

Apr-17
Portsmouth Income, Vacancy, & Expense Rental Adjustments

Loc Adj

Ex	Gd	Avg	Fair	Poor
1.40	1.20	1.00	0.85	0.75

Use Code Adj

Ex	Gd	Avg	Fair	Poor
1.40	1.20	1.00	0.85	0.75

Debt/Vac Adj

Ex	Gd	Avg	Fair	Poor
0.50	0.70	1.00	1.50	2.00

Expense Adj

Ex	Gd	Avg	Fair	Poor
0.65	0.80	1.00	1.25	1.50

Cap Rate Adjustments

Ex	Gd	Avg	Fair	Poor
0.85	0.92	1.00	1.08	1.15