

Portsmouth Income File Eco Rent Adjustments 4/2015

**Loc Adj**

<b>Ex</b>	<b>Gd</b>	<b>Avg</b>	<b>Fair</b>	<b>Poor</b>
1.30	1.15	1.00	0.85	0.70

**Use Code Adj**

<b>Ex</b>	<b>Gd</b>	<b>Avg</b>	<b>Fair</b>	<b>Poor</b>
1.40	1.20	1.00	0.85	0.70

**Debt/Vac Adj**

<b>Ex</b>	<b>Gd</b>	<b>Avg</b>	<b>Fair</b>	<b>Poor</b>
0.50	0.75	1.00	1.50	2.00

**Expense Adj**

<b>Ex</b>	<b>Gd</b>	<b>Avg</b>	<b>Fair</b>	<b>Poor</b>
0.67	0.80	1.00	1.25	1.50

**Cap Rate Adj**

<b>Ex</b>	<b>Gd</b>	<b>Avg</b>	<b>Fair</b>	<b>Poor</b>
0.90	0.95	1.00	1.05	1.10