

Appendix N

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5203

Address: 100 MCDONALD STREET
REGINA SK
S4N 5V9

Master: N

Lease: N

Legal: Plan: 75R18889 Block: 18 Lot: 1

Bldg Only: N

Mobile Home: N

Parcel: Plan: 75R18889 Block: 18 Lot: 1

SPSS Calculation Output

Building - 1	Warehouse Main	44,760.06189	440,396
Building - 1	Warehouse Upper	2,765.01597	22,255
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-22,416
Vacancy - 1	Upper Vacancy	-10.90000	-2,425
Shortfall - 1	Shortfall	-1.31000	-5,735
Building - 1	NOI		432,073
Building - 1	Cap Rate	7.41870	5,824,116
Building - 1	Total Building Value		5,824,116
00			

Final Assessment: 5,824,100

Date: 24-Jan-2017
Time: 08:39:57

Account: 10027942
Filing #: 495305300

Nbhd: 1999 - Ross Industrial
Zoning: IB

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1

Type: REGULAR
LUC2:

As of: Jan. 25, 2017
For: 2017

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Asmt Period: 2003 /

LUC1:

Mkt Area:

Master: N Bldg Only: N

Lease: N Mobile Home: N

Legal: Plan: 60R11127 Block: 6 Lot: 1
Plan: 60R11127 Block: 6 Lot: 2
Plan: 60R11127 Block: 6 Lot: 3

Reinspect: 2025 Approach: COST

Lot Size: 299,828.604 UOM: IMP

Parcel: Plan: 60R11127 Block: 6 Lot: 1-3

SPSS Calculation Output

Building - 1	Warehouse Main	29,999.99819	266,074
Building - 1	Warehouse Upper	986.97518	6,986
Building - 1	Unheat Adjustment	28,723.03379	-109,542
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-7,967
Vacancy - 1	Upper Vacancy	-10.90000	-761
Shortfall - 1	Shortfall	-1.31000	-2,027
Building - 1	NOI		152,762
Building - 1	Cap Rate	6.58602	2,319,496
Building - 1	Total Building Value		2,319,496

Final Assessment: 2,319,400

Date: 17-Jan-2017
 Time: 10:30:40
 Account: 10027949
 Filing #: 495308500
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Report Name: GMR0055
 Page: 1
 As of: Jan. 18, 2017
 For: 2017

Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 Asmt Period: 2003 /
 LUC1: 3720 / 100%
 LUC2:
 Reinspect:
 Approach: INCOME
 Lot Size: 92,416.216
 UOM: IMP
 Parcel: Plan: 60R11127 Block: 5 Lot: 3

SPSS Calculation Output

Building - 1	Warehouse Main	6,050.05345	53,658
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-2,731
Shortfall - 1	Shortfall	-1.31000	-667
Building - 1	NOI		50,260
Building - 1	Cap Rate	5.42820	925,914
Building - 1	Total Building Value		925,914
Land	Site Coverage Adjustment	6.57000	263,142

Final Assessment: 1,189,000

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5203

Address: 115 MCDONALD STREET
REGINA SK
S4N 7M2

Master: N

Lease: N

Legal: Plan: 94R12353 Block: 13 Lot: Y

Bldg Only: N

Mobile Home: N

Parcel: Plan: 94R12353 Block: 13 Lot: Y

Reinspect: 2014

Lot Size: 218,873.141

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	50,363.93668	495,532
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-25,222
Shortfall - 1	Shortfall	-1.31000	-6,161
Building - 1	NOI		464,149
Building - 1	Cap Rate	8.20260	5,658,560
Building - 1	Total Building Value		5,658,560

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2019 Approach: INCOME

Study Area: 5205 Lease: N Mobile Home: N Lot Size: 31,208.997 UOM: IMP

Address: 1176 HALIFAX STREET
REGINA SK
Legal: Plan: OLD33 Block: 125 Lot: 19
Plan: OLD33 Block: 125 Lot: 18
Plan: OLD33 Block: 125 Lot: 17
Plan: OLD33 Block: 125 Lot: 16
Plan: OLD33 Block: 125 Lot: 20
Parcel: Plan: OLD 33 Block: 125 Lot: 16-20

SPSS Calculation Output

Building - 1	Warehouse Main	9,599.99942	79,480
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-4,045
Shortfall - 1	Shortfall	-1.31000	-988
Building - 1	NOI		74,447
Building - 1	Cap Rate	5.90440	1,260,873
Building - 1	Total Building Value		1,260,873

Final Assessment: 1,260,800

Date: 18-Jan-2017
 Time: 16:31:34
 Account: 10028466
 Filing #: 495428100
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 LUC1:
 LUC2:
 Type: REGULAR
 As of: Jan. 19, 2017
 For: 2017
 Report Name: GMR0055
 Page: 1

Mkt Area:
 Study Area: 5203
 Address: 1155 PARK STREET
 REGINA SK
 S4N 4Y8
 Master: N
 Lease: N
 Bldg Only: N
 Mobile Home: N
 Legal: Plan: 73R47512 Block: D
 Reinspect:
 Lot Size: 792,896.002
 Parcel: Plan: 73R47512 Block: D Lot:
 Approach: INCOME
 UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	82,027.98214	520,016
Building - 1	Warehouse Upper	9,747.03924	44,342
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-26,468
Vacancy - 1	Upper Vacancy	-10.90000	-4,833
Shortfall - 1	Shortfall	-1.31000	-6,983
Building - 1	NOI		526,073
Building - 1	Cap Rate	7.44300	7,068,027
Building - 1	Total Building Value		7,068,027
Building - 2	Cost Building Value		107,555
Building - 2	Total Building Value		107,555

Final Assessment: 7,175,500

Date: 18-Jan-2017
Time: 16:31:34

Account: 10264262
Filing #: 503701000

Nbhd: 1996 - GLOBAL TRANSPORTATION HUB
Zoning: LP

Asmt Period: 2013 /
EVZ: LP

Type: REGULAR
LUC2:

Report Name: GMR0055
Page: 1
As of: Jan. 19, 2017
For: 2017

Land Use: 3720: (100%) Storage and Warehousing ; GTHA GTHA GTHA (100%)

Mkt Area:

Study Area: 5208

Address: 12202 EWING AVENUE
REGINA SK
**

Master: N

Lease: N

Legal: Plan: 102127744 Block: F

Bldg Only: N

Mobile Home: N

Parcel: Plan: 102127744 Block: F

Reinspect: 2028

Lot Size: 1,851,340.997

Reinspect: 2028

Approach: INCOME

UOM: IMP

Approach: INCOME

SPSS Calculation Output

Building - 1	Warehouse Main	81,999.99506	959,309
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-48,828
Shortfall - 1	Shortfall	-1.31000	-11,927
Building - 1	NOI		898,553
Building - 1	Cap Rate	7.36200	12,205,289
Building - 1	Total Building Value		12,205,289
Building - 2	Warehouse Main	59,999.99638	701,933
Building - 2	Warehouse Upper	2,045.00525	20,263
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-35,728
Vacancy - 2	Upper Vacancy	-10.90000	-2,208
Shortfall - 2	Shortfall	-1.31000	-8,963
Building - 2	NOI		675,296
Building - 2	Cap Rate	7.36200	9,172,728
Building - 2	Total Building Value		9,172,728
Building - 2	Site Coverage Adjustment	7.67000	1,151,853
Land			

Final Assessment:

22,529,800

Date: 24-Jan-2017
 Time: 14:24:51
 Account: 10013949
 Filing #: 465303400
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1:
 LUC2:
 Type: REGULAR
 Reinspect: 2018
 Approach: INCOME
 Lot Size: 194,419.256
 UOM: IMP
 Parcel: Plan: 76R04208 Block: 18 Lot: A
 Report Name: GMR0055
 Page: 1
 As of: Jan. 25, 2017
 For: 2017

Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 Bldg Only: N
 Mobile Home: N
 Legal: Plan: 76R04208 Block: 18 Lot: A

Mkt Area:
 Study Area: 5203
 Address: 130 HODSMAN ROAD
 REGINA SK
 S4N 5X4

SPSS Calculation Output

Building - 1	Warehouse Main	67,141.01856	490,758
Building - 1	Warehouse Upper	1,595.04834	8,803
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-24,979
Vacancy - 1	Upper Vacancy	-10.90000	-959
Shortfall - 1	Shortfall	-1.31000	-6,204
Building - 1	NOI		467,418
Building - 1	Cap Rate	8.62200	5,421,229
Building - 1	Total Building Value		5,421,229

Final Assessment: 5,421,200

Date: 19-Jan-2017
Time: 08:20:07

Account: 10027983
Filing #: 495317900

Nbhd: 1613 - EASTVIEW
Zoning: IT

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Reinspect: 2015

Lot Size: 247,640.609

Parcel: Plan: 69R40637 Block: M
Plan: 69R40637 Block: G
Lot:

Report Name: GMR0055
Page: 1

Type: REGULAR

As of: Jan. 20, 2017

For: 2017

Mkt Area:

Study Area: 5207

Address: 1301 FLEURY STREET
REGINA SK
S4N 7N5

Master: N

Lease: N

Legal: Plan: 69R40637 Block: M
Plan: 69R40637 Block: G

Bldg Only: N

Mobile Home: N

SPSS Calculation Output

Building - 1	Warehouse Main	24,799.99850	244,008
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-12,420
Shortfall - 1	Shortfall	-1.31000	-3,033
Building - 1	NOI		228,554
Building - 1	Cap Rate	5.73200	3,987,340
Building - 1	Total Building Value		3,987,340
Building - 2	Warehouse Main	5,249.99968	51,654
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-2,629
Shortfall - 2	Shortfall	-1.31000	-642
Building - 2	NOI		48,383
Building - 2	Cap Rate	6.67200	725,172
Building - 2	Total Building Value		725,172

Final Assessment: 4,712,500

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5203

Address: 135 HENDERSON DRIVE
REGINA SK
S4N 5W4

Master: N

Lease: N

Legal: Plan: 76R34974 Block: 17 Lot: D

Bldg Only: N

Mobile Home: N

Parcel: Plan: 76R34974 Block: 17 Lot: D

Reinspect: 2014

Lot Size: 101,875.893

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	15,099.99909	133,924
Building - 1	Warehouse Upper	621.95905	4,402
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-6,816
Vacancy - 1	Upper Vacancy	-10.90000	-479
Shortfall - 1	Shortfall	-1.31000	-1,716
Building - 1	NOI		129,314
Building - 1	Cap Rate	6.10871	2,116,878
Building - 1	Total Building Value		2,116,878
Building - 2	Warehouse Main	8,216.99627	72,877
Building - 2	Unheat Adjustment	8,216.99627	-31,337
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-2,114
Shortfall - 2	Shortfall	-1.31000	-516
Building - 2	NOI		38,909
Building - 2	Cap Rate	7.04871	552,008
Building - 2	Total Building Value		552,008

Final Assessment:

2,668,800

Date: 24-Jan-2017
Time: 13:42:28
Account: 10022143 Nbhd: 1615 - OLD 33
Filing #: 485103950 Zoning: IB EVZ: IB LUC1: LUC2: Type: REGULAR As of: Jan. 25, 2017 For: 2017

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N
Study Area: 5206 Lease: N Mobile Home: N
Address: 1400 1ST AVENUE Legal: Plan: FN5273 Lot: 12
REGINA SK
S4R 8G5

Reinspect: Approach: INCOME
Lot Size: 318,471.778 UOM: IMP
Parcel: Plan: FN5273 Lot: 12

SPSS Calculation Output

Building - 1	Warehouse Main	117,098.01232	742,342
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-37,785
Shortfall - 1	Shortfall	-1.31000	-9,229
Building - 1	NOI		695,327
Building - 1	Cap Rate	8.62200	8,064,573
Building - 1	Total Building Value		8,064,573

Final Assessment: 8,064,500

Date: 24-Feb-2017
Time: 12:48:26

Account: 10018693
Filing #: 475400600

Nbhd: 1999 - Ross Industrial
Zoning: IB

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

Report Name: GMR0055
Page: 1

As of: Feb. 25, 2017
For: 2017

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N

Study Area: 5203 Lease: N Mobile Home: N

Address: 1405 E PETTIGREW AVENUE Legal: Plan: 78R34783 Block: 15 Lot: L

REGINA SK
S4N 5W1

Reinspect: 2023 Approach: INCOME

Lot Size: 112,237.625 UOM: IMP

Parcel: Plan: 78R34783 Block: 15 Lot: L

SPSS Calculation Output

Building - 1	Warehouse Main	15,440.04212	151,915
Building - 1	Warehouse Upper	1,613.99344	12,990
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-7,732
Vacancy - 1	Upper Vacancy	-10.90000	-1,415
Shortfall - 1	Shortfall	-1.31000	-2,040
Building - 1	NOI		153,717
Building - 1	Cap Rate	5.25797	2,923,502
Building - 1	Total Building Value		2,923,502
Building - 4	Cost Building Value		98,823
Building - 4	Total Building Value		98,823

Final Assessment: 3,022,300

Date: 03-Mar-2017
Time: 08:10:50

Account: 10027989
Filing #: 495320400

Nbhd: 1613 - EASTVIEW
Zoning: IT

Report Name: GMR0055
Page: 1

As of: Mar. 04, 2017
For: 2017

City of Regina - Production v7.06 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Asmt Period: 2003 /
LUC1:

EVZ: IT

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5207

Address: 1450 PARK STREET
REGINA SK
S4N 2G2

Master: Y

Lease: N

Legal: Plan: 59R15534 Block: E

Bldg Only: N

Mobile Home: N

Plan: 59R15534 Block: E Lot:

SPSS Calculation Output

Building - 1	Warehouse Main	162,767.93422	1,031,866
Building - 1	Warehouse Upper	2,400.96863	16,996
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-52,522
Vacancy - 1	Upper Vacancy	-10.90000	-1,852
Shortfall - 1	Shortfall	-1.31000	-13,027
Building - 1	NOI		981,460
Building - 1	Cap Rate	8.62200	11,383,214
Building - 1	Total Building Value		11,383,214
N			

Final Assessment:

11,383,200

Date: 11-Jan-2017
Time: 14:15:08

Account: 10018732
Filing #: 475407400

Nbhd: 1999 - Ross Industrial
Zoning: IB

EVZ: IB

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

As of: Jan. 12, 2017
For: 2017

Report Name: GMR0055
Page: 1

Land Use: 3130: (100%) Industrial Flex ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2014 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 192,577.965 UOM: IMP

Address: 155 N LEONARD STREET Parcel: Plan: 76R56308 Block: 15 Lot: 3

REGINA SK
S4N 5X5

SPSS Calculation Output

Building - 1	Warehouse Main	43,920.01888	432,130
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-21,995
Shortfall - 1	Shortfall	-1.31000	-5,372
Building - 1	NOI		404,762
Building - 1	Cap Rate	8.62200	4,694,532
Building - 1	Total Building Value		4,694,532
Building - 2	Warehouse Main	36,893.96979	363,001
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-18,476
Shortfall - 2	Shortfall	-1.31000	-4,513
Building - 2	NOI		340,011
Building - 2	Cap Rate	8.62200	3,943,530
Building - 2	Total Building Value		3,943,530

Final Assessment: 8,638,000

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5207

Address: 1575 ELLIOTT STREET
REGINA SK
S4N 3G7

Master: N

Lease: N

Legal: Plan: FS2093 Block: G Lot: 2

Bldg Only: N

Mobile Home: N

Parcel: Plan: FS 2093 Block: G Lot: 2

Reinspect: 2025

Lot Size: 156,807.289

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	31,291.02072	307,873
Building - 1	Warehouse Upper	1,196.99562	9,626
Building - 1	Unheat Adjustment	1,458.01928	-6,168
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-15,356
Vacancy - 1	Upper Vacancy	-10.90000	-1,049
Shortfall - 1	Shortfall	-1.31000	-3,863
Building - 1	NOI		291,061
Building - 1	Cap Rate	8.62200	3,375,804
Building - 1	Total Building Value		3,375,804
Building - 2	Warehouse Main	21,999.99867	216,458
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-11,017
Shortfall - 2	Shortfall	-1.31000	-2,691
Building - 2	NOI		202,749
Building - 2	Cap Rate	8.62200	2,351,540
Building - 2	Total Building Value		2,351,540

Final Assessment:

5,727,300

Date: 17-Jan-2017
Time: 10:30:40
Account: 10112642
Filing #: 485500500
Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
Mkt Area:
Study Area: 5203
Address: 1600 E ROSS AVENUE
REGINA SK
S4N 7A3

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Nbhd: 1999 - Ross Industrial
Zoning: IB
EVZ: IB
Asmt Period: 2007 /
LUC1:
Type: REGULAR
LUC2:
Reinspect: 2018
Approach: INCOME
Lot Size: 197,198.266
UOM: IMP
Parcel: Plan: 88R73430 Block: 26 Lot: 4

Report Name: GMR0055
Page: 1
As of: Jan. 18, 2017
For: 2017

SPSS Calculation Output

Building - 1	Warehouse Main	51,605.00227	603,721
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-30,729
Shortfall - 1	Shortfall	-1.31000	-7,506
Building - 1	NOI		565,486
Building - 1	Cap Rate	8.39220	6,738,233
Building - 1	Total Building Value		6,738,233

Final Assessment: 6,738,200

Date: 23-Jan-2017
Time: 09:32:52
Account: 10033930
Filing #: 505321250

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1
As of: Jan. 24, 2017
For: 2017

Nbhd: 1618 - OLD 33
Zoning: IT
EVZ: IT
LUC1:
LUC2:

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2004 Approach: INCOME

Study Area: 5207 Lease: N Mobile Home: N Lot Size: 536,774.984 UOM: IMP

Address: 1700 PARK STREET Parcel: Plan: GC1279 Block: 97 Lot: 2

REGINA SK
S4N 6B2 Legal: Plan: GC1279 Block: 97 Lot: 2

SPSS Calculation Output

Building - 1	Warehouse Main	130,803.97490	829,231
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-42,207
Shortfall - 1	Shortfall	-1.31000	-10,310
Building - 1	NOI		776,713
Building - 1	Cap Rate	8.39580	9,251,214
Building - 1	Total Building Value		9,251,214
Building - 2	Warehouse Main	9,983.00262	76,765
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-3,907
Shortfall - 2	Shortfall	-1.31000	-954
Building - 2	NOI		71,903
Building - 2	Cap Rate	8.39580	856,422
Building - 2	Total Building Value		856,422

Final Assessment: 10,107,600

Date: 12-Jan-2017
Time: 08:37:19
Account: 10033440
Filing #: 505206000
Nbhd: 1618 - OLD 33
Zoning: IT
EVZ: IT
LUC1:
LUC2:
Type: REGULAR
As of: Jan. 13, 2017
For: 2017

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2017 Approach: INCOME

Study Area: 5207 Lease: N Mobile Home: N Lot Size: 491,049.927 UOM: IMP

Address: 1715 ELLIOTT STREET
REGINA SK
Legal: Plan: AG4178 Block: E
Plan: AG4178 Block: F
Parcel: Plan: AG 4178 Block: E & F Lot:

SPSS Calculation Output

Building - 1	Warehouse Main	25,619.99845	227,227
Building - 1	Warehouse Upper	1,599.99990	11,326
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-11,565
Vacancy - 1	Upper Vacancy	-10.90000	-1,234
Shortfall - 1	Shortfall	-1.31000	-2,957
Building - 1	NOI		222,796
Building - 1	Cap Rate	6.78208	3,285,075
Building - 1	Total Building Value		3,285,075
Building - 2	Warehouse Main	9,599.99942	85,143
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-4,333
Shortfall - 2	Shortfall	-1.31000	-1,058
Building - 2	NOI		79,751
Building - 2	Cap Rate	6.78208	1,175,915
Building - 2	Total Building Value		1,175,915
Land	Site Coverage Adjustment	7.24000	557,333

Final Assessment: 5,018,300

Date: 01-Feb-2017
Time: 15:31:52

Account: 10218234 Nbhd: 1618 - OLD 33
Filing #: 505318680 Zoning: IT EVZ: IT

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N
Study Area: 5207 Lease: N Mobile Home: N

Address: 1735 FRANCIS STREET Legal: Plan: GC1279 Block: 97 Lot: 5
REGINA SK Plan: 102232077 Block: 97 Lot: 3A
S4N 7N2 Plan: GC1279 Block: 97 Lot: 3
Plan: GC1279 Block: 97 Lot: 3
Plan: 102232077 Block: 97 Lot: 3B

City of Regina - Production v7.05 - Taxation and Assessment Suite Income (SPSS) Detail Report

Asmt Period: 2011 /
LUC1: 3720 / 100%

Type: REGULAR
LUC2:
For: 2017

Report Name: GMR0055
Page: 1

Reinspect: 2017 Approach: INCOME
Lot Size: 487,758.001 UOM: IMP

Parcel: Plan: GC1279 Block: 97 Lot: 3/5; Plan:
102232077 Block: 97 Lot: 3A/3B

SPSS Calculation Output

Building - 1	Warehouse Main	35,325.00325	313,303
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-15,947
Shortfall - 1	Shortfall	-1.31000	-3,895
Building - 1	NOI		293,460
Building - 1	Cap Rate	8.60160	3,411,699
Building - 1	Total Building Value		3,411,699
Building - 2	Warehouse Main	14,250.05296	3,411,699
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	166,709
Shortfall - 2	Shortfall	-1.31000	-8,485
Building - 2	NOI		-2,072
Building - 2	Cap Rate	8.60160	156,151
Building - 2	Total Building Value		1,815,378
Building - 3	Warehouse Main	15,162.00124	1,815,378
Vacancy - 3	Main Floor and BMT Vacancy	-5.09000	177,378
Shortfall - 3	Shortfall	-1.31000	-9,028
Building - 3	NOI		-2,205
Building - 3	Cap Rate	8.60160	166,144
Building - 3	Total Building Value		1,931,556
Building - 4	Warehouse Main	15,959.99903	1,931,556
Vacancy - 4	Main Floor and BMT Vacancy	-5.09000	186,714
Shortfall - 4	Shortfall	-1.31000	-9,503
Building - 4	NOI		-2,321
Building - 4	Cap Rate	8.60160	174,889
Building - 4	Total Building Value		2,033,216
Building - 5	Warehouse Main	62,399.99624	2,033,216
Building - 5	Warehouse Upper	6,859.99958	730,011
Vacancy - 5	Main Floor and BMT Vacancy	-5.09000	67,973
Shortfall - 5	Upper Vacancy	-10.90000	-37,157
Building - 5	Shortfall	-1.31000	-7,409
Building - 5	NOI		-9,869
Building - 5	Cap Rate	8.60160	743,548
Building - 5	Total Building Value		8,644,304

Date: 01-Feb-2017 **City of Regina - Production v7.05 - Taxation and Assessment Suite** **Report Name:** GMR0055
Time: 15:31:52 **Income (SPSS) Detail Report** **Page:** 2
Account: 10218234 **Nbhd:** 1618 - OLD 33 **Type:** REGULAR **As of:** Feb. 02, 2017
Filing #: 505318680 **Zoning:** IT **EVZ:** IT **LUC1:** 3720 / 100% **LUC2:** **For:** 2017
Mkt Area: **Master:** N **Bldg Only:** N **Reinspect:** 2017 **Approach:** INCOME
Study Area: 5207 **Lease:** N **Mobile Home:** N **Lot Size:** 487,758.001 **UOM:** IMP
Address: 1735 FRANCIS STREET **Parcel:** Plan: GC1279 Block: 97 Lot: 3/5; Plan: 102232077 Block: 97 Lot: 3A/3B
REGINA SK
S4N 7N2

SPSS Calculation Output

Final Assessment: 17,836,100

Date: 24-Jan-2017
Time: 14:24:51

Account: 10226524
Filing #: 475549400

Nbhd: 1999 - Ross Industrial
Zoning: IB

Asmt Period: 2011 /
LUC1:

Type: REGULAR
LUC2:

For: 2017

Report Name: GMR0055
Page: 1
As of: Jan. 25, 2017

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:
Study Area: 5203
Address: 1802 E STOCK ROAD
REGINA SK
S4N 2G7

Master: N
Lease: N

Bldg Only: N
Mobile Home: N

Legal: Plan: 101955427 Block: 41A

Reinspect: 2023
Lot Size: 154,793.005
Parcel: Plan: 101955427 Block: 41A

Approach: INCOME
UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	41,316.00397	483,351
Building - 1	Warehouse Upper	4,341.00081	43,013
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-24,602
Vacancy - 1	Upper Vacancy	-10.90000	-4,688
Shortfall - 1	Shortfall	-1.31000	-6,511
Building - 1	NOI		490,562
Building - 1	Cap Rate	8.23230	5,958,992
Building - 1	Total Building Value		5,958,992

Final Assessment: 5,958,900

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5203

Address: 1903 E TURVEY ROAD
REGINA SK
S4N 3A4

Master: N

Lease: N

Legal: Plan: 85R50685 Block: 42

Bldg Only: N

Mobile Home: N

Reinspect: 2028

Lot Size: 392,009.858

Parcel: Plan: 85R50685 Block: 42 Lot:

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	8,519.99948	99,674
Building - 1	Warehouse Upper	955.00532	9,462
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-5,073
Vacancy - 1	Upper Vacancy	-10.90000	-1,031
Shortfall - 1	Shortfall	-1.31000	-1,349
Building - 1	NOI		101,682
Building - 1	Cap Rate	5.34192	1,903,485
Building - 1	Total Building Value		1,903,485
Building - 1	Office Main	8,166.95322	126,659
Building - 2	Office Upper	7,810.97907	107,155
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-6,446
Vacancy - 2	Upper Vacancy	-10.90000	-11,679
Shortfall - 2	Shortfall	-1.31000	-2,825
Building - 2	NOI		212,861
Building - 2	Cap Rate	6.28192	3,388,480
Building - 2	Total Building Value		3,388,480
Building - 3	Cost Building Value		119,542
Building - 3	Total Building Value		119,542
Building - 4	Cost Building Value		44,993
Building - 4	Total Building Value		44,993
Land	Site Coverage Adjustment	6.27000	1,166,589

Final Assessment:

6,623,000

Date: 18-Jan-2017
 Time: 16:31:34
 Account: 10033929 Nbhd: 1618 - OLD 33
 Filing #: 505320750 Zoning: IT EVZ: IT LUC1: LUC2: Type: REGULAR As of: Jan. 19, 2017 For: 2017
 Report Name: GMR0055 Page: 1

City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report

Land Use: 3400: (100%) Office Building ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2015 Approach: INCOME

Study Area: 5207 Lease: N Mobile Home: N Lot Size: 226,037.392 UOM: IMP

Address: 1964 PARK STREET Legal: Plan: 63R26570 Block: 98 Lot: A Parcel: Plan: 63R26570 Block: 98 Lot: A

REGINA SK
 S4P 3G4

SPSS Calculation Output

Building - 1	Office Main	79,190.93172	830,255
Building - 1	Office Upper	9,562.97036	79,938
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-42,260
Vacancy - 1	Upper Vacancy	-10.90000	-8,713
Shortfall - 1	Shortfall	-1.31000	-11,255
Building - 1	NOI		847,964
Building - 1	Cap Rate	8.62200	9,834,895
Building - 1	Total Building Value		9,834,895

Final Assessment: 9,834,800

Mkt Area: Master: N Bldg Only: N Reinspect: 2024 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 130,451.004 UOM: IMP

Address: 202 SOLOMON DRIVE
REGINA SK
S4N 5A8 Legal: Plan: 102136890 Block: 44 Lot: 5A Parcel: Plan: 102136890 Block: 44 Lot: 5A

SPSS Calculation Output

Building - 1	Warehouse Main	13,644.00348	159,619
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-8,124
Shortfall - 1	Shortfall	-1.31000	-1,984
Building - 1	NOI		149,510
Building - 1	Cap Rate	4.90993	3,045,061
Building - 1	Total Building Value		3,045,061

Final Assessment: 3,045,000

Date: 23-Jan-2017

Time: 09:32:52

Account: 10247034

Filing #: 513800300

Land Use: 3720: (100%) Storage and Warehousing ; GTHA GTHA GTHA (100%)

Mkt Area:

Study Area: 5208

Address: 2101 FLEMING ROAD

REGINA SK

S4M 0A1

City of Regina - Production v7.05 - Taxation and Assessment Suite

Income (SPSS) Detail Report

Nbhd: 1996 - GLOBAL TRANSPORTATION HUB Asmt Period: 2012 /

Zoning: LP EVZ: LP LUC1: LUC2:

Report Name: GMR0055

Page: 1

As of: Jan. 24, 2017

For: 2017

Reinspect: 2011 Approach: INCOME

Lot Size: 3,635,617.004 UOM: IMP

Parcel: Plan: 102076309 Block: D

SPSS Calculation Output

Building - 1	Warehouse Main	996,630.88725	9,138,338
Building - 1	Warehouse Upper	8,125.00489	59,954
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-465,141
Vacancy - 1	Upper Vacancy	-10.90000	-6,535
Shortfall - 1	Shortfall	-1.31000	-114,318
Building - 1	NOI		8,612,298
Building - 1	Cap Rate	8.53440	100,912,753
Building - 1	Total Building Value		100,912,753
Building - 2	Warehouse Main	30,814.01321	282,540
Building - 2	Warehouse Upper	2,137.99771	15,776
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-14,381
Vacancy - 2	Upper Vacancy	-10.90000	-1,719
Shortfall - 2	Shortfall	-1.31000	-3,697
Building - 2	NOI		278,519
Building - 2	Cap Rate	8.53440	3,263,488
Building - 2	Total Building Value		3,263,488
Building - 3	Retail Main	219.99998	2,307
Vacancy - 3	Main Floor and BMT Vacancy	-5.09000	-117
Shortfall - 3	Shortfall	-1.31000	-28
Building - 3	NOI		2,161
Building - 3	Cap Rate	8.53440	25,324
Building - 3	Total Building Value		25,324
Building - 4	Cost Building Value		99,003
Building - 4	Total Building Value		99,003
Building - 5	Cost Building Value		54,907
Building - 5	Total Building Value		54,907

Final Assessment:

104,355,400

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5203

Address: 2107 E TURVEY ROAD
REGINA SK
S4N 3W1

Master: N

Lease: N

Legal: Plan: 102021635 Block: 41A Lot: 1A

Bldg Only: N

Mobile Home: N

Parcel: Plan: 102021635 Block: 41A Lot: 1A

Reinspect: 2023

Lot Size: 295,824.998

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	40,495.06752	473,747
Building - 1	Warehouse Upper	8,095.04795	80,211
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-24,113
Vacancy - 1	Upper Vacancy	-10.90000	-8,743
Shortfall - 1	Shortfall	-1.31000	-6,826
Building - 1	NOI		514,275
Building - 1	Cap Rate	7.58136	6,783,421
Building - 1	Total Building Value		6,783,421

Final Assessment:

6,783,400

Date: 03-Mar-2017
Time: 08:09:30

Account: 10250374
Filing #: 485010400

Nbhd: 1615 - OLD 33
Zoning: 1A

EVZ: 1A

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:
Study Area: 5206
Address: 2120 1ST AVENUE
REGINA SK
S4R 8G6

Reinspect: 2024
Lot Size: 41,885.003
Parcel: Plan: FR4414 Block: T/U

Approach: INCOME
UOM: IMP
T/U

Report Name: GMR0055
Page: 1
As of: Mar. 04, 2017
For: 2017

Income (SPSS) Detail Report
Asmt Period: 2012 /
LUC1:
LUC2:

SPSS Calculation Output

Building - 1	Warehouse Main	3,129.99981	27,760
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-1,413
Shortfall - 1	Shortfall	-1.31000	-345
Building - 1	NOI		26,002
Building - 1	Cap Rate	4.35972	596,421
Building - 1	Total Building Value		596,421
Land	Site Coverage Adjustment	7.47000	78,115
326			
	Final Assessment:		674,500

Date: 19-Jan-2017

Time: 08:20:07

Account: 10022117 Nbhd: 1615 - OLD 33

Filing #: 485010500

Zoning: IA

EVZ: IA

LUC1:

Type: REGULAR

As of: Jan. 20, 2017

For: 2017

City of Regina - Production v7.05 - Taxation and Assessment Suite

Income (SPSS) Detail Report

Report Name: GMR0055

Page: 1

Land Use: 3400: (100%) Office Building ; PGIL SKTEL PCROWN (100%)

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2016 Approach: INCOME

Study Area: 5206

Lease: N Mobile Home: N

Lot Size: 445,788.455 UOM: IMP

Address: 2133 1ST AVENUE

REGINA SK

S4R 8G4

Legal: Plan: FN5273 Lot: 10

Parcel: Plan: FN 5273 Block: F Lot: 10

SPSS Calculation Output

Building - 1	Warehouse Main	118,164.04024	749,100
Building - 1	Warehouse Upper	8,885.03714	40,420
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-38,129
Vacancy - 1	Upper Vacancy	-10.90000	-4,405
Shortfall - 1	Shortfall	-1.31000	-9,785
Building - 1	NOI		737,200
Building - 1	Cap Rate	8.62200	8,550,228
Building - 1	Total Building Value		8,550,228
Building - 2	Warehouse Main	3,199.99980	28,381
Building - 2	Unheat Adjustment	3,199.99980	-12,203
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-823
Shortfall - 2	Shortfall	-1.31000	-201
Building - 2	NOI		15,152
Building - 2	Cap Rate	8.62200	175,745
Building - 2	Total Building Value		175,745
Building - 3	Warehouse Main	485.99566	4,310
Vacancy - 3	Main Floor and BMT Vacancy	-5.09000	-219
Shortfall - 3	Shortfall	-1.31000	-53
Building - 3	NOI		4,037
Building - 3	Cap Rate	8.62200	46,826
Building - 3	Total Building Value		46,826
Building - 4	Cost Building Value		86,423
Building - 4	Total Building Value		86,423
Building - 5	Warehouse Main	5,999.99963	38,036
Vacancy - 5	Main Floor and BMT Vacancy	-5.09000	-1,936
Shortfall - 5	Shortfall	-1.31000	-472
Building - 5	NOI		35,627
Building - 5	Cap Rate	8.62200	413,221
Building - 5	Total Building Value		413,221
Building - 6	Warehouse Main	6,324.00392	40,091
Vacancy - 6	Main Floor and BMT Vacancy	-5.09000	-2,040
Shortfall - 6	Shortfall	-1.31000	-498
Building - 6	NOI		37,551

Date: 19-Jan-2017

Time: 08:20:07

Account: 10022117

Nbhd: 1615 - OLD 33

Filing #: 485010500

Zoning: IA

EVZ: IA

LUC1:

Asmt Period: 2003 /

Type: REGULAR

As of: Jan. 20, 2017

For: 2017

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2016

Approach: INCOME

Study Area: 5206

Lease: N

Mobile Home: N

Lot Size: 445,788.455

UOM: IMP

Address: 2133 1ST AVENUE

REGINA SK

S4R 8G4

Legal: Plan: FN5273 Lot: 10

Parcel: Plan: FN 5273 Block: F Lot: 10

SPSS Calculation Output

Building - 6	Cap Rate	8.62200	435,535
Building - 6	Total Building Value		435,535
Building - 7	Warehouse Main	1,495.00529	13,259
Building - 7	Unheat Adjustment	1,495.00529	-5,701
Vacancy - 7	Main Floor and BMT Vacancy	-5.09000	-384
Shortfall - 7	Shortfall	-1.31000	-93
Building - 7	NOI		7,079
Building - 7	Cap Rate	8.62200	82,106
Building - 7	Total Building Value		82,106
Building - 8	Warehouse Main	5,005.00508	58,553
Building - 8	Unheat Adjustment	5,005.00508	-25,177
Vacancy - 8	Main Floor and BMT Vacancy	-5.09000	-1,698
Shortfall - 8	Shortfall	-1.31000	-414
Building - 8	NOI		31,261
Building - 8	Cap Rate	8.62200	362,577
Building - 8	Total Building Value		362,577

Final Assessment:

10,152,600

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5206

Address: 2201 1ST AVENUE
REGINA SK
S4R 8G4

Master: N

Lease: N

Legal: Plan: 90R51768 Block: B

Bldg Only: N

Mobile Home: N

Parcel: Plan: 90R51768 Block: B Lot:

Reinspect: 2013

Lot Size: 179,639.182

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	64,245.95953	632,118
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-32,174
Shortfall - 1	Shortfall	-1.31000	-7,859
Building - 1	NOI		592,084
Building - 1	Cap Rate	8.62200	6,867,135
Building - 1	Total Building Value		6,867,135

Date: 25-Jan-2017
Time: 08:54:11
Account: 10018625
Filing #: 475202000
Land Use: 3400: (100%) Office Building ; TAXABLE (100%)
Nbhd: 1999 - Ross Industrial
Zoning: IB
EVZ: IB
LUC1: LUC2: LUC3:
Type: REGULAR
As of: Jan. 26, 2017
For: 2017

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1

Mkt Area:
Study Area: 5206
Address: 221 N WINNIPEG STREET
REGINA SK
S4R 8T6
Master: N
Lease: N
Legal: Plan: 84R22521 Block: T
Plan: 101221142 Block: C
Plan: FA4603 Block: C
Bldg Only: N
Mobile Home: N
Reinspect: 2017
Lot Size: 564,899.697
UOM: IMP
Approach: INCOME
Parcel: Plan: FA4603 Block: C Lot: ; Plan:
101221142 Block: C Lot: ; Plan: 84R22521
Block: T Lot:

SPSS Calculation Output

Building - 1	Warehouse Main	91,799.99447	671,000
Building - 1	Warehouse Upper	44,085.03502	248,082
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-34,153
Vacancy - 1	Upper Vacancy	-10.90000	-27,040
Shortfall - 1	Shortfall	-1.31000	-11,238
Building - 1	NOI		846,649
Building - 1	Cap Rate	7.83960	10,799,649
Building - 1	Total Building Value		10,799,649
Building - 2	Warehouse Main	288.05165	2,834
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-144
Shortfall - 2	Shortfall	-1.31000	-35
Building - 2	NOI		2,654
Building - 2	Cap Rate	7.83960	33,862
Building - 2	Total Building Value		33,862
Building - 3	Cost Building Value		86,423
Building - 3	Total Building Value		86,423

Final Assessment: 10,919,900

Date: 17-Jan-2017
Time: 10:30:40

Account: 10169644
Filing #: 475548040

Nbhd: 1999 - Ross Industrial
Zoning: IB

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Reinspect: 2023

Lot Size: 87,015,000

Parcel: Plan: 101987590 Block: 40 Lot: 3

Report Name: GMR0055
Page: 1

Type: REGULAR
LUC2:

As of: Jan. 18, 2017
For: 2017

Mkt Area:

Study Area: 5203

Address: 2216 E EMMETT HALL ROAD
REGINA SK
S4N 3M3

Master: N

Lease: N

Legal: Plan: 101987590 Block: 40 Lot: 3

Bldg Only: N

Mobile Home: N

Reinspect: 2023

EVZ: IB

LUC1:

Lot Size: 87,015,000

Approach: INCOME

UOM: IMP

Parcel: Plan: 101987590 Block: 40 Lot: 3

SPSS Calculation Output

Building - 1	Warehouse Main	3,479.99979	40,712
Building - 1	Warehouse Upper	1,619.99990	16,052
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-2,072
Vacancy - 1	Upper Vacancy	-10.90000	-1,749
Shortfall - 1	Shortfall	-1.31000	-693
Building - 1	NOI		52,248
Building - 1	Cap Rate	4.44640	1,175,081
Building - 1	Total Building Value		1,175,081
Land	Site Coverage Adjustment	4.44000	466,335

Final Assessment:

1,641,400

Date: 24-Feb-2017
Time: 12:48:26

Account: 10014005
Filing #: 465407200

Nbhd: 1999 - Ross Industrial
Zoning: IB

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

Report Name: GMR0055
Page: 1

As of: Feb. 25, 2017
For: 2017

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N

Study Area: 5203 Lease: N Mobile Home: N

Address: 250 HENDERSON DRIVE
REGINA SK
S4N 5P7
Legal: Plan: 77R29671 Block: 16 Lot: J

Reinspect: 2024 Approach: INCOME

Lot Size: 652,571.769 UOM: IMP

Parcel: Plan: 77R29671 Block: 16 Lot: J

SPSS Calculation Output

Building - 1	Warehouse Main	202,264.98244	1,478,430
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-75,252
Shortfall - 1	Shortfall	-1.31000	-18,381
Building - 1	NOI		1,384,796
Building - 1	Cap Rate	8.62200	16,061,196
Building - 1	Total Building Value		16,061,196
Building - 2	Warehouse Main	124,302.01619	908,569
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-46,246
Shortfall - 2	Shortfall	-1.31000	-11,296
Building - 2	NOI		851,027
Building - 2	Cap Rate	8.62200	9,870,413
Building - 2	Total Building Value		9,870,413
Building - 3	Cost Building Value		46,053
Building - 3	Total Building Value		46,053

Final Assessment: 25,977,600

Date: 11-Jan-2017
Time: 14:15:08

Account: 10018701
Filing #: 475402300

Nbhd: 1999 - Ross Industrial
Zoning: IB

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1
As of: Jan. 12, 2017
For: 2017

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2024 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 1,045,901.046 UOM: IMP

Address: 310 HENDERSON DRIVE Parcel: Plan: 75R42926 Block: 15 Lot: F
REGINA SK
S4N 5W7

SPSS Calculation Output

Building - 1	Retail Main	358,642.92781	2,746,730
Building - 1	Retail Upper	14,641.01095	85,920
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-139,808
Vacancy - 1	Upper Vacancy	-10.90000	-9,365
Shortfall - 1	Shortfall	-1.31000	-35,153
Building - 1	NOI		2,648,323
Building - 1	Cap Rate	8.62200	30,715,882
Building - 1	Total Building Value		30,715,882

Final Assessment: 30,715,800

Report Name: GMR0055

Page: 1

As of: Jan. 12, 2017

For: 2017

531,445
13,039
-27,050
-1,421
-6,759
509,253
5,906,442
5,906,442
252,371
-12,845
-3,137
236,387
2,741,682
2,741,682

8,648,100

Date: 12-Jan-2017

Time: 08:37:19

Account: 10178193

Nbhd: 1999 - Ross Industrial

Filing #: 486301150

Zoning: IB

EVZ: IB

LUC1:

LUC2:

For: 2017

City of Regina - Production v7.04 - Taxation and Assessment Suite

Income (SPSS) Detail Report

Asmt Period: 2010 /

Type: REGULAR

As of: Jan. 13, 2017

Report Name: GMR0055

Page: 1

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2022

Approach: INCOME

Study Area: 5203

Lease: N

Mobile Home: N

Lot Size: 196,618.998

UOM: IMP

Address: 330 E 4TH AVENUE

REGINA SK

S4N 4Z6

Legal: Plan: 60R11127 Block: 2 Lot: 5

Plan: 102012859 Block: 2 Lot: 6B

Parcel: Plan: 60R11127 Block: 2 Lot: 5; Plan:

102012859 Block: 2 Lot: 6B

SPSS Calculation Output

Building - 1	Warehouse Main	23,999.99855	236,136
Building - 1	Warehouse Upper	792.03439	6,374
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-12,019
Vacancy - 1	Upper Vacancy	-10.90000	-694
Shortfall - 1	Shortfall	-1.31000	-3,010
Building - 1	NOI		226,787
Building - 1	Cap Rate	6.61145	3,430,216
Building - 1	Total Building Value		3,430,216
Building - 2	Warehouse Main	672.00211	6,611
Building - 2	Unheat Adjustment	672.00211	-2,843
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-191
Shortfall - 2	Shortfall	-1.31000	-46
Building - 2	NOI		3,530
Building - 2	Cap Rate	6.61145	53,393
Building - 2	Total Building Value		53,393
Building - 3	Warehouse Main	1,559.99990	15,348
Building - 3	Unheat Adjustment	1,559.99990	-6,600
Vacancy - 3	Main Floor and BMT Vacancy	-5.09000	-445
Shortfall - 3	Shortfall	-1.31000	-108
Building - 3	NOI		8,194
Building - 3	Cap Rate	6.61145	123,948
Building - 3	Total Building Value		123,948

Final Assessment:

3,607,500

Date: 11-Jan-2017
Time: 14:15:08

Account: 10018725
Filing #: 475405950

Nbhd: 1999 - Ross Industrial
Zoning: IA

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

As of: Jan. 12, 2017
For: 2017

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5203

Address: 363 MAXWELL CRESCENT
REGINA SK
S4N 5X9

Master: N

Lease: N

Legal: Plan: 77R56670 Block: 21 Lot: 7

Bldg Only: N

Mobile Home: N

Parcel: Plan: 77R56670 Block: 21 Lot: 7

Reinspect: 2026

Lot Size: 82,602.977

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	20,569.99876	202,389
Building - 1	Warehouse Upper	2,250.05368	18,110
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-10,301
Vacancy - 1	Upper Vacancy	-10.90000	-1,974
Shortfall - 1	Shortfall	-1.31000	-2,727
Building - 1	NOI		205,496
Building - 1	Cap Rate	6.18008	3,325,134
Building - 1	Total Building Value		3,325,134

Final Assessment:

3,325,100

Date: 19-Jan-2017
Time: 08:20:07

Account: 10076954
Filing #: 465401050

Nbhd: 1999 - Ross Industrial
Zoning: IB

Asmt Period: 2005 /
LUC1:

Type: REGULAR
LUC2:

For: 2017

Report Name: GMR0055
Page: 1

As of: Jan. 20, 2017

Land Use: 3400: (100%) Office Building ; PGIL SKTEL PCROWN (100%)

Mkt Area:

Study Area: 5203

Address: 375 N LONGMAN CRESCENT
REGINA SK
S4N 6G3

Master: N

Lease: N

Legal: Plan: 80R46652 Block: 19 Lot: 10
Plan: 80R00557 Block: 19 Lot: X
Plan: 80R46652 Block: 19 Lot: 9
Plan: 80R46652 Block: 19 Lot: 8
Plan: 80R46652 Block: 19 Lot: 7

Bldg Only: N

Mobile Home: N

Reinspect: 2027

Lot Size: 445,809.995

Parcel: Plan: 80R46652 Block: 19 Lot: 7-10; Plan: 80R00557 Block: 19 Lot: X

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Office Main	36,123.96983	493,051
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-25,096
Shortfall - 1	Shortfall	-1.31000	-6,130
Building - 1	NOI		461,824
Building - 1	Cap Rate	6.75145	6,840,374
Building - 1	Total Building Value		6,840,374
Building - 2	Cost Building Value		4,935
Building - 2	Total Building Value		4,935
Building - 3	Cost Building Value		86,423
Building - 3	Total Building Value		86,423
Land	Site Coverage Adjustment	8.73000	130,371

Final Assessment:

7,062,100

Land Use: 3720: (100%) Storage and Warehousing ; EXEMPT ANN14-COMM ANNEX (4.79%)
3720: (100%) Storage and Warehousing ; TAXABLE (95.21%)

Mkt Area:

Study Area: 5203

Address: 4000 E VICTORIA AVENUE
REGINA SK

Master: N

Lease: N

Legal: Plan: 97R01326 Block: H

Bldg Only: N

Mobile Home: N

Parcel: Plan: 97R01326 Block: H

Reinspect:

Lot Size: 601,324.000

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	54,559.99671	500,273
Building - 1	Warehouse Upper	4,549.99972	33,574
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-25,463
Vacancy - 1	Upper Vacancy	-10.90000	-3,659
Shortfall - 1	Shortfall	-1.31000	-6,611
Building - 1	NOI		498,112
Building - 1	Cap Rate	7.56420	6,585,130
Building - 1	Total Building Value		6,585,130
Building - 3	Warehouse Main	19,584.00312	179,570
Vacancy - 3	Main Floor and BMT Vacancy	-5.09000	-9,140
Shortfall - 3	Shortfall	-1.31000	-2,232
Building - 3	NOI		168,197
Building - 3	Cap Rate	7.56420	2,223,599
Building - 3	Total Building Value		2,223,599
Building - 4	Cost Building Value		106,812
Building - 4	Total Building Value		106,812
Building - 5	Cost Building Value		5,726
Building - 5	Total Building Value		5,726

Final Assessment:

8,921,200

Date: 11-Jan-2017
Time: 14:15:08
Account: 10018639
Filing #: 475206700
Nbhd: 1999 - Ross Industrial
Zoning: IP
EVZ: IP
Land Use: 3120: (100%) Retail: Strip Centre ; TAXABLE (100%)
Mkt Area:
Study Area: 5203
Address: 402 MCDONALD STREET
REGINA SK
S4N 6E1

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1
As of: Jan. 12, 2017
For: 2017

Type: REGULAR
LUC2:

LUC1:

Reinspect: 2023
Approach: INCOME

Lot Size: 185,211.851
UOM: IMP

Parcel: Plan: 84R06796 Block: 24 Lot: AA/BB
Plan: 84R06796 Block: 24 Lot: AA

SPSS Calculation Output

Building - 1	Retail Main	55,788.04831	622,495
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-31,685
Shortfall - 1	Shortfall	-1.31000	-7,739
Building - 1	NOI		583,070
Building - 1	Cap Rate	8.62200	6,762,591
Building - 1	Total Building Value		6,762,591

Final Assessment:

6,762,500

Date: 12-Jan-2017
Time: 08:37:19

Account: 10013963
Filing #: 465401600

Nbhd: 1999 - Ross Industrial
Zoning: IB

Report Name: GMR0055
Page: 1
As of: Jan. 13, 2017
For: 2017

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:
Study Area: 5203
Address: 415 N LONGMAN CRESCENT
REGINA SK
S4N 6G3

Master: N
Lease: N
Legal: Plan: 102198203 Block: 19 Lot: 5A

Bldg Only: N
Mobile Home: N

Reinspect: 2025
Lot Size: 168,296.997
Parcel: Plan: 102198203 Block: 19 Lot: 5A

Approach: INCOME
UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	9,999.99939	98,390
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-5,008
Shortfall - 1	Shortfall	-1.31000	-1,223
Building - 1	NOI		92,159
Building - 1	Cap Rate	4.66200	1,976,812
Building - 1	Total Building Value		1,976,812
Land	Site Coverage Adjustment	5.94000	585,616
340			
Final Assessment:			2,562,400

Land Use: 3320: (100%) Automobile Dealership ; EXEMPT ANN14-COMM ANNEX (6.94%)
3320: (100%) Automobile Dealership ; TAXABLE (93.06%)

Mkt Area:

Study Area: 5203

Address: 4150 E VICTORIA AVENUE
REGINA SK

Master: N

Lease: N

Legal: Plan: 98RA11955 Block: AA

Bldg Only: N

Mobile Home: N

Parcel: Plan: 98RA11955 Block: AA

Reinspect: 2024

Lot Size: 305,941.004

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	31,393.00133	367,263
Building - 1	Warehouse Upper	3,845.99546	38,108
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-18,693
Vacancy - 1	Upper Vacancy	-10.90000	-4,153
Shortfall - 1	Shortfall	-1.31000	-5,011
Building - 1	NOI		377,513
Building - 1	Cap Rate	6.78811	5,561,391
Building - 1	Total Building Value		5,561,391
Building - 2	Cost Building Value		1,458
Building - 2	Total Building Value		1,458

Final Assessment:

5,562,800

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Study Area: 5203

Address: 455 PARK STREET
REGINA SK
S4N 5B2

Master: N

Lease: N

Legal: Plan: 72R33395 Block: Y

Bldg Only: N

Mobile Home: N

Parcel: Plan: 72R33395 Block: Y Lot:

Reinspect: 2016

Lot Size: 913,783.799

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	194,379.85912	1,232,270
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-62,722
Shortfall - 1	Shortfall	-1.31000	-15,321
Building - 1	NOI		1,154,226
Building - 1	Cap Rate	8.09820	14,252,880
Building - 1	Total Building Value		14,252,880

Land Use: 3720: (100%) Storage and Warehousing ; EXEMPT ANN14-COMM ANNEX (9.5%)
3720: (100%) Storage and Warehousing ; TAXABLE (90.5%)

Mkt Area:

Master: N Bldg Only: N

Reinspect:

Approach: INCOME

Study Area: 5203

Lease: N Mobile Home: N

Lot Size: 393,070.999

UOM: IMP

Address: 4750 E VICTORIA AVENUE
REGINA SK
*

Legal: Plan: FP5791 Block: E
Plan: 86R56188 Block: N
Plan: 86R56188 Block: M
Plan: 86R56188 Block: O

Parcel: Plan: FP5791 Block: E; Plan: 86R56188 Block: M/N/O

SPSS Calculation Output

Building - 1	Warehouse Main	22,259.99865	197,427
Building - 1	Unheat Adjustment	2,099.99987	-8,008
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-9,641
Shortfall - 1	Shortfall	-1.31000	-2,355
Building - 1	NOI		177,422
Building - 1	Cap Rate	5.20144	3,411,021
Building - 1	Total Building Value		3,411,021
Building - 1	Site Coverage Adjustment	5.66000	443,217
Land			

Final Assessment:

3,854,200

Date: 12-Jan-2017
Time: 08:37:19
Account: 10022404
Filing #: 485220300

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1
As of: Jan. 13, 2017
For: 2017

Nbhd: 1999 - Ross Industrial
Zoning: IB
EVZ: IB
LUC1:

Type: REGULAR
LUC2:

Reinspect: 2016
Approach: INCOME

Lot Size: 381,271.968
UOM: IMP

Parcel: Plan: 88R65868 Block: 44B

Land Use: 3720: (100%) Storage and Warehousing ; EXEMPT PUBLIC ESCHOOOL (65%)
3720: (100%) Storage and Warehousing ; TAXABLE (35%)

Mkt Area:
Study Area: 5203
Address: 515 1ST AVENUE
REGINA SK
**

Master: N
Bldg Only: N
Lease: N
Mobile Home: N
Legal: Plan: 88R65868 Block: 44B

SPSS Calculation Output

Building - 1	Warehouse Main	77,654.03192	764,041
Building - 1	Warehouse Upper	2,693.97185	21,683
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-38,889
Vacancy - 1	Upper Vacancy	-10.90000	-2,363
Shortfall - 1	Shortfall	-1.31000	-9,752
Building - 1	NOI		734,718
Building - 1	Cap Rate	8.04420	9,133,521
Building - 1	Total Building Value		9,133,521

Final Assessment: 9,133,500

Report Name: GMR0140
Page: 3

As of: Mar. 17, 2017

For: 2017

REGINA SK

Base Value

11.061.562

0

11.061.562

-1.609.058

0452 503

DRCN

431,272

163.883

595,155

595 155

FOR 155

1

2000

Date: 24-Jan-2017
Time: 13:42:28

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1

Account: 10018759 Nbhd: 1999 - Ross Industrial Type: REGULAR As of: Jan. 25, 2017
Filing #: 475411300 Zoning: IA EVZ: IA LUC1: LUC2: For: 2017

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2023 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 250,063.623 UOM: IMP

Address: 555 HENDERSON DRIVE Legal: Plan: 75R00624 Block: 13 Lot: A Parcel: Plan: 75R00624 Block: 13 Lot: A

REGINA SK
S4N 5X1

SPSS Calculation Output

Building - 1	Warehouse Main	121,552.99591	888,476
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-45,223
Shortfall - 1	Shortfall	-1.31000	-11,046
Building - 1	NOI		832,206
Building - 1	Cap Rate	8.62200	9,652,123
Building - 1	Total Building Value		9,652,123

Final Assessment: 9,652,100

Date: 19-Jan-2017
Time: 08:51:18
Account: 10022438
Filing #: 485229000
Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report
Nbhd: 1999 - Ross Industrial
Zoning: IB
EVZ: IB
Asmt Period: 2003 /
LUC1:

Report Name: GMR0055
Page: 1
As of: Jan. 20, 2017
For: 2017

Mkt Area:
Study Area: 5203
Address: 570 MCDONALD STREET
REGINA SK
S4N 4X2

Master: N
Lease: N
Legal: Plan: 96R34368 Block: Z

Bldg Only: N
Mobile Home: N
Reinspect: 2012
Lot Size: 131,967.764
Parcel: Plan: 96R34368 Block: Z Lot:

Approach: INCOME
UOM: IMP

SPSS Calculation Output

Building - 1	Warehouse Main	9,389.04141	92,379
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-4,702
Shortfall - 1	Shortfall	-1.31000	-1,148
Building - 1	NOI		86,528
Building - 1	Cap Rate	4.63511	1,866,802
Building - 1	Total Building Value		1,866,802
Land	Site Coverage Adjustment	7.11000	287,091

Final Assessment: 2,153,800

Date: 19-Jan-2017
Time: 08:20:07

Account: 10018739
Filing #: 475408800

Nbhd: 1999 - Ross Industrial
Zoning: IA

EVZ: IA

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

For: 2017

Report Name: GMR0055
Page: 1
As of: Jan. 20, 2017

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Land Use: 3400: (100%) Office Building ; PGIL SKTEL PCROWN (100%)

Mkt Area:
Study Area: 5203
Address: 580 HENDERSON DRIVE
REGINA SK
S4N 5X2

Master: N
Lease: N
Legal: Plan: 77R56670 Block: 23 Lot: 18
Plan: 77R56670 Block: 23 Lot: 17

Bldg Only: N
Mobile Home: N

Reinspect:
Lot Size: 93,577.691
Parcel: Plan: 77R56670 Block: 23 Lot: 17/18

Approach: INCOME
UOM: IMP

SPSS Calculation Output

Building - 1	Office Main	23,720.02010	323,751
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-16,478
Shortfall - 1	Shortfall	-1.31000	-4,025
Building - 1	NOI		303,247
Building - 1	Cap Rate	7.35528	4,122,850
Building - 1	Total Building Value		4,122,850

Final Assessment: 4,122,800

Date: 17-Jan-2017
Time: 10:30:40

Account: 10018674
Filing #: 475304300

Nbhd: 1999 - Ross Industrial
Zoning: IB

EVZ: IB

Asmt Period: 2003 /
LUC1: 3720 / 100%

Type: REGULAR
LUC2:

Report Name: GMR0055
Page: 1

As of: Jan. 18, 2017
For: 2017

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2014 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 217,764.206 UOM: IMP

Address: 580 PARK STREET
REGINA SK
S4N 5A9
Legal: Plan: 65R29319 Block: 11 Lot: 9
Plan: 65R29319 Block: 11 Lot: 10
Parcel: Plan: 65R29319 Block: 11 Lot: 9/10

SPSS Calculation Output

Building - 1	Warehouse Main	78,193.99959	495,710
Building - 1	Warehouse Upper	9,565.98435	43,518
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-25,231
Vacancy - 1	Upper Vacancy	-10.90000	-4,743
Shortfall - 1	Shortfall	-1.31000	-6,671
Building - 1	NOI		502,582
Building - 1	Cap Rate	8.62200	5,829,074
Building - 1	Total Building Value		5,829,074
Building - 2	Cost Building Value		116,626
Building - 2	Total Building Value		116,626

Final Assessment: 5,945,700

Date: 16-Mar-2017
Time: 08:54:12

City of Regina - Production v7.06 - Taxation and Assessment Suite
Replacement Cost Summary Report

Report Name: GMR0140
Page: 1

Account: 10070302 Nbrhd: 1512 Rosemont, Transcona, Coventry, Belvedere Asmt Period: 2004/
Filing #: 484700600 Zoning: RR Eff Zoning: RR Master: N Bldg Only: N Lease: N Mobile Home: N Type: REGULAR As of: Mar. 17, 2017 For: 2017
Land Use: 5110 Railway station grounds and terminals (100%) Approach: COST
Mkt Area: Unit Of Measure: Imperial
Study Area: 5203 Ind Ross
Address: 599 CONNAUGHT STREET
REGINA SK
Parcel: Plan: 101274768 Block: AA; Plan: 101094667 Block: B/C; Plan: AS5547 Block: 1A/2A/3A/4A; ET AL

Legal: Plan: AS5547 Block: 4A
Plan: AS5547 Block: 3A
Plan: AS5547 Block: 1A
Plan: AS5547 Block: 2A
Plan: 101137317 Block: U
Plan: 101137317 Block: V
Plan: 101094667 Block: B
Plan: 101094667 Block: C
Plan: 101274768 Block: AA

Plot LUC	Usage	Type	Class	Rating	Measurement	Constant	Rate	Base Value
6 5111 Railway Roadway	Excess	Linear	Row	Novalue	5,058,000 Ft	0.01	0.00 \$/Ft	0.00 \$/Mi
** 5110 Railway Station Grounds An Primary	Area	Area	Comm		1,010,188,000 Ft2	0.00	10.95 \$/Ft2	477,014.52 \$/Ac
Base Lot Amount								11,061,562
Land Allowances								-995,541
LACK OF CURB AND GUTTER ADJUSTMENT								0
LACK OF SIDEWALK ADJUSTMENT								-1,464,243
LAND SIZE MULTIPLIER								-3,870,800
RESTRICTIVE DEVELOPMENT OBSOLESCENCE								4,730,978

Bldg MBC	Str	Description	Cond	Yr Built	Eff Yr	%Comp	Gross Area	Net Area	RCN	Depreciation	DRCN
1 DISTWHSE	1	RGNOUNIT - DISTWHSE - S - GOOD	Average	1994	1994	100	3,200,000	3,200,000	317,256	79,314	237,942
	2	RGNOUNIT - DISTWHSE - D - AVERAGE	Average	1992	1992	100	512,000	512,002	37,716	18,104	19,612
	3	RGNOUNIT - RELOCOFF - D - CHEAP	Average	1800	1930	100	480,000	480,000	51,382	41,105	10,276
	4	RGNOUNIT - DISTWHSE - S - AVERAGE	Average	2000	2000	100	60,000	60,000	3,507	912	2,595
	5	RGNOUNIT - DISTWHSE - S - LOW COST	Average	1800	1930	100	383,000	383,003	15,911	12,729	3,182
	6	RGNOUNIT - DISTWHSE - DPOLE - AVERAGE	Average	1800	1930	100	160,000	160,000	5,801	4,641	1,160

City of Regina - Production v7.06 - Taxation and Assessment Suite
Replacement Cost Summary Report

Account: 10070302

Nbhd: 1512 Rosemont, Transcona, Coventry, Belvedere

Asmt Period: 2004/

Type: REGULAR

As of: Mar. 17, 2017

Bldg	MBC	Str	Description	Cond	Yr Built	Eff Yr	%Comp	Gross Area	Net Area	RCN	Depreciation	DRCN
1	DISTWHSE	7	RGNOUNIT - DISTWHSE - DPOLE - AVERAGE	Average	1800	1930	100	130,000	130,000	4,810	3,848	962
8		8	RGNOUNIT - DISTWHSE - DPOLE - AVERAGE	Average	1800	1930	100	126,000	125,996	4,662	3,729	932
Building Allowances												
WARE HOUSE MARKET ADJUSTMENT FACTOR												
Multiply Factor = 2.740												
Building Total												481,394
												758,057
3	NETS	1	TANKS - BULKSTRG - HORIZONTAL - STEEL	Average	1900	1900	100	0,000	0,000	7,892	3,157	4,735
Building Allowances												
WARE HOUSE MARKET ADJUSTMENT FACTOR												
Multiply Factor = 2.740												
Building Total												8,239
												12,975
All Building Total												771,031
Building Value												771,031
Total Assessed Value												5,502,000

Date: 11-Jan-2017

Time: 14:15:08

Account: 10022484

Nbhd: 1999 - Ross Industrial

Filing #: 485401200

Zoning: IB

EVZ: IB

LUC1:

Land Use: 3130: (100%) Industrial Flex ; TAXABLE (100%)

Mkt Area:

Master: N

Bldg Only: N

Study Area: 5203

Lease: N

Mobile Home: N

Address: 603 PARK STREET

REGINA SK

S4N 5N1

Legal: Plan: 78R46140 Block: 12 Lot: A

Plan: 78R46140 Block: 12 Lot: B

Reinspect: 2016

Approach: INCOME

Lot Size: 298,174.643

UOM: IMP

Parcel: Plan: 78R46140 Block: 12 Lot: A & B

City of Regina - Production v7.04 - Taxation and Assessment Suite

Income (SPSS) Detail Report

Asmt Period: 2003 /

Type: REGULAR

As of: Jan. 12, 2017

LUC2:

For: 2017

Report Name: GMR0055

Page: 1

SPSS Calculation Output

Building - 1	Warehouse Main	57,750.05034	512,194
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-26,070
Shortfall - 1	Shortfall	-1.31000	-6,368
Building - 1	NOI		479,755
Building - 1	Cap Rate	8.62200	5,564,320
Building - 1	Total Building Value		5,564,320
Building - 2	Warehouse Main	33,299.99799	295,343
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-15,032
Shortfall - 2	Shortfall	-1.31000	-3,672
Building - 2	NOI		276,638
Building - 2	Cap Rate	8.62200	3,208,514
Building - 2	Total Building Value		3,208,514
Building - 3	Warehouse Main	17,120.02049	151,840
Vacancy - 3	Main Floor and BMT Vacancy	-5.09000	-7,728
Shortfall - 3	Shortfall	-1.31000	-1,887
Building - 3	NOI		142,223
Building - 3	Cap Rate	8.62200	1,649,544
Building - 3	Total Building Value		1,649,544

Final Assessment:

10,422,300

Date: 16-Jan-2017
Time: 08:46:32

Account: 10018730
Filing #: 475406600

Nbhd: 1999 - Ross Industrial
Zoning: IB

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1
As of: Jan. 17, 2017
For: 2017

EVZ: IB LUC1:

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2015 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 329,473.995 UOM: IMP

Address: 610 HENDERSON DRIVE
REGINA SK
S4N 5X3 Legal: Plan: 78R30133 Block: 15 Lot: 5 Parcel: Plan: 78R30133 Block: 15 Lot: 5

SPSS Calculation Output

Building - 1	Warehouse Main	52,999.99680	521,469
Building - 1	Warehouse Upper	1,599.99990	12,878
Building - 1	Unheat Adjustment	4,999.99969	-21,153
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-25,466
Vacancy - 1	Upper Vacancy	-10.90000	-1,403
Shortfall - 1	Shortfall	-1.31000	-6,370
Building - 1	NOI		479,952
Building - 1	Cap Rate		6,163,195
Building - 1	Total Building Value	7.78740	6,163,195

Final Assessment: 6,163,100

Date: 17-Jan-2017

Time: 10:30:40

Account: 10008850

Nbhd: 1999 - Ross Industrial

Filing #: 455200500

Zoning: IC

EVZ: IA

LUC1: 3110 / 100%

LUC2:

Land Use: 3110: (100%) Retail: Freestanding ; TAXABLE (100%)

Mkt Area:

Master: N

Bldg Only: N

Study Area: 5203

Lease: N

Mobile Home: N

Address: 615 N WINNIPEG STREET

Legal: Plan: 101349794 Block: A

REGINA SK

**

SPSS Calculation Output

Building - 1	Retail Main	43,980.08346	336,829
Building - 1	Retail Upper	5,715.93076	33,543
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-17,144
Vacancy - 1	Upper Vacancy	-10.90000	-3,656
Shortfall - 1	Shortfall	-1.31000	-4,579
Building - 1	NOI		344,992
Building - 1	Cap Rate	8.17260	4,221,335
Building - 1	Total Building Value		4,221,335
Building - 2	Warehouse Main	2,546.99661	29,797
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-1,516
Shortfall - 2	Shortfall	-1.31000	-370
Building - 2	NOI		27,909
Building - 2	Cap Rate	8.17260	341,505
Building - 2	Total Building Value		341,505
Building - 3	Warehouse Main	11,612.00145	84,876
Vacancy - 3	Main Floor and BMT Vacancy	-5.09000	-4,320
Shortfall - 3	Shortfall	-1.31000	-1,055
Building - 3	NOI		79,500
Building - 3	Cap Rate	8.17260	972,774
Building - 3	Cost Building Value		1,009,120
Building - 3	Total Building Value		1,009,120
Building - 4	Warehouse Main	11,068.99825	80,907
Building - 4	Unheat Adjustment	11,068.99825	-34,790
Vacancy - 4	Main Floor and BMT Vacancy	-5.09000	-2,347
Shortfall - 4	Shortfall	-1.31000	-573
Building - 4	NOI		43,196
Building - 4	Cap Rate	8.17260	528,552
Building - 4	Total Building Value		528,552
Building - 5	Warehouse Main	6,975.02649	50,983
Building - 5	Unheat Adjustment	6,975.02649	-21,922
Vacancy - 5	Main Floor and BMT Vacancy	-5.09000	-1,479
Shortfall - 5	Shortfall	-1.31000	-361
Building - 5	NOI		27,219

Date: 17-Jan-2017

Time: 10:30:40

Account: 10008850

Filing #: 455200500

Mkt Area:

Study Area: 5203

Address: 615 N WINNIPEG STREET
REGINA SK
**

City of Regina - Production v7.04 - Taxation and Assessment Suite

Income (SPSS) Detail Report

Asmt Period: 2003 /

LUC1: 3110 / 100%

EVZ: IA

Master: N

Lease: N

Legal: Plan: 101349794 Block: A

Type: REGULAR

LUC2:

Reinspect: 2013

Lot Size: 434,087.175

Parcel: Plan: 101349794 Block: A

Report Name: GMR0055

Page: 2

As of: Jan. 18, 2017

For: 2017

Approach: INCOME

UOM: IMP

SPSS Calculation Output

Building - 5	Cap Rate	8.17260	333,062
Building - 5	Total Building Value		333,062
Building - 6	Warehouse Main		17,542
Building - 6	Unheat Adjustment	2,399.99985	-7,543
Vacancy - 6	Main Floor and BMT Vacancy	2,399.99985	-508
Shortfall - 6		-5.09000	-124
Building - 6	Shortfall	-1.31000	9,365
Building - 6	NOI		114,601
Building - 6	Cap Rate	8.17260	114,601
Building - 6	Total Building Value		114,601
Building - 7	Warehouse Main		9,940
Building - 7	Main Floor and BMT Vacancy	1,359.95686	-505
Vacancy - 7		-5.09000	-123
Shortfall - 7	Shortfall	-1.31000	9,310
Building - 7	NOI		113,927
Building - 7	Cap Rate	8.17260	113,927
Building - 7	Total Building Value		113,927
Building - 10	Warehouse Main		44,207
Vacancy - 10	Main Floor and BMT Vacancy	6,047.99748	-2,250
Shortfall - 10		-5.09000	-549
Building - 10	Shortfall	-1.31000	41,407
Building - 10	NOI		506,659
Building - 10	Cap Rate	8.17260	506,659
Building - 10	Total Building Value		506,659
Building - 11	Warehouse Main		65,784
Building - 11	Unheat Adjustment	8,999.99945	-28,287
Building - 11	Main Floor and BMT Vacancy	8,999.99945	-1,908
Vacancy - 11		-5.09000	-466
Shortfall - 11	Shortfall	-1.31000	35,122
Building - 11	NOI		429,756
Building - 11	Cap Rate	8.17260	429,756
Building - 11	Total Building Value		429,756
Building - 12	Cost Building Value		188,521
Building - 12	Total Building Value		188,521
Building - 13	Cost Building Value		42,200
Building - 13	Total Building Value		42,200

Date: 17-Jan-2017
 Time: 10:30:40
 Account: 10008850
 Filing #: 455200500
 Mkt Area:
 Study Area: 5203
 Address: 615 N WINNIPEG STREET
 REGINA SK
 **

City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report

Nbhd: 1999 - Ross Industrial
 Zoning: IC
 Master: N
 Lease: N
 Legal: Plan: 101349794 Block: A

EVZ: IA
 Bldg Only: N
 Mobile Home: N

Asmt Period: 2003 /
 LUC1: 3110 / 100%

Type: REGULAR
 LUC2:
 Reinspect: 2013
 Lot Size: 434,087.175
 Parcel: Plan: 101349794 Block: A

Report Name: GMR0055
 Page: 3
 As of: Jan. 18, 2017
 For: 2017
 Approach: INCOME
 UOM: IMP

Final Assessment: 7,829,200

Date: 11-Jan-2017

Time: 14:15:08

Account: 10018737

Nbhd: 1999 - Ross Industrial

Income (SPSS) Detail Report

Type: REGULAR

As of: Jan. 12, 2017

Report Name: GMR0055

Page: 1

Filing #: 475408400

Zoning: IB

EVZ: IB

LUC1:

LUC2:

For: 2017

Land Use: 3130: (100%) Industrial Flex ; TAXABLE (100%)

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2023

Approach: INCOME

Study Area: 5203

Lease: N

Mobile Home: N

Lot Size: 218,286.768

UOM: IMP

Address: 651 HENDERSON DRIVE

Legal: Plan: 99RA21804 Block: 13 Lot: X

REGINA SK

Plan: 99RA21804 Block: 13 Lot: Y

S4N 6A8

Plan: 99RA21804 Block: 13 Lot: Z

Parcel: Plan: 99RA21804 Block: 13 Lot: X-Z

SPSS Calculation Output

Building - 1	Warehouse Main	28,530.99935	280,717
Building - 1	Warehouse Upper	780.08606	6,278
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-14,288
Vacancy - 1	Upper Vacancy	-10.90000	-684
Shortfall - 1	Shortfall	-1.31000	-3,563
Building - 1	NOI		268,460
Building - 1	Cap Rate	8.62200	3,113,662
Building - 1	Total Building Value		3,113,662
Building - 2	Warehouse Main	28,617.97459	281,573
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-14,332
Shortfall - 2	Shortfall	-1.31000	-3,500
Building - 2	NOI		263,740
Building - 2	Cap Rate	8.62200	3,058,924
Building - 2	Total Building Value		3,058,924
Building - 3	Warehouse Main	16,128.95489	158,693
Vacancy - 3	Main Floor and BMT Vacancy	-5.09000	-8,077
Shortfall - 3	Shortfall	-1.31000	-1,973
Building - 3	NOI		148,642
Building - 3	Cap Rate	8.62200	1,723,995
Building - 3	Total Building Value		1,723,995
Building - 4	Warehouse Main	16,873.94946	149,657
Vacancy - 4	Main Floor and BMT Vacancy	-5.09000	-7,617
Shortfall - 4	Shortfall	-1.31000	-1,860
Building - 4	NOI		140,179
Building - 4	Cap Rate	8.62200	1,625,835
Building - 4	Total Building Value		1,625,835

Final Assessment:

9,522,400

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2008 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 112,314.633 UOM: IMP

Address: 680 MCLEOD STREET Legal: Plan: 65R29319 Block: 9 Lot: 14
REGINA SK Plan: 65R29319 Block: 9 Lot: 15
S4N 4Y1 Plan: 65R29319 Block: 9 Lot: 16

SPSS Calculation Output

Building - 1	Warehouse Main	66,800.96476	423,484
Building - 1	Warehouse Upper	3,596.01700	16,359
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-21,555
Vacancy - 1	Upper Vacancy	-10.90000	-1,783
Shortfall - 1	Shortfall	-1.31000	-5,456
Building - 1	NOI		411,049
Building - 1	Cap Rate	8.62200	4,767,445
Building - 1	Total Building Value		4,767,445

Final Assessment: 4,767,400

Date: 23-Jan-2017

Time: 09:32:52

Account: 10022485

Nbhd: 1999 - Ross Industrial

Filing #: 485401600

Zoning: IB

EVZ: IB

LUC1:

LUC2:

Asmt Period: 2003 /

Type: REGULAR

As of: Jan. 24, 2017

For: 2017

City of Regina - Production v7.05 - Taxation and Assessment Suite

Income (SPSS) Detail Report

Report Name: GMR0055

Page: 1

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2016

Approach: INCOME

Study Area: 5203

Lease: N

Mobile Home: N

Lot Size: 323,146.687

UOM: IMP

Address: 745 PARK STREET

REGINA SK

S4N 4Y4

Legal: Plan: 75R00730 Block: 12 Lot: 17

Parcel: Plan: 75R00730 Block: 12 Lot: 17

SPSS Calculation Output

Building - 1	Warehouse Main	30,060.00895	295,761
Building - 1	Unheat Adjustment	8,145.00489	-34,459
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-13,300
Shortfall - 1	Shortfall	-1.31000	-3,248
Building - 1	NOI		244,752
Building - 1	Cap Rate	7.64880	3,199,884
Building - 1	Total Building Value		3,199,884
Building - 2	Retail Main	18,490.95690	206,326
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-10,502
Shortfall - 2	Shortfall	-1.31000	-2,565
Building - 2	NOI		193,258
Building - 2	Cap Rate	7.64880	2,526,655
Building - 2	Total Building Value		2,526,655
Building - 3	Cost Building Value		381,983
Building - 3	Total Building Value		381,983
Building - 4	Warehouse Main	767.99780	7,556
Building - 4	Unheat Adjustment	767.99780	-3,249
Building - 4	Main Floor and BMT Vacancy	-5.09000	-219
Vacancy - 4	Shortfall	-1.31000	-53
Shortfall - 4	NOI		4,034
Building - 4	Cap Rate	7.64880	52,744
Building - 4	Total Building Value		52,744
Building - 5	Warehouse Main	3,559.99978	35,026
Building - 5	Unheat Adjustment	3,559.99978	-15,061
Vacancy - 5	Main Floor and BMT Vacancy	-5.09000	-1,016
Shortfall - 5	Shortfall	-1.31000	-248
Building - 5	NOI		18,700
Building - 5	Cap Rate	7.64880	244,494
Building - 5	Total Building Value		244,494

Date: 23-Jan-2017
Time: 09:32:52

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 2

Account: 10022485
Filing #: 485401600
Mkt Area:
Study Area: 5203
Address: 745 PARK STREET
REGINA SK
S4N 4Y4

Nbhd: 1999 - Ross Industrial
Zoning: IB
Master: N
Lease: N

EVZ: IB
Bldg Only: N
Mobile Home: N

Asmt Period: 2003 /
LUC1:
LUC2:
Reinspect: 2016
Lot Size: 323,146.687
Parcel: Plan: 75R00730 Block: 12 Lot: 17

Type: REGULAR
Approach: INCOME
UOM: IMP

As of: Jan. 24, 2017
For: 2017

Final Assessment: 6,405,700

Date: 24-Jan-2017
Time: 08:39:57

Account: 10022488
Filing #: 485402000

Nbhd: 1999 - Ross Industrial
Zoning: IB

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

For: 2017

Report Name: GMR0055
Page: 1
As of: Jan. 25, 2017

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2017 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 1,452,505.736 UOM: IMP

Address: 855 PARK STREET Parcel: Plan: 75R22924 Block: 20 Lot: Legal: Plan: 75R22924 Block: 20

REGINA SK
S4N 6M1

SPSS Calculation Output

Building - 1	Warehouse Main	180,973.93958	1,147,283
Building - 1	Warehouse Upper	6,204.95118	28,228
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-58,396
Vacancy - 1	Upper Vacancy	-10.90000	-3,076
Shortfall - 1	Shortfall	-1.31000	-14,593
Building - 1	NOI		1,099,444
Building - 1	Cap Rate	7.56960	14,524,471
Building - 1	Total Building Value		14,524,471
Building - 2	Cost Building Value		607,703
Building - 2	Total Building Value		607,703

Final Assessment: 15,132,100

Date: 17-Feb-2017

City of Regina - Production v7.06 - Taxation and Assessment Suite

Report Name: GMR0072

Time: 11:46:10

Field Sheet Report

Page: 8

Account: 10022527

Filing Number: 485505050

Realty Account Type: REGULAR

UOM: Imperial

Legal: Plan: 91R23604 Block: 27 Lot: 3

Property Addr: 920 BOWER CRESCENT

Neighborhood: 1999 Ross Industrial

E.V. Zoning: 1A

Actual Zone: 1A

Market Area:

Study Area: 5203 Ind Ross

Owners: BRIER HOLDINGS LTD.

Assessment: 1,659,700

Approach: INCOME

Last Sale: 23-Mar-2016 \$1,110,000 Q PENDING

Land Uses: 3720: (100%) Storage And Warehousing ; Taxable 100%

Lot Size: 44,643.130 Ft2 1.025 Ac Site Coverage Percent: 24.19 %

Year	Type	Reason Code	Supp Seq.	Rev. Reason	Calc Date	Approach	Amount
2017	ANN	NEW			05-Dec-2016	INCOME	1,659,700
2016	ANN	NEW			01-Nov-2015	INCOME	1,109,600
2015	ANN	NEW			28-Oct-2014	INCOME	995,400

Account Attributes (Pickup and Entered)

Cost BLDG present	Contamination	LOCAL	Exposure Type
Site Coverage	Excess Land Size		Lot Location
Lot Shape	Road Type		Rail Line Spur
Air Traffic Influnc	2014 Annexation		Overlay - Aquifer
Overlay - Flood	Overlay - Height	COMM	Overlay - Holding
No service - Curb	No service - Pavemen		No service - Sanitar
No service - Sidewal	No service - Street		No service - Water
Hectare fees paid	Develop OBS factor		Agland Only
Municipal Ward Numb	Income Mail type		Improvement District
Winter Road Maint	2016 Base Value		Comm % from 2016

Building Details

No.	Method	Net	Market Building Class	Qu	Yr. Built	Eff. Yr.	Gross Area	Net Area
1	MSCOM	N	INDLMFG Industrials, Light Mfg.	02	1991	1991	10,742.000	9,321.959

Building Attributes (Pickup and Entered)

Cost Building		Main Floor Area	9000	Building Exposure	AVERAGE
Building Orientation	NEUTRAL	On Site Parking	Y	Economic Year Built	
Remain Economic Life		Original Econom Life		Common Wall	
Sprinkler System	N	2017 Income Model	INDUSTRIAL	Income Model	WAREHOUSE
Tenancy	LEASED	2017 Override Cap		MAF Group	RETAIL
Unheated Warehouse		Elevators	N	Units in Building	3
Floors Above Stories	1	Frame Material	S		

Structure Details (MSCOM)

No.	Group	Cond.	Yr Built	Eff. Yr. Built	%Comp	Units	From	To	Total	Height	Average	Total	Average
1	1	Average	1991	1991	100	1	1	1	1	20.01	9,000.000	9,000.000	420.000

RGNOUNIT - INDL MFG - S - LOW COST

Refinement	Class	Type	Range	Override	Quantity	%Total Area	Area
HVAC	FORCED AIR	FURNACE		Y			1,710.000

HVAC	SPACE	WITH FAN		Y			7,290.000
------	-------	----------	--	---	--	--	-----------

Hand Calc Refinemet	Class	Section	Year	Qtr.	Remark	Quantity	Area	Rate
---------------------	-------	---------	------	------	--------	----------	------	------

Space Class	Location	Quality	Quantity	Net Area	Total Net Area	Gross Area	Manual
WHSELT	MAIN	02	1	8,999.999	8,999.999		Y

Structure Attributes (Pickup and Entered)

Air Conditioning	N	Heat	Y	Wall Height	20
Secondary Tank					

Structure Details (MSCOM)

No.	Group	Cond.	Yr Built	Eff. Yr. Built	%Comp	Units	From	To	Total	Height	Average	Total	Average Perimeter
-----	-------	-------	----------	----------------	-------	-------	------	----	-------	--------	---------	-------	-------------------

3	2	Average	1991	1991	100	1	1	1	1	8.01	962.000	962.000	126.000
---	---	---------	------	------	-----	---	---	---	---	------	---------	---------	---------

MEZANINE - INDL MFG - D - AVERAGE

Refinement	Class	Type	Range	Override	Quantity	%Total Area	Area
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Hand Calc Refinement	Class	Section	Year	Qtr.	Remark	Quantity	Area	Rate
----------------------	-------	---------	------	------	--------	----------	------	------

Space Class	Location	Quality	Quantity	Net Area	Total Net Area	Gross Area	Manual
FINISHLT	MEZZ	04	1	321.959	321.959		Y

Structure Attributes (Pickup and Entered)

Air Conditioning	N	Heat	N	Wall Height	8
Secondary Tank					

Structure Details (MSCOM)

No.	Group	Cond.	Yr Built	Eff. Yr. Built	%Comp	Units	From	To	Total	Height	Average	Total	Average Perimeter
-----	-------	-------	----------	----------------	-------	-------	------	----	-------	--------	---------	-------	-------------------

4	3	Average	1991	1991	100	1	1	1	1	8.01	780.000	780.000	146.000
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MEZANINE - INDL MFG - D - AVERAGE

Refinement	Class	Type	Range	Override	Quantity	%Total Area	Area
------------	-------	------	-------	----------	----------	-------------	------

Hand Calc Refinement	Class	Section	Year	Qtr.	Remark	Quantity	Area	Rate
----------------------	-------	---------	------	------	--------	----------	------	------

Space Class	Location	Quality	Quantity	Net Area	Total Net Area	Gross Area	Manual
UNFINISH	MEZZ	04	1	0.000	0.000		Y

Structure Attributes (Pickup and Entered)

Air Conditioning	N	Heat	N	Wall Height	8
Secondary Tank					

Building Details

No.	Method	Net	Market	Building Class	Qu	Yr. Built	Eff. Yr.	Gross Area	Net Area
-----	--------	-----	--------	----------------	----	-----------	----------	------------	----------

2	MSCOM	N	LUSTRBLD	Lumber Storage Bldg. Vert.	04	1999	1991	1,200.000	1,200.000
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Building Attributes (Pickup and Entered)

Cost Building		Main Floor Area	1200	Building Exposure	INFERIOR
Building Orientation	CLOSED	On Site Parking		Economic Year Built	
Remain Economic Life		Original Econom Life		Common Wall	
Sprinkler System	N	2017 Income Model	INDUSTRIAL	Income Model	WAREHOUSE
Tenancy	LEASED	Property Type	WAREHOUSE	2017 Override Cap	
MAF Group	RETAIL	Unheated Warehouse	Y	Elevators	N
On Site Parking Type	GRAVEL	Units in Building	1	Floors Above Stories	1
Frame Material	D				

Structure Details (MSCOM)

No.	Group	Cond.	Yr Built	Eff. Yr. Built	%Comp	Units	From	To	Total	Height	Average	Total	Average Perimeter
-----	-------	-------	----------	----------------	-------	-------	------	----	-------	--------	---------	-------	-------------------

1	1	Average	1999	1991	100	1	1	1	1	12.01	1,200.000	1,200.000	160.000
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RGNOUNIT - LUSTRBLD - D - AVERAGE

Refinement	Class	Type	Range	Override	Quantity	%Total Area	Area
------------	-------	------	-------	----------	----------	-------------	------

FLOOR	CONC		TYPICAL	Y			1,200.000
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Date: 17-Feb-2017

City of Regina - Production v7.06 - Taxation and Assessment Suite

Report Name: GMR0072

Time: 11:46:10

Field Sheet Report

Page: 10

Hand Calc Refinement	Class	Section	Year	Qtr.	Remark	Quantity	Area	Rate
Space Class	Location	Quality	Quantity	Net Area	Total Net Area	Gross Area	Manual	
WHSEUH	MAIN	00	1	1,200.000	1,200.000		Y	
Structure Attributes (Pickup and Entered)								
Air Conditioning	N	Exterior Wall - Prim	ENAMELLED STEEL	Heat				N
Wall Height	12	Secondary Tank						

Building Details								
No.	Method	Net	Market Building Class	Qu	Yr. Built	Eff. Yr.	Gross Area	Net Area
3	MSCOM	N	LUMSRGH Lumber Storage Shed, Horz.	02	1999	1991	600.000	600.000

Building Attributes (Pickup and Entered)								
Cost Building			Main Floor Area	600	Building Exposure		INFERIOR	
Building Orientation	CLOSED		On Site Parking		Economic Year Built			
Remain Economic Life			Original Econom Life		Common Wall			
Sprinkler System	N		2017 Income Model	INDUSTRIAL	Income Model		WAREHOUSE	
Tenancy	LEASED		Property Type	WAREHOUSE	2017 Override Cap			
MAF Group	RETAIL		Unheated Warehouse	Y	Elevators			N
On Site Parking Type	GRAVEL		Units in Building	1	Floors Above Stories			1
Frame Material	D							

Structure Details (MSCOM)													
No.	Group	Cond.	Yr Built	Eff. Yr. Built	%Comp	Units	----- Story -----			Height	----- Floor Area -----		Average
							From	To	Total		Average	Total	Perimeter
1	1	Average	1999	1991	100	1	1	1	1	10.00	600.000	600.000	98.000

RGNOUNIT - LUMSRGH - D - LOW COST

Refinement	Class	Type	Range	Override	Quantity	%Total Area	Area
FLOOR	ASPHALT		TYPICAL	Y			270.000

Hand Calc Refinement	Class	Section	Year	Qtr.	Remark	Quantity	Area	Rate
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Space Class	Location	Quality	Quantity	Net Area	Total Net Area	Gross Area	Manual
WHSEUH	MAIN	02	1	600.000	600.000		Y

Structure Attributes (Pickup and Entered)								
Air Conditioning	N	Exterior Wall - Prim	PLYWOOD	Heat				N
Wall Height	10	Secondary Tank						

Date: 23-Jan-2017
 Time: 09:32:52
 Account: 10151105
 Filing #: 485110120
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Nbhd: 1615 - OLD 33
 Zoning: IA
 EVZ: IA
 Mkt Area:
 Study Area: 5206
 Address: 921 BROAD STREET
 REGINA SK
 S4R 8G9

City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report

Report Name: GMR0055
 Page: 1
 As of: Jan. 24, 2017
 For: 2017

Type: REGULAR
 LUC2:

Reinspect: 2016 Approach: INCOME

Lot Size: 266,122.998 UOM: IMP

Parcel: Plan: 101136721 Block: N

Legal: Plan: 101136721 Block: N

Master: N Bldg Only: N

Lease: N Mobile Home: N

SPSS Calculation Output

Building - 1	Retail Main	59,878.99531	458,593
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-23,342
Shortfall - 1	Shortfall	-1.31000	-5,701
Building - 1	NOI		429,549
Building - 1	Cap Rate	8.23740	5,214,626
Building - 1	Total Building Value		5,214,626

Final Assessment:

5,214,600