

Location

Affected by Tenant type; Tenure

Metro	4-6%	
Semi regional	6-8%	
Regional	8-10%	

Tenure and Lease

Affected by location and Tenant Type; Industry

5 Years +	5	
3 years	6	
1 year	7	
Month to Month	8	

Tenant Type

Affected by location, tenure, industry

National Tenant	4	
Medical	4.5	
Long Standing	6	
Franchise	7	
Small Business	7.5	
Start - up	8.5	

Affected by location, tenure, industry

Asset Class

Residential	3-5%
Medical Consulting	4-7%
Office	4-9%
Retail	4-9%
Industrial	6-10%

Affected by tenure and location

Affected by premises, tenant type, tenure and location

Affected by tenant type, tenure and location

Affected by tenant type, tenure and location

Premises

Affected by premises, tenant type, tenure and location

- Freehold
- Unit
- Multi-Tenanted
- Age and condition
- Flexibility of Layout
- Flexibility of Usage

Resilience

- Terms in the lease
- Tenant's Ability to Pivot
- Essential Services Industry