

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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	148,800	4,464	54,848	89,488	0.077	1,162,200 96850.00
APT	305	0102/ 0056/ 0000/ /	420 PLEASANT ST	0001		5	73,440	2,203	21,656	49,581	0.077	643,900 128780.00
APT	305	0102/ 0062/ 0000/ /	404 PLEASANT ST	0001		6	90,720	2,722	41,799	46,199	0.077	600,000 100000.00
APT	305	0103/ 0016/ 0000/ /	33 GARDNER ST	0001		4	71,280	2,139	26,274	42,867	0.071	605,500 151375.00
APT	304	0103/ 0029/ 0000/ /	95 MECHANIC ST	0001	1,484		93,725	3,218	32,440	58,067	0.077	754,100 508.15
APT	305	0103/ 0043/ 0000/ /	30 GARDNER ST	0001		4	74,880	2,246	22,081	50,553	0.077	656,500 166625.00
APT	305	0103/ 0066/ 0000/ /	383 PLEASANT ST	0001		6	97,920	2,937	36,093	58,890	0.077	764,800 127466.67
APT	305	0105/ 0005/ 0000/ /	423 COURT ST	0001		6	95,040	2,852	28,025	64,163	0.077	833,300 138883.33
APT	305	0105/ 0019/ 000A/ /	143 DANIEL ST #A	0001		6	157,248	4,717	46,369	106,162	0.071	1,499,500 249916.67
APT	305	0106/ 0007/ 0000/ /	76-82 BOW ST	0001		903	88,515	3,093	25,093	60,329	0.077	783,500 867.66
APT	305	0107/ 0024/ 0000/ /	20 CHAPEL ST	0001		6	70,800	2,124	32,621	36,055	0.077	468,200 78033.33
APT	305	0107/ 0026/ 0000/ /	38 CHAPEL ST	0001		5	76,320	2,290	28,131	45,899	0.071	648,300 129660.00
APT	305	0107/ 0061/ 0000/ /	371 COURT ST	0001		5	75,600	2,268	22,293	51,039	0.077	662,800 132560.00
APT	304	0110/ 0001/ 0001/ /	1 JUNKINS AVE	0001		10	262,080	7,862	77,282	176,936	0.071	2,499,100 249910.00
APT	304	0113/ 0020/ 0000/ /	147 LINCOLN AVE	0001		4	59,400	1,782	17,515	40,103	0.077	520,800 130200.00
APT	305	0116/ 0011/ 0000/ /	388 STATE ST	0001		8	150,336	4,511	47,642	98,183	0.077	1,275,100 159387.50
APT	305	0116/ 0015/ 0000/ /	438 STATE ST	0001		7	105,840	3,175	31,210	71,455	0.071	1,009,300 144185.71
APT	305	0116/ 0020/ 0000/ /	75 COURT ST	0001		4	84,672	2,540	24,968	57,164	0.077	742,400 185600.00
APT	305	0118/ 0009/ 0000/ /	182 MARKET ST	0001		9	130,320	3,909	38,429	87,982	0.077	1,142,600 126955.56
APT	305	0118/ 0018/ 0000/ /	151 HIGH ST	0001		6	84,960	1,784	31,607	51,569	0.077	669,700 111616.67
APT	305	0118/ 0024/ 0000/ /	37 HANOVER ST	0001		4	104,832	3,145	25,117	76,570	0.071	1,081,500 270375.00
APT	304	0123/ 0002/ 0000/ /	248 MAPLEWOOD AVE	0001		4	64,800	1,361	24,108	39,331	0.077	510,800 127700.00
APT	304	0123/ 0003/ 0000/ /	258 MAPLEWOOD AVE	0001		4	60,480	1,814	22,293	36,373	0.071	513,700 128425.00
APT	304	0123/ 0008/ 0000/ /	259 MAPLEWOOD AVE	0001		7	105,840	2,223	39,374	64,243	0.077	834,300 119185.71
APT	304	0123/ 0009/ 0000/ /	235 MAPLEWOOD AVE	0001		6	105,840	3,175	39,013	63,652	0.077	826,600 144433.33
APT	304	0125/ 0008/ 0000/ /	285 HANOVER ST	0001		4	84,672	2,540	24,968	57,164	0.071	807,400 151850.00
APT	304	0125/ 0014/ 0000/ /	181 HILL ST	0001		12	187,200	3,930	69,642	113,628	0.077	1,475,700 122975.00
APT	304	0126/ 0013/ 0000/ /	547 STATE ST	0001		6	97,920	2,937	45,117	49,866	0.077	647,600 107933.33
APT	302	0126/ 0022/ 0000/ /	20 ISLINGTON ST	0001		58	739,800	22,194	272,691	444,915	0.077	5,778,100 99622.41
APT	304	0126/ 0031/ 0000/ /	31 PEARL ST #33	0001		6	78,600	2,358	28,972	47,270	0.077	613,900 102316.67
APT	304	0126/ 0039/ 0000/ /	306 HANOVER ST	0001		4	56,400	1,692	20,789	33,919	0.077	440,500 110125.00
APT	302	0126/ 0050/ 0000/ /	19 ISLINGTON ST	0001		6	84,960	2,548	25,053	57,359	0.066	875,700 145950.00
APT	304	0127/ 0007/ 0000/ /	3 RICHARDS AVE	0001		4	89,856	2,696	26,497	60,663	0.071	856,800 214200.00
APT	304	0127/ 0012/ 0000/ /	132 MIDDLE ST	0001		11	168,480	5,055	62,102	101,323	0.077	1,315,900 119627.27
APT	304	0127/ 0022/ 0000/ /	608 STATE ST	0001		6	94,320	2,830	34,766	56,724	0.077	736,700 122783.33
APT	304	0127/ 0025/ 0000/ /	85 AUSTIN ST	0001		6	90,720	2,722	33,439	54,559	0.077	708,600 118100.00
APT	304	0128/ 0002/ 0000/ /	31 RICHARDS AVE	0001		5	79,200	2,376	29,193	47,631	0.077	618,600 123720.00
APT	304	0129/ 0014/ 0000/ /	263 ROCKLAND ST	0001		48	708,480	21,254	326,433	360,793	0.083	4,336,500 90343.75
APT	304	0129/ 0016/ 0000/ /	96 MILLER AVE	0001		13	157,590	4,727	72,611	80,252	0.077	1,042,200 80169.23
APT	304	0129/ 0017/ 0000/ /	10 MERRIMAC ST	0001		8	120,960	3,629	44,586	72,745	0.077	944,700 118087.50
APT	304	0129/ 0022/ 0000/ /	55 MILLER AVE	0001		5	81,216	2,437	29,936	48,843	0.077	634,300 126860.00
APT	304	0130/ 0001/ 0000/ /	192 LINCOLN AVE	0001		4	67,680	2,030	19,957	45,693	0.077	593,400 148350.00
APT	304	0130/ 0041/ 0000/ /	186 MILLER AVE	0001		8	147,888	3,968	43,752	100,168	0.077	1,300,900 162612.50
APT	304	0130/ 0045/ 0000/ /	229 MILLER AVE	0001		7	113,040	3,392	33,333	76,315	0.071	1,077,900 153985.71
APT	304	0130/ 0051/ 0000/ /	270 RICHARDS AVE	0001		5	87,120	2,614	25,689	58,817	0.071	830,700 166140.00
APT	304	0131/ 0033/ 0000/ /	361 MILLER AVE	0001		6	94,320	2,830	34,766	56,724	0.077	736,700 122783.33

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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	0132/ 0024/ 0000/ /	799 SOUTH ST	0001		4	128,184	3,846	47,249	77,089	0.071	1,088,800 272200.00
APT	304	0133/ 0015/ 000A/ /	108 SPRING ST	0001		4	53,400	1,602	15,746	36,052	0.071	509,200 134800.00
APT	304	0134/ 0026/ 0000/ /	94 HIGHLAND ST #96	0001		6	101,520	3,046	37,421	61,053	0.077	792,900 132150.00
APT	304	0135/ 0002/ 0000/ /	411 MIDDLE ST	0001		6	121,824	3,655	35,923	82,246	0.077	1,068,100 178016.67
APT	304	0135/ 0003/ 0000/ /	425 MIDDLE ST	0001		5	99,360	2,981	29,299	67,080	0.077	871,200 174240.00
APT	304	0135/ 0009/ 0000/ /	52 HIGHLAND ST	0001		6	90,720	2,722	26,751	61,247	0.077	795,400 132566.67
APT	304	0135/ 0010/ 0000/ /	34 HIGHLAND ST	0001		4	82,080	1,723	24,429	55,928	0.077	726,300 181575.00
APT	304	0135/ 0012/ 0000/ /	473 MIDDLE ST	0001		5	76,320	2,290	28,132	45,898	0.071	648,300 129660.00
APT	304	0135/ 0015/ 0000/ /	300 UNION ST	0001		4	58,320	1,750	21,496	35,074	0.077	455,500 113875.00
APT	304	0135/ 0016/ 0000/ /	499 MIDDLE ST	0001		7	86,400	2,592	25,478	58,330	0.077	757,500 108214.29
APT	304	0135/ 0041/ 0000/ /	476 MIDDLE ST	0001		5	70,200	3,159	25,475	41,566	0.077	539,800 107960.00
APT	304	0135/ 0042/ 0000/ /	462 MIDDLE ST	0001		8	94,800	1,991	35,267	57,542	0.077	747,300 93412.50
APT	304	0135/ 0059/ 0000/ /	96 CABOT ST	0001		6	93,600	2,808	34,501	56,291	0.077	731,100 121850.00
APT	304	0135/ 0060/ 0000/ /	224 AUSTIN ST	0001		4	62,400	1,872	18,401	42,127	0.077	547,100 136775.00
APT	304	0136/ 0001/ 0000/ /	50 AUSTIN ST	0001		4	67,680	1,421	20,143	46,116	0.071	651,400 162850.00
APT	304	0136/ 0005/ 0000/ /	39 SUMMER ST	0001		6	97,920	2,937	36,093	58,890	0.077	764,800 127466.67
APT	304	0136/ 0008/ 0000/ /	282 MIDDLE ST	0001	508	108,025	3,602	38,841	65,582	0.071	926,300 1823.43	
APT	304	0136/ 0010/ 0000/ /	240 MIDDLE ST	0001		7	100,080	3,002	29,512	67,566	0.071	954,300 136328.57
APT	304	0136/ 0012/ 0000/ /	94 RICHARDS AVE	0001		4	71,280	2,139	26,274	42,867	0.077	556,700 139175.00
APT	304	0136/ 0015/ 0000/ /	241 MIDDLE ST	0001		12	182,880	5,486	67,409	109,985	0.077	1,428,400 119033.33
APT	304	0136/ 0016/ 0000/ /	245 MIDDLE ST	0001		137	1,467,270	44,018	676,045	747,207	0.083	8,980,900 65554.01
APT	304	0136/ 0025/ 0000/ /	40 SUMMER ST	0001		7	119,664	3,590	35,287	80,787	0.077	1,049,200 149885.71
APT	304	0136/ 0031/ 0000/ /	170 AUSTIN ST	0001		5	79,200	2,376	29,193	47,631	0.077	618,600 123720.00
APT	304	0137/ 0003/ 0000/ /	664 STATE ST	0001		8	99,000	2,970	36,491	59,539	0.077	773,200 96650.00
APT	304	0137/ 0012/ 0000/ /	683 STATE ST	0001		7	113,040	3,391	33,332	76,317	0.077	991,100 141585.71
APT	304	0137/ 0015/ 0000/ /	649 STATE ST	0001		4	72,576	2,177	21,401	48,998	0.071	692,100 173025.00
APT	304	0137/ 0027/ 0000/ /	211 SUMMER ST	0001		4	60,480	1,814	22,293	36,373	0.071	513,700 128425.00
APT	304	0137/ 0031/ 0000/ /	579 STATE ST	0001		6	75,600	2,268	27,866	45,466	0.077	590,500 98416.67
APT	304	0137/ 0032/ 0000/ /	567 STATE ST	0001		4	64,800	1,361	19,286	44,153	0.077	573,400 143350.00
APT	304	0138/ 0011/ 0000/ /	21 BREWSTER ST	0001		6	157,248	3,302	46,800	107,146	0.071	1,513,400 252233.33
APT	304	0138/ 0028/ 0000/ /	28 MCDONOUGH ST	0001		4	61,440	1,843	20,417	39,180	0.071	553,400 138375.00
APT	304	0140/ 0008/ 0000/ /	12 DENNETT ST	0001		4	60,480	1,814	22,294	36,372	0.071	513,700 128425.00
APT	304	0141/ 0024/ 0000/ /	357 MAPLEWOOD AVE	0001		4	64,800	1,361	19,286	44,153	0.071	623,600 155900.00
APT	204	0142/ 0028/ 0001/ /	73 PROSPECT ST #1	0001		4	42,840	1,285	15,791	25,764	0.077	334,600 83650.00
APT	304	0144/ 0003/ 0000/ /	80 MCDONOUGH ST	0001		4	74,880	2,246	27,601	45,033	0.071	636,100 159025.00
APT	304	0144/ 0004/ 0000/ /	98 MCDONOUGH ST	0001		4	74,880	2,246	27,601	45,033	0.077	584,800 146200.00
APT	302	0144/ 0032/ 0000/ /	425 ISLINGTON ST	0001		4	51,840	1,556	19,108	31,176	0.077	404,900 101225.00
APT	304	0145/ 0005/ 0000/ /	777 STATE ST	0001		7	87,270	2,855	34,733	49,682	0.077	645,200 92171.43
APT	304	0145/ 0006/ 0000/ /	767 STATE ST	0001		4	65,400	1,962	24,106	39,332	0.071	555,500 138875.00
APT	304	0145/ 0010/ 0000/ /	827 STATE ST	0001		5	66,000	1,980	24,327	39,693	0.077	515,500 103100.00
APT	302	0145/ 0016/ 0000/ /	356 ISLINGTON ST	0001		6	90,600	2,718	41,744	46,138	0.077	599,200 99866.67
APT	304	0145/ 0021/ 0000/ /	33 UNION ST	0001		4	67,680	2,030	24,947	40,703	0.077	528,600 132150.00
APT	304	0145/ 0024/ 0000/ /	909 STATE ST	0001		4	81,216	2,437	29,936	48,843	0.077	634,300 158600.00
APT	304	0145/ 0027/ 0000/ /	879 STATE ST	0001		4	54,720	1,641	20,170	32,909	0.071	464,800 116200.00
APT	302	0145/ 0036/ 0000/ /	430 ISLINGTON ST	0001		4	71,280	2,139	21,018	48,123	0.077	625,000 156250.00
APT	304	0145/ 0043/ 0000/ /	53 COLUMBIA ST	0001		12	132,000	3,960	48,655	79,385	0.077	1,031,000 85916.67

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APT	304	0145/ 0073/ 0000/ /	235 AUSTIN ST	0001	4	67,680	2,030	19,957	45,693	0.071	645,400	161350.00
APT	304	0145/ 0077/ 0000/ /	124 CABOT ST	0001	5	53,400	1,602	19,683	32,115	0.077	417,100	83420.00
APT	304	0145/ 0084/ 0000/ /	824 STATE ST	0001	4	71,280	2,139	26,274	42,867	0.077	556,700	139175.00
APT	304	0145/ 0086/ 0000/ /	846 STATE ST	0001	6	70,800	2,124	32,621	36,055	0.071	509,300	84883.33
APT	304	0145/ 0092/ 0000/ /	171 AUSTIN ST	0001	6	75,600	2,268	27,866	45,466	0.077	590,500	98416.67
APT	304	0146/ 0002/ 0000/ /	940 STATE ST	0001	12	132,000	3,960	48,655	79,385	0.077	1,031,000	85916.67
APT	304	0146/ 0016/ 0000/ /	184 MADISON ST	0001	72	862,920	25,888	318,072	518,960	0.077	6,739,700	93606.94
APT	304	0147/ 0010/ 0000/ /	582 MIDDLE ST	0001	6	98,496	2,955	29,045	66,496	0.077	863,600	143933.33
APT	304	0147/ 0017/ 0000/ /	599 MIDDLE ST	0001	8	100,800	3,024	30,838	66,938	0.077	869,300	108662.50
APT	304	0147/ 0022/ 0000/ /	270 CASS ST	0001	5	75,240	2,257	27,733	45,250	0.077	587,700	117540.00
APT	304	0148/ 0022/ 0000/ /	815 MIDDLE ST	0001	4	72,576	2,177	21,401	48,998	0.071	692,100	173025.00
APT	304	0149/ 0060/ 0000/ /	10 MENDUM AVE	0001	4	67,680	2,030	19,957	45,693	0.077	593,400	148350.00
APT	302	0151/ 0008/ 0000/ /	100 LAFAYETTE RD	0001	10	187,200	5,616	55,202	126,382	0.077	1,641,300	164130.00
APT	302	0155/ 0005/ 00B1/ /	90 BREWERY LN #B1	0001	54	1,067,472	22,417	317,697	727,358	0.071	10,273,400	190248.15
APT	302	0156/ 0003/ 0000/ /	524 ISLINGTON ST	0001	5	82,800	2,484	30,520	49,796	0.077	646,700	129340.00
APT	302	0156/ 0005/ 0000/ /	536 ISLINGTON ST	0001	5	72,000	2,160	26,539	43,301	0.077	562,400	112480.00
APT	304	0156/ 0017/ 0000/ /	26 COLUMBIA CT	0001	4	67,680	2,030	24,947	40,703	0.071	574,900	143725.00
APT	304	0156/ 0025/ 0000/ /	69 ALBANY ST	0001	6	90,720	2,722	33,439	54,559	0.077	708,600	118100.00
APT	302	0157/ 0003/ 0000/ /	553 ISLINGTON ST	0001	6	75,600	2,268	27,866	45,466	0.077	590,500	98416.67
APT	304	0157/ 0010/ 0000/ /	18 DOVER ST	0001	4	56,400	1,692	20,789	33,919	0.077	440,500	110125.00
APT	301	0158/ 0013/ 0000/ /	127 BARTLETT ST	0001	4	68,760	2,063	20,275	46,422	0.071	655,700	163925.00
APT	304	0162/ 0032/ 0000/ /	217 BARTLETT ST	0001	4	67,680	1,421	20,143	46,116	0.071	651,400	162850.00
APT	301	0163/ 0003/ 0000/ /	138 BARTLETT ST	0001	4	56,400	1,692	20,789	33,919	0.071	479,100	119775.00
APT	301	0163/ 0004/ 0000/ /	150 BARTLETT ST	0001	5	63,000	1,890	29,027	32,083	0.077	416,700	83340.00
APT	304	0168/ 0027/ 0000/ /	75 MONROE ST	0001	8	122,160	3,665	45,028	73,467	0.077	954,100	119262.50
APT	302	0172/ 0004/ 0000/ /	1001 ISLINGTON ST	0001	63	892,200	26,766	328,865	536,569	0.071	7,578,700	120296.83
APT	305	0207/ 0005/ 0000/ /	393 NEW CASTLE AVE	0001	4	78,960	1,658	23,500	53,802	0.071	759,900	277475.00
APT	304	0210/ 0025/ 0000/ /	499 CUTTS AVE	0001	4	81,216	2,437	29,936	48,843	0.077	634,300	158575.00
APT	301	0212/ 0121/ 0000/ /	40 BEDFORD WAY	0001	30	453,600	13,608	167,197	272,795	0.077	3,542,800	118093.33
APT	304	0213/ 0002/ 1500/ /	139 OSPREY DR	0001	71	989,910	29,698	456,101	504,111	0.077	6,546,900	92209.86
APT	304	0217/ 0002/ 1300/ /	8 OSPREY DR	0001	174	2,442,390	73,272	1,125,330	1,243,788	0.077	16,153,100	92833.91
APT	304	0217/ 0002/ 1900/ /	SHEARWATER DR	0001	20	249,900	7,497	115,141	127,262	0.077	1,652,800	82640.00
APT	304	0218/ 0002/ 1100/ /	6 BLUE HERON DR	0001	85	1,195,950	35,878	551,033	609,039	0.077	7,909,600	93054.12
APT	304	0219/ 0041/ 0000/ /	1219 MAPLEWOOD AVE	0001	4	67,680	2,030	24,947	40,703	0.077	528,600	132150.00
APT	304	0219/ 0050/ 0000/ /	1061 MAPLEWOOD AVE	0001	4	54,720	1,641	20,170	32,909	0.071	464,800	123700.00
APT	304	0219/ 0052/ 0000/ /	1009 MAPLEWOOD AVE	0001	4	71,280	1,497	21,214	48,569	0.077	630,800	157700.00
APT	304	0220/ 0098/ 0002/ /	214 MYRTLE AVE	0001	4	64,080	1,923	23,620	38,537	0.071	544,300	136075.00
APT	304	0221/ 0059/ 0000/ /	548 BROAD ST	0001	13	162,180	4,865	59,780	97,535	0.077	1,266,700	97438.46
APT	304	0221/ 0067/ 0000/ /	400 BROAD ST	0001	4	76,896	2,307	28,344	46,245	0.077	600,600	150150.00
APT	304	0221/ 0068/ 0000/ /	366 BROAD ST	0001	7	120,240	3,607	44,321	72,312	0.077	939,100	134157.14
APT	306	0221/ 0088/ 0000/ /	936 SOUTH ST	0001	14	142,800	4,284	52,636	85,880	0.077	1,115,300	79664.29
APT	304	0229/ 0007/ 0000/ /	LAFAYETTE RD	0001	150	2,167,500	97,538	983,232	1,086,730	0.083	13,061,700	87078.00
APT	304	0231/ 0049/ 0000/ /	322 LAFAYETTE RD	0001	4	71,280	1,497	26,518	43,265	0.077	561,900	140475.00
APT	304	0233/ 0004/ 0000/ /	1200 ISLINGTON ST	0001	4	71,280	2,139	21,019	48,122	0.077	625,000	156250.00
APT	304	0233/ 0148/ 0000/ /	1137 ISLINGTON ST	0001	26	369,810	11,094	136,312	222,404	0.077	2,888,400	111092.31
APT	301	0236/ 0076/ 0000/ /	75 LONGMEADOW LN	0001	25	318,000	9,540	146,519	161,941	0.077	2,103,100	84124.00

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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	0237/ 0012/ 0000/ /	1094 WOODBURY AVE	0001		13	208,080	6,242	76,698	125,140	0.077	1,625,200 125015.38
APT	304	0237/ 0013/ 0000/ /	1150 WOODBURY AVE	0001		9	116,400	3,492	53,632	59,276	0.077	769,800 85533.33
APT	304	0237/ 0030/ 0000/ /	18 HILLCREST DR	0001		4	78,480	2,355	23,142	52,983	0.077	688,100 172025.00
APT	304	0237/ 0054/ 0000/ /	245 WOODLAWN CIR	0001		4	48,000	1,440	14,154	32,406	0.071	457,700 114425.00
APT	302	0237/ 0057/ 0000/ /	201 ECHO AVE	0001		4	57,528	1,726	20,031	35,771	0.077	464,600 116150.00
APT	303	0239/ 0012/ 0000/ /	GOSLING RD	0001	7,637	2,215,064	70,238	795,665	1,349,161	0.071	19,055,900 2495.21	
APT	402	0273/ 0003/ 0001/ /	70 CONSTITUTION AVE	0001		95	2,002,752	42,057	596,051	1,364,644	0.071	19,274,600 202890.53
APT	302	0285/ 0001/ 0000/ /	1 FREEDOM CIR	0001		216	2,665,770	79,973	1,228,253	1,357,544	0.077	17,630,400 81622.23
APT	302	0286/ 0003/ 0000/ /	12 ROBERT AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0004/ 0000/ /	149 RICCI AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0005/ 0000/ /	185 RICCI AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0006/ 0000/ /	68 ANNE AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0007/ 0000/ /	36 ANNE AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0008/ 0000/ /	2 ANNE AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0009/ 0000/ /	3 ROBERT AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0010/ 0000/ /	33 ROBERT AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0011/ 0000/ /	63 ROBERT AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0013/ 0000/ /	50 ANNE AVE	0001		17	265,200	7,956	97,753	159,491	0.083	1,917,000 112764.71
APT	302	0286/ 0014/ 0000/ /	80 JOAN AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0015/ 0000/ /	42 JOAN AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0016/ 0000/ /	12 JOAN AVE	0001		6	88,920	2,668	32,776	53,476	0.083	642,700 107116.67
APT	302	0286/ 0024/ 0000/ /	99 LANG RD	0001		84	1,310,400	39,312	483,014	788,074	0.077	10,234,700 121841.67
APT	302	0287/ 0001/ 0000/ /	145 LANG RD	0001		146	2,421,600	72,648	892,602	1,456,350	0.077	18,913,600 129545.21
APT	302	0287/ 0001/ 000A/ /	165 LANG RD	0001		108	1,792,800	53,784	660,827	1,078,189	0.077	14,002,500 129652.78
APT	302	0297/ 0008/ 0000/ /	3510 LAFAYETTE RD	0001		25	393,000	8,253	146,203	238,544	0.071	3,369,300 134772.00
APTS	305	0102/ 0054/ 0000/ /	444 PLEASANT ST	0001		8	141,120	4,234	52,017	84,869	0.071	1,198,700 149837.50
APTS	304	0174/ 0002/ 0000/ /	WOODBURY AVE	0001		40	504,000	15,120	232,218	256,662	0.077	3,333,300 83332.50
APTS	304	0243/ 0003/ 0000/ /	GREENLEAF AVE	0001		100	1,590,000	47,700	586,074	956,226	0.083	11,493,100 114931.00
BANK	305	0105/ 0019/ D101/ /	137 DANIEL ST #D101	0001		907	32,062	1,603	4,569	25,890	0.062	417,600 460.42
BANK	305	0107/ 0031/ 0000/ /	3 PLEASANT ST	0001	13,248	253,832	15,339	37,005	201,488	0.062	3,249,800 245.30	
BANK	305	0116/ 0005/ 0000/ /	333 STATE ST	0001	25,456	385,718	22,874	56,095	306,749	0.062	4,947,600 194.36	
BANK	305	0116/ 0006/ 0000/ /	325 STATE ST	0001	20,547	331,391	17,347	42,802	271,242	0.062	4,374,900 212.92	
BANK	305	0116/ 0030/ 0000/ /	134 PLEASANT ST	0001	14,584	235,411	13,443	34,073	187,895	0.062	3,030,600 207.80	
BANK	302	0154/ 0001/ 000A/ /	848 ISLINGTON ST	0001	18,513	272,358	15,799	39,498	217,061	0.067	3,239,700 175.00	
BANK	302	0157/ 0006/ 0001/ /	501 ISLINGTON ST #1	0001	5,798	123,903	6,195	17,656	100,052	0.062	1,613,700 278.32	
BANK	303	0239/ 0003/ 0000/ /	1650 WOODBURY AVE	0001	3,389	121,530	6,077	13,854	101,599	0.057	1,782,400 525.94	
BANK	302	0251/ 0125/ 0000/ /	1555 LAFAYETTE RD	0001	4,224	85,959	4,892	12,437	68,630	0.062	1,106,900 262.05	
BANK	301	0259/ 0015/ 0000/ /	100 BORTHWICK AVE	0001	47,676	608,198	35,430	87,944	484,824	0.067	7,236,200 151.78	
BANK	302	0267/ 0004/ 0000/ /	2032 LAFAYETTE RD	0001	13,238	208,763	11,866	28,074	168,823	0.062	2,723,000 205.70	
BANK	302	0273/ 0006/ 0000/ /	2400 LAFAYETTE RD	0001	1,500	80,850	2,021	7,686	71,143	0.053	1,350,000 900.00	
BANK	302	0286/ 0018/ 0000/ /	2839 LAFAYETTE RD	0001	3,036	113,182	3,961	13,107	96,114	0.057	1,686,200 555.40	
BANK	302	0291/ 0001/ 0000/ /	3003 LAFAYETTE RD	0001	81,652	2,286,256	80,019	215,108	1,991,129	0.062	32,115,000 393.32	
BED	306	0221/ 0008/ 0000/ /	188 JONES AVE	0001	138	5,677,800	542,172	4,250,119	885,509	0.120	7,379,200 53472.46	
BED	306	0221/ 0087/ 0000/ /	928 SOUTH ST	0001	156	7,971,600	797,160	6,241,763	932,677	0.120	7,772,300 49822.44	
CARS	305	0116/ 0035/ 0000/ /	202 COURT ST	0001	3,908	47,977	2,190	9,097	36,690	0.081	453,000 115.92	
CARS	302	0138/ 0003/ 0000/ /	93 ISLINGTON ST	0001	2,556	33,381	1,669	4,440	27,272	0.064	427,500 167.25	

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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
CARS	302	0163/ 0001/ 0000/ /	54 BARTLETT ST	0001	4,836	55,835	2,792	7,956	45,087	0.075	601,200	145.00
CARS	301	0172/ 0002/ 0000/ /	406 US ROUTE 1 BYP	0001	7,964	84,657	5,079	11,141	68,437	0.075	912,500	114.58
CARS	301	0173/ 0009/ 0000/ /	500 US ROUTE 1 BYP	0001	17,220	216,972	13,018	28,554	175,400	0.075	2,338,700	135.81
CARS	301	0215/ 0003/ 0000/ /	114 GOSLING RD	0001	17,162	150,168	7,508	19,972	122,688	0.075	1,635,800	95.32
CARS	303	0215/ 0010/ 0000/ /	1725 WOODBURY AVE	0001	3,378	70,938	3,547	7,548	59,843	0.069	867,300	256.75
CARS	303	0215/ 0012/ 0000/ /	1817 WOODBURY AVE	0001	4,452	80,000	2,000	7,098	70,902	0.064	1,111,300	249.62
CARS	302	0234/ 0051/ 0000/ /	US ROUTE 1 BYP	0001	39,536	774,906	32,546	111,354	631,006	0.064	9,890,400	262.81
CARS	302	0236/ 0033/ 0000/ /	120 SPAULDING TPKE	0001	14,492	190,600	7,850	21,930	160,820	0.075	2,144,300	175.57
CARS	302	0236/ 0039/ 0000/ /	180 SPAULDING TPKE	0001	11,806	126,915	5,330	18,238	103,347	0.075	1,378,000	116.72
CARS	302	0238/ 0002/ 0000/ /	400 SPAULDING TPKE	0001	38,799	465,588	27,935	65,648	372,005	0.075	4,960,100	127.84
CARS	302	0243/ 0001/ 0000/ /	155 GREENLEAF AVE	0001	32,732	268,239	16,094	37,821	214,324	0.081	2,646,000	80.84
CARS	302	0243/ 0067/ 0000/ /	150 GREENLEAF AVE	0001	48,585	470,925	20,522	63,056	387,347	0.075	5,164,600	106.30
CARS	301	0252/ 0002/ 0010/ /	700 PEVERLY HILL RD	0001	22,800	230,796	11,540	32,888	186,368	0.075	2,484,900	108.99
CARS	302	0253/ 0002/ 0000/ /	180 MIRONA RD	0001	27,340	328,080	19,685	46,259	262,136	0.075	3,495,100	127.84
CARS	301	0253/ 0005/ 0000/ /	20 MIRONA RD EXT	0001	5,670	48,365	2,418	6,892	39,055	0.075	520,700	91.83
CARS	301	0253/ 0006/ 0000/ /	2 MIRONA RD	0001	7,702	70,319	3,516	10,020	56,783	0.075	757,100	98.30
CARS	301	0253/ 0008/ 0000/ /	11 MIRONA RD	0001	37,616	236,248	11,812	33,448	190,988	0.081	2,357,900	62.68
CARS	302	0267/ 0001/ 0000/ /	2200 LAFAYETTE RD	0001	3,360	51,778	2,589	6,886	42,303	0.075	564,000	167.86
CARS	301	0267/ 0014/ 0000/ /	295 WEST RD	0001	9,360	84,521	4,226	12,044	68,251	0.075	910,000	97.22
CARS	302	0272/ 0001/ 0000/ /	2219 LAFAYETTE RD	0001	14,227	179,260	7,529	20,608	151,123	0.075	2,015,000	141.63
CARS	302	0272/ 0002/ 0000/ /	2225 LAFAYETTE RD	0001	6,150	69,987	3,499	9,973	56,515	0.075	753,500	122.52
CARS	302	0272/ 0007/ 0000/ /	2355 LAFAYETTE RD	0001	14,910	187,866	11,272	24,723	151,871	0.075	2,024,900	135.81
CARS	302	0273/ 0001/ 0000/ /	2458 LAFAYETTE RD	0001	33,150	397,800	23,868	56,090	317,842	0.075	4,237,900	127.84
CARS	301	0284/ 0011/ 0000/ /	9 POST RD	0001	25,400	228,600	11,430	32,576	184,594	0.075	2,461,300	96.90
CARS	302	0285/ 0014/ 0002/ /	2470 LAFAYETTE RD #2	0001	3,844	46,109	1,768	5,240	39,101	0.069	566,700	147.42
CARS	302	0285/ 0015/ 0000/ /	2468 LAFAYETTE RD	0001	5,790	73,796	3,690	9,815	60,291	0.075	803,900	138.84
CARS	302	0286/ 0020/ 0000/ /	2859 LAFAYETTE RD	0001	2,400	43,104	1,509	3,785	37,810	0.064	592,600	246.92
CARS	302	0286/ 0022/ 0000/ /	2909 LAFAYETTE RD	0001	8,700	119,799	5,990	17,071	96,738	0.075	1,289,800	148.25
CARS	301	0291/ 0005/ 0000/ /	20 LONGMEADOW RD	0001	3,800	49,780	2,489	6,621	40,670	0.075	542,300	142.71
CARS	302	0297/ 0001/ 0000/ /	3660 LAFAYETTE RD	0001	2,960	42,831	1,285	4,051	37,495	0.064	587,700	198.55
CARS	302	0297/ 0004/ 0001/ /	3600 LAFAYETTE RD	0001	15,793	130,214	6,510	18,555	105,149	0.075	1,402,000	88.77
CARS	302	0297/ 005A/ 0000/ /	3580 LAFAYETTE RD	0001	6,500	72,020	3,601	10,263	58,156	0.075	775,400	119.29
CARS	307	0309/ 0005/ 0000/ /	104 GRAFTON DR	0001	53,537	505,240	25,262	71,326	408,652	0.075	5,448,700	101.77
CARS	307	0310/ 0001/ 0000/ /	120 AVIATION AVE	0001	19,499	252,707	12,635	36,011	204,061	0.075	2,720,800	139.54
CARS	307	0310/ 0002/ 0000/ /	58 DURHAM ST	0001	28,400	146,260	14,626	27,643	103,991	0.087	1,195,300	42.09
CARS	307	0310/ 0003/ 0000/ /	62 DURHAM ST	0001	23,800	175,406	8,770	23,329	143,307	0.075	1,910,800	80.29
CARS	307	0310/ 0003/ 0001/ /	62 DURHAM ST	0001	23,800	140,420	10,532	22,730	107,158	0.081	1,322,900	55.58
CARS	307	0310/ 0005/ 0000/ /	23 HAMPTON ST	0001	25,849	133,898	13,390	25,307	95,201	0.087	1,094,300	42.33
CARS	307	0310/ 0008/ 0002/ /	44 DURHAM ST	0001	28,400	165,572	12,418	26,802	126,352	0.081	1,559,900	54.93
CARS	307	0310/ 0009/ 0000/ /	110 AVIATION AVE	0001	10,040	79,517	5,964	10,297	63,256	0.081	780,900	77.78
CARS	307	0320/ 0001/ 0000/ /	115 FLIGHT LINE RD	0001	81,895	1,242,319	61,396	147,189	1,033,734	0.075	13,783,100	168.30
FF3	302	0157/ 0005/ 0000/ /	531 ISLINGTON ST	0001	1,249	44,489	1,246	5,189	38,054	0.065	585,400	468.69
FF3	303	0215/ 0011/ 0000/ /	1855 WOODBURY AVE	0001	1,866	87,515	2,450	6,635	78,430	0.065	1,206,600	646.62
FF3	302	0244/ 0002/ 0000/ /	802 LAFAYETTE RD	0001	2,020	77,810	3,112	8,964	65,734	0.065	1,011,300	500.64
FF3	302	0253/ 0012/ 0000/ /	1000 LAFAYETTE RD	0001	4,261	123,015	4,921	14,171	103,923	0.065	1,598,800	316.55
FF3	302	0272/ 0003/ 0000/ /	2255 LAFAYETTE RD	0001	4,715	133,859	5,354	15,421	113,084	0.070	1,610,900	341.65

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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
FF3	402	0273/ 0003/ 0005/ /	2454 LAFAYETTE RD	0001	2,029	65,070	2,603	7,496	54,971	0.065	845,700	416.81
FF3	302	0285/ 0013/ 0002/ /	2600 LAFAYETTE RD #2	0001	3,856	111,014	8,881	12,256	89,877	0.075	1,192,000	309.13
HOTF	305	0118/ 0030/ 0000/ /	100 HIGH ST	0001	131	9,838,708	3,345,161	4,550,000	1,943,547	0.100	19,435,500	148363.36
HOTF	305	0119/ 0001/ 001C/ /	250 MARKET ST	0001	148	12,968,068	3,086,400	7,200,000	2,681,668	0.100	26,816,700	181193.93
HOTF	305	0125/ 0022/ 0000/ /	100 DEER ST	0001	12,783	11,637,501	3,377,644	6,399,517	1,860,340	0.100	18,603,400	1455.32
HOTF	305	0127/ 0001/ 0000/ /	40 COURT ST	0001	34	1,608,336	605,491	722,048	280,797	0.092	3,052,100	89767.65
HOTX	305	0105/ 001A/ 0000/ /	121 BOW ST #LOWER A	0001	10	551,880	154,526	286,095	111,259	0.097	1,151,700	115170.00
HOTX	305	0108/ 0011/ 0000/ /	314 COURT ST	0001	10	459,900	183,960	155,000	120,940	0.105	1,151,800	115180.00
HOTX	305	0125/ 0001/ 0002/ /	195 HANOVER ST #2	0001	5,070	6,839,696	2,659,881	2,890,815	1,289,000	0.089	14,434,500	2847.04
HOTX	302	0175/ 0004/ 0000/ /	300 WOODBURY AVE	0001	130	5,124,600	2,000,000	2,249,712	874,888	0.105	8,332,300	64094.62
HOTX	302	0175/ 0011/ 0000/ /	580 US ROUTE 1 BYP	0001	169	5,551,650	2,220,660	2,300,000	1,030,990	0.105	9,819,000	58100.59
HOTX	301	0213/ 0002/ 0000/ /	100 PORTSMOUTH BLVD	0001	116	4,572,720	1,375,000	2,000,000	1,197,720	0.105	11,406,900	98335.34
HOTX	301	0219/ 0063/ 0002/ /	1000 MARKET ST	0001	133	6,936,748	2,200,000	3,750,000	986,748	0.105	9,397,600	70658.65
HOTX	302	0220/ 0001/ 0000/ /	383 WOODBURY AVE	0001	61	1,703,273	681,309	735,814	286,150	0.105	2,725,200	44675.41
HOTX	302	0220/ 0003/ 0000/ /	417 WOODBURY AVE	0001	92	2,568,870	1,027,548	1,109,752	431,570	0.105	4,110,200	44676.09
HOTX	302	0234/ 0005/ 0000/ /	505 US ROUTE 1 BYP	0001	57	1,591,583	636,633	687,564	267,386	0.105	2,546,500	44675.44
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	3,015,630	1,206,252	1,302,752	506,626	0.105	4,825,000	44675.93
HOTX	303	0239/ 0015/ 0000/ /	99 DURGIN LN	0001	125	4,927,500	1,379,700	2,300,000	1,247,800	0.105	11,883,800	95070.40
HOTX	302	0252/ 0008/ 0000/ /	1190 LAFAYETTE RD	0001	121	3,974,850	1,589,940	1,675,000	709,910	0.105	6,761,000	55876.03
HOTX	302	0297/ 0006/ 0000/ /	3548 LAFAYETTE RD	0001	33	1,084,050	433,620	468,310	182,120	0.105	1,734,500	52560.61
HOTX	307	0303/ 0002/ 0001/ /	1 INTERNATIONAL DR	0001	90	4,966,920	1,490,076	2,324,518	1,152,326	0.105	10,974,500	121938.89
IND3	305	0124/ 0009/ 0000/ /	319 VAUGHAN ST	0001	18,000	148,680	7,434	19,774	121,472	0.075	1,619,600	89.98
IND3	305	0125/ 0016/ 0000/ /	126 BRIDGE ST	0001	19,045	166,520	9,691	22,375	134,454	0.075	1,792,700	94.13
IND3	301	0125/ 0019/ 0000/ /	90 MAPLEWOOD AVE	0001	24,695	141,608	9,565	21,704	110,339	0.081	1,362,200	55.16
IND3	304	0138/ 0057/ 0000/ /	95 BREWSTER ST	0001	4,440	42,402	2,120	4,512	35,770	0.069	518,400	116.76
IND3	302	0142/ 0037/ 0000/ /	933 US ROUTE 1 BYP	0001	68,075	400,534	40,103	73,709	286,722	0.087	3,295,700	48.41
IND3	304	0144/ 0039/ 0000/ /	35 DOVER ST	0001	6,816	38,919	1,946	5,176	31,797	0.075	424,000	62.21
IND3	304	0144/ 0047/ 0000/ /	135 MCDONOUGH ST	0001	36,134	147,427	7,371	19,608	120,448	0.081	1,487,000	41.15
IND3	302	0155/ 0004/ 0000/ /	JEWELL CT	0001	7,788	43,068	3,230	6,972	32,866	0.081	405,800	52.11
IND3	302	0155/ 0008/ 0000/ /	68 ALBANY ST	0001	15,180	96,370	4,818	13,733	77,819	0.075	1,037,600	68.35
IND3	304	0156/ 0011/ 0000/ /	59 CASS ST	0001	6,501	64,110	2,450	12,122	49,538	0.075	660,500	101.60
IND3	301	0157/ 0001/ 0000/ /	BARTLETT ST	0001	21,152	104,702	5,235	13,925	85,542	0.075	1,140,600	53.92
IND3	302	0163/ 0002/ 0000/ /	124 BARTLETT ST	0001	15,795	77,080	7,708	14,568	54,804	0.087	629,900	39.88
IND3	301	0165/ 0002/ 0000/ /	55 CATE ST	0001	17,100	112,410	5,621	16,018	90,771	0.081	1,120,600	65.53
IND3	302	0172/ 0011/ 0000/ /	865 ISLINGTON ST	0001	12,672	99,475	4,974	13,230	81,271	0.069	1,177,800	92.95
IND3	301	0211/ 0001/ 0000/ /	3 MICHAEL SUCCI DR	0001	201,109	1,128,221	56,411	150,053	921,757	0.075	12,290,100	61.11
IND3	301	0211/ 0002/ 0000/ /	100 RANGER WAY	0001	19,974	135,930	7,423	18,573	109,934	0.081	1,357,200	67.95
IND3	301	0215/ 0001/ 0000/ /	150 GOSLING RD	0001	9,625	72,958	3,648	9,703	59,607	0.075	794,800	82.58
IND3	301	0220/ 0091/ 0000/ /	47 EMERY ST	0001	3,600	32,868	1,643	4,372	26,853	0.064	420,900	137.75
IND3	301	0234/ 0006/ 0000/ /	100 COAKLEY RD	0001	10,400	65,000	1,625	7,098	56,277	0.075	750,400	72.15
IND3	302	0237/ 0056/ 0000/ /	200 SPAULDING TPKE	0001	15,000	89,850	4,493	11,950	73,407	0.075	978,800	81.92
IND3	301	0243/ 0005/ 0000/ /	225 GREENLEAF AVE	0001	5,902	54,889	2,744	7,822	44,323	0.075	591,000	100.14
IND3	301	0252/ 0002/ 0011/ /	60 WEST RD	0001	20,578	138,284	6,914	18,392	112,978	0.075	1,506,400	73.20
IND3	301	0252/ 0002/ 0012/ /	100 WEST RD	0001	21,423	186,594	9,330	19,854	157,410	0.075	2,098,800	97.97
IND3	301	0252/ 0002/ 0014/ /	170 WEST RD	0001	62,250	412,718	20,636	54,891	337,191	0.075	4,495,900	72.22

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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	0252/ 0003/ 0000/ /	35 MIRONA RD	0001	38,927	193,849	9,693	25,781	158,375	0.081	1,955,200	50.23
IND3	302	0253/ 0001/ 0000/ /	1070 LAFAYETTE RD	0001	7,280	48,412	2,421	8,048	37,943	0.081	468,400	64.34
IND3	301	0253/ 0005/ 0001/ /	10 MIRONA RD	0001	5,000	39,600	1,386	5,350	32,864	0.069	476,300	95.26
IND3	301	0253/ 0007/ 0000/ /	1 MIRONA RD	0001	13,448	87,405	4,370	11,625	71,410	0.075	952,100	70.80
IND3	301	0254/ 0001/ 0000/ /	225 BANFIELD RD	0001	8,489	65,620	3,281	8,727	53,612	0.081	661,900	77.97
IND3	301	0254/ 0002/ 0000/ /	141 BANFIELD RD	0001	26,000	181,740	9,087	24,171	148,482	0.075	1,979,800	76.15
IND3	301	0259/ 0013/ 0000/ /	50 BORTHWICK AVE	0001	8,000	44,240	1,548	4,782	37,910	0.075	505,500	63.19
IND3	301	0259/ 0014/ 0000/ /	1 HIGH LINER AVE	0001	196,424	779,803	38,990	103,714	637,099	0.075	8,494,700	43.25
IND3	301	0263/ 0001/ 0005/ /	218 GRIFFIN RD	0001	34,343	271,997	13,328	38,800	219,869	0.069	3,186,500	92.78
IND3	301	0266/ 0007/ 0000/ /	375 BANFIELD RD	0001	7,072	58,795	2,940	8,339	47,516	0.075	633,500	132.00
IND3	301	0267/ 0009/ 0000/ /	195 WEST RD	0001	29,714	186,901	9,345	24,858	152,698	0.075	2,036,000	68.52
IND3	301	0267/ 0011/ 0001/ /	235 WEST RD #1	0001	1,986	19,344	1,451	2,684	15,209	0.075	202,800	102.11
IND3	301	0267/ 0011/ 0002/ /	235 WEST RD #2	0001	1,986	19,344	967	2,757	15,620	0.075	208,300	104.88
IND3	301	0267/ 0011/ 0003/ /	235 WEST RD #3	0001	1,986	19,344	1,451	3,355	14,538	0.075	193,800	97.58
IND3	301	0267/ 0011/ 0005/ /	235 WEST RD #5	0001	1,986	19,344	1,451	3,355	14,538	0.075	193,800	97.58
IND3	301	0267/ 0011/ 0006/ /	235 WEST RD #6	0001	1,986	19,344	1,451	3,355	14,538	0.075	193,800	97.58
IND3	301	0267/ 0011/ 0007/ /	235 WEST RD #7	0001	1,986	19,344	967	2,757	15,620	0.075	208,300	104.88
IND3	301	0267/ 0011/ 0008/ /	235 WEST RD #8	0001	1,986	19,344	967	2,757	15,620	0.075	208,300	104.88
IND3	301	0267/ 0011/ 0009/ /	235 WEST RD #9	0001	2,672	25,544	1,916	4,430	19,198	0.081	237,000	88.70
IND3	301	0267/ 0011/ 0010/ /	235 WEST RD #10	0001	3,230	25,937	1,945	4,499	19,493	0.081	240,700	74.52
IND3	301	0267/ 0011/ 0011/ /	235 WEST RD #11	0001	3,462	27,661	2,075	4,797	20,789	0.081	256,700	74.15
IND3	301	0267/ 0012/ 0000/ /	255 WEST RD	0001	13,114	95,732	4,787	12,732	78,213	0.075	1,042,800	79.52
IND3	301	0267/ 0013/ 0000/ /	275 WEST RD	0001	6,400	50,240	2,512	6,682	41,046	0.075	547,300	98.02
IND3	301	0267/ 0015/ 0000/ /	325 WEST RD	0001	30,838	210,932	10,547	28,054	172,331	0.075	2,297,700	74.51
IND3	301	0267/ 0017/ 0001/ /	300 WEST RD #1	0001	4,856	38,120	2,859	6,611	28,650	0.081	353,700	72.84
IND3	301	0267/ 0017/ 0002/ /	300 WEST RD #2	0001	4,856	38,120	2,859	6,611	28,650	0.081	353,700	72.84
IND3	301	0267/ 0017/ 0003/ /	300 WEST RD #3	0001	4,856	38,120	2,859	6,611	28,650	0.081	353,700	72.84
IND3	301	0267/ 0017/ 0004/ /	300 WEST RD #4	0001	4,856	38,120	2,859	6,611	28,650	0.081	353,700	72.84
IND3	301	0267/ 0019/ 0001/ /	270 WEST RD #1	0001	4,994	39,103	2,933	6,782	29,388	0.081	362,800	72.65
IND3	301	0267/ 0019/ 0002/ /	270 WEST RD #2	0001	4,994	39,103	2,933	6,782	29,388	0.081	362,800	72.65
IND3	301	0267/ 0019/ 0003/ /	270 WEST RD #3	0001	4,994	39,103	2,933	6,782	29,388	0.081	362,800	72.65
IND3	301	0267/ 0019/ 0004/ /	270 WEST RD #4	0001	4,994	39,103	2,933	6,782	29,388	0.081	362,800	72.65
IND3	301	0267/ 0020/ 0000/ /	240 WEST RD	0001	32,272	183,305	9,165	24,380	149,760	0.075	1,996,800	61.87
IND3	301	0267/ 0021/ 0001/ /	210 WEST RD #1	0001	2,700	21,924	1,644	3,803	16,477	0.075	219,700	81.37
IND3	301	0267/ 0021/ 0002/ /	210 WEST RD #2	0001	2,450	23,520	1,764	4,079	17,677	0.075	235,700	96.20
IND3	301	0267/ 0021/ 0003/ /	210 WEST RD #3	0001	3,050	24,614	1,846	4,269	18,499	0.081	228,400	74.89
IND3	301	0267/ 0021/ 0004/ /	210 WEST RD #4	0001	2,450	19,478	1,461	3,153	14,864	0.075	198,200	80.90
IND3	301	0267/ 0021/ 0005/ /	210 WEST RD #5	0001	3,400	28,458	2,134	4,936	21,388	0.081	264,000	77.65
IND3	301	0267/ 0021/ 0006/ /	210 WEST RD #6	0001	2,450	21,830	1,637	3,534	16,659	0.075	222,100	90.65
IND3	301	0267/ 0021/ 0007/ /	210 WEST RD #7	0001	3,400	24,038	1,803	4,169	18,066	0.081	223,000	65.59
IND3	301	0267/ 0021/ 0008/ /	210 WEST RD #8	0001	3,400	24,038	1,803	4,169	18,066	0.081	223,000	65.59
IND3	301	0267/ 0021/ 0009/ /	210 WEST RD #9	0001	3,100	22,041	1,653	3,823	16,565	0.081	204,500	65.97
IND3	301	0267/ 0021/ 0010/ /	210 WEST RD #10	0001	3,100	22,041	1,653	3,823	16,565	0.075	220,900	71.26
IND3	301	0267/ 0021/ 0011/ /	210 WEST RD #11	0001	2,450	19,992	1,499	3,467	15,026	0.075	200,300	81.76
IND3	301	0267/ 0021/ 0012/ /	210 WEST RD #12	0001	2,450	19,992	1,499	3,467	15,026	0.075	200,300	81.76
IND3	301	0267/ 0022/ 0000/ /	200 WEST RD	0001	29,578	202,609	10,130	26,947	165,532	0.075	2,207,100	74.62

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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	0267/	0023/	0000/ /	50 CAMPUS DR	0001	24,112	139,126	6,956	18,504	113,666	0.075	1,515,500	62.85
IND3	301	0267/	0028/	0000/ /	430 WEST RD	0001	38,391	265,326	16,179	37,589	211,558	0.075	2,820,800	73.48
IND3	301	0273/	0002/	0002/ /	75 CONSTITUTION AVE	0001	20,140	117,618	4,117	15,890	97,611	0.075	1,301,500	64.62
IND3	301	0274/	0001/	000A/ /	284 CONSTITUTION AVE	0001	9,000	61,200	2,142	8,268	50,790	0.075	677,200	75.24
IND3	301	0274/	0001/	000C/ /	360 CONSTITUTION AVE	0001	15,590	139,122	7,575	19,503	112,044	0.075	1,493,900	95.82
IND3	301	0274/	0005/	0000/ /	300 CONSTITUTION AVE	0001	65,651	621,287	39,430	89,240	492,617	0.075	6,568,200	100.05
IND3	301	0275/	0007/	0000/ /	290 HERITAGE AVE	0001	35,061	316,208	19,782	45,193	251,233	0.075	3,349,800	95.54
IND3	301	0275/	006A/	0000/ /	350 HERITAGE AVE	0001	20,970	138,192	6,910	18,379	112,903	0.075	1,505,400	71.79
IND3	301	0275/	006B/	0000/ /	300 HERITAGE AVE	0001	17,640	135,475	6,774	18,018	110,683	0.075	1,475,800	83.66
IND3	301	0284/	0001/	0000/ /	225 HERITAGE AVE	0001	25,909	148,977	7,449	19,814	121,714	0.075	1,622,900	62.64
IND3	301	0284/	0002/	0000/ /	235 HERITAGE AVE	0001	53,874	326,476	16,324	43,421	266,731	0.075	3,556,400	66.01
IND3	301	0284/	0007/	0001/ /	280 HERITAGE AVE #A	0001	4,200	46,872	2,344	5,343	39,185	0.075	522,500	124.40
IND3	301	0284/	0007/	0005/ /	280 HERITAGE AVE #E	0001	6,397	44,860	2,533	5,497	36,830	0.075	491,100	76.77
IND3	301	0284/	0007/	0006/ /	280 HERITAGE AVE #F	0001	4,897	49,019	2,451	5,608	40,960	0.075	546,100	111.52
IND3	301	0284/	0007/	0007/ /	280 HERITAGE AVE #G	0001	3,000	27,750	1,388	3,691	22,671	0.075	302,300	100.77
IND3	301	0284/	0007/	0010/ /	280 HERITAGE AVE #J	0001	5,100	46,971	2,349	6,693	37,929	0.075	505,700	99.16
IND3	301	0284/	0007/	0011/ /	282 HERITAGE AVE #11	0001	4,800	42,480	2,124	5,650	34,706	0.075	462,700	96.40
IND3	301	0284/	0007/	0012/ /	282 HERITAGE AVE #12	0001	8,056	72,907	3,645	10,389	58,873	0.075	785,000	97.44
IND3	301	0284/	0007/	0013/ /	282 HERITAGE AVE #13	0001	4,320	38,534	1,927	5,125	31,482	0.075	419,800	97.18
IND3	301	0284/	0008/	0000/ /	124 HERITAGE AVE	0001	77,451	603,304	54,645	103,025	445,634	0.081	5,501,700	71.03
IND3	301	0284/	0012/	0000/ /	19 POST RD	0001	25,400	146,304	7,315	19,458	119,531	0.075	1,593,700	62.74
IND3	301	0285/	0004/	0000/ /	55 HERITAGE AVE	0001	26,800	153,832	7,692	16,368	129,772	0.075	1,730,300	64.56
IND3	301	0285/	0005/	0000/ /	85 HERITAGE AVE	0001	8,880	70,685	2,474	7,640	60,571	0.069	877,800	110.11
IND3	301	0285/	0005/	0001/ /	115 HERITAGE AVE	0001	25,376	146,166	10,962	23,661	111,543	0.075	1,487,200	58.61
IND3	301	0285/	0007/	0000/ /	145 HERITAGE AVE	0001	25,376	154,794	7,740	20,588	126,466	0.075	1,686,200	66.45
IND3	301	0285/	0009/	0000/ /	20 POST RD	0001	96,178	450,113	22,506	59,865	367,742	0.075	4,903,200	50.98
IND3	301	0285/	0010/	0000/ /	6 POST RD	0001	44,800	251,328	12,566	26,741	212,021	0.075	2,826,900	63.10
IND3	301	0285/	0011/	00A1/ /	112 HERITAGE AVE	0001	20,000	150,800	5,278	16,298	129,224	0.075	1,723,000	86.15
IND3	301	0285/	0016/	0004/ /	275 CONSTITUTION AVE	0001	76,000	514,520	38,589	66,630	409,301	0.075	5,457,300	71.81
IND3	301	0285/	0016/	0301/ /	199 CONSTITUTION AVE	0001	23,400	144,144	7,207	19,171	117,766	0.075	1,570,200	67.10
IND3	301	0285/	0016/	0302/ /	CONSTITUTION AVE #2	0001	24,200	136,972	6,849	18,217	111,906	0.075	1,492,100	61.66
IND3	301	0286/	0017/	0000/ /	6 ROBERT AVE	0001	9,150	72,651	3,633	9,663	59,355	0.081	732,800	80.09
IND3	301	0291/	0004/	0000/ /	40 LONGMEADOW RD	0001	19,995	152,962	7,648	21,797	123,517	0.081	1,524,900	76.26
IND3	301	0297/	0005/	0000/ /	3570 LAFAYETTE RD	0001	57,200	315,048	15,752	41,902	257,394	0.075	3,431,900	60.00
IND3	302	0298/	0002/	0000/ /	3605 LAFAYETTE RD	0001	22,319	144,830	7,662	19,882	117,286	0.075	1,563,800	70.07
IND3	307	0301/	0003/	0000/ /	30 NEW HAMPSHIRE AVE	0001	54,035	444,414	41,083	61,091	342,240	0.075	4,563,200	84.45
IND3	307	0303/	0003/	0000/ /	1 REDHOOK WAY	0001	105,936	920,432	46,022	122,644	751,766	0.075	10,023,500	94.62
IND3	307	0306/	0004/	0000/ /	111 NEW HAMPSHIRE AV	0001	76,222	767,127	49,337	110,703	607,087	0.075	8,094,500	106.20
IND3	307	0306/	0006/	0000/ /	130 INTERNATIONAL DR	0001	50,178	404,280	24,672	57,291	322,317	0.081	3,979,200	79.30
IND3	307	0307/	0001/	0000/ /	68 NEW HAMPSHIRE AVE	0001	18,525	153,314	7,589	21,865	123,860	0.075	1,651,500	89.15
IND3	307	0308/	0005/	0004/ /	75 ROCHESTER AVE #1	0001	15,120	160,924	10,910	23,665	126,349	0.075	1,684,700	111.42
IND3	307	0309/	0001/	0000/ /	139 FLIGHT LINE RD	0001	45,200	270,748	13,537	36,010	221,201	0.075	2,949,300	65.25
IND3	307	0310/	0008/	0001/ /	44 DURHAM ST	0001	2,000	10,480	786	1,696	7,998	0.087	91,900	45.95
IND3	307	0311/	0003/	0000/ /	20 DURHAM ST	0001	81,600	450,432	22,522	59,907	368,003	0.081	4,543,200	55.68
IND3	307	0311/	0004/	0000/ /	125 AVIATION AVE	0001	65,212	552,743	34,158	78,666	439,919	0.075	5,865,600	89.95
IND3	307	0313/	0001/	0000/ /	162 CORPORATE DR	0001	102,400	687,255	38,505	94,677	554,073	0.081	6,840,400	66.80

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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	307	0315/ 0003/ 0000/ /	230 CORPORATE DR	0001	29,952	277,692	16,963	39,364	221,365	0.075	2,951,500	98.54
IND3	307	0317/ 0001/ 0000/ /	47 DURHAM ST	0001	6,823	44,554	1,559	4,815	38,180	0.075	509,100	74.62
IND3	307	0319/ 0002/ 0000/ /	72 PEASE BLVD	0001	205,891	2,013,625	99,761	228,358	1,685,506	0.075	22,473,400	109.15
INDN	302	0165/ 0005/ 0000/ /	855 ISLINGTON ST	0001	47,005	232,912	20,962	95,378	116,572	0.097	1,199,300	25.51
INDN	302	0172/ 0012/ 0000/ /	ISLINGTON ST	0001	4,374	21,870	1,968	8,956	10,946	0.090	121,600	27.80
INDN	301	0211/ 0005/ 0000/ /	20 RANGER WAY	0001	32,224	130,185	11,717	53,311	65,157	0.097	670,300	35.08
MHP	301	0215/ 0009/ 0000/ /	ORIENTAL GDNS	0001	38	216,600	8,664	62,381	145,555	0.090	1,617,300	43876.32
MHP	301	0291/ 0007/ 0000/ /	3201 LAFAYETTE RD	0001	3,207	1,158,409	46,091	324,426	787,892	0.090	8,754,400	2729.78
MIX3	305	0107/ 0032/ 0000/ /	15 PLEASANT ST	0001	3,882	136,682	7,171	24,562	104,949	0.070	1,499,300	386.22
MIX3	305	0118/ 0026/ 0010/ /	400 DEER ST #8-4	0001	762	65,098	2,336	22,890	39,872	0.064	619,100	812.47
MIX3	302	0157/ 0007/ 0000/ /	459 ISLINGTON ST	0001	11,597	104,889	8,975	16,294	79,620	0.076	1,053,200	90.82
MIX3	302	0172/ 0007/ 0000/ /	909 ISLINGTON ST	0001	36,370	267,309	30,570	53,911	182,828	0.076	2,418,400	66.49
MIX3	301	0254/ 0006/ 0000/ /	620 PEVERLY HILL RD	0001	21,221	169,470	17,869	34,096	117,505	0.076	1,554,300	73.24
MIXG	304	0102/ 0027/ 0000/ /	365 MARCY ST	0001	2,455	105,641	4,039	34,437	67,165	0.078	858,900	349.86
MIXG	305	0105/ 0014/ 0000/ /	70 STATE ST	0001	7,098	282,072	12,352	58,154	211,566	0.085	2,489,000	350.66
MIXG	305	0106/ 0003/ 0000/ /	110 CHAPEL ST	0001	3,089	102,961	3,229	21,991	77,741	0.072	1,075,300	348.11
MIXG	305	0106/ 0010/ 0000/ /	10 COMMERCIAL ALY	0001	4,402	180,568	8,329	59,018	113,221	0.085	1,332,000	302.59
MIXG	305	0106/ 0011/ 0000/ /	31 MARKET ST	0001	1,704	137,567	4,777	37,872	94,918	0.085	1,116,700	655.34
MIXG	305	0106/ 0012/ 0000/ /	19 MARKET ST	0001	8,401	245,728	10,552	78,831	156,345	0.085	1,839,400	218.95
MIXG	305	0106/ 0016/ 0000/ /	30 DANIEL ST	0001	8,459	233,632	9,805	66,219	157,608	0.085	1,854,200	219.20
MIXG	305	0106/ 0019/ 0000/ /	108 PENHALLOW ST	0001	1,209	72,306	2,668	19,256	50,382	0.072	696,800	576.34
MIXG	305	0106/ 0020/ 0000/ /	112 PENHALLOW ST	0001	2,009	84,185	3,353	21,910	58,922	0.078	753,500	375.06
MIXG	305	0106/ 0021/ 0000/ /	128 PENHALLOW ST	0001	1,935	127,914	4,556	34,745	88,613	0.078	1,133,200	585.63
MIXG	305	0106/ 0022/ 0000/ /	8 BOW ST	0001	3,973	169,737	6,402	55,781	107,554	0.085	1,265,300	318.47
MIXG	305	0106/ 0027/ 0000/ /	49 MARKET ST	0001	3,267	117,853	5,842	30,392	81,619	0.085	960,200	293.91
MIXG	305	0106/ 0029/ 0000/ /	41 MARKET ST	0001	1,606	129,110	4,559	35,228	89,323	0.078	1,142,200	711.21
MIXG	305	0106/ 0030/ 0000/ /	7 COMMERCIAL ALY	0001	2,738	87,094	3,182	25,556	58,356	0.078	746,200	272.53
MIXG	305	0106/ 0036/ 0000/ /	123 MARKET ST	0001	4,226	185,440	7,580	55,370	122,490	0.085	1,441,100	341.01
MIXG	305	0106/ 0037/ 0000/ /	117 MARKET ST	0001	2,084	154,897	5,372	53,346	96,179	0.085	1,131,500	542.95
MIXG	305	0106/ 0038/ 0000/ /	113 MARKET ST	0001	1,027	150,171	4,971	42,355	102,845	0.085	1,209,900	1178.09
MIXG	305	0106/ 0040/ 0000/ /	105 MARKET ST	0001	2,855	145,710	5,894	39,192	100,624	0.085	1,183,800	414.64
MIXG	305	0106/ 0041/ 0000/ /	101 MARKET ST	0001	3,258	154,961	6,343	41,413	107,205	0.085	1,261,200	387.11
MIXG	305	0106/ 0042/ 0000/ /	93 MARKET ST	0001	3,785	135,505	6,043	39,088	90,374	0.085	1,063,200	280.90
MIXG	305	0106/ 0052/ 0000/ /	65 BOW ST	0001	2,290	124,580	4,682	33,687	86,211	0.085	1,014,200	442.88
MIXG	305	0106/ 0053/ 0000/ /	67 BOW ST	0001	3,243	172,734	7,057	37,484	128,193	0.085	1,508,200	465.06
MIXG	305	0107/ 0006/ 0000/ /	99 DANIEL ST	0001	709	44,350	1,111	15,185	28,054	0.072	388,000	547.25
MIXG	305	0107/ 0007/ 0000/ /	95 DANIEL ST	0001	501	34,932	619	9,686	24,627	0.072	340,600	679.84
MIXG	305	0107/ 0012/ 0000/ /	3 SHEAFE ST	0001	701	47,931	1,154	14,754	32,023	0.072	442,900	631.81
MIXG	305	0107/ 0013/ 0000/ /	9 SHEAFE ST	0001	1,330	47,807	1,834	12,847	33,126	0.072	458,200	344.51
MIXG	305	0107/ 0028/ 0000/ /	21 DANIEL ST	0001	5,024	196,060	7,872	51,324	136,864	0.078	1,750,200	348.37
MIXG	305	0107/ 0033/ 0000/ /	21 PLEASANT ST	0001	4,742	179,898	7,858	48,201	123,839	0.085	1,456,900	307.23
MIXG	305	0107/ 0035/ 0000/ /	29 PLEASANT ST	0001	4,182	177,829	8,602	29,617	139,610	0.085	1,642,500	488.40
MIXG	305	0107/ 0036/ 0000/ /	35 PLEASANT ST	0001	2,900	193,871	7,193	60,955	125,723	0.085	1,479,100	510.03
MIXG	305	0107/ 0037/ 0000/ /	49 PLEASANT ST	0001	3,852	163,429	7,076	30,594	125,759	0.078	1,608,200	417.50
MIXG	305	0107/ 0044/ 0000/ /	177 STATE ST	0001	3,552	131,395	7,452	48,501	75,442	0.085	887,600	249.89
MIXG	305	0107/ 0048/ 0001/ /	123 STATE ST #1	0001	902	82,581	1,967	17,487	63,127	0.072	873,100	967.96

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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/ 0048/ 0002/	121 STATE ST #2	0001	859	91,524	2,132	26,008	63,384	0.078	810,500	943.54
MIXG	305	0107/ 0051/ 0000/	107 STATE ST	0001	2,142	87,288	3,335	28,461	55,492	0.078	709,600	331.28
MIXG	305	0107/ 0052/ 0001/	102 STATE ST	0001	1,245	77,893	2,054	20,732	55,107	0.078	704,700	566.02
MIXG	305	0107/ 0053/ 0000/	110 STATE ST	0001	1,314	98,615	3,495	26,855	68,265	0.078	873,000	664.38
MIXG	305	0107/ 0054/ 0000/	112 STATE ST	0001	1,413	105,501	3,731	35,959	65,811	0.085	774,200	547.91
MIXG	305	0107/ 0058/ 0000/	132 STATE ST	0001	1,951	92,335	3,292	23,823	65,220	0.078	834,000	427.47
MIXG	305	0107/ 0059/ 0000/	136 STATE ST	0001	1,622	82,453	2,996	22,150	57,307	0.078	732,800	451.79
MIXG	305	0107/ 0060/ 0000/	142 STATE ST	0001	8,827	210,263	8,212	67,645	134,406	0.085	1,581,200	179.13
MIXG	305	0107/ 0067/ 0000/	214 STATE ST	0001	1,207	138,684	4,454	49,603	84,627	0.085	995,600	824.86
MIXG	305	0107/ 0076/ 0000/	92 PLEASANT ST	0001	1,467	76,243	3,047	19,228	53,968	0.072	746,400	508.79
MIXG	305	0107/ 0077/ 0000/	84 PLEASANT ST	0001	4,453	110,910	7,557	30,652	72,701	0.099	737,300	165.57
MIXG	305	0107/ 0080/ 0000/	278 STATE ST	0001	1,339	103,887	7,347	46,008	50,532	0.092	550,500	411.13
MIXG	305	0108/ 0009/ 0000/	58 WASHINGTON ST	0001	1,586	71,306	2,308	19,668	49,330	0.072	682,300	430.20
MIXG	305	0116/ 0004/ 0000/	379 STATE ST	0001	2,897	110,946	4,842	29,224	76,880	0.085	904,500	312.22
MIXG	305	0116/ 0014/ 0000/	426 STATE ST	0001	1,950	90,988	2,459	24,801	63,728	0.078	814,900	417.90
MIXG	305	0116/ 0032/ 0000/	232 COURT ST	0001	1,623	95,078	3,509	33,151	58,418	0.078	747,000	460.26
MIXG	305	0116/ 0037/ 0000/	152 COURT ST	0001	5,511	122,629	7,840	38,783	76,006	0.085	894,200	162.26
MIXG	305	0117/ 0006/ 0000/	154 FLEET ST	0001	963	93,840	3,318	26,512	64,010	0.085	753,100	782.14
MIXG	305	0117/ 0007/ 0000/	168 FLEET ST	0001	1,067	56,021	1,989	19,053	34,979	0.078	447,300	419.21
MIXG	305	0117/ 0010/ 0000/	35 CONGRESS ST	0001	2,787	181,843	6,575	54,129	121,139	0.085	1,425,200	511.37
MIXG	305	0117/ 0011/ 0000/	29 CONGRESS ST	0001	1,388	93,310	3,358	28,740	61,212	0.078	782,800	563.98
MIXG	305	0117/ 0014/ 0000/	1 CONGRESS ST	0001	9,184	293,525	13,150	65,782	214,593	0.085	2,524,600	274.89
MIXG	305	0117/ 0024/ 0000/	24 MARKET ST	0001	1,157	130,441	4,311	46,023	80,107	0.085	942,400	814.52
MIXG	305	0117/ 0025/ 0000/	18 LADD ST	0001	724	63,151	2,181	19,249	41,721	0.078	533,500	736.88
MIXG	305	0117/ 0031/ 0000/	44 MARKET ST	0001	6,294	205,659	8,408	64,738	132,513	0.085	1,559,000	247.70
MIXG	305	0117/ 0032/ 0000/	48 MARKET ST	0001	2,162	112,370	4,120	37,538	70,712	0.085	831,900	384.78
MIXG	305	0117/ 0034/ 0000/	60 MARKET ST	0001	2,533	84,458	3,316	25,851	55,291	0.085	650,500	256.81
MIXG	305	0117/ 0042/ 0000/	70 CONGRESS ST	0001	2,208	60,227	2,657	15,198	42,372	0.085	498,500	225.77
MIXG	305	0118/ 0004/ 0000/	173 MARKET ST	0001	5,796	236,150	9,285	73,487	153,378	0.078	1,961,400	364.29
MIXG	305	0118/ 0016/ 0000/	175 HIGH ST	0001	8,104	299,112	11,148	98,985	188,979	0.085	2,223,300	274.35
MIXG	305	0124/ 0004/ 0000/	114 MAPLEWOOD AVE	0001	508	83,947	2,710	29,951	51,286	0.072	709,300	1396.26
MIXG	304	0125/ 0004/ 0000/	78 BRIDGE ST	0001	1,512	80,444	2,765	27,834	49,845	0.085	586,400	387.83
MIXG	304	0125/ 0006/ 0000/	96 BRIDGE ST	0001	2,479	58,372	2,547	16,504	39,321	0.085	462,600	186.61
MIXG	305	0125/ 0023/ 0000/	99 HANOVER ST	0001	7,588	1,095,898	38,708	292,007	765,183	0.078	9,784,900	1289.52
MIXG	304	0126/ 0015/ 0000/	503 STATE ST	0001	3,471	95,846	5,581	31,155	59,110	0.092	643,900	185.51
MIXG	304	0126/ 0030/ 0000/	45 PEARL ST	0001	2,402	69,288	2,960	12,122	54,206	0.085	637,700	265.49
MIXG	304	0127/ 0003/ 0000/	145 MIDDLE ST	0001	1,843	112,586	4,446	31,777	76,363	0.078	976,500	529.84
MIXG	304	0127/ 0011/ 0000/	134 MIDDLE ST	0001	889	162,257	5,307	49,508	107,442	0.085	1,264,000	1421.82
MIXG	304	0127/ 0013/ 0000/	116 MIDDLE ST	0001	1,954	98,360	3,884	26,852	67,624	0.078	864,800	442.58
MIXG	304	0135/ 0017/ 0000/	515 MIDDLE ST #517	0001	3,877	114,821	4,087	38,991	71,743	0.085	844,000	217.69
MIXG	304	0135/ 0020/ 0000/	504 MIDDLE ST	0001	1,542	77,884	2,501	21,644	53,739	0.085	632,200	409.99
MIXG	302	0138/ 0012/ 0000/	169 ISLINGTON ST	0001	1,810	59,592	2,608	12,308	44,676	0.078	571,300	315.64
MIXG	302	0138/ 0013/ 0000/	163 ISLINGTON ST	0001	2,205	108,792	5,725	36,569	66,498	0.092	724,400	328.53
MIXG	302	0142/ 0017/ 0000/	948 US ROUTE 1 BYP	0001	3,607	132,905	8,302	55,719	68,884	0.092	750,400	208.04
MIXG	302	0144/ 0010/ 0000/	313 ISLINGTON ST	0001	1,324	65,889	2,119	18,288	45,482	0.078	581,600	439.27
MIXG	302	0144/ 0011/ 0000/	303 ISLINGTON ST	0001	1,797	111,397	3,533	33,991	73,873	0.078	944,700	525.71

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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	304	0147/ 0015/ 0000/ /	569 MIDDLE ST	0001	1,250	58,032	1,972	16,018	40,042	0.072	553,800	443.04
MIXG	304	0147/ 0016/ 0000/ /	591 MIDDLE ST	0001	857	59,077	2,020	16,287	40,770	0.078	521,400	608.40
MIXG	302	0155/ 0001/ 0000/ /	610 ISLINGTON ST	0001	4,699	137,807	8,414	44,647	84,746	0.092	923,200	196.47
MIXG	302	0155/ 0005/ 00F1/ /	110 BREWERY LN #F1	0001	17,281	862,515	22,281	232,277	607,957	0.078	7,774,400	449.88
MIXG	302	0156/ 0023/ 0000/ /	562 ISLINGTON ST	0001	1,178	65,383	2,300	22,351	40,732	0.072	563,400	478.27
MIXG	301	0158/ 0009/ 0000/ /	177 BARTLETT ST	0001	1,325	111,060	4,685	41,231	65,144	0.092	709,600	535.55
MIXG	301	0163/ 0035/ 002A/ /	1 CATE ST #2A	0001	2,500	60,225	2,951	18,900	38,374	0.085	451,500	180.60
MIXG	302	0164/ 0006/ 0000/ /	621 ISLINGTON ST	0001	3,004	120,750	4,086	41,700	74,964	0.085	881,900	293.58
MIXG	302	0164/ 0011/ 0000/ /	695 ISLINGTON ST	0001	1,411	68,259	1,687	23,542	43,030	0.085	506,200	358.75
MIXG	302	0165/ 0007/ 0000/ /	821 ISLINGTON ST	0001	4,146	79,915	3,094	23,704	53,117	0.085	624,900	150.72
MIXG	306	0201/ 0002/ 0000/ /	960 SAGAMORE AVE	0001	4,701	76,380	3,753	16,222	56,405	0.085	663,600	141.16
MIXG	301	0212/ 0037/ 0000/ /	SARATOGA WAY	0001	4,404	114,700	8,219	33,251	73,230	0.085	861,500	195.62
MIXG	306	0222/ 0019/ 0000/ /	635 SAGAMORE AVE	0001	4,087	85,534	3,380	24,871	57,283	0.092	624,000	152.68
MIXG	302	0231/ 0052/ 000A/ /	288 LAFAYETTE RD #A	0001	7,220	170,300	9,799	55,538	104,963	0.085	1,234,900	171.04
MIXG	302	0236/ 0034/ 0000/ /	157 FARM LN	0001	2,605	77,200	2,719	26,366	48,115	0.085	566,100	217.31
MIXG	303	0237/ 0067/ 0000/ /	1262 WOODBURY AVE	0001	1,901	66,266	2,543	21,548	42,175	0.085	496,200	261.02
MIXG	303	0237/ 0070/ 0000/ /	1338-1350 WOODBURY A	0001	1,675	145,221	5,186	47,555	92,480	0.099	937,900	559.94
MIXG	302	0291/ 0006/ 0000/ /	3131 LAFAYETTE RD	0001	3,178	111,144	6,026	36,735	68,383	0.085	804,500	253.15
MIXN	304	0102/ 0024/ 0000/ /	15 PICKERING AVE	0001	2,712	114,368	4,669	23,696	86,003	0.078	1,099,800	626.77
MIXN	305	0106/ 0018/ 0001/ /	54 DANIEL ST	0001	1,388	89,862	3,595	19,224	67,043	0.085	788,700	568.23
MIXN	305	0106/ 0023/ 0000/ /	2 BOW ST	0001	3,345	119,979	5,064	26,983	87,932	0.085	1,034,500	309.27
MIXN	305	0106/ 0043/ 0000/ /	87 MARKET ST	0001	6,004	241,720	9,890	62,627	169,203	0.085	1,990,600	331.55
MIXN	305	0107/ 0005/ 0000/ /	105 DANIEL ST	0001	1,102	76,256	2,914	20,727	52,615	0.078	672,800	610.53
MIXN	305	0125/ 0001/ 0001/ /	195 HANOVER ST #1	0001	18,429	3,961,587	127,369	1,027,117	2,807,101	0.078	35,896,400	1947.83
MIXN	302	0137/ 0021/ 0000/ /	218 ISLINGTON ST	0001	7,614	103,681	5,728	23,773	74,180	0.092	808,100	106.13
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	63,930	3,133	7,782	53,015	0.074	720,300	261.17
OF3	305	0105/ 0002/ 002B/ /	1 HARBOUR PL #2-2	0001	4,376	82,531	4,044	10,046	68,441	0.074	929,900	212.50
OF3	305	0106/ 0054/ 0000/ /	99 BOW ST	0001	48,617	1,198,072	75,407	171,590	951,075	0.080	11,888,400	244.53
OF3	305	0107/ 0030/ 000B/ /	22 MARKET SQ #2	0001	1,500	30,780	1,077	3,089	26,614	0.068	391,400	260.93
OF3	305	0107/ 0042/ 0000/ /	30 PENHALLOW ST	0001	24,229	537,399	26,333	65,416	445,650	0.074	6,055,000	249.91
OF3	305	0107/ 0072/ 0000/ /	252 STATE ST	0001	3,750	100,975	6,057	13,266	81,652	0.080	1,020,700	272.19
OF3	305	0108/ 0004/ 0000/ /	144 WASHINGTON ST	0001	3,034	72,634	2,542	7,290	62,802	0.068	923,600	304.42
OF3	305	0116/ 0016/ 0000/ /	85 MIDDLE ST	0001	7,488	131,452	9,202	19,560	102,690	0.080	1,283,600	171.42
OF3	305	0116/ 0017/ 0000/ /	93 MIDDLE ST	0001	3,944	78,446	3,844	9,549	65,053	0.080	813,200	206.19
OF3	305	0116/ 0019/ 0000/ /	73 COURT ST	0001	5,674	87,266	3,054	8,758	75,454	0.080	943,200	166.23
OF3	305	0116/ 0021/ 0000/ /	95 COURT ST	0001	8,472	145,864	7,806	22,089	115,969	0.080	1,449,600	171.10
OF3	305	0116/ 0027/ 0000/ /	165 COURT ST	0001	3,513	82,737	4,238	21,007	57,492	0.080	718,700	204.58
OF3	305	0116/ 0031/ 0000/ /	118 PLEASANT ST	0001	3,184	70,239	3,442	8,550	58,247	0.068	856,600	269.03
OF3	305	0116/ 0048/ 0000/ /	82 COURT ST	0001	10,341	175,645	6,148	17,627	151,870	0.074	2,063,500	199.55
OF3	305	0116/ 0049/ 0000/ /	70 COURT ST	0001	5,274	97,293	5,983	14,609	76,701	0.080	958,800	181.80
OF3	305	0117/ 0040/ 0000/ /	40 CONGRESS ST	0001	15,720	382,385	18,876	42,492	321,017	0.074	4,361,600	277.46
OF3	305	0117/ 0045/ 0000/ /	82-86 CONGRESS ST	0001	25,063	469,566	21,611	77,599	370,356	0.080	4,629,500	184.71
OF3	305	0119/ 0002/ 0000/ /	53 GREEN ST	0001	20,849	335,460	16,438	40,835	278,187	0.080	3,477,300	166.78
OF3	305	0120/ 0002/ 001B/ /	500 MARKET ST #1B	0001	1,540	31,585	1,548	3,845	26,192	0.074	355,900	231.10
OF3	305	0124/ 0008/ 0000/ /	111 MAPLEWOOD AVE	0001	19,976	452,456	22,170	55,077	375,209	0.074	5,097,900	355.32

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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	204	0124/ 0014/ 0102/ /	233 VAUGHAN ST	#10 0001	5,606	147,662	5,168	14,819	127,675	0.068	1,877,600	334.93
OF3	304	0125/ 0010/ 0000/ /	299 HANOVER ST	0001	5,045	84,655	5,926	10,077	68,652	0.080	858,200	170.11
OF3	305	0126/ 0019/ 0000/ /	56 MIDDLE ST	0001	4,231	85,720	4,200	10,435	71,085	0.074	965,800	228.27
OF3	305	0126/ 0020/ 0000/ /	42 MIDDLE ST	0001	2,580	51,755	1,811	5,194	44,750	0.068	658,100	255.08
OF3	302	0126/ 0053/ 0000/ /	44 BRIDGE ST	0001	6,207	121,447	5,951	18,480	97,016	0.080	1,212,700	195.38
OF3	304	0135/ 0001/ 0000/ /	381 MIDDLE ST	0001	3,164	59,863	2,933	7,287	49,643	0.074	674,500	213.18
OF3	304	0135/ 0004/ 0000/ /	439 MIDDLE ST	0001	4,603	90,403	3,164	13,958	73,281	0.080	916,000	199.00
OF3	304	0136/ 0009/ 0000/ /	266 MIDDLE ST	0001	3,844	73,382	3,596	8,933	60,853	0.080	760,700	197.89
OF3	301	0138/ 0063/ 0001/ /	361 HANOVER ST #1	0001	26,879	324,967	22,748	60,444	241,775	0.080	3,022,200	112.44
OF3	304	0141/ 0026/ 0000/ /	335 MAPLEWOOD AVE	0001	2,416	48,731	2,388	7,415	38,928	0.074	528,900	218.92
OF3	302	0142/ 0034/ 0000/ /	500 MAPLEWOOD AVE	0001	8,203	146,310	10,242	20,431	115,637	0.080	1,445,500	176.22
OF3	302	0144/ 0009/ 0000/ /	323 ISLINGTON ST	0001	2,263	39,263	1,374	3,940	33,949	0.068	499,300	220.64
OF3	302	0145/ 0018/ 0000/ /	378 ISLINGTON ST	0001	3,260	52,845	1,850	5,303	45,692	0.068	671,900	206.10
OF3	302	0155/ 0005/ 00C1/ /	650 ISLINGTON ST #	0001	2,560	35,712	2,500	4,251	28,961	0.080	362,000	141.41
OF3	302	0155/ 0005/ 00C2/ /	650 ISLINGTON ST #	0001	2,840	39,050	2,734	4,648	31,668	0.080	395,900	139.44
OF3	302	0155/ 0005/ 00S1/ /	33 JEWELL CT #S1	0001	10,800	166,752	8,171	25,373	133,208	0.080	1,665,100	154.18
OF3	302	0156/ 0024/ 0000/ /	566 ISLINGTON ST	0001	3,750	49,875	3,491	7,421	38,963	0.068	573,000	211.47
OF3	302	0172/ 0006/ 0000/ /	959 ISLINGTON ST	0001	11,770	81,527	6,180	12,648	62,699	0.086	725,700	61.67
OF3	306	0201/ 0001/ 0000/ /	955 SAGAMORE AVE	0001	3,000	39,810	2,787	5,924	31,099	0.080	388,700	229.57
OF3	306	0201/ 0022/ 0000/ /	1150 SAGAMORE AVE	0001	8,635	181,335	8,885	22,074	150,376	0.074	2,043,200	236.62
OF3	301	0216/ 0001/ 0002/ /	170 COMMERCE WAY	0001	47,837	616,386	43,147	82,632	490,607	0.080	6,132,600	128.20
OF3	301	0216/ 0001/ 0004/ /	210 COMMERCE WAY	0001	49,480	757,539	53,028	112,722	591,789	0.080	7,397,400	149.50
OF3	301	0216/ 0001/ 0005/ /	230 COMMERCE WAY	0001	49,480	714,491	50,014	106,316	558,161	0.080	6,977,000	141.01
OF3	301	0216/ 0001/ 0008/ /	195 COMMERCE WAY	0001	34,990	386,989	27,089	57,584	302,316	0.080	3,779,000	108.00
OF3	301	0216/ 0001/ 0009/ /	175 COMMERCE WAY	0001	41,856	503,109	35,218	74,863	393,028	0.080	4,912,900	117.38
OF3	301	0216/ 0001/ 0010/ /	155 COMMERCE WAY	0001	38,986	479,528	33,567	71,354	374,607	0.080	4,682,600	122.67
OF3	301	0216/ 0001/ 0011/ /	135 COMMERCE WAY	0001	56,560	622,160	43,551	92,577	486,032	0.080	6,075,400	107.42
OF3	301	0216/ 0001/ 008A/ /	215 COMMERCE WAY	0001	107,447	956,789	99,174	168,866	688,749	0.080	8,609,400	78.13
OF3	301	0219/ 0063/ 0001/ /	1000 MARKET ST #1	0001	30,156	395,647	27,695	88,308	279,644	0.080	3,495,600	115.92
OF3	302	0229/ 0006/ 0000/ /	545 LAFAYETTE RD	0001	3,477	51,282	2,513	6,242	42,527	0.074	577,800	166.18
OF3	303	0238/ 0015/ 0000/ /	1550 WOODBURY AVE	0001	5,851	125,738	4,401	12,619	108,718	0.074	1,477,100	252.45
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	243,465	17,043	45,284	181,138	0.086	2,096,500	60.71
OF3	301	0243/ 0067/ 0001/ /	180 GREENLEAF AVE	0001	18,858	275,327	13,491	33,515	228,321	0.080	2,854,000	151.34
OF3	302	0244/ 0008/ 0000/ /	750 LAFAYETTE RD	0001	41,599	698,172	42,776	96,177	559,219	0.074	7,598,100	182.65
OF3	302	0245/ 0003/ 0000/ /	815 LAFAYETTE RD	0001	13,203	216,793	10,623	26,390	179,780	0.080	2,247,300	283.82
OF3	302	0252/ 0001/ 0000/ /	1700 LAFAYETTE RD	0001	16,910	207,170	8,999	30,118	168,053	0.080	2,100,700	171.54
OF3	301	0252/ 0002/ 0037/ /	155 WEST RD	0001	4,168	71,523	3,505	8,706	59,312	0.074	805,900	193.35
OF3	301	0253/ 0004/ 0000/ /	30 MIRONA RD EXT	0001	7,152	95,622	6,694	14,228	74,700	0.080	933,800	130.56
OF3	301	0253/ 002A/ 0000/ /	150 MIRONA RD	0001	6,224	86,701	4,248	10,554	71,899	0.074	976,900	156.96
OF3	301	0259/ 0014/ 001A/ /	155 BORTHWICK AVE #1	0001	50,496	994,266	48,719	98,337	847,210	0.080	10,590,100	209.72
OF3	301	0259/ 0014/ 001B/ /	155 BORTHWICK AVE #2	0001	53,916	1,183,995	58,016	117,102	1,008,877	0.074	13,707,600	254.24
OF3	301	0263/ 0001/ 001A/ /	100 GRIFFIN RD #1A	0001	3,286	53,233	2,608	6,480	44,145	0.080	551,800	167.92
OF3	301	0263/ 0001/ 001B/ /	100 GRIFFIN RD #1B	0001	4,960	77,128	5,399	11,477	60,252	0.074	818,600	165.04
OF3	301	0263/ 0001/ 001C/ /	100 GRIFFIN RD #1C	0001	4,570	71,566	5,010	10,649	55,907	0.074	759,600	166.21
OF3	301	0263/ 0001/ 003A/ /	150 GRIFFIN RD #1	0001	4,754	79,962	3,918	9,734	66,310	0.080	828,900	174.36

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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/ 003B/	150 GRIFFIN RD #3	0001	5,465	90,610	4,440	11,030	75,140	0.080	939,300	171.88
OF3	301	0263/ 0001/ 003C/	150 GRIFFIN RD #2	0001	3,803	60,620	4,243	9,020	47,357	0.080	592,000	155.67
OF3	301	0263/ 0001/ 004F/	200 GRIFFIN RD #6	0001	2,172	36,642	1,795	4,460	30,387	0.074	412,900	190.10
OF3	301	0263/ 0001/ 004O/	200 GRIFFIN RD #16	0001	4,209	63,472	3,110	7,726	52,636	0.074	715,200	169.92
OF3	301	0263/ 0001/ 2001/	155 GRIFFIN ROAD #1	0001	7,324	120,919	8,464	17,993	94,462	0.080	1,180,800	161.22
OF3	301	0263/ 0001/ 2002/	155 GRIFFIN ROAD #2	0001	8,762	137,739	6,749	16,767	114,223	0.080	1,427,800	162.95
OF3	302	0267/ 0005/ 0000/	2010 LAFAYETTE RD	0001	24,198	323,084	21,519	47,208	254,357	0.074	3,455,900	142.82
OF3	302	0267/ 0008/ 0000/	1900 LAFAYETTE RD	0001	21,318	443,841	15,534	44,544	383,763	0.074	5,214,200	244.59
OF3	301	0274/ 0001/ 000D/	755 BANFIELD RD	0001	24,832	303,271	15,342	37,537	250,392	0.080	3,129,900	126.04
OF3	302	0286/ 0001/ 0000/	2837 LAFAYETTE RD	0001	3,087	70,538	2,469	7,079	60,990	0.074	828,700	268.45
OF3	302	0297/ 0003/ 0000/	3612 LAFAYETTE RD	0001	19,995	257,911	16,263	36,680	204,968	0.086	2,372,300	118.64
OF3	307	0302/ 0001/ 0000/	2 INTERNATIONAL DR	0001	83,700	1,534,221	107,395	228,292	1,198,534	0.074	16,284,400	194.56
OF3	307	0302/ 0002/ 0000/	20-30 INTERNATIONAL	0001	33,748	475,583	35,048	69,802	370,733	0.080	4,634,200	137.32
OF3	307	0302/ 0007/ 0002/	14 MANCHESTER SQ #	0001	2,583	60,442	2,115	7,466	50,861	0.074	691,000	267.52
OF3	307	0302/ 0007/ 0004/	14 MANCHESTER SQ #	0001	4,968	108,104	5,297	13,159	89,648	0.074	1,218,000	245.17
OF3	307	0302/ 0007/ 0725/	25 NEW HAMPSHIRE AV	0001	33,371	592,335	29,024	72,104	491,207	0.074	6,674,000	199.99
OF3	307	0302/ 0007/ 7251/	25 NEW HAMPSHIRE AV	0001	2,047	40,346	1,977	4,911	33,458	0.074	454,600	222.08
OF3	307	0302/ 0007/ 7252/	25 NEW HAMPSHIRE AV	0001	1,707	40,661	2,846	6,050	31,765	0.074	431,600	252.84
OF3	307	0303/ 0005/ 0000/	73 CORPORATE DR	0001	12,300	181,794	8,908	22,129	150,757	0.074	2,048,300	166.53
OF3	307	0304/ 0001/ 0000/	161 CORPORATE DR	0001	18,906	336,905	16,508	41,011	279,386	0.080	3,492,300	184.72
OF3	307	0305/ 0003/ 0001/	110 CORPORATE DR #1	0001	31,220	425,727	44,701	76,205	304,821	0.086	3,528,000	113.00
OF3	307	0305/ 0003/ 0002/	112 CORPORATE DR #	0001	19,277	221,686	23,277	39,682	158,727	0.086	1,837,100	95.30
OF3	307	0305/ 0003/ 0003/	114 CORPORATE DR #	0001	4,879	63,281	6,645	9,062	47,574	0.080	594,700	121.89
OF3	307	0305/ 0003/ 0004/	108 CORPORATE DR #	0001	17,385	415,675	20,368	50,599	344,708	0.068	5,069,200	291.58
OF3	401	0305/ 0004/ 0001/	119 INTERNATIONAL D	0001	5,828	70,519	4,936	10,493	55,090	0.080	688,600	118.15
OF3	307	0306/ 0001/ 0000/	50 INTERNATIONAL DR	0001	25,500	308,550	15,119	37,559	255,872	0.080	3,198,400	125.43
OF3	307	0306/ 0002/ 0001/	100 INTERNATIONAL DR	0001	61,734	1,079,715	75,580	160,662	843,473	0.080	10,543,400	170.79
OF3	307	0306/ 0002/ 0002/	100 INTERNATIONAL DR	0001	49,129	751,910	52,634	89,507	609,769	0.074	8,284,900	168.64
OF3	307	0306/ 0003/ 0003/	11 MANCHESTER SQ #3	0001	4,737	52,391	3,667	7,796	40,928	0.080	511,600	108.00
OF3	307	0306/ 0003/ 0004/	81 NEW HAMPSHIRE AVE	0001	27,414	331,435	23,200	49,318	258,917	0.080	3,236,500	103.47
OF3	307	0306/ 0003/ 0005/	85 NEW HAMPSHIRE AV	0001	28,526	249,032	26,148	44,577	178,307	0.080	2,228,800	78.13
OF3	307	0306/ 0003/ 001A/	75 NEW HAMPSHIRE AV	0001	12,530	215,892	10,579	26,280	179,033	0.080	2,237,900	178.60
OF3	307	0306/ 0003/ 001B/	75 NEW HAMPSHIRE AV	0001	12,098	179,050	8,773	21,795	148,482	0.074	2,017,400	166.75
OF3	307	0306/ 0003/ 002A/	75 NEW HAMPSHIRE AV	0001	52,769	765,678	37,518	93,204	634,956	0.074	8,627,100	163.49
OF3	307	0308/ 0003/ 0000/	32 ROCHESTER AVE	0001	74,653	1,075,003	52,675	163,572	858,756	0.080	10,734,500	143.79
OF3	307	0308/ 0005/ 0001/	75 ROCHESTER AVE #4	0001	12,024	177,955	8,720	21,662	147,573	0.080	1,844,700	153.42
OF3	307	0308/ 0005/ 0002/	75 ROCHESTER AVE #3	0001	15,197	223,244	15,627	33,219	174,398	0.080	2,180,000	143.45
OF3	307	0308/ 0005/ 0003/	75 ROCHESTER AVE #2	0001	15,720	230,770	16,154	34,339	180,277	0.080	2,253,500	143.35
OF3	307	0308/ 0005/ 0005/	75 ROCHESTER AVE	0001	13,530	154,107	10,787	22,931	120,389	0.080	1,504,900	111.23
OF3	307	0311/ 0001/ 0000/	31 ROCHESTER AVE	0001	50,075	594,660	41,627	88,485	464,548	0.080	5,806,900	115.96
OF3	307	0311/ 0002/ 0000/	77 AVIATION AVE	0001	8,734	102,013	7,141	15,180	79,692	0.080	996,200	114.06
OF3	307	0312/ 0001/ 0000/	222 INTERNATIONAL DR	0001	146,410	1,433,754	96,243	210,089	1,127,422	0.080	14,092,800	96.26
OF3	307	0312/ 0003/ 0000/	200 INTERNATIONAL DR	0001	87,190	864,172	87,052	122,066	655,054	0.080	8,188,200	93.91
OF3	307	0312/ 0003/ 0002/	180 INTERNATIONAL DR	0001	56,966	658,916	44,472	95,962	518,482	0.074	7,044,600	123.66
OF3	307	0313/ 0003/ 0000/	164-166 CORPORATE DR	0001	205,550	2,066,208	134,714	239,692	1,691,802	0.080	21,147,500	102.88
OF3	307	0313/ 0016/ 0000/	30 RYE ST	0001	11,203	117,744	8,242	17,520	91,982	0.080	1,149,800	102.63

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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	0313/ 0017/ 0000/ /	183-185 INTERNATIONA	0001	95,428	1,269,361	62,198	154,517	1,052,646	0.074	14,302,300	155.64
OF3	307	0314/ 0001/ 0000/ /	177 CORPORATE DR	0001	11,068	191,698	6,709	19,239	165,750	0.074	2,252,000	203.47
OF3	307	0314/ 0002/ 0000/ /	231 CORPORATE DR	0001	24,354	372,860	26,100	44,385	302,375	0.080	3,779,700	155.20
OF3	307	0314/ 0003/ 0000/ /	249 CORPORATE DR	0001	37,044	631,600	44,212	75,186	512,202	0.074	6,959,300	187.87
OF3	307	0315/ 0001/ 0000/ /	207 INTERNATIONAL DR	0001	102,324	1,548,083	108,366	230,354	1,209,363	0.074	16,431,600	160.58
OF3	307	0315/ 0002/ 0000/ /	282 CORPORATE DR	0001	15,007	189,088	9,265	23,017	156,806	0.080	1,960,100	130.61
OF3	307	0316/ 0001/ 0000/ /	359 CORPORATE DR	0001	26,230	363,000	17,804	54,918	290,278	0.080	3,628,500	138.33
OF3	307	0318/ 0001/ 0000/ /	273 CORPORATE DR	0001	100,650	1,274,130	89,189	168,874	1,016,067	0.074	13,805,300	137.16
OF3	307	0318/ 0002/ 0000/ /	325 CORPORATE DR	0001	99,102	1,342,832	93,998	199,813	1,049,021	0.074	14,253,000	143.82
OF3	307	0319/ 0001/ 0000/ /	100 ARBORETUM DR	0001	127,896	1,901,541	133,109	226,359	1,542,073	0.074	20,952,100	163.82
OF3	307	0319/ 0004/ 0000/ /	16 PEASE BLVD	0001	1,244	21,471	1,052	2,614	17,805	0.074	241,900	194.45
OFG	204	0103/ 0085/ 0002/ /	200 MARCY ST	0001	2,380	57,810	2,833	18,142	36,835	0.087	421,500	177.10
OFG	305	0105/ 0001/ 0001/ /	121 BOW ST #C1	0001	1,736	51,820	2,539	13,010	36,271	0.087	415,000	239.06
OFG	305	0105/ 0002/ 001A/ /	1 HARBOUR PL #1-1	0001	47,870	1,337,967	65,560	335,915	936,492	0.087	10,715,000	223.84
OFG	305	0106/ 0001/ 0000/ /	126 DANIEL ST	0001	13,286	326,613	16,004	82,001	228,608	0.095	2,406,400	181.12
OFG	305	0106/ 0006/ 0000/ /	132 CHAPEL ST	0001	1,985	63,560	3,114	15,958	44,488	0.081	550,600	277.38
OFG	305	0107/ 0081/ 0000/ /	40 PLEASANT ST	0001	17,253	380,441	22,681	86,393	271,367	0.087	3,104,900	179.96
OFG	305	0107/ 0082/ 0000/ /	10 PLEASANT ST	0001	12,420	387,218	17,423	96,936	272,859	0.087	3,122,000	251.37
OFG	305	0115/ 0003/ 0000/ /	127 PARROTT AVE	0001	14,949	356,238	17,455	89,438	249,345	0.087	2,852,900	190.84
OFG	305	0116/ 0054/ 0000/ /	54 COURT ST	0001	1,893	110,063	3,541	30,536	75,986	0.087	869,400	459.27
OFG	305	0117/ 0012/ 0000/ /	15 CONGRESS ST	0001	54,576	1,242,082	73,204	349,379	819,499	0.087	9,376,400	171.80
OFG	305	0117/ 0017/ 000G/ /	20 LADD ST #G	0001	4,881	118,071	5,785	29,644	82,642	0.087	945,600	193.73
OFG	305	0117/ 0017/ 000K/ /	20 LADD ST #K	0001	4,892	108,896	5,336	27,340	76,220	0.087	872,100	178.27
OFG	305	0117/ 0017/ 000L/ /	20 LADD ST #L	0001	4,885	126,863	6,216	31,851	88,796	0.095	934,700	191.34
OFG	305	0117/ 0037/ 0207/ /	18 CONGRESS ST #207	0001	2,424	58,709	2,877	14,740	41,092	0.081	508,600	209.82
OFG	305	0117/ 0037/ 0209/ /	18 CONGRESS ST #209	0001	2,290	65,288	3,199	16,391	45,698	0.087	522,900	228.38
OFG	305	0117/ 0037/ 0210/ /	18 CONGRESS ST #210	0001	4,075	92,258	4,521	23,163	64,574	0.095	679,700	166.80
OFG	305	0118/ 0006/ 0000/ /	100 MARKET ST	0001	58,000	1,519,640	70,308	382,624	1,066,708	0.087	12,204,900	210.43
OFG	305	0118/ 0014/ 0000/ /	28 DEER ST	0001	22,900	681,849	38,154	212,419	431,276	0.095	4,539,700	198.24
OFG	305	0123/ 0013/ 0000/ /	31 RAYNES AVE	0001	10,387	266,011	18,621	65,311	182,079	0.095	1,916,600	184.52
OFG	305	0123/ 0014/ 0000/ /	1 RAYNES AVE	0001	28,999	396,924	27,161	122,778	246,985	0.095	2,599,800	89.65
OFG	304	0127/ 0004/ 0000/ /	159 MIDDLE ST	0001	3,991	103,048	5,049	25,872	72,127	0.087	825,300	206.79
OFG	304	0127/ 0005/ 0000/ /	171 MIDDLE ST	0001	5,134	132,714	6,503	41,650	84,561	0.087	967,500	188.45
OFG	304	0135/ 0011/ 0000/ /	461 MIDDLE ST	0001	1,355	79,835	2,570	22,141	55,124	0.087	630,700	465.46
OFG	302	0154/ 0002/ 0000/ /	125 BREWERY LN	0001	38,706	528,001	53,184	185,243	289,574	0.103	2,822,400	85.32
OFG	302	0157/ 0006/ 0002/ /	501 ISLINGTON ST #1A	0001	2,603	62,342	3,055	15,652	43,635	0.087	499,300	191.82
OFG	302	0157/ 0006/ 0003/ /	501 ISLINGTON ST #3B	0001	6,463	140,829	6,901	44,196	89,732	0.087	1,026,700	158.86
OFG	302	0157/ 0006/ 0004/ /	501 ISLINGTON ST #4	0001	6,178	135,051	6,617	42,383	86,051	0.087	984,600	159.37
OFG	301	0163/ 0035/ 0001/ /	1 CATE ST #1	0001	3,400	78,540	3,848	24,648	50,044	0.095	526,800	154.94
OFG	301	0163/ 0035/ 0003/ /	1 CATE ST #3	0001	4,000	90,720	4,445	28,471	57,804	0.095	608,500	152.13
OFG	301	0163/ 0035/ 0004/ /	1 CATE ST #4	0001	4,550	101,966	4,996	32,000	64,970	0.095	683,900	150.31
OFG	301	0163/ 0035/ 0005/ /	1 CATE ST #5	0001	4,450	91,092	6,376	27,956	56,760	0.095	597,500	134.27
OFG	301	0163/ 0035/ 001A/ /	1 CATE ST #1A	0001	2,420	58,612	2,872	18,394	37,346	0.087	427,300	176.57
OFG	301	0163/ 0035/ 003A/ /	1 CATE ST #3A	0001	2,560	61,440	3,011	19,282	39,147	0.095	412,100	160.98
OFG	302	0165/ 008A/ 0000/ /	767 ISLINGTON ST	0001	13,702	229,763	14,814	70,017	144,932	0.095	1,525,600	111.34
OFG	302	0172/ 0008/ 0000/ /	951 ISLINGTON ST	0001	21,875	310,688	21,748	95,351	193,589	0.095	2,037,800	93.16

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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	0219/ 0063/ 0003/ /	1000 MARKET ST #3	0001	28,392	528,091	36,966	129,657	361,468	0.095	3,804,900	134.01
OFG	301	0240/ 0002/ 2101/ /	330 BORTHWICK AVE #1	0001	5,395	99,268	4,864	24,923	69,481	0.095	731,400	135.57
OFG	301	0240/ 0002/ 2112/ /	330 BORTHWICK AVE #1	0001	1,680	43,042	2,109	10,806	30,127	0.095	317,100	188.75
OFG	301	0240/ 0002/ 2202/ /	330 BORTHWICK AVE #2	0001	3,074	69,011	4,831	21,179	43,001	0.095	452,600	147.23
OFG	301	0240/ 0002/ 2205/ /	330 BORTHWICK AVE #2	0001	3,380	78,112	3,827	19,611	54,674	0.095	575,500	170.27
OFG	301	0240/ 0002/ 2210/ /	330 BORTHWICK AVE #2	0001	2,132	43,962	2,154	11,037	30,771	0.087	352,100	165.15
OFG	301	0240/ 0002/ 2300/ /	330 BORTHWICK AVE #3	0001	3,016	58,963	2,889	14,804	41,270	0.087	472,200	156.56
OFG	301	0240/ 0002/ 2307/ /	330 BORTHWICK AVE #3	0001	3,432	65,963	3,232	16,561	46,170	0.087	528,300	153.93
OFG	301	0240/ 0002/ 2308/ /	330 BORTHWICK AVE #3	0001	2,392	56,427	2,765	14,167	39,495	0.095	415,700	173.79
OFG	302	0267/ 0007/ 0001/ /	1950 LAFAYETTE RD #1	0001	7,760	139,292	4,875	28,832	105,585	0.095	1,111,400	143.22
OFG	302	0267/ 0007/ 0002/ /	1950 LAFAYETTE RD #2	0001	8,800	199,496	9,775	62,608	127,113	0.087	1,454,400	165.27
OFG	301	0267/ 0011/ 0004/ /	235 WEST RD #4	0001	3,122	50,608	3,543	15,531	31,534	0.095	331,900	106.31
OFG	302	0268/ 0013/ 0000/ /	2059 LAFAYETTE RD	0001	4,791	81,394	3,850	24,910	52,634	0.095	554,000	115.63
OFG	401	0305/ 0004/ 0002/ /	15 RYE ST #2	0001	57,096	884,417	61,909	271,428	551,080	0.095	5,800,800	101.60
OFF	307	0302/ 0003/ 0000/ /	1 NEW HAMPSHIRE AVE	0001	94,000	2,526,720	123,809	792,961	1,609,950	0.083	19,443,800	206.85
R&D3	301	0285/ 0008/ 0000/ /	175 HERITAGE AVE	0001	25,376	203,008	14,211	22,656	166,141	0.083	2,001,700	78.88
R&D3	307	0305/ 0006/ 0000/ /	101 INTERNATIONAL DR	0001	708,678	14,157,821	692,821	1,312,907	12,152,093	0.076	59,058,800	224.44
R&D3	307	0316/ 0002/ 0000/ /	19 DURHAM ST	0001	8,408	67,348	3,300	7,686	56,362	0.083	679,100	80.77
REST	305	0106/ 0018/ 0000/ /	88 PENHALLOW ST	0001	1,464	48,590	2,430	6,462	39,698	0.069	575,300	392.96
REST	305	0106/ 0033/ 0000/ /	106 PENHALLOW ST	0001	1,548	51,130	1,790	6,908	42,432	0.075	565,800	365.50
REST	305	0106/ 0034/ 000D/ /	135 MARKET ST #D	0001	3,040	95,912	4,796	12,756	78,360	0.075	1,044,800	343.68
REST	305	0107/ 0004/ 0000/ /	113 DANIEL ST	0001	3,418	63,410	3,657	8,818	50,935	0.075	679,100	198.68
REST	305	0107/ 0011/ 0001/ /	73 DANIEL ST #1	0001	2,178	41,426	2,071	5,510	33,845	0.075	451,300	207.21
REST	305	0107/ 0012/ 0001/ /	51 PENHALLOW ST	0001	1,155	38,161	1,336	4,124	32,701	0.075	436,000	377.49
REST	305	0107/ 0030/ 000A/ /	22 MARKET SQ #1	0001	6,440	198,717	9,894	21,787	167,036	0.075	2,227,100	345.82
REST	305	0107/ 0050/ 0000/ /	111 STATE ST	0001	4,808	111,401	5,570	14,816	91,015	0.075	1,213,500	252.39
REST	305	0107/ 0052/ 0000/ /	96 STATE ST	0001	5,982	148,084	9,379	19,664	119,041	0.075	1,587,200	265.33
REST	305	0107/ 0073/ 0000/ /	75 PLEASANT ST	0001	2,847	90,392	4,520	12,022	73,850	0.075	984,700	345.87
REST	210	0116/ 03II/ 0000/ /	401 STATE ST	0001	5,029	96,154	4,808	12,788	78,558	0.075	1,047,400	208.27
REST	305	0117/ 0002/ 0001/ /	80 HANOVER ST #1	0001	8,878	125,357	6,268	16,672	102,417	0.081	1,264,400	142.42
REST	305	0117/ 0002/ 0002/ /	43 VAUGHAN ST #2	0001	2,809	43,231	2,162	5,750	35,319	0.075	470,900	167.64
REST	305	0117/ 0002/ 0003/ /	41 VAUGHAN ST #3	0001	2,841	52,388	2,619	5,574	44,195	0.075	589,300	207.46
REST	305	0117/ 0002/ 0004/ /	174 FLEET ST #4	0001	3,325	60,216	3,011	8,009	49,196	0.081	607,400	182.68
REST	305	0118/ 0026/ 0003/ /	403 DEER ST #7-13	0001	4,032	97,574	4,879	12,977	79,718	0.075	1,062,900	263.62
REST	305	0125/ 0003/ 0000/ /	238 DEER ST	0001	4,000	97,000	3,395	13,105	80,500	0.075	1,073,300	268.33
REST	305	0126/ 0005/ 0000/ /	135 CONGRESS ST #145	0001	12,796	158,631	8,959	22,064	127,608	0.075	1,701,400	132.96
REST	305	0126/ 0006/ 0104/ /	113 CONGRESS ST	0001	3,243	100,209	5,010	13,328	81,871	0.075	1,091,600	336.60
REST	305	0126/ 0006/ 0106/ /	103 CONGRESS ST	0001	2,117	66,453	3,323	8,838	54,292	0.075	723,900	341.95
REST	305	0126/ 0006/ 102A/ /	121 CONGRESS ST	0001	3,053	112,228	3,928	15,162	93,138	0.075	1,241,800	406.75
REST	305	0126/ 001A/ 0000/ /	172 HANOVER ST	0001	10,000	244,800	12,240	32,558	200,002	0.075	2,666,700	266.67
REST	304	0126/ 0055/ 0000/ /	64 BRIDGE ST	0001	1,751	66,288	2,942	13,199	50,147	0.081	619,100	353.57
REST	301	0172/ 0001/ 0000/ /	428 US ROUTE 1 BYP	0001	30,920	341,293	25,597	55,247	260,449	0.081	3,215,400	103.99
REST	306	0227/ 0001/ 0000/ /	JONES AVE	0001	7,392	137,048	6,852	18,227	111,969	0.075	1,492,900	201.96
REST	302	0229/ 008B/ 0000/ /	581 LAFAYETTE RD	0001	15,944	379,467	18,973	50,469	310,025	0.075	4,133,700	259.26
REST	303	0238/ 0010/ 0002/ /	1464 WOODBURY AVE	0001	5,540	203,373	5,084	18,044	180,245	0.064	2,825,200	509.96
REST	303	0238/ 0017/ 0000/ /	1574 WOODBURY AVE	0001	4,570	150,079	3,752	13,316	133,011	0.075	1,773,500	388.07

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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
REST	302	0253/ 0014/ 0000/ /	980 LAFAYETTE RD	0001	7,116	108,092	5,405	14,376	88,311	0.075	1,177,500	165.47
REST	302	0273/ 0002/ 05A1/ /	2456 LAFAYETTE RD #A	0001	3,600	89,892	4,495	11,956	73,441	0.081	906,700	251.86
REST	402	0273/ 0003/ 0006/ /	2454 LAFAYETTE RD	0001	5,700	127,338	6,367	16,936	104,035	0.075	1,387,100	243.35
REST	302	0285/ 015A/ 0000/ /	2466 LAFAYETTE RD	0001	6,659	120,395	6,020	16,013	98,362	0.075	1,311,500	196.95
REST	307	0303/ 0001/ 0000/ /	27 INTERNATIONAL DR	0001	14,889	154,457	12,640	22,514	119,303	0.081	1,472,900	98.93
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	168,130	9,838	23,492	134,800	0.072	1,872,200	256.47
RET3	305	0126/ 0001/ 0000/ /	64 VAUGHAN ST	0001	26,061	162,697	16,270	31,906	114,521	0.084	1,371,500	52.63
RET3	305	0126/ 0010/ 0000/ /	138 CONGRESS ST	0001	11,908	185,800	10,822	25,922	149,056	0.072	2,070,200	173.85
RET3	302	0126/ 0026/ 0000/ /	63 ISLINGTON ST	0001	8,408	83,071	4,154	14,797	64,120	0.078	824,200	98.03
RET3	302	0142/ 0038/ 0000/ /	927 US ROUTE 1 BYP	0001	5,635	48,160	2,408	6,749	39,003	0.078	501,300	88.96
RET3	304	0146/ 0027/ 0000/ /	95 BREWERY LN	0001	59,000	594,720	95,155	112,402	387,163	0.084	4,636,700	78.59
RET3	302	0154/ 0001/ 0000/ /	800 ISLINGTON ST	0001	60,972	844,328	38,631	113,379	692,318	0.078	8,898,700	145.95
RET3	302	0155/ 0002/ 0000/ /	642 ISLINGTON ST	0001	2,151	48,677	3,894	5,374	39,409	0.072	547,300	254.49
RET3	302	0155/ 0003/ 0000/ /	674 ISLINGTON ST	0001	8,184	126,852	6,343	18,076	102,433	0.072	1,422,700	173.84
RET3	302	0155/ 0013/ 0000/ /	738 ISLINGTON ST	0001	26,525	397,079	31,766	54,797	310,516	0.066	4,690,600	176.84
RET3	304	0156/ 0026/ 0000/ /	75 ALBANY ST	0001	4,426	42,313	2,116	5,226	34,971	0.072	485,700	109.74
RET3	301	0157/ 0002/ 0000/ /	105 BARTLETT ST	0001	13,648	131,430	13,143	26,615	91,672	0.084	1,097,900	80.44
RET3	302	0161/ 0043/ 0000/ /	806 US ROUTE 1 BYP	0001	2,834	45,316	2,039	6,492	36,785	0.078	472,800	166.83
RET3	302	0163/ 0036/ 0000/ /	3 CATE ST	0001	4,900	54,880	4,116	9,518	41,246	0.078	530,200	108.20
RET3	302	0164/ 0001/ 0000/ /	105 BARTLETT ST	0001	14,060	179,007	9,726	25,605	143,676	0.072	1,995,500	141.93
RET3	302	0164/ 0005/ 0000/ /	653 ISLINGTON ST	0001	3,258	50,499	2,525	7,196	40,778	0.072	566,400	173.85
RET3	302	0164/ 0008/ 0000/ /	565 ISLINGTON ST	0001	1	72,000	5,040	9,374	57,586	0.072	799,800	799800.00
RET3	302	0165/ 0003/ 0000/ /	875 ISLINGTON ST	0001	5,805	65,016	4,876	11,276	48,864	0.078	628,100	108.20
RET3	302	0165/ 0006/ 0000/ /	833 ISLINGTON ST	0001	3,790	49,952	2,498	7,118	40,336	0.072	560,200	147.81
RET3	302	0165/ 0008/ 0000/ /	801 ISLINGTON ST	0001	28,000	356,160	27,640	50,071	278,449	0.072	3,867,300	138.12
RET3	302	0166/ 0051/ 0000/ /	880 ISLINGTON ST	0001	5,892	62,278	3,052	8,884	50,342	0.066	760,500	129.07
RET3	302	0171/ 0015/ 0000/ /	999 ISLINGTON ST	0001	6,392	74,339	3,717	10,593	60,029	0.072	833,700	130.43
RET3	302	0172/ 0009/ 0000/ /	933 ISLINGTON ST	0001	11,117	104,760	7,539	17,655	79,566	0.078	1,022,700	91.99
RET3	301	0212/ 0026/ 0000/ /	1 FALKLAND PL	0001	6,058	73,059	11,689	13,808	47,562	0.072	660,600	109.05
RET3	303	0215/ 0007/ 0000/ /	1981 WOODBURY AVE	0001	43,041	687,354	58,539	107,575	521,240	0.078	6,699,700	155.66
RET3	303	0215/ 0014/ 0000/ /	1811 WOODBURY AVE	0001	117,028	1,123,469	28,087	106,800	988,582	0.066	14,933,300	136.15
RET3	303	0216/ 0003/ 0000/ /	1465 WOODBURY AVE	0001	196,094	2,265,729	152,027	301,053	1,812,649	0.072	25,175,700	128.39
RET3	303	0217/ 0001/ 0000/ /	1303 WOODBURY AVE	0001	11,096	245,222	6,131	23,311	215,780	0.066	3,259,500	293.75
RET3	301	0220/ 0088/ 0000/ /	650 MAPLEWOOD AVE	0001	7,324	82,029	6,152	14,227	61,650	0.078	792,400	108.19
RET3	302	0229/ 0008/ 0000/ /	599 LAFAYETTE RD	0001	50,407	772,739	61,819	106,638	604,282	0.072	8,392,800	166.50
RET3	302	0229/ 0009/ 0000/ /	605 LAFAYETTE RD	0001	14,130	190,373	20,101	26,112	144,160	0.072	2,002,200	141.70
RET3	303	0238/ 0016/ 0000/ /	1600 WOODBURY AVE	0001	133,369	2,313,649	167,593	308,763	1,837,293	0.072	25,518,000	191.33
RET3	303	0238/ 0020/ 0000/ /	100 ARTHUR F BRADY D	0001	165,073	1,762,527	98,981	216,023	1,447,523	0.072	20,104,500	121.79
RET3	303	0239/ 0002/ 0000/ /	1618 WOODBURY AVE	0001	2,880	67,392	3,774	7,634	55,984	0.066	845,700	293.65
RET3	303	0239/ 0007/ 0001/ /	50 DURGIN LN	0001	18,460	273,393	13,670	31,167	228,556	0.072	3,174,400	171.96
RET3	303	0239/ 0007/ 0002/ /	1700 WOODBURY AVE	0001	34,960	418,821	31,412	72,639	314,770	0.078	4,045,900	115.73
RET3	303	0239/ 0007/ 0003/ /	1800 WOODBURY AVE	0001	4,784	129,023	5,161	14,863	108,999	0.066	1,646,500	344.17
RET3	303	0239/ 0008/ 0000/ /	1840 WOODBURY AVE	0001	3,844	132,310	5,292	12,384	114,634	0.061	1,873,100	487.28
RET3	303	0239/ 0009/ 0000/ /	1850 WOODBURY AVE	0001	12,970	181,580	13,619	25,194	142,767	0.078	1,835,100	141.49
RET3	303	0239/ 0010/ 0000/ /	1976 WOODBURY AVE	0001	6,571	144,723	8,672	18,315	117,736	0.072	1,635,200	248.85

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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
RET3	303	0239/ 0018/ 0000/ /	100 DURGIN LN	0001	76,470	1,228,108	61,405	121,337	1,045,366	0.066	15,791,000	224.81
RET3	302	0244/ 0005/ 0000/ /	800 LAFAYETTE RD	0001	1	86,400	6,048	11,249	69,103	0.072	959,800	959800.00
RET3	302	0245/ 0001/ 0000/ /	775 LAFAYETTE RD	0001	112,572	1,454,430	174,532	239,981	1,039,917	0.078	13,366,500	118.74
RET3	302	0252/ 0002/ 0000/ /	1500 LAFAYETTE RD	0001	89,689	1,188,588	106,631	170,437	911,520	0.072	12,660,000	141.15
RET3	301	0252/ 0002/ 1301/ /	140 WEST RD #1301	0001	3,500	32,865	1,643	4,371	26,851	0.078	345,100	98.60
RET3	301	0252/ 0002/ 1302/ /	140 WEST RD #1302	0001	3,500	32,865	1,643	4,371	26,851	0.078	345,100	98.60
RET3	301	0252/ 0002/ 1303/ /	140 WEST RD #1303	0001	3,500	32,865	1,643	4,371	26,851	0.078	345,100	98.60
RET3	301	0252/ 0002/ 1304/ /	140 WEST RD #1304	0001	3,500	32,865	1,643	4,371	26,851	0.078	345,100	98.60
RET3	301	0252/ 0002/ 1305/ /	140 WEST RD #1305	0001	3,500	32,865	1,643	4,371	26,851	0.078	345,100	98.60
RET3	302	0252/ 0007/ 0000/ /	1400 LAFAYETTE RD	0001	17,613	461,514	19,399	52,446	389,669	0.066	5,886,200	334.20
RET3	301	0253/ 0003/ 0000/ /	72 MIRONA RD EXT	0001	54,275	588,605	63,281	92,639	432,685	0.084	5,181,900	95.47
RET3	301	0253/ 0009/ 0007/ /	115 MIRONA RD #7	0001	3,990	58,653	4,692	8,094	45,867	0.084	549,300	137.67
RET3	302	0253/ 0013/ 0000/ /	990 LAFAYETTE RD	0001	10,795	114,211	13,705	18,845	81,661	0.078	1,049,600	97.23
RET3	301	0254/ 0005/ 0000/ /	15 BANFIELD RD	0001	10,956	117,655	9,413	20,295	87,947	0.084	1,053,300	96.14
RET3	302	0267/ 0002/ 0000/ /	2222 LAFAYETTE RD	0001	4,896	80,196	6,416	11,067	62,713	0.072	871,000	177.90
RET3	302	0267/ 0003/ 0000/ /	2100 LAFAYETTE RD	0001	6,008	74,379	8,925	12,273	53,181	0.078	683,600	113.78
RET3	302	0268/ 0098/ 0000/ /	2179 LAFAYETTE RD	0001	9,600	94,848	4,742	13,516	76,590	0.072	1,063,800	110.81
RET3	302	0272/ 0004/ 0000/ /	2299 LAFAYETTE RD	0001	6,889	103,335	5,167	12,762	85,406	0.072	1,186,200	172.19
RET3	402	0273/ 0003/ 0003/ /	2454 LAFAYETTE RD #3	0001	35,858	318,060	31,806	53,673	232,581	0.084	2,785,400	77.68
RET3	402	0273/ 0003/ 0004/ /	2454 LAFAYETTE RD #4	0001	73,654	1,104,810	132,577	145,835	826,398	0.072	11,477,800	155.83
RET3	402	0273/ 0003/ 0009/ /	2454 LAFAYETTE RD	0001	21,595	401,667	32,133	55,430	314,104	0.072	4,362,600	202.02
RET3	302	0285/ 0002/ 0000/ /	2800 LAFAYETTE RD	0001	40,379	676,752	153,286	109,500	413,966	0.084	4,957,700	122.78
RET3	302	0285/ 0013/ 0001/ /	2600 LAFAYETTE RD #1	0001	3,038	47,089	2,354	6,710	38,025	0.066	574,400	189.07
RET3	302	0285/ 0016/ 0002/ /	2460 LAFAYETTE RD	0001	190,444	1,828,262	63,989	211,713	1,552,560	0.066	23,452,600	116.85
RET3	301	0286/ 0002/ 0000/ /	1 ROBERT AVE	0001	4,000	36,680	1,797	4,186	30,697	0.066	463,700	115.93
RET3	302	0286/ 0021/ 0000/ /	2875 LAFAYETTE RD	0001	14,139	208,646	17,207	32,941	158,498	0.072	2,201,400	155.70
RET3	302	0292/ 0013/ 0000/ /	3002 LAFAYETTE RD	0001	4,464	49,997	2,500	5,700	41,797	0.066	631,400	141.44
RET3	302	0292/ 0015/ 0000/ /	2998 LAFAYETTE RD	0001	8,532	92,060	9,206	18,642	64,212	0.072	891,800	104.52
RET3	302	0298/ 0004/ 0000/ /	3611 LAFAYETTE RD	0001	27,180	214,722	33,000	35,436	146,286	0.078	1,880,300	69.18
RET3	302	0298/ 0006/ 0000/ /	3613 LAFAYETTE RD	0001	31,919	255,496	23,528	42,606	189,362	0.084	2,267,800	71.05
RET3	307	0302/ 0007/ 0001/ /	14 MANCHESTER SQ	0001	22,962	348,506	27,006	49,038	272,462	0.072	3,784,200	164.80
RETG	305	0106/ 0013/ 0001/ /	11 MARKET ST	0001	2,385	84,930	1,699	17,853	65,378	0.078	836,000	350.52
RETG	305	0106/ 0014/ 0000/ /	1 MARKET ST	0001	9,414	180,969	8,979	51,081	120,909	0.092	1,314,200	139.60
RETG	305	0106/ 0017/ 0001/ /	50 DANIEL ST #1	0001	2,772	74,419	2,054	20,894	51,471	0.085	608,400	219.48
RETG	305	0106/ 0024/ 0000/ /	61 MARKET ST	0001	4,446	121,910	5,574	34,334	82,002	0.092	891,300	200.47
RETG	305	0106/ 0026/ 0000/ /	53 MARKET ST	0001	4,532	138,215	5,529	38,585	94,101	0.085	1,112,300	245.43
RETG	305	0106/ 0028/ 0000/ /	45 MARKET ST	0001	3,855	71,623	3,037	16,073	52,513	0.078	671,500	174.19
RETG	305	0106/ 0031/ 0000/ /	9 COMMERCIAL ALY	0001	2,540	67,147	2,686	17,018	47,443	0.092	515,700	203.03
RETG	305	0106/ 0050/ 0000/ /	47 BOW ST	0001	5,088	188,465	9,542	54,601	124,322	0.092	1,351,300	265.59
RETG	305	0106/ 0051/ 0000/ /	53 BOW ST	0001	7,080	233,726	13,174	44,782	175,770	0.092	1,910,500	269.84
RETG	305	0107/ 0008/ 0000/ /	85 DANIEL ST	0001	3,237	72,146	2,949	21,685	47,512	0.085	561,600	173.49
RETG	305	0107/ 0010/ 0000/ /	77 DANIEL ST	0001	4,200	93,000	4,368	29,249	59,383	0.092	645,500	153.69
RETG	305	0107/ 0029/ 0000/ /	14 MARKET SQ	0001	9,114	228,989	11,660	48,434	168,895	0.085	1,996,400	219.05
RETG	305	0107/ 0074/ 0000/ /	93 PLEASANT ST	0001	8,010	213,595	11,915	53,243	148,437	0.085	1,754,600	219.05
RETG	305	0117/ 0004/ 0000/ /	29 VAUGHAN ST	0001	13,757	269,666	11,806	85,094	172,766	0.092	1,877,900	136.51
RETG	305	0117/ 0005/ 0000/ /	63 CONGRESS ST	0001	40,025	903,661	50,588	281,514	571,559	0.092	6,212,600	155.22

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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
RETG	305	0117/ 0009/ 000C/ /	55 CONGRESS ST #C	0001	2,344	49,412	1,976	12,523	34,913	0.092	379,500	161.90
RETG	305	0117/ 0013/ 0000/ /	13 CONGRESS ST	0001	2,628	107,511	4,300	27,248	75,963	0.085	897,900	341.67
RETG	305	0117/ 0017/ 000D/ /	CONGRESS ST #D	0001	3,542	108,793	2,993	20,942	84,858	0.078	1,085,100	306.35
RETG	305	0117/ 0022/ 0000/ /	10 MARKET SQ	0001	8,300	215,278	10,983	57,779	146,516	0.092	1,592,600	191.88
RETG	305	0117/ 0027/ 0000/ /	10 A LADD ST	0001	1,897	84,494	2,928	23,002	58,564	0.085	692,200	364.89
RETG	305	0117/ 0029/ 0001/ /	36 MARKET ST #A	0001	4,147	135,804	5,432	34,418	95,954	0.078	1,227,000	295.88
RETG	305	0117/ 0030/ 0000/ /	40 MARKET ST	0001	2,666	114,492	4,376	39,207	70,909	0.092	770,800	289.12
RETG	305	0117/ 0033/ 0000/ /	56 MARKET ST	0001	10,411	274,850	10,994	87,072	176,784	0.092	1,921,600	184.57
RETG	305	0117/ 0035/ 0000/ /	64 MARKET ST	0001	14,824	357,359	23,042	110,325	223,992	0.092	2,434,700	164.24
RETG	305	0117/ 0036/ 0000/ /	80 MARKET ST	0001	6,940	188,041	9,912	54,101	124,028	0.085	1,466,100	211.25
RETG	305	0117/ 0037/ 0104/ /	20 CONGRESS ST #104	0001	1,770	78,199	3,128	19,819	55,252	0.085	653,100	368.98
RETG	305	0117/ 0043/ 0000/ /	74 CONGRESS ST	0001	2,776	67,697	2,785	20,542	44,370	0.092	482,300	173.74
RETG	305	0117/ 0044/ 0000/ /	76 CONGRESS ST	0001	2,443	66,468	2,813	16,805	46,850	0.092	509,200	208.43
RETG	305	0117/ 023A/ 0000/ /	16 MARKET ST	0001	1,028	87,815	3,063	24,117	60,635	0.085	716,700	697.18
RETG	305	0117/ 041A/ 0000/ /	62 CONGRESS ST	0001	2,350	83,895	3,356	21,262	59,277	0.085	700,700	298.17
RETG	305	0118/ 0001/ 0000/ /	205 MARKET ST	0001	4,254	224,892	7,873	77,064	139,955	0.092	1,521,300	357.62
RETG	305	0118/ 0011/ 0000/ /	206 MARKET ST	0001	4,753	96,354	5,353	30,030	60,971	0.092	662,700	139.43
RETG	305	0126/ 0004/ 0000/ /	147 CONGRESS ST	0001	9,840	249,742	15,118	77,426	157,198	0.092	1,708,700	173.65
RETG	305	0126/ 0008/ 0000/ /	104 CONGRESS ST	0001	14,600	424,578	25,646	123,041	275,891	0.092	2,998,800	205.40
RETG	305	0126/ 0011/ 0000/ /	150 CONGRESS ST	0001	16,197	297,586	22,354	71,678	203,554	0.092	2,212,500	136.60
RETG	302	0137/ 0019/ 0000/ /	180 ISLINGTON ST	0001	3,544	82,398	4,944	25,560	51,894	0.092	564,100	159.17
RETG	304	0146/ 0024/ 0003/ /	100 ALBANY ST #C	0001	1,296	33,605	1,344	10,646	21,615	0.092	234,900	181.25
RETG	302	0164/ 0007/ 0000/ /	601 ISLINGTON ST	0001	12,244	205,617	13,680	79,174	112,763	0.099	1,134,400	92.65
ROOM	304	0144/ 0024/ 0000/ /	278 CABOT ST	0001	12	93,600	7,488	36,167	49,945	0.092	542,900	45241.67
SELF	302	0173/ 0010/ 0000/ /	446 US ROUTE 1 BYP	0001	18,406	243,857	34,243	65,178	144,436	0.088	1,641,300	89.17
SELF	301	0267/ 0016/ 0000/ /	330 WEST RD	0001	28,800	268,192	40,228	75,228	152,736	0.095	1,607,700	55.82
SELF	301	0285/ 0011/ 000B/ /	70 HERITAGE AVE	0001	116,580	1,008,911	208,550	286,938	513,423	0.088	5,834,400	50.05
SELF	301	0285/ 0011/ 00A2/ /	100 HERITAGE AVE	0001	131,200	1,069,512	240,641	273,528	555,343	0.095	5,845,700	44.56
SSTA	302	0138/ 0033/ 0000/ /	201 ISLINGTON ST	0001	1	72,000	5,040	9,374	57,586	0.070	822,700	822700.00
SSTA	302	0141/ 0019/ 0000/ /	1010 US ROUTE 1 BYP	0001	1	86,400	4,234	9,203	72,963	0.070	1,042,300	042300.00
SSTA	302	0142/ 0036/ 0000/ /	955 US ROUTE 1 BYP	0001	1	51,000	3,570	6,640	40,790	0.070	582,700	582700.00
SSTA	304	0152/ 0006/ 0000/ /	40 MIDDLE RD	0001	1	42,500	2,975	5,929	33,596	0.070	479,900	479900.00
SSTA	302	0160/ 0029/ 0000/ /	822 US ROUTE 1 BYP	0001	1	60,000	4,200	7,812	47,988	0.070	685,500	685500.00
SSTA	302	0160/ 0030/ 0000/ /	856 US ROUTE 1 BYP	0001	1	72,000	5,040	9,374	57,586	0.070	822,700	822700.00
SSTA	302	0161/ 0042/ 0000/ /	786 US ROUTE 1 BYP	0001	1	60,000	4,200	7,812	47,988	0.070	685,500	685500.00
SSTA	302	0172/ 0010/ 0000/ /	921 ISLINGTON ST	0001	1	50,000	3,500	6,975	39,525	0.070	564,600	564600.00
SSTA	303	0215/ 0013/ 0000/ /	1815 WOODBURY AVE	0001	1	100,800	4,939	10,736	85,125	0.070	1,216,100	216100.00
SSTA	303	0239/ 0011/ 0000/ /	1980 WOODBURY AVE	0001	1	117,600	4,116	10,327	103,157	0.064	1,601,800	601800.00
SSTA	302	0244/ 0006/ 0000/ /	766 LAFAYETTE RD	0001	1	60,000	2,940	6,847	50,213	0.070	717,300	717300.00
SSTA	302	0245/ 0002/ 0000/ /	803 LAFAYETTE RD	0001	1	60,000	2,940	6,391	50,669	0.070	723,800	723800.00
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	135,614	6,392	14,612	114,610	0.064	1,779,700	2057.46
SSTA	302	0285/ 0014/ 0001/ /	2470 LAFAYETTE RD #1	0001	1	100,800	3,528	8,852	88,420	0.070	1,263,100	263100.00
SSTA	302	0286/ 0023/ 0000/ /	2975 LAFAYETTE RD	0001	1	84,000	2,940	7,376	73,684	0.064	1,144,200	144200.00
THET	402	0273/ 0003/ 0002/ /	2454 LAFAYETTE RD #2	0001	29,532	310,086	18,605	34,978	256,503	0.077	3,331,200	112.80

ECONOMIC INCOME SPREADSHEET FOR YEAR 2018

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
					12,257,770	23,244,270	44,299,568	00,631,243	78,313,459		56,713,300	

Record Count: 827