	0.066	592,900	195.16
RET3	302	0285/ 0016/ 0002/ /	2460 LAFAYETTE RD	0001	190,444	1,618,774	56,657	187,454	1,374,663	0.072	19,092,500	93.95
RET3	301	0286/ 0002/ 0000/ /	1 ROBERT AVE	0001	4,000	43,680	2,140	6,314	35,226	0.066	532,100	133.03
RET3	302	0286/ 0021/ 0000/ /	2875 LAFAYETTE RD	0001	14,139	224,695	18,449	39,651	166,595	0.072	2,313,800	163.65
RET3	302	0292/ 0013/ 0000/ /	3002 LAFAYETTE RD	0001	4,464	51,604	2,580	5,883	43,141	0.066	651,700	145.99
RET3	302	0292/ 0015/ 0000/ /	2998 LAFAYETTE RD	0001	8,532	95,026	9,503	19,243	66,280	0.072	920,600	107.90
RET3	302	0298/ 0004/ 0000/ /	3611 LAFAYETTE RD	0001	27,180	230,215	33,000	44,373	152,842	0.078	1,964,600	72.28
RET3	302	0298/ 0006/ 0000/ /	3613 LAFAYETTE RD	0001	31,919	267,993	24,611	45,634	197,748	0.084	2,368,200	74.19
RET3	307	0302/ 0007/ 0001/ /	14 MANCHESTER SQ	0001	22,962	370,989	28,715	52,238	290,036	0.072	4,028,300	175.43
RETG	305	0106/ 0013/ 0001/ /	11 MARKET ST	0001	2,385	92,490	1,850	19,442	71,198	0.078	910,500	381.76
RETG	305	0106/ 0014/ 0000/ /	1 MARKET ST	0001	9,414	329,396	16,980	90,314	222,102	0.092	2,414,200	256.45
RETG	305	0106/ 0017/ 0001/ /	50 DANIEL ST #1	0001	2,772	80,985	2,235	22,738	56,012	0.085	662,100	238.85
RETG	305	0106/ 0024/ 0000/ /	61 MARKET ST	0001	4,446	133,009	6,089	37,465	89,455	0.092	972,300	218.69
RETG	305	0106/ 0026/ 0000/ /	53 MARKET ST	0001	4,532	150,542	6,022	42,026	102,494	0.085	1,211,500	267.32
RETG	305	0106/ 0028/ 0000/ /	45 MARKET ST	0001	3,855	77,676	3,292	17,631	56,753	0.078	725,700	188.25
RETG	305	0106/ 0031/ 0000/ /	9 COMMERCIAL ALY	0001	2,540	78,738	3,150	19,956	55,632	0.092	604,700	238.07
RETG	305	0106/ 0050/ 0000/ /	47 BOW ST	0001	5,088	205,735	10,431	59,616	135,688	0.092	1,474,900	289.88
RETG	305	0106/ 0051/ 0000/ /	53 BOW ST	0001	7,080	253,008	14,288	48,663	190,057	0.092	2,065,800	291.78
RETG	305	0107/ 0008/ 0000/ /	85 DANIEL ST	0001	3,237	78,379	3,203	23,651	51,525	0.085	609,000	188.14
RETG	305	0107/ 0010/ 0000/ /	77 DANIEL ST	0001	4,200	135,798	6,144	42,785	86,869	0.092	944,200	224.81
RETG	305	0107/ 0029/ 0000/ /	14 MARKET SQ	0001	9,114	347,551	18,047	74,050	255,454	0.085	3,019,600	331.31
RETG	305	0107/ 0074/ 0000/ /	93 PLEASANT ST	0001	8,010	233,079	13,006	58,100	161,973	0.085	1,914,600	239.03

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Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/Unit
RETG	305	0117/ 0004/ 0000/	29 VAUGHAN ST	0001	13,757	327,756	14,222	103,466	210,068	0.092	2,283,300	165.97
RETG	305	0117/ 0005/ 0000/	63 CONGRESS ST	0001	40,025	988,017	55,375	307,773	624,869	0.092	6,792,100	169.70
RETG	305	0117/ 0009/ 000B/	55 CONGRESS ST #B	0001	1,575	55,645	2,226	17,628	35,791	0.092	389,000	246.98
RETG	305	0117/ 0009/ 000C/	55 CONGRESS ST #C	0001	2,344	53,842	2,154	13,646	38,042	0.092	413,500	176.41
RETG	305	0117/ 0013/ 0000/	13 CONGRESS ST	0001	2,628	116,946	4,678	29,639	82,629	0.085	976,700	371.65
RETG	305	0117/ 0017/ 000D/	CONGRESS ST #D	0001	3,542	118,126	3,251	22,910	91,965	0.078	1,176,000	332.02
RETG	305	0117/ 0022/ 0000/	10 MARKET SQ	0001	8,300	233,783	11,937	62,911	158,935	0.092	1,727,600	208.14
RETG	305	0117/ 0027/ 0000/	10 A LADD ST	0001	1,897	93,433	3,230	26,360	63,843	0.085	754,600	397.79
RETG	305	0117/ 0029/ 0001/	36 MARKET ST #A	0001	4,147	147,876	5,915	37,478	104,483	0.078	1,336,100	322.18
RETG	305	0117/ 0030/ 0000/	40 MARKET ST	0001	2,666	125,204	4,780	43,500	76,924	0.092	836,100	313.62
RETG	305	0117/ 0033/ 0000/	56 MARKET ST	0001	10,414	294,864	11,345	96,617	186,902	0.092	2,031,500	195.07
RETG	305	0117/ 0035/ 0000/	64 MARKET ST	0001	14,824	389,152	25,093	120,140	243,919	0.092	2,651,300	178.85
RETG	305	0117/ 0036/ 0000/	80 MARKET ST	0001	6,940	204,947	10,797	59,023	135,127	0.085	1,597,200	230.14
RETG	305	0117/ 0037/ 0104/	20 CONGRESS ST #104	0001	1,770	85,137	3,405	21,577	60,155	0.085	711,100	401.75
RETG	305	0117/ 0043/ 0000/	74 CONGRESS ST	0001	2,776	79,219	3,235	24,525	51,459	0.092	559,300	201.48
RETG	305	0117/ 0044/ 0000/	76 CONGRESS ST	0001	2,443	83,274	3,501	21,060	58,713	0.092	638,200	261.24
RETG	305	0117/ 023A/ 0000/	16 MARKET ST	0001	1,028	106,290	3,733	33,914	68,643	0.085	811,400	789.30
RETG	305	0117/ 041A/ 0000/	62 CONGRESS ST	0001	2,350	106,643	4,266	27,028	75,349	0.085	890,700	379.02
RETG	305	0118/ 0001/ 0000/	205 MARKET ST	0001	4,254	259,589	9,087	91,466	159,036	0.092	1,728,700	406.37
RETG	305	0118/ 0011/ 0000/	206 MARKET ST	0001	4,753	115,186	6,547	35,851	72,788	0.092	791,200	166.46
RETG	305	0126/ 0004/ 0000/	147 CONGRESS ST	0001	9,840	273,048	16,574	84,637	171,837	0.092	1,867,800	189.82
RETG	305	0126/ 0008/ 0000/	104 CONGRESS ST	0001	14,600	465,422	28,144	134,934	302,344	0.092	3,286,300	225.10
RETG	305	0126/ 0011/ 0000/	150 CONGRESS ST	0001	16,197	322,881	24,385	78,334	220,162	0.092	2,393,100	147.75
RETG	302	0137/ 0019/ 0000/	180 ISLINGTON ST	0001	3,544	107,773	6,466	41,789	59,518	0.099	598,800	168.96
RETG	302	0137/ 0022/ 0000/	240 ISLINGTON ST	0001	2,360	87,808	3,398	28,629	55,781	0.092	606,300	256.91
RETG	304	0146/ 0024/ 0003/	100 ALBANY ST #C	0001	1,296	36,612	1,464	11,599	23,549	0.092	256,000	197.53
RETG	302	0164/ 0007/ 0000/	601 ISLINGTON ST	0001	12,244	219,601	14,434	84,631	120,536	0.099	1,212,600	99.04
ROOM	304	0144/ 0024/ 0000/	278 CABOT ST	0001	12	102,000	8,160	49,266	44,574	0.092	484,500	40375.00
SELF	302	0173/ 0010/ 0000/	446 US ROUTE 1 BYP	0001	18,406	254,900	35,779	68,110	151,011	0.088	1,716,000	93.23
SELF	301	0267/ 0016/ 0000/	330 WEST RD	0001	28,800	281,920	42,288	79,078	160,554	0.095	1,690,000	58.68
SELF	301	0285/ 0011/ 000B/	70 HERITAGE AVE	0001	116,580	1,063,074	219,654	302,242	541,178	0.095	5,696,600	48.86
SELF	301	0285/ 0011/ 00A2/	100 HERITAGE AVE	0001	131,200	1,125,696	253,281	287,897	584,518	0.095	6,152,800	46.90
SSTA	302	0138/ 0033/ 0000/	201 ISLINGTON ST	0001	1	78,000	5,460	10,156	62,384	0.070	891,200	891200.00
SSTA	302	0141/ 0019/ 0000/	1010 US ROUTE 1 BYP	0001	1	93,600	4,586	15,577	73,437	0.070	1,049,100	049100.00
SSTA	302	0142/ 0036/ 0000/	955 US ROUTE 1 BYP	0001	1	55,250	3,868	7,193	44,189	0.070	631,300	631300.00
SSTA	304	0152/ 0006/ 0000/	40 MIDDLE RD	0001	1	46,750	3,273	6,522	36,955	0.070	527,900	527900.00
SSTA	302	0160/ 0029/ 0000/	822 US ROUTE 1 BYP	0001	1	65,000	4,550	8,463	51,987	0.070	742,700	742700.00
SSTA	302	0160/ 0030/ 0000/	856 US ROUTE 1 BYP	0001	1	78,000	5,460	10,156	62,384	0.070	891,200	891200.00
SSTA	302	0161/ 0042/ 0000/	786 US ROUTE 1 BYP	0001	1	55,250	3,868	7,193	44,189	0.070	631,300	631300.00
SSTA	302	0172/ 0010/ 0000/	921 ISLINGTON ST	0001	1	56,100	3,927	9,782	42,391	0.076	560,700	560700.00
SSTA	303	0215/ 0013/ 0000/	1815 WOODBURY AVE	0001	1	109,200	5,351	11,631	92,218	0.070	1,317,400	317400.00
SSTA	303	0239/ 0011/ 0000/	1980 WOODBURY AVE	0001	1	127,400	4,459	11,188	111,753	0.064	1,735,300	735300.00
SSTA	302	0244/ 0006/ 0000/	766 LAFAYETTE RD	0001	1	66,000	3,234	7,532	55,234	0.070	789,100	789100.00
SSTA	302	0245/ 0002/ 0000/	803 LAFAYETTE RD	0001	1	65,000	3,185	6,923	54,892	0.070	784,200	784200.00
SSTA	302	0251/ 0124/ 0000/	1475 LAFAYETTE RD	0001	1	170,000	5,950	14,929	149,121	0.060	2,506,200	506200.00
SSTA	302	0279/ 0002/ 0000/	1166 GREENLAND RD	0001	865	146,261	6,903	15,754	123,604	0.064	1,919,300	2218.84

ECONOMIC INCOME SPREADSHEET FOR YEAR 2019

PORTSMOUTH, NH

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/ Unit
SSTA 302	0285/	0014/	0001/ /	2470 LAFAYETTE RD #1 0001		1	109,200	3,822	9,589	95,789	0.070	1,368,400 368400.00
SSTA 302	0286/	0023/	0000/ /	2975 LAFAYETTE RD 0001		1	91,000	3,185	7,991	79,824	0.064	1,239,500 239500.00
THET 402	0273/	0003/	0002/ /	2454 LAFAYETTE RD #2 0001			29,532	372,103	22,326	41,973	307,804	0.077 3,997,500 135.36
							12,543,774	75,047,558	51,258,811	27,678,212	96,110,535	63,867,700

Record Count: 831