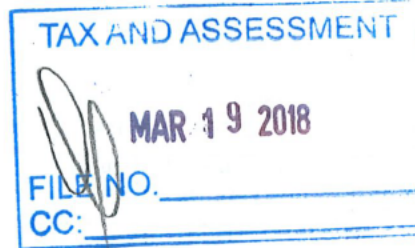




City of Regina

OS



### 2017 Commercial Property Information Request Form

The information for the 2017 calendar year requested on this form can be submitted in one of two ways: either (1) complete this form in its entirety; or (2) submit all of the requested information in your format.

| OWNER CONTACT AND CERTIFICATION FORM |   |
|--------------------------------------|---|
| Account Number:                      | 10018625  |
| Property Address:                    | 221 N WINNIPEG STREET   |
| Assessed Parcel:                     | Plan: FA4603 Block: C Lot: ; Plan: 101221142 Block: C Lot: ; Plan: 84R22521 Block: T Lot: |
| Property Owner:                      | 3346286 MANITOBA LIMITED  |
| Phone Number:                        |   |
| Building Name:                       |   |

| Company Representative: <i>(Please print)</i>              |                                   |             |              |
|--|-----------------------------------|-------------|--------------|
| Name:  | Diane Shindleman                  |             |              |
| Position:  | Vice President, Corporate Finance |             |              |
| Company Name:  | Shindico                          |             |              |
| Phone Number:  | 204 928 8204                      | Fax Number: | 204 284 7115 |
| E-Mail Address:  | dshindleman@shindico.com          |             |              |
| Follow-Up Contact Person: <i>(If different from above)</i> |                                   |             |              |
| Name:  |                                   |             |              |
| Phone Number:  |                                   | Fax Number: |              |
| E-Mail Address:  |                                   |             |              |

In 2017 this property was: *(Please check one)*  
18(1)(b)(c), Regs 8.1(a)

| CERTIFICATION: I hereby certify that the attached information is true and correct.  |  |
|---|--|
| Signature and Initials:   |  |
| Date:   |  |
| <i>In addition to completing this form, the company representative must initial and date each of the attached forms. (If you wish to submit any comments or notes, please attach under separate sheet.)</i> |  |

| For Office Use Only. |   |
|----------------------|---|
| Date Entered By:     | Date: AUG 22 2018   |
| Reviewed By:         | Date: Aug 18  |
|                      | <input checked="" type="checkbox"/> Attributes<br><input checked="" type="checkbox"/> Rent Roll<br><input checked="" type="checkbox"/> I&E Survey |

Assessment & Taxation Department  
Queen Elizabeth II Court | 2476 Victoria Avenue  
PO Box 1790 | REGINA SK S4P 3C8  
P: 306-777-7240 | F: 306-777-6822  
E: assessmentinfo@regina.ca  
Regina.ca

### Section A Commercial Rent Roll

| Beginning January 1, 2018 (Please Note Date Change) |                       |                |                              |  |   |                                   |   |    |                            |    |                               |  | Page   |   | of                    |  |   |      |      |   |
|---|-----------------------|----------------|------------------------------|--|---|-----------------------------------|---|----|----------------------------|----|-------------------------------|--|--|---|-----------------------|--|---|------|------|---|
| Account Number: 10018625                            |                       |                |                              |  | Property Address: 221 N WINNIPEG STREET   |                                   |   |    |                            |    |                               |  |  |   |                       |  |   |      |      |   |
| A   | B                     |                | Space Description            |  |   |                                   | Lease Term  |    |                            |    | Annual Lease Details          |  |  |   |                       |  |   |      |      |   |
|   |                       |                | C                            | D  | E   | F                                 | G   | H  | I                          | J  | K                             | L  | M  | N   | O                     |  |   |      |      |   |
| Business Name(s) and Legal Entity                   | Business Address (es) |                | Floor<br>(B, M, Mez, 2, etc) | Occupant Type<br>(Owner, Tenant, Vacant) | Space Type<br>(Office, Retail, Warehouse) | Rentable Area<br>(Square Footage) | Most Recent Renewal or Commencement Date<br>(DD/MMM/YY) |    | Expiry Date<br>(DD/MMM/YY) |    | Net Rental Rate<br>(\$/Sq Ft) | Net Rent (\$/Month)<br>Do not include GST. | Gross Rent (\$/Month)<br>Do not include GST. | Recoverable Operating Costs (\$/Month)<br>(e.g. Utilities, Taxes, etc)<br>Do not include GST. | Other Rent (\$/Month) | Description of Other Rent (e.g. Sign, etc) | Months of Free Rent<br>(For next 12 months) |      |      |   |
|   | Unit #                | Street Address |                              |  |   |                                   |   |    |                            |    |                               |  |  |   |                       |  |   |      |      |   |
| EXAMPLE:  | ABC Company           | 101            | 12345 Anywhere Street        | Main                                     | Tenant                                    | Office                            | 2000  | 01 | Jan                        | 02 | 30                            | Jan  | 09   | 10  | \$1,665               | \$2,690                                    | \$1,000                                     | \$25 | Sign | 2 |

18(1)(b)(c), Regs 8.1(a)

| Miscellaneous Income - Parking Details   |                      |                                |                      |
|--|----------------------|--------------------------------|----------------------|
| # of Surface Electrified Stalls: _____   | Rent/Stall: \$ _____ | # of Covered Stalls: _____     | Rent/Stall: \$ _____ |
| # of Surface Non-Electrified Stalls: _____                                     | Rent/Stall: \$ _____ | # of Underground Stalls: _____ | Rent/Stall: \$ _____ |
| # of Stalls for Unrestricted Public/Visitor parking (not included above) _____ |                      |                                |                      |

Initial: CRMS Date: 19 Mar 18



City of Regina

### Section B 2017 Expense Breakdown Summary (Expenses not recovered from tenants - by Unit)

| Account Number: 10018625 |  |                 | Property Address: 221 N WINNIPEG STREET |           |         |           |       |       |
|--------------------------|--|-----------------|---|-----------|---------|-----------|-------|-------|
| Unit #                   | Items paid for by Owner (not charged back to tenants) (Please check) |                 |   |           |         |           |       |       |
|                          | Electricity  | Water and Sewer | Heat, HVAC                              | Utilities | Janitor | Insurance | Taxes | Other |
| Example: Unit #1         | √  |                 |   |           |         | √         | √     |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |
|                          |  |                 |   |           |         |           |       |       |

*attached*

Initial: \_\_\_\_\_ Date: \_\_\_\_\_



City of Regina

## SECTION C 2017 Commercial Annual Income Statement

|   |                 |                    |
|---|-----------------|--------------------|
| 12 Month Fiscal Period Ending: <u>Dec 2017</u>          |                 |                    |
| For partial year only please provide: Start Date: _____ | End Date: _____ | # of Months: _____ |
| Account Number: 10018625                                |                 |                    |
| Property Address: 221 N WINNIPEG STREET                 |                 |                    |

### ANNUAL REPORTED INCOME

|  | INCOME (\$)              |
|--|--------------------------|
| Rental Income  | 18(1)(b)(c), Regs 8.1(a) |
| <b>Miscellaneous Income:</b>   |                          |
| Parking Income   |                          |
| Percentage Rent  |                          |
| Sign Rental  |                          |
| Yard Rental  |                          |
| Land Lease Income  |                          |
| Other Income ( <i>Specify</i> ) _____  |                          |
| <b>Total Income</b>  |                          |
| <b>Expense Recovery:</b>   |                          |
| Operating Cost Recovery  |                          |
| Utilities  |                          |
| Repairs & Maintenance  |                          |
| Outside Maintenance & Security   |                          |
| Administrative Costs (Legal, Advertising, Leasing, etc.)   |                          |
| Insurance  |                          |
| Property Tax Recovery  |                          |
| Common Area Cost Recovery  |                          |
| Prior Year Adjustments/Recoveries  |                          |
| Other Recoveries ( <i>Specify</i> ) _____  |                          |
| <b>Total Expense Recovery</b>  |                          |
| <b>Yearly Vacancy (%)</b>  |                          |
| <b>Yearly Vacancy Dollar Loss Amount (\$)</b>  |                          |
| <b>Shortfall Dollar Amount (\$)</b><br>Non-recovered expenses related only to the cost of carrying <u>vacant</u> space.<br>i.e. utilities, security, taxes, etc. |                          |

Initial: \_\_\_\_\_ Date: \_\_\_\_\_



City of Regina

## SECTION C1 2017 Commercial Annual Expense Statement

18(1)(b)(c), Regs 8.1(a)

|   |                 |
|---|-----------------|
| 12 Month Fiscal Period Ending: <u>Dec 31/17</u>         |                 |
| For partial year only please provide: Start Date: _____ | End Date: _____ |
| Account Number: 10018625                                |                 |
| Property Address: 221 N WINNIPEG STREET                 |                 |

### ANNUAL REPORTED EXPENSES

|   | Total Recoverable (\$)   | Total Items |
|---|--------------------------|-------------|
| Property Taxes <u>147,016.42</u>                  | 18(1)(b)(c), Regs 8.1(a) |             |
| Insurance   |                          |             |
| <b>Utilities:</b>                                 |                          |             |
| Water and Sewer                                   |                          |             |
| Electricity                                       |                          |             |
| Heat, HVAC  |                          |             |
| Other (Specify)                                   |                          |             |
| <b>Total Utilities</b>                            |                          |             |
| <b>Administration (Real Estate Related Only):</b> |                          |             |
| Professional Management Fees                      |                          |             |
| Advertising                                       |                          |             |
| Accounting/Legal                                  |                          |             |
| Leasing Costs                                     |                          |             |
| Other (Specify) <u>18(1)(b)(c), Regs 8.1(a)</u>   |                          |             |
| <b>Total Administrative</b>                       |                          |             |
| <b>Maintenance and Repairs:</b>                   |                          |             |
| Mechanical  |                          |             |
| Structural Repairs                                |                          |             |
| Exterior Finish                                   |                          |             |
| Surface Parking                                   |                          |             |
| Parkade   |                          |             |
| Roof  |                          |             |
| Repair Contract                                   |                          |             |
| Site Maintenance                                  |                          |             |
| Janitorial  |                          |             |
| Snow Removal                                      |                          |             |
| Security  |                          |             |
| Miscellaneous                                     |                          |             |
| Other (Specify) <u>repair reserve</u>             |                          |             |
| <b>Total Maintenance and Repairs</b>              |                          |             |
| <b>Total Operating Costs</b>                      |                          |             |

18(1)(b)(c), Regs 8.1(a)

Initial: DMB Date: 19 Mar 18

Assessment & Taxation Department  
 Queen Elizabeth II Court | 2476 Victoria Avenue  
 PO Box 1790 | REGINA SK S4P 3C8  
 P: 306-777-7240 | F: 306-777-6822  
 E: assessmentinfo@regina.ca  
 Regina.ca

18(1)(b)(c), Regs 8.1(a)

**Rent Roll**

221 Winnipeg Street N. - (078)

2018

| Unit | Name | Primary Use | Sqft | Rent Actual Start | Renewal From | Lease To | Lease To | Annual Property Tax Recovery | Annual General/Admin Recovery | Annual CAM Recovery |
|------|------|-------------|------|-------------------|--------------|----------|----------|------------------------------|-------------------------------|---------------------|
|------|------|-------------|------|-------------------|--------------|----------|----------|------------------------------|-------------------------------|---------------------|

18(1)(b)(c), Regs 8.1(a)

## Dana Wourms

---

**From:** Diane Shindleman <DShindleman@Shindico.com>  
**Sent:** Monday, March 19, 2018 2:56 PM  
**To:** 1ASSESS 1ASSESS  
**Subject:** 221 Winnipeg Street - 2017  
**Attachments:** doc02424120180319155205.pdf

Diane Shindleman, CPA, CGA | Vice President, Corporate Finance Shindico Realty Inc.  
200 - 1355 Taylor Avenue, Winnipeg, MB Canada R3M 3Y9  
Direct: (204) 928-8204

[Regs 8.1\(a\)](#)

CONFIDENTIAL: The information contained in this email is confidential and it is only intended for the use of the individual or entity to whom it is addressed. If you have received this email in error, you are prohibited from disclosing, copying, distributing or using of this information. The unauthorized use, publication, forwarding, copying or printing of this email and its attachments is expressly prohibited.

If you no longer wish to receive these emails you may unsubscribe at any time by responding to this email with the subject line "Unsubscribe".

-----Original Message-----

**From:** Shindico  
**Sent:** Monday, March 19, 2018 3:52 PM  
**To:** Diane Shindleman <DShindleman@Shindico.com>  
**Subject:** Scan from Mailroom Kyocera

[18\(1\)\(b\)](#)