

Actual Income Data

*Since this section contains income data that is confidential, either information has been redacted or if not, it **MUST** remain confidential and is only for the intended use of the Portsmouth Assessor.*

Actual Income Data

As an introduction into rental levels in Portsmouth, the brief summary chart (below) shows what was on the market in Portsmouth through the New England Commercial Property Exchange (NECPE) in March of 2017 as well as associated asking rental prices:

Market Summary – March, 2017

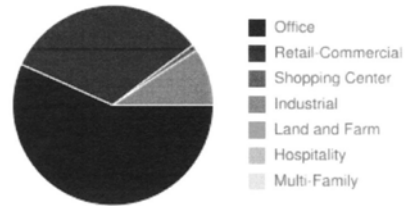
Portsmouth, NH

242,408 SF
Commercial Space For Sale

262,691 SF
Commercial Space For Lease

-
Land & Farm For Sale

\$23.7 million
Total Sale Price



Current Statistics for Portsmouth, NH

Property Type	Listings	Asking Lease Rate	Asking Sale Price	Below List	Days on Market	Total Available
Industrial	9	\$8.91 PSF	\$56.82 PSF	-	-	215,175 SF
Office	55	\$17.18 PSF	\$176 PSF	-	-	194,807 SF
Retail-Commercial	32	\$16.66 PSF	\$271.61 PSF	-	-	92,281 SF
Shopping Center	1	\$16.50 PSF	-	-	-	2,836 SF

Next, the following represents a summary of the Income & Expense (I&E) Data Collected from I&E forms that were mailed to property owners from which economic/market rents were developed. Only those rents where the meeting of the minds took place within the past few years were utilized. Old leases and non-arms length leases were not included.

To bolster the analysis, rents from other sources and in some cases other communities were included when a paucity of rental data was not available in Portsmouth from I&E data in certain categories.

Following the actual data, the economic/market rental rates are included along with vacancies, expenses, and cap rates and adjustment factors that are utilized.

Actual Apartment Rents

Indicated Average Apt. Economic Rents

Monthly

Studio
1 BR
2 BR
3 BR
4 BR

	Avg.	
	\$800	
	\$1,000	
	\$1,300	
	\$1,600	
	\$1,800	

Tenants Pay Electric

Annualized

Studio
1 BR
2 BR
3 BR
4 BR

	Avg.	
	\$9,600	
	\$12,000	
	\$15,600	
	\$19,200	
	\$21,600	

Tenants Pay Electric

Portsmouth Advertiser Apartment Rents (4/15/17)

M-B_L	Street	Location	Rent/Mo.			Space Quality	Tenant Pays	Source	
			Studio	1 BR	2 BR				3 BR
	Cass St at Lovell	Portsmouth				\$2,500	Average	H&E	CL 2017
	559-567 Sagamore Ave	Portsmouth	\$1,025	\$1,305	\$1,500		Avg	H&E	CL 2017
	Lafayette & Middle	Portsmouth			\$1,550		Avg	H&E	CL 2017
	Maplewood at Dennet	Portsmouth		\$1,100			Avg	H&E	CL 2017
	Puddle Ln	Portsmouth		\$1,300			Avg	H&E	CL 2017
	Atlantic Heights	Portsmouth		\$1,400			Avg	H&E	CL 2017
	282 Middle St.	Portsmouth	\$950				Avg	H&E	CL 2017
	46 Columbia Ct	Portsmouth			\$2,400		Excellent	H&E	CL 2017
	324 Parrott Ave	Portsmouth			\$2,990		Excellent+	Nothing	CL 2017
	Portwalk	Portsmouth				\$3,446	Excellent+	???	CL
	777 Middle Rd	Portsmouth			\$1,700		Gd	H&E	CL 2017
	South End	Portsmouth		\$1,495			Gd	H&E	CL 2017
	South St.	Portsmouth			\$1,875		Good	H&E	CL 2017
	Congress & Fleet	Portsmouth		\$1,475			Good	H&E	CL 2017
	530 State St.	Portsmouth			\$2,200		VG	E	CL 2017
	665 Lincoln St.	Portsmouth		\$1,695			VG	H&E	CL 2017
	Daniel St.	Portsmouth		\$1,850			VG	H&E	CL 2017
			Studio	1 BR	2 BR	3 BR			CL =
All		Median	\$988	\$1,438	\$1,875	\$2,973	All		Craigs
All		Mean	\$988	\$1,453	\$2,031	\$2,973	All		List
All		Low	\$950	\$1,100	\$1,500	\$2,500	All		
All		High	\$1,025	\$1,850	\$2,990	\$3,446	All		

Portsmouth Advertiser Apartment Rents (4/15/17)
Avg Quality

M-B_L	Street	Location	Rent/Mo.			Space Quality	Tenant Pays	Source	
			Studio	1 BR	2 BR				3 BR
	Cass St at Lovell	Portsmouth				\$2,500	Average	H&E	CL 2017
	559-567 Sagamore Ave	Portsmouth	\$1,025	\$1,305	\$1,500		Avg	H&E	CL 2017
	Lafayette & Middle	Portsmouth			\$1,550		Avg	H&E	CL 2017
	Maplewood at Dennet	Portsmouth		\$1,100			Avg	H&E	CL 2017
	Puddle Ln	Portsmouth		\$1,300			Avg	H&E	CL 2017
	Atlantic Heights	Portsmouth		\$1,400			Avg	H&E	CL 2017
	282 Middle St.	Portsmouth	\$950				Avg	H&E	CL 2017
			Studio	1 BR	2 BR	3 BR			CL =
All		Median	\$988	\$1,303	\$1,525	\$2,500	All		Craigs
All		Mean	\$988	\$1,276	\$1,525	\$2,500	All		List
All		Low	\$950	\$1,100	\$1,500	\$2,500	All		
All		High	\$1,025	\$1,400	\$1,550	\$2,500	All		

Portsmouth Advertiser Apartment Rents (4/15/17)
Gd Quality

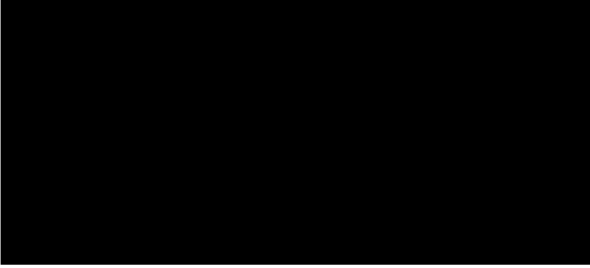
M-B_L	Street	Location	Rent/Mo.			Space Quality	Tenant Pays	Source	
			Studio	1 BR	2 BR				3 BR
	777 Middle Rd	Portsmouth			\$1,700		Gd	H&E	CL 2017
	South End	Portsmouth		\$1,495			Gd	H&E	CL 2017
	South St.	Portsmouth			\$1,875		Good	H&E	CL 2017
	Congress & Fleet	Portsmouth		\$1,475			Good	H&E	CL 2017
			Studio	1 BR	2 BR	3 BR			
All		Median		\$1,485	\$1,788		All		
All		Mean		\$1,485	\$1,788		All		
All		Low		\$1,475	\$1,700		All		
All		High		\$1,495	\$1,875		All		

Portsmouth Actual Apartment Rents


Map	C Block	C Lot	C Location	Studio	Rent/Mo. 1 BR	2 BR	3 BR	Space Quality	Tenant Pays	Comments
					\$1,200			Avg	E	2015
					\$750	\$1,300		Avg	E	2017
					\$950			Avg	E	2017
					\$925			Avg	E	2017
					\$1,000			Avg	E	2017
					\$1,250			Avg	E	2015
					\$1,300			Avg	E	2015
					\$950			Avg	H&E	2017
					\$1,200			Avg	Nothing	2015
					\$1,200			Avg	Nothing	2015
						\$1,250		Avg	H&E	2017
							\$1,600	Avg	H&E	2017
					\$950			Avg	None	2015
					\$1,045			Avg	None	2015
					\$1,050			Avg	None	2015
				\$800				Avg	None	2015
					\$1,000			Avg	H&E	2015
				\$900				Avg	E	2017
					\$1,150			Avg	E	2017
					\$1,000			VG	E	2015
					\$1,400			Avg	E	2015
						\$1,400		Avg	E	2015
						\$1,600		Gd	E	2015
						\$1,700		Gd	E	2015
					\$900			Avg	E	2015
					\$940			Avg	E	2017
				\$788				Avg	E	2017
						\$1,300		Avg	E	2017
						\$1,300		Avg	E	2015
				\$725				Avg	E	2015
						\$1,200		Avg	E	2015
						\$1,275		Avg	H&E	2017
						\$1,325		Avg	H&E	2017
				\$750				Avg	H&E	2017
					\$1,050			Avg	E	2015
				\$825				Avg	E	2015
				\$950				Gd	E	2015
					\$1,050			Avg	H&E	2017
						\$1,650		Avg	H&E	2017
						\$1,700		Gd	H&E	2017
				\$800				Avg	E	2015
				\$850				Avg	E	2015
				\$900				Avg	E	2015
					\$900			Avg	E	2015
					\$950			Avg	E	2015
					\$950			Avg	E	2017
					\$950			Avg	E	2017
						\$1,050		Avg	E	2017
						\$1,300		Avg	E	2017
					\$850			Avg	E	2017
					\$875			Avg	E	2017
					\$900			Avg	E	2017
					\$925			Avg	H&E	2015
					\$830			Fair	H&E	2017
					\$900			Fair	H&E	2017
						\$920		Fair	H&E	2017
						\$990		Fair	H&E	2017
				\$720				Fair	H&E	2017

				Studio	1 BR	2 BR	3 BR	
All			Median	\$825	\$975	\$1,300	\$1,600	All
All			Mean	\$842	\$1,034	\$1,331	\$1,600	All
All			Low	\$720	\$830	\$920	\$1,600	All
All			High	\$1,000	\$1,400	\$1,700	\$1,600	All

Studio Avg -All

Map	C	Block	C	Lot	C	Location	Studio	Rent/Mo.	Space Quality	Tenant Pays	Comments
							\$788		Avg	E	2017
							\$800		Avg	None	2015
							\$750		Avg	E	2017
							\$950		Avg	E	2017
							\$925		Avg	E	2017
							\$1,000		Avg	E	2017
							\$900		Avg	E	2017
							\$725		Avg	E	2015
							\$750		Avg	H&E	2017
							\$825		Avg	E	2015
							\$800		Avg	E	2015
							\$850		Avg	E	2015
							\$900		Avg	E	2015
							\$720		Fair	H&E	2017
							Studio			Median	
Studio			Mean		\$835						
			Low		\$720						
			High		\$1,000						

Studio Avg MG

Map	C	Block	C	Lot	C	Location	Studio	Rent/Mo.	Space Quality	Tenant Pays	Comments
							\$788		Avg	E	2017
							\$750		Avg	E	2017
							\$950		Avg	E	2017
							\$925		Avg	E	2017
							\$1,000		Avg	E	2017
							\$900		Avg	E	2017
							\$725		Avg	E	2015
							\$825		Avg	E	2015
							\$800		Avg	E	2015
							\$850		Avg	E	2015
							\$900		Avg	E	2015
							Studio			Median	
Studio			Mean		\$856						
			Low		\$725						
			High		\$1,000						

1 BR All				Rent/Mo.	Space	Tenant	Comments
Map	C Block	C Lot	C Location	1 BR	Quality	Pays	
				\$830	Fair	H&E	2017
				\$850	Avg	E	2017
				\$875	Avg	E	2017
				\$900	Avg	E	2015
				\$900	Avg	E	2015
				\$900	Avg	E	2015
				\$900	Avg	E	2017
				\$900	Fair	H&E	2017
				\$925	Avg	H&E	2015
				\$940	Avg	E	2017
				\$950	Avg	E	2015
				\$950	Avg	E	2017
				\$950	Avg	E	2017
				\$1,150	Avg	E	2017
				\$1,000	Avg	E	2017
				\$950	Avg	H&E	2017
				\$950	Avg	None	2015
				\$1,000	Avg	E	2015
				\$1,000	Avg	H&E	2015
				\$1,045	Avg	None	2015
				\$1,050	Avg	E	2015
				\$1,050	Avg	H&E	2017
				\$1,050	Avg	None	2015
				\$1,200	Avg	E	2015
				\$1,200	Avg	Nothing	2015
				\$1,200	Avg	Nothing	2015
				\$1,250	Avg	E	2015
				\$1,300	Avg	E	2017
				\$1,300	Avg	E	2015
				\$1,400	VG	E	2015
I BR All				\$975		1 BR All	
I BR All				\$1,029		1 BR All	
I BR All				\$830		1 BR All	
I BR All				\$1,400		1 BR All	

1 BR Average

Map	C	Block	C	Lot	C	Location	Rent/Mo. 1 BR	Space Quality	Tenant Pays	Comments
							\$850	Avg	E	2017
							\$875	Avg	E	2017
							\$900	Avg	E	2015
							\$900	Avg	E	2015
							\$900	Avg	E	2015
							\$900	Avg	E	2017
							\$900	Fair	H&E	2017
							\$925	Avg	H&E	2015
							\$940	Avg	E	2017
							\$950	Avg	E	2015
							\$950	Avg	E	2017
							\$950	Avg	E	2017
							\$950	Avg	H&E	2017
							\$1,150	Avg	E	2017
							\$1,000	Avg	E	2017
							\$950	Avg	None	2015
							\$1,000	Avg	E	2015
							\$1,000	Avg	H&E	2015
							\$1,045	Avg	None	2015
							\$1,050	Avg	E	2015
							\$1,050	Avg	H&E	2017
							\$1,050	Avg	None	2015
							\$1,200	Avg	E	2015
							\$1,200	Avg	Nothing	2015
							\$1,200	Avg	Nothing	2015
							\$1,250	Avg	E	2015
							\$1,300	Avg	E	2017
							\$1,300	Avg	E	2015
I BR AVG							\$975	I BR AVG		
I BR AVG							\$1,023	I BR AVG		
I BR AVG							\$850	I BR AVG		
I BR AVG							\$1,300	I BR AVG		
							Median			
							Mean			
							Low			
							High			

1 BR Average Gross/MG

Map	C Block	C Lot	C Location	Rent/Mo. 1 BR	Space Quality	Tenant Pays	Comments
				\$850	Avg	E	2017
				\$875	Avg	E	2017
				\$900	Avg	E	2015
				\$900	Avg	E	2015
				\$900	Avg	E	2015
				\$900	Avg	E	2017
				\$940	Avg	E	2017
				\$950	Avg	E	2015
				\$950	Avg	E	2017
				\$950	Avg	E	2017
				\$1,150	Avg	E	2017
				\$1,000	Avg	E	2017
				\$950	Avg	None	2015
				\$1,000	Avg	E	2015
				\$1,045	Avg	None	2015
				\$1,050	Avg	E	2015
				\$1,050	Avg	None	2015
				\$1,200	Avg	E	2015
				\$1,200	Avg	Nothing	2015
				\$1,200	Avg	Nothing	2015
				\$1,250	Avg	E	2015
				\$1,300	Avg	E	2017
				\$1,300	Avg	E	2015
I BR AVG			Median	\$1,000	I BR AVG		
I BR AVG			Mean	\$1,035	I BR AVG		
I BR AVG			Low	\$850	I BR AVG		
I BR AVG			High	\$1,300	I BR AVG		

1 BR Average Net


Map	C Block	C Lot	C Location	Rent/Mo. 1 BR	Space Quality	Tenant Pays	Comments
				\$900	Fair	H&E	2017
				\$925	Avg	H&E	2015
				\$950	Avg	H&E	2017
				\$1,000	Avg	H&E	2015
				\$1,050	Avg	H&E	2017
I BR AVG			Median	\$950	I BR AVG		
I BR AVG			Mean	\$965	I BR AVG		
I BR AVG			Low	\$900	I BR AVG		
I BR AVG			High	\$1,050	I BR AVG		

2 Bedroom Apartments

2 BR Good

Map	C Block	C Lot	C Location	Rent/Mo. 2 BR	Space Quality	Tenant Pays	Comments
				\$1,600	Gd	E	2015
				\$1,700	Gd	E	2015
				\$1,700	Gd	H&E	2017
2 BR GOOD			Median	\$1,700	2 BR GOOD		
2 BR GOOD			Mean	\$1,667	2 BR GOOD		
2 BR GOOD			Low	\$1,600	2 BR GOOD		
2 BR GOOD			High	\$1,700	2 BR GOOD		

2 BR Average - All

Map	C	Block	C	Lot	C	Location	Studio	Rent/Mo.	2 BR	Space Quality	Tenant Pays	Comments
								\$1,000	Avg	E	2015	
								\$1,050	Avg	E	2017	
								\$1,200	Avg	E	2015	
								\$1,250	Avg	H&E	2017	
								\$1,275	Avg	H&E	2017	
								\$1,300	Avg	E	2017	
								\$1,300	Avg	E	2015	
								\$1,300	Avg	E	2017	
								\$1,325	Avg	H&E	2017	
								\$1,400	Avg	E	2015	
							\$1,650	Avg	H&E	2017		

2 BR AVERAGE					Median		\$1,300	2 BR AVERAGE
2 BR AVERAGE					Mean		\$1,277	2 BR AVERAGE
2 BR AVERAGE					Low		\$1,000	2 BR AVERAGE
2 BR AVERAGE					High		\$1,650	2 BR AVERAGE

2 BR Average Gross/MG

Map	C	Block	C	Lot	C	Location	Studio	Rent/Mo.	2 BR	Space Quality	Tenant Pays	Comments
								\$1,000	Avg	E	2015	
								\$1,050	Avg	E	2017	
								\$1,200	Avg	E	2015	
								\$1,300	Avg	E	2017	
								\$1,300	Avg	E	2015	
								\$1,300	Avg	E	2017	
								\$1,400	Avg	E	2015	

2 BR AVERAGE					Median		\$1,300	2 BR AVERAGE
2 BR AVERAGE					Mean		\$1,221	2 BR AVERAGE
2 BR AVERAGE					Low		\$1,000	2 BR AVERAGE
2 BR AVERAGE					High		\$1,400	2 BR AVERAGE

2 BR Average Net

Map	C	Block	C	Lot	C	Location	Studio	Rent/Mo.	2 BR	Space Quality	Tenant Pays	Comments
								\$1,250	Avg	H&E	2017	
								\$1,275	Avg	H&E	2017	
								\$1,325	Avg	H&E	2017	
								\$1,650	Avg	H&E	2017	

2 BR AVERAGE					Median		\$1,300	2 BR AVERAGE
2 BR AVERAGE					Mean		\$1,375	2 BR AVERAGE
2 BR AVERAGE					Low		\$1,250	2 BR AVERAGE
2 BR AVERAGE					High		\$1,650	2 BR AVERAGE

3 BR Avg

Map	C	Block	C	Lot	C	Location	Studio	Rent/Mo.	3 BR	Space Quality	Tenant Pays	Comments
								\$1,600	Avg	H&E	2017	

3 BR AVERAGE					Median		\$1,600	3 BR AVERAGE
3 BR AVERAGE					Mean		\$1,600	3 BR AVERAGE
3 BR AVERAGE					Low		\$1,600	3 BR AVERAGE
3 BR AVERAGE					High		\$1,600	3 BR AVERAGE

Portsmouth, NH Gas Convenience Actual Rents

Map	Block	Lot	Name	Address	Type	Gross Income	3 Year Avg Gals Sold	Income / Gals Sold	Notes
					Gas/Convenience	\$ 50,746			2015
					Gas/Convenience	\$ 37,400			2017
					Gas/Convenience	\$ 55,200			2015
Average						\$ 47,782			
Median						\$ 50,746			

Actual Industrial/Warehouse Rents

Portsmouth
 Indust/Wrhse Actual Income
 4/1/2017
 by M-B-L

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	L Type	Prop Type	Space Q	LOC Q	Tenant Pays	Source
							Portsmouth	\$ 91,559	16,647	\$ 5.50	Oct-13	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 14,400	3,500	\$ 4.11	Jan-16		NNN	Warehouse	Avg	Avg	All	2017 I&E
							Portsmouth	\$ 114,707	14,536	\$ 7.89	Oct-16	5	NNN	Warehouse	Avg	Avg	All	2017 I&E
							Portsmouth	\$ 31,545	6,309	\$ 5.00	Mar-17	2	NNN	Indust/Office	Avg	Avg	All	NECPE
							Portsmouth	\$ 39,164	9,791	\$ 4.00	Dec-16	1	NNN	Indust/Office	Avg	Avg	All	NECPE
							Portsmouth	\$ 39,442	6,372	\$ 6.19	Oct-16	1	NNN	Indust/Office	Avg	Avg	All	NECPE
							Portsmouth	\$ 210,000	16,672	\$ 12.60	Dec-14	10	NNN	Trampoline	VG	Avg	All	2017 I&E
							Portsmouth	\$ 27,000	5,000	\$ 5.40	Dec-13	1	NNN	Indust/Office	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 34,700	6,309	\$ 5.50	Apr-14	3	NNN	Indust/Office	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 245,782	33,400	\$ 7.36	Dec-15	5	NNN	Warehouse	Gd	Avg	All	2017 I&E
							Portsmouth	\$ 22,425	3,450	\$ 6.50	Jul-16	2	NNN	Indust/Office	Avg	Avg	All	NECPE
							Portsmouth	\$ 51,168	5,200	\$ 9.84	TAW 2017		NNN	Indust Condo	Avg	Avg	All	2017 I&E
							Portsmouth	\$ 75,494	12,688	\$ 5.95	Apr-14	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 75,494	12,688	\$ 5.95	Apr-14	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 45,375	6,050	\$ 7.50	Feb-14	3	NNN	Indust/Office	Gd	Avg	All	2015 1&E
							Portsmouth	\$ 27,950	4,300	\$ 6.50	Aug-15	3	NNN	Warehouse	Avg	Avg	All	NECPE
							Portsmouth	\$ 111,888	24,000	\$ 4.66	Jan-12	4	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 64,500	13,200	\$ 4.89	Jan-13	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 100,000	20,000	\$ 5.00	Jan-13	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 251,037	31,577	\$ 7.95	Jul-14	3	NNN	Indust	Gd	Gd	All	2015 1&E
							Portsmouth	\$ 42,500	10,000	\$ 4.25	Nov-13	2	Net	Truck Terminal	Avg	Avg	H&E	2015 1&E
							Portsmouth	\$ 56,030	6,470	\$ 8.66	Sep-13	7	NNN	Indust	Gd	Gd	All	2015 1&E
							Portsmouth	\$ 896,000	102,400	\$ 8.75	Aug-16		NNN	Indust/Office	Gd	Gd	All	NECPE
							Portsmouth	\$ 152,400	25,400	\$ 6.00	Apr-16		NNN	Warehouse	Avg	Avg	All	NECPE
							Portsmouth	\$ 51,810	6,908	\$ 7.50	Dec-15		NNN	Warehouse	Avg	Avg	All	NECPE
							Greenland	\$ 1,799,113	367,166	\$ 4.40	Jun-13	5	NNN	Wrhse	Gd	Avg	All	2015 1&E

All							Median			11,344	\$ 5.98							
All							Mean			29,617	\$ 6.46							
All							Low			3,450	\$ 4.00							
All							High			367,166	\$ 12.60							

Service Shop - All

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	L Type	Prop Type	Space Q	LOC Q	Tenant Pays
							Portsmouth	\$ 36,000	6,000	\$ 6.00	On Mkt		NNN	Serv Shop	Avg	Avg	All
							Portsmouth	\$ 95,444	15,590	\$ 6.12	TAW		NNN	Serv Shop	Avg	Avg	All
							Portsmouth	\$ 42,500	10,000	\$ 4.25	Nov-13	2	Net	Truck Terminal	Avg	Avg	H&E
							Median			10,000	\$ 6.00						
							Mean			10,530	\$ 5.46						
							Low			6,000	\$ 4.25						
							High			15,590	\$ 6.12						

Industrial/Wrhse by Size Fair to Gd

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	L Type	Prop Type	Space Q	LOC Q	Tenant Pays	Source
							Portsmouth	\$ 22,425	3,450	\$ 6.50	Jul-16	2	NNN	Indust/Office	Avg	Avg	All	NECPE 2017
							Portsmouth	\$ 14,400	3,500	\$ 4.11	Jan-16		NNN	Warehouse	Avg	Avg	All	2017 I&E
							Portsmouth	\$ 27,950	4,300	\$ 6.50	Aug-15	3	NNN	Warehouse	Avg	Avg	All	NECPE 2017
							Portsmouth	\$ 27,000	5,000	\$ 5.40	Dec-13	1	NNN	Indust/Office	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 51,168	5,200	\$ 9.84	TAW 2017		NNN	Indust Condo	Avg	Avg	All	2017 I&E
							Portsmouth	\$ 45,375	6,050	\$ 7.50	Feb-14	3	NNN	Indust/Office	Gd	Avg	All	2015 1&E
							Portsmouth	\$ 31,545	6,309	\$ 5.00	Mar-17	2	NNN	Indust/Office	Avg	Avg	All	NECPE 2017
							Portsmouth	\$ 34,700	6,309	\$ 5.50	Apr-14	3	NNN	Indust/Office	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 39,442	6,372	\$ 6.19	Oct-16	1	NNN	Indust/Office	Avg	Avg	All	NECPE 2017
							Portsmouth	\$ 56,030	6,470	\$ 8.66	Sep-13	7	NNN	Indust	Gd	Gd	All	2015 1&E
							Portsmouth	\$ 51,810	6,908	\$ 7.50	Dec-15		NNN	Warehouse	Avg	Avg	All	NECPE 2017
							Portsmouth	\$ 39,164	9,791	\$ 4.00	Dec-16	1	NNN	Indust/Office	Avg	Avg	All	NECPE 2017
							Portsmouth	\$ 42,500	10,000	\$ 4.25	Nov-13	2	Net	Truck Terminal	Avg	Avg	H&E	2015 1&E
							Portsmouth	\$ 75,494	12,688	\$ 5.95	Apr-14	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 75,494	12,688	\$ 5.95	Apr-14	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 64,500	13,200	\$ 4.89	Jan-13	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 114,707	14,536	\$ 7.89	Oct-16	5	NNN	Warehouse	Avg	Avg	All	2017 I&E
							Portsmouth	\$ 91,559	16,647	\$ 5.50	Oct-13	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 100,000	20,000	\$ 5.00	Jan-13	3	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 111,888	24,000	\$ 4.66	Jan-12	4	NNN	Indust	Avg	Avg	All	2015 1&E
							Portsmouth	\$ 152,400	25,400	\$ 6.00	Apr-16		NNN	Warehouse	Avg	Avg	All	NECPE 2017
							Portsmouth	\$ 251,037	31,577	\$ 7.95	Jul-14	3	NNN	Indust	Gd	Gd	All	2015 1&E
							Portsmouth	\$ 245,782	33,400	\$ 7.36	Dec-15	5	NNN	Warehouse	Gd	Avg	All	2017 I&E
							Portsmouth	\$ 896,000	102,400	\$ 8.75	Aug-16		NNN	Indust/Office	Gd	Gd	All	NECPE 2017
							Greenland	\$ 1,799,113	367,166	\$ 4.40	Jun-13	5	NNN	Wrhse	Gd	Avg	All	2015 1&E
							Median			10,000	\$ 5.95							
							Mean			30,134	\$ 6.21							
							Low			3,450	\$ 4.00							
							High			367,166	\$ 9.84							

Actual Office Rents

Actual Office Rents		Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Lease Term	Lease Type	Notes	SPACE Q	LOC Q	Tenants Pay
Map	C Block C Lot C Location											
		Portsmouth	\$ 41,720	2,086	\$ 20.00	9/14/2015	NNN	Wtr view	Gd	Gd	All	
		Portsmouth	\$ 108,000	3,000	\$ 36.00	5/16/2016	7 Gross	2nd Flr Riv View	Gd	E	Nothing	
		Portsmouth	\$ 26,000	1,300	\$ 20.00	4/11/2016	NNN	2nd Floor	Gd	Avg	All	
		Portsmouth	\$ 14,000	700	\$ 20.00	4/26/2016	NNN	Inc Furniture	Gd	Avg	All	
		Portsmouth	\$ 7,800	694	\$ 11.24	TAW 2015	MG	Up DT No elev	Avg	Fair	E	
		Portsmouth	\$ 3,380	230	\$ 14.70	TAW 2015	MG	Up DT No elev	Avg	Fair	E	
		Portsmouth	\$ 11,088	525	\$ 21.12	TAW 2015	MG	Up DT No elev	Avg	Fair	E	
		Portsmouth	\$ 8,400	694	\$ 12.10	TAW 2017	MG	Up DT No elev	Avg	Fair	E	
		Portsmouth	\$ 4,548	230	\$ 19.77	TAW 2017	MG	Up DT No elev	Avg	Fair	E	
		Portsmouth	\$ 12,000	525	\$ 22.86	TAW 2017	MG	Up DT No elev	Avg	Fair	E	
		Portsmouth	\$ 141,875	5,675	\$ 25.00	On Mkt 2017	NNN	3rd Fir Wtr View	Gd	Ex	All	
		Portsmouth	\$ 6,000	250	\$ 24.00	5/31/2013	3 Gross		Avg	Avg	Nothing	
		Portsmouth	\$ 50,400	2,632	\$ 19.15	4/1/2016	5 MG	2nd Flr	Avg	Avg	E	
		Portsmouth	\$ 32,400	904	\$ 35.84	7/19/2016	MG	2nd Flr	Gd	Gd	E	
		Portsmouth	\$ 77,988	3,670	\$ 21.25	1/30/2017	MG	3rd Flr	Gd	Avg	E	
		Portsmouth	\$ 10,200	900	\$ 11.33	9/8/2013	3 MG	Up DT No elev	Avg	Avg	E	
		Portsmouth	\$ 148,541	6,936	\$ 21.42	1/9/2014	Gross		Gd	Gd	Nothing	
		Portsmouth	\$ 20,400	850	\$ 24.00	1/1/2014	2 Net	Up DT No elev	Avg	Fair	H&E	
		Portsmouth	\$ 21,600	850	\$ 25.41	1/1/2014	2 Net	Up DT No elev	Avg	Fair	H&E	
		Portsmouth	\$ 14,400	750	\$ 19.20	1/1/2014	2 Net	Up DT No elev	Avg	Fair	H&E	
		Portsmouth	\$ 30,368	1,916	\$ 15.85	2/17/2016	MG	1st Flr	Avg	Avg	E	
		Portsmouth	\$ 19,800	1,553	\$ 12.75	10/10/2013	3 MG	Up DT No elev	Avg	Avg	E	
		Portsmouth	\$ 30,005	1,824	\$ 16.45	3/1/2016	MG	3rd Flr	Avg	Avg	E	
		Portsmouth	\$ 120,451	5,237	\$ 23.00	On Mkt 2017	NNN	3rd Flr w Elev	Gd	Avg	All	
		Portsmouth	\$ 27,563	1,575	\$ 17.50	12/1/2016	NNN	Rear Location	Avg	Avg	All	
		Portsmouth	\$ 24,378	1,434	\$ 17.00	8/29/2016	5 NNN	Partial Bsmnt	Avg	Avg	All	
		Portsmouth	\$ 58,317	2,777	\$ 21.00	On Mkt 2017	NNN		Gd	Gd	All	
		Portsmouth	\$ 22,444	898	\$ 24.99	7/23/2012	5 NNN	1st Floor	Gd	Avg	All	
		Portsmouth	\$ 21,000	1,500	\$ 14.00	4/21/2017	NNN		Avg	Avg	All	
		Portsmouth	\$ 104,000	6,500	\$ 16.00	10/27/2016	NNN	2nd Flr	Avg	Avg	All	
		Portsmouth	\$ 51,300	3,800	\$ 13.50	11/17/2014	NNN		Avg	Avg	All	
		Portsmouth	\$ 48,293	4,110	\$ 11.75	12/5/2016	NNN	2nd Flr no Elev	Avg	Poor	All	
		Portsmouth	\$ 12,600	1,159	\$ 10.87	11/25/2013	3 MG		Avg	Pr	E	
		Portsmouth	\$ 47,880	2,660	\$ 18.00	4/21/2016	NNN	Furnished	Gd	Avg	All	
		Portsmouth	\$ 143,765	8,713	\$ 16.50	2/5/2016	NNN	Furnished	Avg	Avg	All	
		Portsmouth	\$ 40,178	2,435	\$ 16.50	7/19/2016	NNN		Avg	Avg	All	
		Portsmouth	\$ 60,000	6,000	\$ 10.00	9/13/2013	3 NNN		Avg	Avg	All	
		Portsmouth	\$ 117,000	5,851	\$ 20.00	1/1/2015	3 NNN	2 Story	Avg	Gd	All	
		Portsmouth	\$ 82,368	3,600	\$ 22.88	12/1/2014	10 NNN		Gd	Gd	All	
		Portsmouth	\$ 89,349	3,081	\$ 29.00	5/1/2013	10 NNN		VG	Gd	All	
		Portsmouth	\$ 171,024	12,000	\$ 14.25	7/1/2013	10 NNN		Gd	Gd	All	
		Portsmouth	\$ 34,500	2,000	\$ 17.25	1/18/2014	10 NNN		Gd	Gd	All	
		Portsmouth	\$ 51,250	2,050	\$ 25.00	2/1/2016	5 NNN		Gd	Gd	All	
		Portsmouth	\$ 24,920	1,780	\$ 14.00	4/16/2013	3 NNN		Avg	Avg	All	
		Portsmouth	\$ 65,376	5,448	\$ 12.00	9/12/2013	3 NNN		Gd	Avg	All	
		Portsmouth	\$ 87,000	3,900	\$ 22.31	11/1/2015	5 NNN		Avg	Avg	All	
		Portsmouth	\$ 53,064	2,948	\$ 18.00	4/20/2016	2 MG	1st Flr	Gd	Avg	H&E	
		Portsmouth	\$ 70,608	4,413	\$ 16.00	On Mkt 2017	2 NNN		Gd	Avg	All	
		Portsmouth	\$ 13,975	1,471	\$ 9.50	5/1/2013	3 NNN		Avg	Avg	All	
		Portsmouth	\$ 237,600	11,880	\$ 20.00	10/15/2013	5 NNN	Bank	Gd	Avg	All	
		Portsmouth	\$ 64,890	3,605	\$ 18.00	On Mkt 2017	NNN		Gd	Avg	All	
		Portsmouth	\$ 85,528	4,270	\$ 20.03	9/1/2013	7 MG		Gd	Avg	E	
		Portsmouth	\$ 185,968	9,134	\$ 20.36	11/1/2013	1 MG		Gd	Avg	E	
		Portsmouth	\$ 21,066	1,107	\$ 19.03	8/1/2012	1 MG		Gd	Avg	E	
		Portsmouth	\$ 39,172	2,567	\$ 15.26	12/1/2012	7 NNN		Gd	Avg	E	
		Portsmouth	\$ 61,325	5,257	\$ 11.67	8/1/2012	1 NNN		Gd	Avg	E	
		Portsmouth	\$ 135,052	10,584	\$ 12.76	9/14/2016	Gross		Avg	Avg	None	
		Portsmouth	\$ 257,292	18,378	\$ 14.00	7/21/2014	NNN		Avg	Avg	All	
		Portsmouth	\$ 81,543	7,413	\$ 11.00	On Mkt 2017	NNN		Fair	Avg	All	
		Portsmouth	\$ 23,996	1,943	\$ 12.35	10/6/2016	1 Gross		Avg	Avg	None	
		Portsmouth	\$ 37,600	4,700	\$ 8.00	9/1/2013	7 NNN		Avg	Avg	All	
		Portsmouth	\$ 43,610	2,643	\$ 16.50	On Mkt 2017	NNN	Built 2004 Sublt	Gd	Avg	All	
		Portsmouth	\$ 21,098	1,507	\$ 14.00	11/25/2013	NNN	Built 2004 Sublt	Gd	Avg	All	
		Portsmouth	\$ 95,400	5,300	\$ 18.00	9/9/2015	5 Gross	First Floor	Gd	Avg	None	
		Portsmouth	\$ 76,770	4,265	\$ 18.00	2/2/2016	MG		Gd	Avg	E	
		Portsmouth	\$ 65,569	4,552	\$ 14.40	2/27/2017	NNN		Avg	Avg	All	
		Portsmouth	\$ 123,309	9,134	\$ 13.50	On Mkt 2017	NNN		Avg	Avg	All	
		Portsmouth	\$ 3,000	166	\$ 18.07	5/1/2013	3 MG		Avg	Avg	E	
		Portsmouth	\$ 4,200	317	\$ 13.25	12/16/2013	3 MG		Avg	Avg	E	
		Portsmouth	\$ 7,200	645	\$ 11.16	7/1/2013	3 MG	2nd Floor	Avg	Fair	E	
		Portsmouth	\$ 31,263	3,678	\$ 8.50	5/1/2014	7 MG	Older Proeprty	Fair	Fair	E	
		Portsmouth	\$ 13,377	659	\$ 20.30	5/22/2014	1 MG		Avg	Avg	E	
		Portsmouth	\$ 15,000	1,190	\$ 12.61	8/27/2014	MG		Avg	Avg	E	
		Portsmouth	\$ 21,072	1,365	\$ 15.44	12/9/2013	3 Net	2nd Floor	Avg	Fair	H&E	
		Portsmouth	\$ 76,323	5,356	\$ 14.25	On Mkt 2017	NNN		Avg	Avg	All	
		Portsmouth	\$ 20,100	1,340	\$ 15.00	2/20/2014	NNN		Avg	Avg	All	
		Portsmouth	\$ 11,430	762	\$ 15.00	7/15/2014	NNN		Avg	Avg	All	
		Portsmouth	\$ 19,002	1,372	\$ 13.85	10/30/2014	NNN		Avg	Avg	All	
		Portsmouth	\$ 17,401	1,187	\$ 14.66	12/10/2014	NNN		Avg	Avg	All	
		Portsmouth	\$ 45,440	2,840	\$ 16.00	4/21/2017	NNN		Avg	Avg	All	
		Portsmouth	\$ 23,320	2,120	\$ 11.00	11/7/2014	NNN	2nd Floor	Avg	Avg	All	
		Portsmouth	\$ 90,000	5,000	\$ 18.00	3/19/2015	NNN	New Space	VG	Avg	All	
		All										
		All										
		Median			2,278	\$ 16.50						
		Mean			3,320	\$ 17.25						

All Office NNN-NN (Sorted by Size)

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Lease Term	Lease Type	Notes	SPACE Q	LOC Q	Tenants Pay
							Portsmouth	\$ 14,000	700	\$ 20.00	4/26/2016	NNN	Inc Furniture	Gd	Avg	All	
							Portsmouth	\$ 11,430	762	\$ 15.00	7/15/2014	NNN		Avg	Avg	All	
							Portsmouth	\$ 22,444	898	\$ 24.99	7/23/2012	5 NNN	1st Floor	Gd	Avg	All	
							Portsmouth	\$ 17,401	1,187	\$ 14.66	12/10/2014	NNN		Avg	Avg	All	
							Portsmouth	\$ 26,000	1,300	\$ 20.00	4/11/2016	NNN	2nd Floor	Gd	Avg	All	
							Portsmouth	\$ 20,100	1,340	\$ 15.00	2/20/2014	NNN		Avg	Avg	All	
							Portsmouth	\$ 19,002	1,372	\$ 13.85	10/30/2014	NNN		Avg	Avg	All	
							Portsmouth	\$ 24,378	1,434	\$ 17.00	8/29/2016	5 NNN	Partial Bsmnt	Avg	Avg	All	
							Portsmouth	\$ 13,975	1,471	\$ 9.50	5/1/2013	3 NNN		Avg	Avg	All	
							Portsmouth	\$ 21,000	1,500	\$ 14.00	4/21/2017	NNN		Avg	Avg	All	
							Portsmouth	\$ 21,098	1,507	\$ 14.00	11/25/2013	NNN	Built 2004 Suble	Gd	Avg	All	
							Portsmouth	\$ 27,563	1,575	\$ 17.50	12/1/2016	NNN	Rear Location	Avg	Avg	All	
							Portsmouth	\$ 24,920	1,780	\$ 14.00	4/16/2013	3 NNN		Avg	Avg	All	
							Portsmouth	\$ 34,500	2,000	\$ 17.25	1/18/2014	10 NNN		Gd	Gd	All	
							Portsmouth	\$ 51,250	2,050	\$ 25.00	2/1/2016	5 NNN		Gd	Gd	All	
							Portsmouth	\$ 41,720	2,086	\$ 20.00	9/14/2015	NNN	Wtr view	Gd	Gd	All	
							Portsmouth	\$ 23,320	2,120	\$ 11.00	11/7/2014	NNN	2nd Floor	Avg	Avg	All	
							Portsmouth	\$ 40,178	2,435	\$ 16.50	7/19/2016	NNN		Avg	Avg	All	
							Portsmouth	\$ 39,172	2,567	\$ 15.26	12/1/2012	7 NNN		Gd	Avg	E	
							Portsmouth	\$ 43,610	2,643	\$ 16.50	On Mkt 2017	NNN	Built 2004 Suble	Gd	Avg	All	
							Portsmouth	\$ 47,880	2,660	\$ 18.00	4/21/2016	NNN	Furnished	Gd	Avg	All	
							Portsmouth	\$ 58,317	2,777	\$ 21.00	On Mkt 2017	NNN		Gd	Gd	All	
							Portsmouth	\$ 45,440	2,840	\$ 16.00	4/21/2017	NNN		Avg	Avg	All	
							Portsmouth	\$ 89,349	3,081	\$ 29.00	5/1/2013	10 NNN		VG	Gd	All	
							Portsmouth	\$ 82,368	3,600	\$ 22.88	12/1/2014	10 NNN		Gd	Gd	All	
							Portsmouth	\$ 64,890	3,605	\$ 18.00	On Mkt 2017	NNN		Gd	Avg	All	
							Portsmouth	\$ 51,300	3,800	\$ 13.50	11/17/2014	NNN		Avg	Avg	All	
							Portsmouth	\$ 87,000	3,900	\$ 22.31	11/1/2015	5 NNN		Avg	Avg	All	
							Portsmouth	\$ 48,293	4,110	\$ 11.75	12/5/2016	NNN	2nd Flr no Elev	Avg	Poor	All	
							Portsmouth	\$ 70,608	4,413	\$ 16.00	On Mkt 2017	2 NNN		Gd	Avg	All	
							Portsmouth	\$ 65,569	4,552	\$ 14.40	2/27/2017	NNN		Avg	Avg	All	
							Portsmouth	\$ 37,600	4,700	\$ 8.00	9/1/2013	7 NNN		Avg	Avg	All	
							Portsmouth	\$ 90,000	5,000	\$ 18.00	3/19/2015	NNN	New Space	VG	Avg	All	
							Portsmouth	\$ 120,451	5,237	\$ 23.00	On Mkt 2017	NNN	3rd Flr w Elev	Gd	Avg	All	
							Portsmouth	\$ 61,325	5,257	\$ 11.67	8/1/2012	1 NNN		Gd	Avg	E	
							Portsmouth	\$ 76,323	5,356	\$ 14.25	On Mkt 2017	NNN		Avg	Avg	All	
							Portsmouth	\$ 65,376	5,448	\$ 12.00	9/12/2013	3 NNN		Gd	Avg	All	
							Portsmouth	\$ 141,875	5,675	\$ 25.00	On Mkt 2017	NNN	3rd Flr Wtr View	Gd	Ex	All	
							Portsmouth	\$ 117,000	5,851	\$ 20.00	1/1/2015	3 NNN	2 Story	Avg	Gd	All	
							Portsmouth	\$ 60,000	6,000	\$ 10.00	9/13/2013	3 NNN		Avg	Avg	All	
							Portsmouth	\$ 104,000	6,500	\$ 16.00	10/27/2016	NNN	2nd Flr	Avg	Avg	All	
							Portsmouth	\$ 81,543	7,413	\$ 11.00	On Mkt 2017	NNN		Fair	Avg	All	
							Portsmouth	\$ 143,765	8,713	\$ 16.50	2/5/2016	NNN	Furnished	Avg	Avg	All	
							Portsmouth	\$ 123,309	9,134	\$ 13.50	On Mkt 2017	NNN		Avg	Avg	All	
							Portsmouth	\$ 237,600	11,880	\$ 20.00	10/15/2013	5 NNN	Bank	Gd	Avg	All	
							Portsmouth	\$ 171,024	12,000	\$ 14.25	7/1/2013	10 NNN		Gd	Gd	All	
							Portsmouth	n/a	\$ 257,292	18,378	\$ 14.00	7/21/2014	NNN		Avg	Avg	All
							Median			3,081							
							Mean			4,141							
							Low			700							
							High			18,378							

Good Office NNN-NN (Sorted by Size)

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Lease Term	Lease Type	Notes	SPACE Q	LOC Q	Tenants Pay
							Portsmouth	\$ 14,000	700	\$ 20.00	4/26/2016		NNN	Inc Furniture	Gd	Avg	All
							Portsmouth	\$ 22,444	898	\$ 24.99	7/23/2012		5 NNN	1st Floor	Gd	Avg	All
							Portsmouth	\$ 26,000	1,300	\$ 20.00	4/11/2016		NNN	2nd Floor	Gd	Avg	All
							Portsmouth	\$ 21,098	1,507	\$ 14.00	11/25/2013		NNN	Built 2004 Suble	Gd	Avg	All
							Portsmouth	\$ 34,500	2,000	\$ 17.25	1/18/2014		10 NNN		Gd	Gd	All
							Portsmouth	\$ 51,250	2,050	\$ 25.00	2/1/2016		5 NNN		Gd	Gd	All
							Portsmouth	\$ 41,720	2,086	\$ 20.00	9/14/2015		NNN	Wtr view	Gd	Gd	All
							Portsmouth	\$ 39,172	2,567	\$ 15.26	12/1/2012		7 NNN		Gd	Avg	E
							Portsmouth	\$ 43,610	2,643	\$ 16.50	On Mkt 2017		NNN	Built 2004 Suble	Gd	Avg	All
							Portsmouth	\$ 47,880	2,660	\$ 18.00	4/21/2016		NNN	Furnished	Gd	Avg	All
							Portsmouth	\$ 58,317	2,777	\$ 21.00	On Mkt 2017		NNN		Gd	Gd	All
							Portsmouth	\$ 89,349	3,081	\$ 29.00	5/1/2013		10 NNN		VG	Gd	All
							Portsmouth	\$ 82,368	3,600	\$ 22.88	12/1/2014		10 NNN		Gd	Gd	All
							Portsmouth	\$ 64,890	3,605	\$ 18.00	On Mkt 2017		NNN		Gd	Avg	All
							Portsmouth	\$ 70,608	4,413	\$ 16.00	On Mkt 2017		2 NNN		Gd	Avg	All
							Portsmouth	\$ 90,000	5,000	\$ 18.00	3/19/2015		NNN	New Space	VG	Avg	All
							Portsmouth	\$ 120,451	5,237	\$ 23.00	On Mkt 2017		NNN	3rd Fir w Elev	Gd	Avg	All
							Portsmouth	\$ 61,325	5,257	\$ 11.67	8/1/2012		1 NNN		Gd	Avg	E
							Portsmouth	\$ 65,376	5,448	\$ 12.00	9/12/2013		3 NNN		Gd	Avg	All
							Portsmouth	\$ 141,875	5,675	\$ 25.00	On Mkt 2017		NNN	3rd Fir Wtr View	Gd	Ex	All
							Portsmouth	\$ 237,600	11,880	\$ 20.00	10/15/2013		5 NNN	Bank	Gd	Avg	All
							Portsmouth	\$ 171,024	12,000	\$ 14.25	7/1/2013		10 NNN		Gd	Gd	All

Good NNN	Median	2,929	\$ 19.00
Good NNN	Mean	3,927	\$ 19.17
	Low	700	\$ 11.67
	High	12,000	\$ 29.00

Average Office NNN-NN (Sorted by Size)

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Lease Term	Lease Type	Notes	SPACE Q	LOC Q	Tenants Pay
							Portsmouth	\$ 11,430	762	\$ 15.00	7/15/2014		NNN		Avg	Avg	All
							Portsmouth	\$ 17,401	1,187	\$ 14.66	12/10/2014		NNN		Avg	Avg	All
							Portsmouth	\$ 20,100	1,340	\$ 15.00	2/20/2014		NNN		Avg	Avg	All
							Portsmouth	\$ 19,002	1,372	\$ 13.85	10/30/2014		NNN		Avg	Avg	All
							Portsmouth	\$ 24,378	1,434	\$ 17.00	8/29/2016		5 NNN	Partial Bsmnt	Avg	Avg	All
							Portsmouth	\$ 13,975	1,471	\$ 9.50	5/1/2013		3 NNN		Avg	Avg	All
							Portsmouth	\$ 21,000	1,500	\$ 14.00	4/21/2017		NNN		Avg	Avg	All
							Portsmouth	\$ 27,563	1,575	\$ 17.50	12/1/2016		NNN	Rear Location	Avg	Avg	All
							Portsmouth	\$ 24,920	1,780	\$ 14.00	4/16/2013		3 NNN		Avg	Avg	All
							Portsmouth	\$ 23,320	2,120	\$ 11.00	11/7/2014		NNN	2nd Floor	Avg	Avg	All
							Portsmouth	\$ 40,178	2,435	\$ 16.50	7/19/2016		NNN		Avg	Avg	All
							Portsmouth	\$ 45,440	2,840	\$ 16.00	4/21/2017		NNN		Avg	Avg	All
							Portsmouth	\$ 51,300	3,800	\$ 13.50	11/17/2014		NNN		Avg	Avg	All
							Portsmouth	\$ 87,000	3,900	\$ 22.31	11/1/2015		5 NNN		Avg	Avg	All
							Portsmouth	\$ 48,293	4,110	\$ 11.75	12/5/2016		NNN	2nd Fir no Elev	Avg	Poor	All
							Portsmouth	\$ 65,569	4,552	\$ 14.40	2/27/2017		NNN		Avg	Avg	All
							Portsmouth	\$ 37,600	4,700	\$ 8.00	9/1/2013		7 NNN		Avg	Avg	All
							Portsmouth	\$ 76,323	5,356	\$ 14.25	On Mkt 2017		NNN		Avg	Avg	All
							Portsmouth	\$ 117,000	5,851	\$ 20.00	1/1/2015		3 NNN	2 Story	Avg	Gd	All
							Portsmouth	\$ 60,000	6,000	\$ 10.00	9/13/2013		3 NNN		Avg	Avg	All
							Portsmouth	\$ 104,000	6,500	\$ 16.00	10/27/2016		NNN	2nd Fir	Avg	Avg	All
							Portsmouth	\$ 143,765	8,713	\$ 16.50	2/5/2016		NNN	Furnished	Avg	Avg	All
							Portsmouth	\$ 123,309	9,134	\$ 13.50	On Mkt 2017		NNN		Avg	Avg	All
							Portsmouth	\$ 257,292	18,378	\$ 14.00	7/21/2014		NNN		Avg	Avg	All

Average NNN	Median	3,320	\$ 14.33
Average NNN	Mean	4,200	\$ 14.51
	Low	762	\$ 8.00
	High	18,378	\$ 22.31

Office Gross and Mod-Gross (Sorted by Size)

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Lease Term	Lease Type	Notes	SPACE Q	LOC Q	Tenants Pay
							Portsmouth	\$ 3,000	166	\$ 18.07	5/1/2013	3	MG		Avg	Avg	E
							Portsmouth	\$ 3,380	230	\$ 14.70	TAW 2015		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 4,548	230	\$ 19.77	TAW 2017		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 6,000	250	\$ 24.00	5/31/2013	3	Gross		Avg	Avg	Nothing
							Portsmouth	\$ 4,200	317	\$ 13.25	12/16/2013	3	MG		Avg	Avg	E
							Portsmouth	\$ 11,088	525	\$ 21.12	TAW 2015		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 12,000	525	\$ 22.86	TAW 2017		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 7,200	645	\$ 11.16	7/1/2013	3	MG	2nd Floor	Avg	Fair	E
							Portsmouth	\$ 13,377	659	\$ 20.30	5/22/2014	1	MG		Avg	Avg	E
							Portsmouth	\$ 7,800	694	\$ 11.24	TAW 2015		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 8,400	694	\$ 12.10	TAW 2017		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 10,200	900	\$ 11.33	9/6/2013	3	MG	Up DT No elev	Avg	Avg	E
							Portsmouth	\$ 32,400	904	\$ 35.84	7/19/2016		MG	2nd Fir	Gd	Gd	E
							Portsmouth	\$ 21,066	1,107	\$ 19.03	8/1/2012	1	MG		Gd	Avg	E
							Portsmouth	\$ 12,600	1,159	\$ 10.87	11/25/2013	3	MG		Avg	Pr	E
							Portsmouth	\$ 15,000	1,190	\$ 12.61	8/27/2014		MG		Avg	Avg	E
							Portsmouth	\$ 19,800	1,553	\$ 12.75	10/10/2013	3	MG	Up DT No elev	Avg	Avg	E
							Portsmouth	\$ 30,005	1,824	\$ 16.45	3/1/2016		MG	3rd Fir	Avg	Avg	E
							Portsmouth	\$ 30,368	1,916	\$ 15.85	2/17/2016		MG	1st Fir	Avg	Avg	E
							Portsmouth	\$ 23,996	1,943	\$ 12.35	10/6/2016	1	Gross		Avg	Avg	None
							Portsmouth	\$ 50,400	2,632	\$ 19.15	4/1/2016	5	MG	2nd Fir	Avg	Avg	E
							Portsmouth	\$ 53,064	2,948	\$ 18.00	4/20/2016	2	MG	1st Fir	Gd	Avg	H&E
							Portsmouth	\$ 108,000	3,000	\$ 36.00	5/16/2016	7	Gross	2nd Fir Riv View	Gd	E	Nothing
							Portsmouth	\$ 77,988	3,670	\$ 21.25	1/30/2017		MG	3rd Fir	Gd	Avg	E
							Portsmouth	\$ 31,263	3,678	\$ 8.50	5/1/2014	7	MG	Older Proeprty	Fair	Fair	E
							Portsmouth	\$ 76,770	4,265	\$ 18.00	2/2/2016		MG		Gd	Avg	E
							Portsmouth	\$ 85,528	4,270	\$ 20.03	9/1/2013	7	MG		Gd	Avg	E
							Portsmouth	\$ 95,400	5,300	\$ 18.00	9/9/2015	5	Gross	First Floor	Gd	Avg	None
							Portsmouth	\$ 148,541	6,936	\$ 21.42	1/9/2014		Gross		Gd	Gd	Nothing
							Portsmouth	\$ 185,968	9,134	\$ 20.36	11/1/2013	1	MG		Gd	Avg	E
							Portsmouth	\$ 135,052	10,584	\$ 12.76	9/14/2016		Gross		Avg	Avg	None
							All Gross/Mod Gross			Median							
							All Gross/Mod Gross			Mean	1,190	\$ 18.00					
										Low	166	\$ 8.50					
										High	10,584	\$ 36.00					

Good Office Gross and Mod-Gross (Sorted by Size)

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Lease Term	Lease Type	Notes	SPACE Q	LOC Q	Tenants Pay
							Portsmouth	\$ 32,400	904	\$ 35.84	7/19/2016		MG	2nd Fir	Gd	Gd	E
							Portsmouth	\$ 21,066	1,107	\$ 19.03	8/1/2012	1	MG		Gd	Avg	E
							Portsmouth	\$ 53,064	2,948	\$ 18.00	4/20/2016	2	MG	1st Fir	Gd	Avg	H&E
							Portsmouth	\$ 108,000	3,000	\$ 36.00	5/16/2016	7	Gross	2nd Fir Riv View	Gd	E	Nothing
							Portsmouth	\$ 77,988	3,670	\$ 21.25	1/30/2017		MG	3rd Fir	Gd	Avg	E
							Portsmouth	\$ 76,770	4,265	\$ 18.00	2/2/2016		MG		Gd	Avg	E
							Portsmouth	\$ 85,528	4,270	\$ 20.03	9/1/2013	7	MG		Gd	Avg	E
							Portsmouth	\$ 95,400	5,300	\$ 18.00	9/9/2015	5	Gross	First Floor	Gd	Avg	None
							Portsmouth	\$ 148,541	6,936	\$ 21.42	1/9/2014		Gross		Gd	Gd	Nothing
							Portsmouth	\$ 185,968	9,134	\$ 20.36	11/1/2013	1	MG		Gd	Avg	E
							All			Median	3,968	\$ 20.19					
							All			Mean	4,153	\$ 22.79					
										Low	904	\$ 18.00					
										High	9,134	\$ 36.00					

Average Office Gross and Mod-Gross (Sorted by Size)

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Lease Term	Lease Type	Notes	SPACE Q	LOC Q	Tenants Pay
							Portsmouth	\$ 3,000	166	\$ 18.07	5/1/2013	3	MG		Avg	Avg	E
							Portsmouth	\$ 3,380	230	\$ 14.70	TAW 2015		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 4,548	230	\$ 19.77	TAW 2017		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 6,000	250	\$ 24.00	5/31/2013	3	Gross		Avg	Avg	Nothing
							Portsmouth	\$ 4,200	317	\$ 13.25	12/16/2013	3	MG		Avg	Avg	E
							Portsmouth	\$ 11,088	525	\$ 21.12	TAW 2015		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 12,000	525	\$ 22.86	TAW 2017		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 7,200	645	\$ 11.16	7/1/2013	3	MG	2nd Floor	Avg	Fair	E
							Portsmouth	\$ 13,377	659	\$ 20.30	5/22/2014	1	MG		Avg	Avg	E
							Portsmouth	\$ 7,800	694	\$ 11.24	TAW 2015		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 8,400	694	\$ 12.10	TAW 2017		MG	Up DT No elev	Avg	Fair	E
							Portsmouth	\$ 10,200	900	\$ 11.33	9/6/2013	3	MG	Up DT No elev	Avg	Avg	E
							Portsmouth	\$ 15,000	1,190	\$ 12.61	8/27/2014		MG		Avg	Avg	E
							Portsmouth	\$ 19,800	1,553	\$ 12.75	10/10/2013	3	MG	Up DT No elev	Avg	Avg	E
							Portsmouth	\$ 30,005	1,824	\$ 16.45	3/1/2016		MG	3rd Fir	Avg	Avg	E
							Portsmouth	\$ 30,368	1,916	\$ 15.85	2/17/2016		MG	1st Fir	Avg	Avg	E
							Portsmouth	\$ 23,996	1,943	\$ 12.35	10/6/2016	1	Gross		Avg	Avg	None
							Portsmouth	\$ 50,400	2,632	\$ 19.15	4/1/2016	5	MG	2nd Fir	Avg	Avg	E
							Portsmouth	\$ 135,052	10,584	\$ 12.76	9/14/2016		Gross		Avg	Avg	None
							All			Median	694	\$ 14.70					
							All			Mean	1,446	\$ 15.89					
										Low	166	\$ 11.16					
										High	10,584	\$ 24.00					

Office Net -All (Sorted by Size)

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Lease Term	Lease Type	Notes	SPACE Q	LOC Q	Tenants Pay
							Portsmouth	\$ 20,400	850	\$ 24.00	1/1/2014	2	Net	Up DT No elev	Avg	Fair	H&E
							Portsmouth	\$ 21,600	850	\$ 25.41	1/1/2014	2	Net	Up DT No elev	Avg	Fair	H&E
							Portsmouth	\$ 14,400	750	\$ 19.20	1/1/2014	2	Net	Up DT No elev	Avg	Fair	H&E
							Portsmouth	\$ 21,072	1,365	\$ 15.44	12/9/2013	3	Net	2nd Floor	Avg	Fair	H&E
							All Net		850	\$ 21.60							
							All Net		954	\$ 21.01							
							Low		750	\$ 15.44							
							High		1,365	\$ 25.41							

Bank

Map	C	Block	C	Lot	C	Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Lease Term	Lease Type	Notes	SPACE Q	LOC Q	Tenants Pay
							Portsmouth	\$ 237,600	11,880	\$ 20.00	10/15/2013	5	NNN	Bank	Gd	Avg	All
							Portsmouth	\$ 89,349	3,081	\$ 29.00	5/1/2013	10	NNN	Bank	VG	Gd	All

Self Storage

Map	C	Block	C	Lot	C	Location	Tenant	Municip	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	L Type	Prop Type	Space Q	LOC Q	Tenant Pays
								Portsmouth	\$ 221,614	28,800	\$ 7.69	2010TAW		Gross	336 Units	Avg	Avg	None
							Median			28,800	\$ 7.69							
							Mean			28,800	\$ 7.69							
							Low			28,800	\$ 7.69							
							High			28,800	\$ 7.69							

Car Wash

Map	C	Block	C	Lot	C	Location	Tenant	Munic	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	L Type	Prop Type	Space Q	LOC Q	Tenant Pays
								Portsmouth	\$ 25,000	4,400	\$ 5.68	2010TAW		NNN	Car Wash	Fair	Avg	All
							Median			4,400	\$ 5.68							
							Mean			4,400	\$ 5.68							
							Low			4,400	\$ 5.68							
							High			4,400	\$ 5.68							

Publicly Available Marina Rates 2017

Marina	Location	Slips Per LF	Source
Witch Cove Marina 2015	Newcastle	\$130	Website 2015
Great Bay Boat Club 2017	Portsmouth	\$120	Website 2017
Esther's Marina 2012	Portsmouth	\$72 - \$100	Actual rent In 2012 per BTLA Decision
Prescott Park 2015	Portsmouth	\$110 - \$135	Website 2015
Bridge Marina	Salisbury	\$125- \$150	Website 2017
Yankee Landing	Newburyport	\$105 - \$125	Website 2017
Cove Marina	Salisbury	\$125	Website 2017
Badger's Island Marina	Kittery	\$159	Website 2017
Badger's Island Marina East	Kittery	\$159	Website 2017
Rings Island	Salisbury	\$110- \$150	Website 2017

Rental Range per L.F.

\$105 - \$159

Marina

Location	Moorings
Yankee Landing	\$1,250 \$1,325
	Website 2017 Website 2017

**Marina cap Rates
RealtyRates**

Loopnet	10%
RV Parks	9.17% -10.16%

Actual Restaurant Rents

Portsmouth, NH
Restaurants & FF
Actual Income

4/1/2017

Map C	Block C	Lot C	Location	Tenant	Annual Rent	Amount of Space	Rent per SF	# of Seats	Rent per Seat	Lease Start	Term	Type	Notes	Space Q	Loc Q
			Portsmouth		\$ 48,000	2,042	\$ 23.51	110	\$ 436.36	1/31/2014	4	NNN		Avg	Ex
			Portsmouth		\$ 88,000	4,200	\$ 20.95	75	\$ 1,173.33	5/29/2014	10	NNN		Avg	Gd
			Portsmouth		\$ 78,000	3,254	\$ 23.97			1/20/2015		Net		Avg	Gd
			Portsmouth		\$ 31,200	1,400	\$ 22.29					TAW		Avg	Gd
			Portsmouth		\$ 52,800	3,200	\$ 16.50					NNN		Avg	Avg
			Portsmouth		\$ 53,200	3,325	\$ 16.00					NNN		Avg	Fair
			Portsmouth		\$ 7,980	321	\$ 24.86					NNN		Pr	Fair
			Portsmouth		\$ 81,240	1,770	\$ 45.90			2013	10	NNN		VG	Ex
			Portsmouth		\$ 30,238	1,560	\$ 19.38			2014		NNN		Poor	Gd
			Portsmouth		\$ 123,600	7,000	\$ 17.66			10/1/2016		NNN		Avg	Gd
			Portsmouth		\$ 186,000	5,540	\$ 33.57			1/1/2008	20	NNN		Gd	Gd
			Portsmouth		\$ 95,156	2,409	\$ 39.50			12/10/2013	10	NNN		Gd	Gd
			Portsmouth		\$ 36,792	1,314	\$ 28.00			8/13/2016	5	NNN		Gd	Gd
			Newington		\$ 225,000	9,000	\$ 25.00			On MKT 2017		NNN		Gd	Gd
			Portsmouth		\$ 61,223	3,663	\$ 16.71			1/1/2013	10	NNN		Avg	Avg
			Portsmouth			4,715									
			Portsmouth		\$ 96,400	3,856	\$ 25.00	120	\$ 803.33	11/10/2016		NNN		Gd	Gd
			Portsmouth		\$ 90,000	6,000	\$ 15.00	120	\$ 750.00	8/1/2016	15	NNN		Avg	Avg
			Portsmouth		\$ 113,054	2,371	\$ 47.68			2015		NNN		Gd	Avg
All					Mean	3,523	\$25.64	106	\$791					All	
All					Median	3,254	\$23.74	115	\$777					All	
All					Low	321	\$ 15.00	75	\$ 436						
All					High	9,000	\$ 47.68	120	\$ 1,173						

Restaurants (Non FF)

Map C	Block C	Lot C	Location	Tenant	Annual Rent	Amount of Space	Rent per SF	# of Seats	Rent per Seat	Lease Start	Term	Type	Notes	Space Q	Loc Q
			Portsmouth		\$ 48,000	2,042	\$ 23.51	110	\$ 436.36	1/31/2014	4	NNN		Avg	Ex
			Portsmouth		\$ 88,000	4,200	\$ 20.95	75	\$ 1,173.33	5/29/2014	10	NNN		Avg	Gd
			Portsmouth		\$ 78,000	3,254	\$ 23.97			1/20/2015		Net		Avg	Gd
			Portsmouth		\$ 31,200	1,400	\$ 22.29					TAW		Avg	Gd
			Portsmouth		\$ 52,800	3,200	\$ 16.50					NNN		Avg	Avg
			Portsmouth		\$ 53,200	3,325	\$ 16.00					NNN		Avg	Fair
			Portsmouth		\$ 7,980	321	\$ 24.86					NNN		Pr	Fair
			Portsmouth		\$ 81,240	1,770	\$ 45.90			2013	10	NNN		VG	Ex
			Portsmouth		\$ 30,238	1,560	\$ 19.38			2014		NNN		Poor	Gd
			Portsmouth		\$ 123,600	7,000	\$ 17.66			10/1/2016		NNN		Avg	Gd
			Portsmouth		\$ 186,000	5,540	\$ 33.57			1/1/2008	20	NNN		Gd	Gd
			Portsmouth		\$ 225,000	9,000	\$ 25.00			On MKT 2017		NNN		Gd	Gd
			Portsmouth		\$ 95,156	2,409	\$ 39.50			12/10/2013	10	NNN		Gd	Gd
			Portsmouth		\$ 36,792	1,314	\$ 28.00			8/13/2016	5	NNN		Gd	Gd
			Newington		\$ 225,000	9,000	\$ 25.00			On MKT 2017		NNN		Gd	Gd
			Portsmouth		\$ 90,000	6,000	\$ 15.00	120	\$ 750.00	8/1/2016	15	NNN		Avg	Avg
All					Mean	3,833	\$24.82	102	\$787					All	
All					Median	3,227	\$23.74	110	\$750					All	
All					Low	321	\$ 15.00	75	\$ 436						
All					High	9,000	\$ 45.90	120	\$ 1,173						

Fast Food Only

Map C	Block C	Lot C	Location	Tenant	Annual Rent	Amount of Space	Rent per SF	# of Seats	Rent per Seat	Lease Start	Term	Type	Notes	Space Q	Loc Q
			Portsmouth			4,715									
			Portsmouth		\$ 95,105	3,600	\$ 26.42	34	\$ 2,797.21	8/30/2007	20	NNN		Avg	Avg
			Portsmouth		\$ 96,400	3,856	\$ 25.00	120	\$ 803.33	11/10/2016		NNN		Gd	Gd
			Portsmouth		\$ 113,054	2,371	\$ 47.68			2015		NNN		Gd	Avg
All					Mean	3,636	\$33.03	77	\$1,800					All	
All					Median	3,728	\$26.42	77	\$1,800					All	
All					Low	2,371	\$ 25.00	34	\$ 803						
All					High	4,715	\$ 47.68	120	\$ 2,797						

Actual Retail Rents

4/1/02017

Portsmouth, NH
Retail
Actual Income

Retail

Map	C	Block	Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
				Portsmouth		\$ 36,720	1,200	\$ 30.60	TAW 2017		MG	Electric	Avg	Avg	Prime	305
				Portsmouth		\$ 36,720	1,312	\$ 27.99	TAW 2017		MG	Electric	Avg	Avg	Prime	305
				Portsmouth		\$ 56,400	2,286	\$ 24.67	Jun-15	1	NN	All-IT	Avg	Gd	Prime	305
				Portsmouth		\$ 72,000	1,250	\$ 57.60	TAW 2015		Net	H&E	Gd	Gd	Prime	305
				Portsmouth		\$ 10,200	400	\$ 25.50	Jan-13	3	Net	H&E	Avg	Avg	Prime	305
				Portsmouth		\$ 12,000	600	\$ 20.00	Jan-12	3	Net	H&E	Avg	Avg	Prime	305
				Portsmouth		\$ 60,000	1,192	\$ 50.34	Oct-16		MG	Electric	VG	VG	Prime	305
				Portsmouth		\$ 15,000	800	\$ 18.75	Sep-14		MG	Electric	Fair	Avg	2ndary	305
				Portsmouth		\$ 34,804	1,211	\$ 28.74	On Mkt 17		MG	Electric	Gd	Gd	Prime	305
				Portsmouth		\$ 12,000	730	\$ 16.44	TAW 2017		MG	Electric	Avg	Fair	2ndary	302
				Portsmouth		\$ 8,400	520	\$ 16.15	TAW 2017		MG	Electric	Avg	Fair	2ndary	302
				Portsmouth		\$ 21,312	1,254	\$ 17.00	TAW 2015		Net	H&E	Avg	Avg	2ndary	302
				Portsmouth		\$ 12,144	742	\$ 16.37	TAW 2017		Net	H&E	Avg	Fair	2ndary	302
				Portsmouth		\$ 16,200	742	\$ 21.83	TAW 2017		Net	H&E	Avg	Fair	2ndary	302
				Portsmouth		\$ 23,235	1,549	\$ 15.00	Mar-15		MG	Electric	Avg	Fair	2ndary	302
				Portsmouth		\$ 34,800	1,125	\$ 30.93	On Mkt 17		MG	Electric	Avg	Avg	2ndary	302
				Portsmouth		\$ 21,000	1,800	\$ 11.67	Apr-16		MG	Electric	Avg	Poor	2ndary	302
				Portsmouth		\$ 7,200	650	\$ 11.08	TAW 2015		Net	H&E	Avg	Fair	2ndary	306
				Portsmouth		\$1,843,922	116,850	\$ 15.78	Sep-11	20	NNN	All	Gd	Gd	Whrse	303
				Portsmouth		\$ 34,500	1,500	\$ 23.00	Sep-15		NNN	All	Avg	Avg	Plaza	303
				Portsmouth		\$ 41,795	2,533	\$ 16.50	On Mkt 17		NNN	All	Avg	Avg	Strip	302
				Portsmouth		\$ 9,600	1,853	\$ 5.81	TAW 2015		Net	H&E	Poor	Fair	2ndary	303
				Portsmouth		\$ 69,080	3,454	\$ 20.00	Oct-16	5	NNN	All	Gd	Gd	Strip	303
				Portsmouth		\$ 140,058	7,781	\$ 18.00	Oct-13	5	NNN	All	Gd	Gd	Strip	303
				Portsmouth		\$ 143,481	7,358	\$ 19.50	Sep-12	5	NNN	All	Gd	Gd	Strip	303
				Portsmouth		\$ 58,739	2,061	\$ 28.50	Sep-16	10	NNN	All	Gd	Gd	Strip	303
				Portsmouth		\$ 68,750	2,750	\$ 25.00	Apr-14		NNN	All	VG	Avg	2ndary	302
				Portsmouth		\$ 338,238	17,802	\$ 19.00	Feb-13	15	NNN	All	Gd	Avg	Strip	302
				Portsmouth		\$ 40,000	5,000	\$ 8.00	Jan-13	15	NNN	All	Fair	Fair	2ndary	301
				Portsmouth		\$ 19,116	2,250	\$ 8.50	Sep-15		NNN	All	Avg	Fair	2ndary	301
				Portsmouth		\$ 37,800	3,200	\$ 11.81	TAW 2017		Net	H&E	Avg	Fair	2ndary	301
				Portsmouth		\$ 35,688	3,000	\$ 11.90	TAW 2017		Net	H&E	Avg	Fair	2ndary	301
				Portsmouth		\$ 23,000	1,400	\$ 20.00	Sep-15		NNN	All	Avg	Avg	2ndary	302
				Portsmouth		\$ 14,400	1,125	\$ 12.80	Dec-14		NNN	All	Avg	Avg	2ndary	302
				Portsmouth		\$ 30,400	3,040	\$ 10.00	Mar-14		NNN	All	Avg	Avg	2ndary	302
				Portsmouth		\$ 18,240	1,520	\$ 12.00	Apr-17		NNN	All	Avg	Avg	2ndary	302
				Portsmouth		\$ 46,704	2,919	\$ 16.00	Mar-17		NNN	All	Avg	Avg	2ndary	302
				Portsmouth		\$ 45,600	885	\$ 51.53	On Mkt 17		NNN	All	Gd	Gd	Prime	305
				Portsmouth		\$ 39,600	1,100	\$ 36.00	On Mkt 17		MG	Electric	Ex	Gd	Prime	305
				Portsmouth		\$ 34,500	2,000	\$ 17.25	Aug-15		NNN	All	VG	Avg	2ndary	302
				Portsmouth		\$ 57,180	2,091	\$ 27.35	Sep-16		MG	Electric	Gd	Gd	Prime	305
				Portsmouth		\$ 45,208	1,391	\$ 32.50	On Mkt 17		NNN	All	Gd	Gd	Prime	305
				Portsmouth		\$ 33,000	1,305	\$ 25.29	On Mkt 17		MG	Electric	Gd	Gd	Prime	305
				Portsmouth		\$ 106,680	2,717	\$ 40.00	On Mkt 17		MG	Electric	Gd	Gd	Prime	305
				Portsmouth		\$ 91,590	3,053	\$ 30.00	OnMkt 15		NNN	All	Avg	Avg	Prime	305
				Portsmouth		\$ 79,380	2,940	\$ 27.00	May-13		NNN	All	Avg	Avg	Prime	305
				Portsmouth		\$ 31,190	2,175	\$ 14.34	Aug-13		MG	Electric	Avg	Fair	2ndary	301
				Portsmouth		\$ 30,450	870	\$ 35.00	OnMkt 15		MG	Electric	Ex	Gd	Prime	305
				Portsmouth		\$ 82,000	4,100	\$ 20.00	OnMkt 15		NNN	All	Ex	Gd	Prime	305
				Portsmouth		\$ 52,464	2,286	\$ 22.95	OnMkt 15		NNN	All	Avg	Avg	Prime	305
				Portsmouth		\$ 29,039	2,151	\$ 13.50	May-13		NNN	All	Gd	Avg	2ndary	302
				Portsmouth		\$ 29,580	2,465	\$ 12.00	Aug-13	5	NNN	All	Avg	Avg	Plaza	302
				Portsmouth		\$ 37,669	3,075	\$ 12.25	Dec-14	10	NNN	All	Avg	Avg	Plaza	302
				Portsmouth		\$1,843,922	116,850	\$ 15.78	Sep-11	20	NNN	All	Gd	Gd	Whrse	303
				Portsmouth		\$ 9,800	800	\$ 12.25	Apr-15	3	NNN	All	Avg	Avg	Plaza	302
				Portsmouth		\$ 16,500	1,000	\$ 16.50	Mar-17		Net	H&E	Avg	Fair	2ndary	302
				Portsmouth		\$ 16,750	1,000	\$ 16.75	On Mkt 17		Net	H&E	Avg	Fair	2ndary	302
				Portsmouth		\$ 23,925	1,650	\$ 14.50	OnMkt 15		MG	Electric	Avg	Fair	2ndary	302
All Retail						Mean	6,249	\$	21.30							
All Retail						Median	1,652	\$	18.38							

All Downtown Retail

Map	C Blocl	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
				Portsmouth	\$ 10,200	400	\$ 25.50	Jan-13		3 Net	H&E	Avg	Avg	Prime	305
				Portsmouth	\$ 12,000	600	\$ 20.00	Jan-12		3 Net	H&E	Avg	Avg	Prime	305
				Portsmouth	\$ 15,000	800	\$ 18.75	Sep-14		MG	Electric	Fair	Avg	2ndary	305
				Portsmouth	\$ 30,450	870	\$ 35.00	OnMkt 15		MG	Electric	Ex	Gd	Prime	305
				Portsmouth	\$ 45,600	885	\$ 51.53	On Mkt 17		NNN	All	Gd	Gd	Prime	305
				Portsmouth	\$ 39,600	1,100	\$ 36.00	On Mkt 17		MG	Electric	Ex	Gd	Prime	305
				Portsmouth	\$ 60,000	1,192	\$ 50.34	Oct-16		MG	Electric	VG	VG	Prime	305
				Portsmouth	\$ 36,720	1,200	\$ 30.60	TAW 2017		MG	Electric	Avg	Avg	Prime	305
				Portsmouth	\$ 34,804	1,211	\$ 28.74	On Mkt 17		MG	Electric	Gd	Gd	Prime	305
				Portsmouth	\$ 72,000	1,250	\$ 57.60	TAW 2015		Net	H&E	Gd	Gd	Prime	305
				Portsmouth	\$ 33,000	1,305	\$ 25.29	On Mkt 17		MG	Electric	Gd	Gd	Prime	305
				Portsmouth	\$ 36,720	1,312	\$ 27.99	TAW 2017		MG	Electric	Avg	Avg	Prime	305
				Portsmouth	\$ 45,208	1,391	\$ 32.50	On Mkt 17		NNN	All	Gd	Gd	Prime	305
				Portsmouth	\$ 57,180	2,091	\$ 27.35	Sep-16		MG	Electric	Gd	Gd	Prime	305
				Portsmouth	\$ 56,400	2,286	\$ 24.67	Jun-15		1 NN	All-IT	Avg	Gd	Prime	305
				Portsmouth	\$ 52,464	2,286	\$ 22.95	OnMkt 15		NNN	All	Avg	Avg	Prime	305
				Portsmouth	\$ 108,680	2,717	\$ 40.00	On Mkt 17		MG	Electric	Gd	Gd	Prime	305
				Portsmouth	\$ 79,380	2,940	\$ 27.00	May-13		NNN	All	Avg	Avg	Prime	305
				Portsmouth	\$ 91,590	3,053	\$ 30.00	OnMkt 15		NNN	All	Avg	Avg	Prime	305
				Portsmouth	\$ 82,000	4,100	\$ 20.00	OnMkt 15		NNN	All	Ex	Gd	Prime	305
					Mean	1,649	\$ 31.59								
					Median	1,278	\$ 28.36								
					Low	400	\$ 18.75								
					High	4,100	\$ 57.60								

All Downtown Retail -NNN-NN

Map	C Blocl	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
				Portsmouth	\$ 45,600	885	\$ 51.53	On Mkt 17		NNN	All	Gd	Gd	Prime	305
				Portsmouth	\$ 45,208	1,391	\$ 32.50	On Mkt 17		NNN	All	Gd	Gd	Prime	305
				Portsmouth	\$ 56,400	2,286	\$ 24.67	Jun-15		1 NN	All-IT	Avg	Gd	Prime	305
				Portsmouth	\$ 52,464	2,286	\$ 22.95	OnMkt 15		NNN	All	Avg	Avg	Prime	305
				Portsmouth	\$ 79,380	2,940	\$ 27.00	May-13		NNN	All	Avg	Avg	Prime	305
				Portsmouth	\$ 91,590	3,053	\$ 30.00	OnMkt 15		NNN	All	Avg	Avg	Prime	305
				Portsmouth	\$ 82,000	4,100	\$ 20.00	OnMkt 15		NNN	All	Ex	Gd	Prime	305
					Mean	2,420	\$ 29.81								
					Median	2,286	\$ 27.00								
					Low	885	\$ 20.00								
					High	4,100	\$ 51.53								

All Downtown Retail -Net

Map	C Blocl	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
				Portsmouth	\$ 10,200	400	\$ 25.50	Jan-13		3 Net	H&E	Avg	Avg	Prime	305
				Portsmouth	\$ 12,000	600	\$ 20.00	Jan-12		3 Net	H&E	Avg	Avg	Prime	305
				Portsmouth	\$ 72,000	1,250	\$ 57.60	TAW 2015		Net	H&E	Gd	Gd	Prime	305
				Portsmouth	\$ 56,400	2,286	\$ 24.67	Jun-15		1 NN	All-IT	Avg	Gd	Prime	305
					Mean	1,134	\$ 31.94								
					Median	925	\$ 25.09								
					Low	400	\$ 20.00								
					High	2,286	\$ 57.60								

All Downtown Retail -Gross-MG

Map	C Blocl	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
				Portsmouth	\$ 15,000	800	\$ 18.75	Sep-14		MG	Electric	Fair	Avg	2ndary	305
				Portsmouth	\$ 39,600	1,100	\$ 36.00	On Mkt 17		MG	Electric	Ex	Gd	Prime	305
				Portsmouth	\$ 60,000	1,192	\$ 50.34	Oct-16		MG	Electric	VG	VG	Prime	305
				Portsmouth	\$ 36,720	1,200	\$ 30.60	TAW 2017		MG	Electric	Avg	Avg	Prime	305
				Portsmouth	\$ 34,804	1,211	\$ 28.74	On Mkt 17		MG	Electric	Gd	Gd	Prime	305
				Portsmouth	\$ 33,000	1,305	\$ 25.29	On Mkt 17		MG	Electric	Gd	Gd	Prime	305
				Portsmouth	\$ 36,720	1,312	\$ 27.99	TAW 2017		MG	Electric	Avg	Avg	Prime	305
				Portsmouth	\$ 57,180	2,091	\$ 27.35	Sep-16		MG	Electric	Gd	Gd	Prime	305
				Portsmouth	\$ 108,680	2,717	\$ 40.00	On Mkt 17		MG	Electric	Gd	Gd	Prime	305
					Mean	1,436	\$ 31.67								
					Median	1,211	\$ 28.74								
					Low	800	\$ 18.75								
					High	2,717	\$ 50.34								

All Non-DT Retail

Map	C Blocl	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
				Portsmouth	\$ 8,400	520	\$ 16.15	TAW 2017		MG	Electric	Avg	Fair	2ndary	302
				Portsmouth	\$ 7,200	650	\$ 11.08	TAW 2015		Net	H&E	Avg	Fair	2ndary	306
				Portsmouth	\$ 12,000	730	\$ 16.44	TAW 2017		MG	Electric	Avg	Fair	2ndary	302
				Portsmouth	\$ 12,144	742	\$ 16.37	TAW 2017		Net	H&E	Avg	Fair	2ndary	302
				Portsmouth	\$ 16,200	742	\$ 21.83	TAW 2017		Net	H&E	Avg	Fair	2ndary	302
				Portsmouth	\$ 9,800	800	\$ 12.25	Apr-15		3 NNN	All	Avg	Avg	Plaza	302
				Portsmouth	\$ 16,500	1,000	\$ 16.50	Mar-17		Net	H&E	Avg	Fair	2ndary	302
				Portsmouth	\$ 16,750	1,000	\$ 16.75	On Mkt 17		Net	H&E	Avg	Fair	2ndary	302
				Portsmouth	\$ 14,400	1,125	\$ 12.80	Dec-14		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 34,800	1,125	\$ 30.93	On Mkt 17		MG	Electric	Avg	Avg	2ndary	302
				Portsmouth	\$ 21,312	1,254	\$ 17.00	TAW 2015		Net	H&E	Avg	Avg	2ndary	302
				Portsmouth	\$ 28,000	1,400	\$ 20.00	Sep-15		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 34,500	1,500	\$ 23.00	Sep-15		NNN	All	Avg	Avg	Plaza	303
				Portsmouth	\$ 18,240	1,520	\$ 12.00	Apr-17		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 23,235	1,549	\$ 15.00	Mar-15		MG	Electric	Avg	Fair	2ndary	302
				Portsmouth	\$ 23,925	1,650	\$ 14.50	OnMkt 15		MG	Electric	Avg	Fair	2ndary	302
				Portsmouth	\$ 9,800	1,653	\$ 5.81	TAW 2015		Net	H&E	Poor	Fair	2ndary	303
				Portsmouth	\$ 21,000	1,800	\$ 11.67	Apr-16		MG	Electric	Avg	Poor	2ndary	302
				Portsmouth	\$ 338,238	17,802	\$ 19.00	Feb-13		15 NNN	All	Gd	Avg	Strip	302
				Portsmouth	\$ 34,500	2,000	\$ 17.25	Aug-15		NNN	All	VG	Avg	2ndary	302
				Portsmouth	\$ 58,739	2,061	\$ 28.50	Sep-16		10 NNN	All	Gd	Gd	Strip	303
				Portsmouth	\$ 37,800	3,200	\$ 11.81	TAW 2017		Net	H&E	Avg	Fair	2ndary	301
				Portsmouth	\$ 35,688	3,000	\$ 11.90	TAW 2017		Net	H&E	Avg	Fair	2ndary	301
				Portsmouth	\$ 29,039	2,151	\$ 13.50	May-13		NNN	All	Gd	Avg	2ndary	302
				Portsmouth	\$ 31,190	2,175	\$ 14.34	Aug-13		MG	Electric	Avg	Fair	2ndary	301
				Portsmouth	\$ 19,116	2,250	\$ 8.50	Sep-15		NNN	All	Avg	Fair	2ndary	301
				Portsmouth	\$ 29,580	2,465	\$ 12.00	Aug-13		5 NNN	All	Avg	Avg	Plaza	302
				Portsmouth	\$ 41,795	2,533	\$ 16.50	On Mkt 17		NNN	All	Avg	Avg	Strip	302
				Portsmouth	\$ 68,750	2,750	\$ 25.00	Apr-14		NNN	All	VG	Avg	2ndary	302
				Portsmouth	\$ 46,704	2,919	\$ 16.00	Mar-17		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 30,400	3,040	\$ 10.00	Mar-14		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 69,080	3,454	\$ 20.00	Oct-16		5 NNN	All	Gd	Gd	Strip	303
				Portsmouth	\$ 40,000	5,000	\$ 8.00	Jan-13		15 NNN	All	Fair	Fair	2ndary	301
				Portsmouth	\$ 143,481	7,358	\$ 19.50	Sep-12		5 NNN	All	Gd	Gd	Strip	303
				Portsmouth	\$ 140,058	7,781	\$ 18.00	Oct-13		5 NNN	All	Gd	Gd	Strip	303

All Non-DT Retail	Mean	2,649	\$ 16.00
All Non-DT Retail	Median	1,800	\$ 16.15
All Non-DT Retail	Low	520	\$ 5.81
All Non-DT Retail	High	17,802	\$ 30.93

All Non-DT Retail NNN

Map	C Blocl	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
				Portsmouth	\$ 9,800	800	\$ 12.25	Apr-15		3 NNN	All	Avg	Avg	Plaza	302
				Portsmouth	\$ 14,400	1,125	\$ 12.80	Dec-14		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 28,000	1,400	\$ 20.00	Sep-15		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 34,500	1,500	\$ 23.00	Sep-15		NNN	All	Avg	Avg	Plaza	303
				Portsmouth	\$ 18,240	1,520	\$ 12.00	Apr-17		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 34,500	2,000	\$ 17.25	Aug-15		NNN	All	VG	Avg	2ndary	302
				Portsmouth	\$ 338,238	17,802	\$ 19.00	Feb-13		15 NNN	All	Gd	Avg	Strip	302
				Portsmouth	\$ 58,739	2,061	\$ 28.50	Sep-16		10 NNN	All	Gd	Gd	Strip	303
				Portsmouth	\$ 29,039	2,151	\$ 13.50	May-13		NNN	All	Gd	Avg	2ndary	302
				Portsmouth	\$ 19,116	2,250	\$ 8.50	Sep-15		NNN	All	Avg	Fair	2ndary	301
				Portsmouth	\$ 29,580	2,465	\$ 12.00	Aug-13		5 NNN	All	Avg	Avg	Plaza	302
				Portsmouth	\$ 41,795	2,533	\$ 16.50	On Mkt 17		NNN	All	Avg	Avg	Strip	302
				Portsmouth	\$ 68,750	2,750	\$ 25.00	Apr-14		NNN	All	VG	Avg	2ndary	302
				Portsmouth	\$ 46,704	2,919	\$ 16.00	Mar-17		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 30,400	3,040	\$ 10.00	Mar-14		NNN	All	Avg	Avg	2ndary	302
				Portsmouth	\$ 69,080	3,454	\$ 20.00	Oct-16		5 NNN	All	Gd	Gd	Strip	303
				Portsmouth	\$ 40,000	5,000	\$ 8.00	Jan-13		15 NNN	All	Fair	Fair	2ndary	301
				Portsmouth	\$ 143,481	7,358	\$ 19.50	Sep-12		5 NNN	All	Gd	Gd	Strip	303
				Portsmouth	\$ 140,058	7,781	\$ 18.00	Oct-13		5 NNN	All	Gd	Gd	Strip	303

All Non-DT Retail NNN	Mean	3,679	\$ 16.41
All Non-DT Retail NNN	Median	2,465	\$ 16.50
All Non-DT Retail NNN	Low	800	\$ 8.00
All Non-DT Retail NNN	High	17,802	\$ 28.50

All Strip Retail

Map	C	Bloc	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
					Portsmouth	\$ 34,500	1,500	\$ 23.00	Sep-15		NNN	All	Avg	Avg	Plaza	303
					Portsmouth	\$ 69,080	3,454	\$ 20.00	Oct-16		5 NNN	All	Gd	Gd	Strip	303
					Portsmouth	\$ 140,058	7,781	\$ 18.00	Oct-13		5 NNN	All	Gd	Gd	Strip	303
					Portsmouth	\$ 143,481	7,358	\$ 19.50	Sep-12		5 NNN	All	Gd	Gd	Strip	303
					Portsmouth	\$ 58,739	2,061	\$ 28.50	Sep-16		10 NNN	All	Gd	Gd	Strip	303
					Portsmouth	\$ 41,795	2,533	\$ 16.50	On Mkt 17		NNN	All	Avg	Avg	Strip	302
					Portsmouth	\$ 338,238	17,802	\$ 19.00	Feb-13		15 NNN	All	Gd	Avg	Strip	302
					Portsmouth	\$ 29,580	2,465	\$ 12.00	Aug-13		5 NNN	All	Avg	Avg	Plaza	302
					Portsmouth	\$ 9,800	800	\$ 12.25	Apr-15		3 NNN	All	Avg	Avg	Plaza	302
All Strip Retail						Mean	5,084	\$ 18.75								
All Strip Retail						Median	2,533	\$ 19.00								
All Strip Retail						Low	800	\$ 12.00								
All Strip Retail						High	17,802	\$ 28.50								

Large Retail > 10,000 SF

Map	C	Bloc	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
					Portsmouth	\$ 100,026	11,117	\$ 9.00	Mar-10		20 NNN	All	Avg	Avg	2ndary	302
					Portsmouth		12,000	\$ 18.00	2010		NNN	All	Avg	Gd	Strip	
					Portsmouth		12,196	\$ 11.50	9/1/2009		NNN	All	Avg	Avg	Strip	
					Nashua		12,708	\$ 20.00	2012		NNN	All	Avg	Gd	Strip	
					Portsmouth	\$ 345,000	15,000	\$ 23.00	Jul-07		10 NNN	All	Gd	Avg	Strip	303
					Bedford		18,000	\$ 15.00	Feb-12		NNN	All	Avg	Avg	Strip	
					Portsmouth		23,903	\$ 11.50	11/1/2010		NNN	All	Avg	Avg	Strip	
					Nashua		25,219	\$ 13.00	3/6/2012		NNN	All	Avg	Gd	Strip	
					Nashua		25,219	\$ 15.00	2011		NNN	All	Avg	Gd	Strip	
					Bedford		34,128	\$ 9.08	Apr-11		NNN	All	Avg	Avg	Strip	
					Portsmouth	Place	35,251	\$ 9.75	4/1/2011		NNN	All	Avg	Fair	Strip	
					Nashua		37,057	\$ 11.08	10/20/2010		NNN	All	Avg	Gd	Strip	
					Bedford		44,822	\$ 10.00	Feb-11		NNN	All	Avg	Avg	Strip	
					Portsmouth	\$1,843,922	116,850	\$ 15.78	Sep-11		20 NNN	All	Gd	Gd	Whrse	303
					Salem		63,191	\$ 9.64	7/1/2010		NNN	All	Avg	Gd	Strip	
					Portsmouth	\$1,400,000	145,193	\$ 9.64	Jun-07		30 NNN	All	Gd	Avg	Whrs Re	303
Large Retail > 10,000 SF						Mean	39,491	\$ 13.19								
Large Retail > 10,000 SF						Median	25,219	\$ 11.50								
Large Retail > 10,000 SF						Low	11,117	\$ 9.00								
Large Retail > 10,000 SF						High	145,193	\$ 23.00								

Auto Dealer

Map	C	Bloc	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
					Portsmouth	\$ 552,000	33,500	\$ 16.48	Jul-08		10 NNN	All	Avg	Avg		
					Portsmouth	\$ 300,000	24,591	\$ 12.20	Apr-10		5 NNN	All	Avg	Avg		
					Portsmouth	\$ 240,000	14,910	\$ 16.10	Jan-16		1 NNN	All	Avg	Avg		
Auto Dealer						Mean	24,334	\$ 14.92								
Auto Dealer						Median	24,591	\$ 16.10								
Auto Dealer						Low	14,910	\$ 12.20								
Auto Dealer						High	33,500	\$ 16.48								

Retail Auto Center

Map	C	Bloc	C Lot	C Location	Tenant	Annual Rent	Amount of Space	Rent per Unit	Lease Start	Term	Lease Type	Tenant Pays	Space Q	Loc Q	Type	NHBD
					Portsmouth	\$ 52,500	3,800	\$ 13.82	TAW 2017	1+	NNN	All	Avg	Avg		
Retail Auto Center						Mean	3,800	\$ 13.82								
Retail Auto Center						Median	3,800	\$ 13.82								
Retail Auto Center						Low	3,800	\$ 13.82								
Retail Auto Center						High	3,800	\$ 13.82								