

CAP RATE REPORT FOR YEAR 2023 PORTSMOUTH, NH

CODES

CODE	DESC	RATE
APT	APARTMENT	0.0650
APTS	APT SUBSIDZD	0.0700
BANK	BANK	0.0690
BED	NURSING HM	0.1180
CARS	AUTO/SERV GAR	0.0790
FF3	FAST FOOD	0.0700
HOTF	HOTEL FULL SRV	0.1000
HOTL	HOTEL/LUXRY	0.0900
HOTX	HOT/MOT EX ST/LM SRV	0.1090
IND3	INDUST NNN	0.0650
INDN	INDUST NET	0.0770
LANE	BOWLING	0.0930
MAR	MARINA	0.1050
MHP	MOB HM PK	0.0900
MIX3	MIX USE NNN	0.0740
MIXG	MIX USE MG	0.0820
MIXN	MIX USE NET	0.0820
OF3	OFFICE NNN	0.0830
OFG	OFFICE MG	0.0980
OFN	OFFICE NET	0.0980
OFFP	OFFICE PEASE	0.0930
PKK	PARKING LOT/GAR	0.0700
R&D3	R&D NNN	0.0600
REST	REST/LNGE	0.0850
RET3	RETAIL NNN	0.0750
RETG	RETAIL MG	0.0900
RETN	RETAIL NET	0.0900
ROOM	ROOMING HSE	0.0950

ADJUSTMENTS

RATING	DESC	ADJUSTMENT
A	Average	1.00
E	Excellent	0.85
F	Fair	1.08
G	Good	0.92
P	Poor	1.16

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SELF	SELF STRG	0.0750
SSTA	SERV STATN	0.0700
THET	THEATRE	0.0800