

CITYWIDE FACTORIES AND WAREHOUSES

**GROSS INC PER SQ. FT.
RANGE**

**EXPENSE PER SQ. FT.
RANGE**

**CAP RATE RANGE
RANGE**

18.00-32.00+	6.50-8.50
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32.50%	31.50%	30.50%
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vacancy: 5.5%

CITYWIDE SELF STORAGE FACILITIES

GROSS INC PER SQ. FT.

EXPENSE PER SQ. FT.

CAP RATE RANGE

18.00-30.00+	6.00-8.00
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31.50%	30.50%	29.50%
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vacancy: 6.0%

CITYWIDE PARKING GARAGES

GROSS INC PER SQ. FT.

EXPENSE PER SQ. FT.

CAP RATE RANGE

28.00-45.00+	7.00-12.00
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31.00%	30.00%	29.00%
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vacancy: 10.0%

CITYWIDE CAR WASH & REPAIR GARAGES

GROSS INC PER SQ. FT.

EXPENSE PER SQ. FT.

CAP RATE RANGE

18.00-30.0+	5.50-8.50
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31.00%	30.00%	29.00%
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vacancy: 5.5%

NOTE: there is an inverse relationship between income and cap rate. Low NOI, use a higher cap rate

ADJUSTMENTS FOR INCOME, EXPENSES AND CAPITALIZATION RATES MAY BE CONSIDERED FOR MULTI-STORY FACTORIES AND WAREHOUSES. The market cap rate guidelines above are intended to cover most properties in each category. When applying, keep in mind market income is property specific. Cap rates should be adjusted for particular circumstances such as above or below market income, excessive vacancy or collection loss. Indicate reasons for adjustments on TC940b. Cap rates beyond either the high or low end may be used based on market conditions, experience, reasoned discretion and to settle litigation where reductions in prior years' assessments could reasonably be expected.