

Improved Commercial Market Models

Model #	Occ Code	Property Type	per SF/Unit
A10	118	Multi-Family Apartments	\$225,000
A20	118	Multi-Family Apartments	\$200,000
A30	118	Multi-Family Apartments	\$170,000
A40	118	Multi-Family Apartments	\$165,000
A50	118	Multi-Family Apartments	\$150,000
A60	118	Multi-Family Apartments	\$110,000
H10	332	Hotel/Motel/Lodging	\$40,000
H12	332	Hotel/Motel/Lodging	\$45,000
H14	332	Hotel/Motel/Lodging	\$60,000
H16	332	Hotel/Motel/Lodging	\$75,000
I01	386	Mini-Warehouse	\$55
I10	386	Ind. Storage Condo	\$65
I11	386	Ind. Storage Condo	\$109
I12	386	Ind. Storage Condo	\$170
I13	386	Ind. Storage Condo	\$148
I15	210	Ind. Flex Condo	\$115
I19	210	Ind. Flex Condo	\$105
I38	210	Flex mall bldg	\$110
I39	210	Flex mall bldg	\$80
I40	210	Flex mall bldg	\$60
I41	210	Flex mall bldg	\$140
I42	210	Flex mall bldg	\$46
I43	210	Flex mall bldg	\$105
I44	210	Flex mall bldg	\$80
I61	410	Auto Center	\$135
I62	410	Auto Center	\$250
I65	325	Service garage	\$110
I67	325	Service garage	\$165
I68	325	Service garage	\$72
I69	325	Service garage	\$124
I70	325	Service garage	\$175
I71	204	Computer Centers	\$137
I72	213	Light ind shell	\$60
I73	213	Light ind shell	\$115
I74	213	Light ind shell	\$97
I75	213	Light ind shell	\$85
I76	213	Light ind shell	\$65
I78	213	Light ind shell	\$48
I79	213	Light ind shell	\$83
O01	344	Office	\$160
O02	344	Office	\$216
O03	344	Office	\$95
O04	344	Office Campus	\$135
O06	344	Office	\$160
O07	344	Office	\$180
O08	344	Office	\$130

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Model #	Occ Code	Property Type	per SF/Unit
O09	344	Office	\$125
O10	344	Office	\$75
O11	344	Office	\$195
O12	344	Office	\$90
O15	492	Office condo, C&S	\$130
O25	344	Office condo	\$228
O30	344	Office Condo	\$165
O36	344	Med Office Condo	\$350
O40	341	Medical/Dental	\$200
O42	341	Medical/Dental	\$193
O43	341	Medical/Dental	\$310
RC01	344	Office	\$220
R04	350	Restaurant	\$265
R05	350	Restaurant	\$240
R06	350	Restaurant	\$150
R08	350	Restaurant	\$95
R10	350	Restaurant	\$205
R11	446	Supermarket	\$75
R13	353	Retail store	\$290
R14	353	Retail store	\$340
R15	353	Retail store	\$270
R16	353	Retail	\$235
R17	353	Retail store	\$215
R18	353	Retail store	\$190
R19	353	Retail store	\$165
R20	353	Retail store	\$160
R27	353	Retail store	\$95
R28	353	Retail store	\$100
R30	319	Discount store	\$100
R36	353	Retail store	\$152
R44	1319	Drug store	\$240
R46	319	Discount store	\$80
R48	353	Retail store	\$105
R50	353	Retail store	\$170
R58	319	Community Shop Ctr	\$120
R66	1318	Dept Store	\$45
R70	423	Auto quick lube	\$375
R93	426	Day Care	\$104

Improved Commercial Income Models

Model #	Occ Code	Property Type	Rental Rate	Lease Type	Vacancy	Expense	Cap Rate
I03	386	Mini-Warehouse	\$15.00	Gross	10%	35%	10.5%
I05	386	Mini-Warehouse	\$17.40	Gross	10%	35%	10.5%
I07	386	Mini-Warehouse	\$17.40	Gross	10%	35%	10.5%
R64	413	Reg Shop Ctr	\$38.00	NNN	5%	12.0%	7.00%