

**CAP RATE REPORT FOR YEAR 2018
PORTSMOUTH, NH**

CODES		RATE		ADJUSTMENTS		ADJUSTMENT
CODE	DESC			RATING	DESC	
BANK	BANK	0.062		E	Excellent	0.85
BED	NURSING HM	0.120		G	Good	0.92
CARS	AUTO/SERV GAR	0.075		A	Average	1.00
LANE	BOWLING	0.090		F	Fair	1.08
REST	REST/LNGE	0.075		P	Poor	1.16
ROOM	ROOMING HSE	0.092				
THET	THEATRE	0.077				
FF3	FAST FOOD	0.065				
IND3	INDUST NNN	0.075				
INDN	INDUST NET	0.090				
R&D3	R&D NNN	0.083				
MIXG	MIX USE MG	0.085				
MIXN	MIX USE NET	0.085				
MIX3	MIX USE NNN	0.070				
RET3	RETAIL NNN	0.072				
RETN	RETAIL NET	0.092				
RETG	RETAIL MG	0.092				
APT	APARTMENT	0.077				
APTS	APT SUBSIDZD	0.077				
OF3	OFFICE NNN	0.080				
OFN	OFFICE NET	0.095				
OFG	OFFICE MG	0.095				
OFF	OFFICE PEASE MG	0.090				
SSTA	SERV STATN	0.070				
MHP	MOB HM PK	0.090				
SELF	SELF STRG	0.088				
HOTL	HOTEL/LUXRY	0.090				
HOTX	HOT/MOT EX ST/LM SRV	0.105				
HOTF	HOTEL FULL SRV	0.100				
MAR	MARINA	0.105				