

PROPERTY TYPE	QUALITY	VACANCY	CAPITALIZATION RATE	NON. RECOVERABLES	OPERATING COSTS PER SQUARE FOOT
RETAIL STRIP (MULTI-TENANT)	Poor - Excellent	2% - 5%	6.25% - 8.25%	2% - 3%	\$8 - \$11
DOWNTOWN CORE RETAIL	Average	3%	7.25%	2%	\$9
STAND ALONE RETAIL	Fair - Excellent	2% - 5%	6.25% - 7.25%	2% - 3%	\$4 - \$10
RETAIL CONDO	Fair - Excellent	2% - 5%	6.50% - 7.50%	2% - 3%	\$7 - \$11
RETAIL CONDO SHELL	Average	3%	6.50%	2%	\$11
AUTOMOTIVE SERVICE RELATED	Fair - Excellent	1% - 5%	6.25% - 7.25%	2% - 3%	\$5 - \$9
SERVICE STATION	Average - Excellent	2% - 3%	6.25% - 7.00%	2%	\$8 - \$9
BOX STORE (75,000 - 125,000)	Average - Good	1%	6.25%	2%	\$8
BOX STORE (125,001 +)	Good	2%	6.25%	2%	\$8
FAST FOOD RESTAURANT	Good - Excellent	1% - 3%	6.25% - 6.75%	2%	\$35
RESTAURANT	Fair - Excellent	2% - 5%	6.25% - 8.00%	2% - 3%	\$10 - \$30
GENERAL OFFICE	Fair - Good	3% - 5%	6.75% - 7.25%	2% - 3%	\$5 - \$8
BANK	Average - Excellent	1% - 3%	6.25% - 7.00%	2%	\$8 - \$10
OFFICE CONDO	Average - Excellent	2% - 5%	6.50% - 7.00%	2%	\$8 - \$11
OFFICE CONDO SHELL	Average - Excellent	3% - 5%	5.75% - 6.75%	2%	\$8 - \$11