

Appendix W

Untitled2

	TotalNetArea
1	20660
2	16350
3	38531
4	17054
5	12175
6	13206
7	13993
8	16800
9	50462
10	12000
11	18708
12	10468
13	25680
14	16000
15	14747
16	10620
17	41434
18	15080
19	17100
20	47525
21	10057
22	38150
23	32000
24	12480
25	21077
26	18576
27	13550
28	16050
29	10165
30	22272

Untitled2

	TotalNetArea
31	14360
32	29350
33	13644
34	12680
35	16000
36	42538
37	10400

Untitled3

	TotalNetArea
1	6657
2	9650
3	3400
4	8003
5	2000
6	20660
7	5364
8	3840
9	16350
10	38531
11	6151
12	17054
13	5000
14	4835
15	5730
16	12175
17	13206
18	9710
19	6292
20	13993
21	5000
22	2250
23	1991
24	4000
25	2677
26	2703
27	16800
28	50462
29	12000
30	4800

Untitled3

	TotalNetArea
31	18708
32	10468
33	25680
34	1507
35	2016
36	16000
37	14747
38	6480
39	8400
40	10620
41	1351
42	1439
43	41434
44	3672
45	6280
46	6657
47	10000
48	2677
49	1500
50	5100
51	1496
52	9280
53	2000
54	15080
55	17100
56	3372
57	2461
58	2688
59	1482
60	3930

	TotalNetArea
61	2461
62	6000
63	126799
64	47525
65	9000
66	5294
67	1786
68	10057
69	7920
70	38150
71	2677
72	32000
73	4624
74	1852
75	7520
76	2025
77	9597
78	8400
79	3785
80	1839
81	2038
82	3000
83	12480
84	3966
85	6927
86	21077
87	1100
88	3200
89	2580
90	18576

Untitled3

	TotalNetArea
91	4808
92	10000
93	2703
94	1078
95	13550
96	7350
97	1539
98	7414
99	16050
100	1467
101	1507
102	8230
103	87760
104	10165
105	720
106	7000
107	22272
108	14360
109	1496
110	1507
111	2250
112	3930
113	2648
114	29350
115	1540
116	13644
117	3295
118	12680
119	2500
120	3200

4/23/17 11:29 AM

4/5

Untitled3

	TotalNetArea
121	7662
122	16000
123	42538
124	3643
125	1404
126	5000
127	1540
128	1930
129	1540
130	2906
131	7040
132	2000
133	2949
134	8598
135	4560
136	10400

Untitled4

	TotalNetArea
1	13993
2	16800
3	50462
4	25680
5	10165
6	14360
7	10400

```

GET DATA
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EXECUTE.
DATASET NAME DataSet1 WINDOW=FRONT.
EXAMINE VARIABLES=TotalNetArea
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  /COMPARE GROUPS
  /STATISTICS DESCRIPTIVES
  /CINTERVAL 95
  /MISSING LISTWISE
  /NOTOTAL.

```

Explore

A1 - 37 Sales: Greater than 10000sqft and less than 65000sqft

Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Total Net Area	37	100.0%	0	0.0%	37	100.0%

Descriptives

		Statistic	Std. Error	
Total Net Area	Mean	20593.03	1863.380	
	95% Confidence Interval for Mean	Lower Bound	16813.92	
		Upper Bound	24372.14	
	5% Trimmed Mean	19591.19		
	Median	16050.00		
	Variance	128470820.9		
	Std. Deviation	11334.497		
	Minimum	10057		
	Maximum	50462		
	Range	40405		
	Interquartile Range	11033		
	Skewness	1.394	.388	
	Kurtosis	.818	.759	

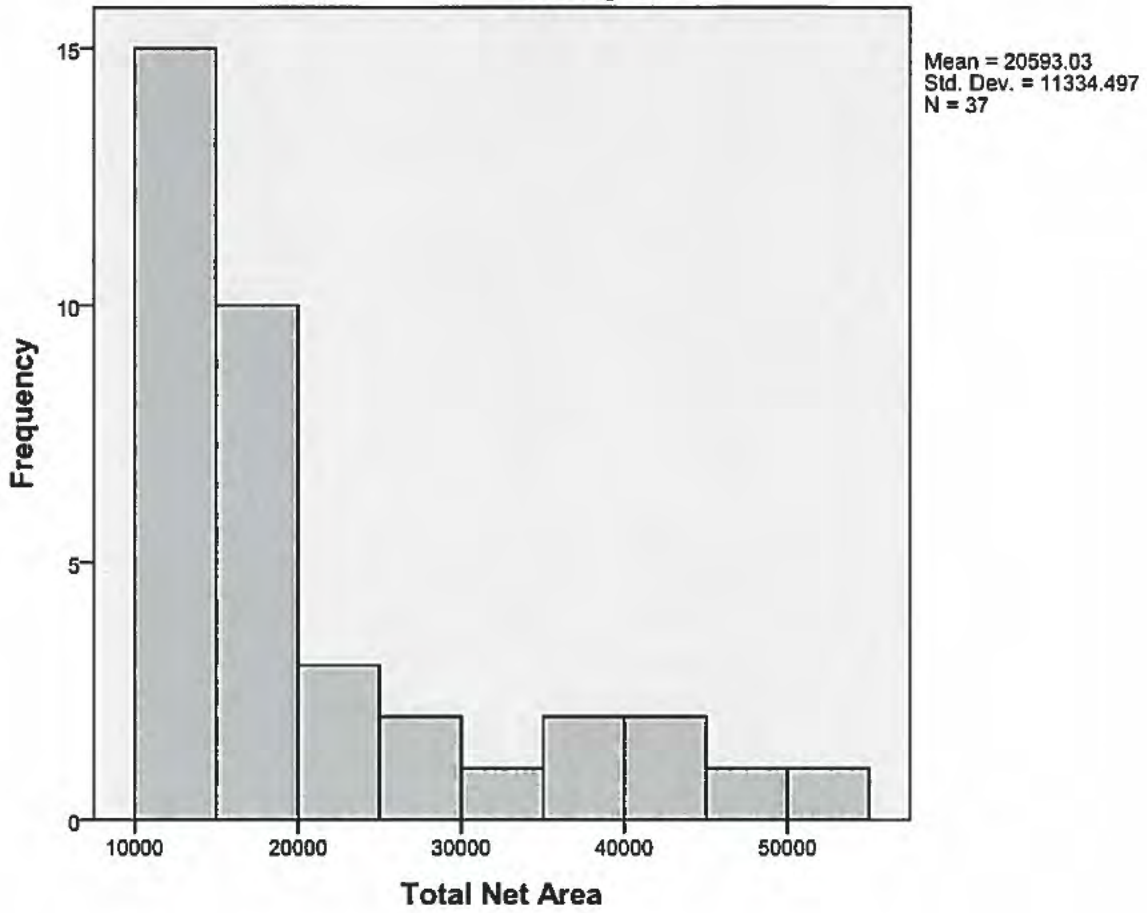
Tests of Normality

	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Total Net Area	.243	37	.000	.795	37	.000

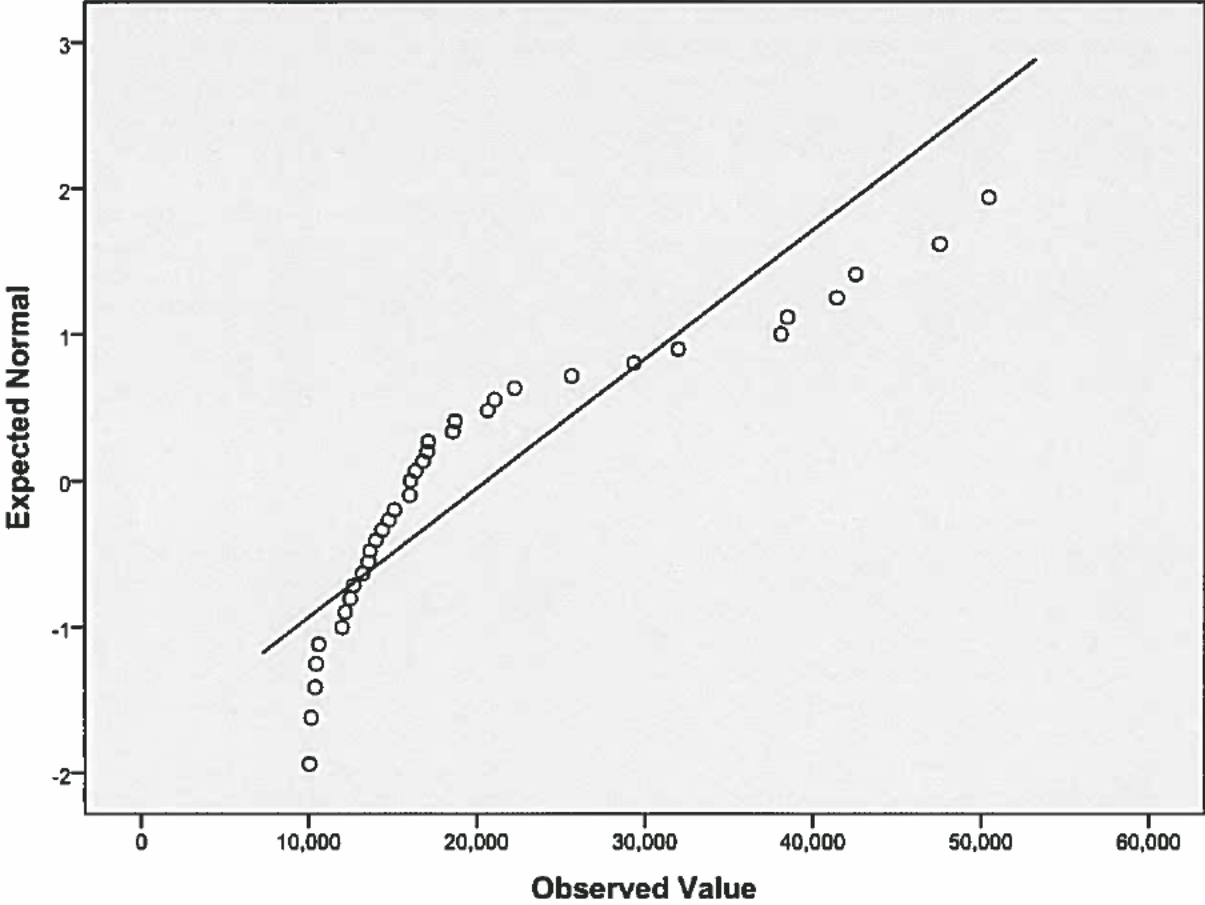
a. Lilliefors Significance Correction

Total Net Area

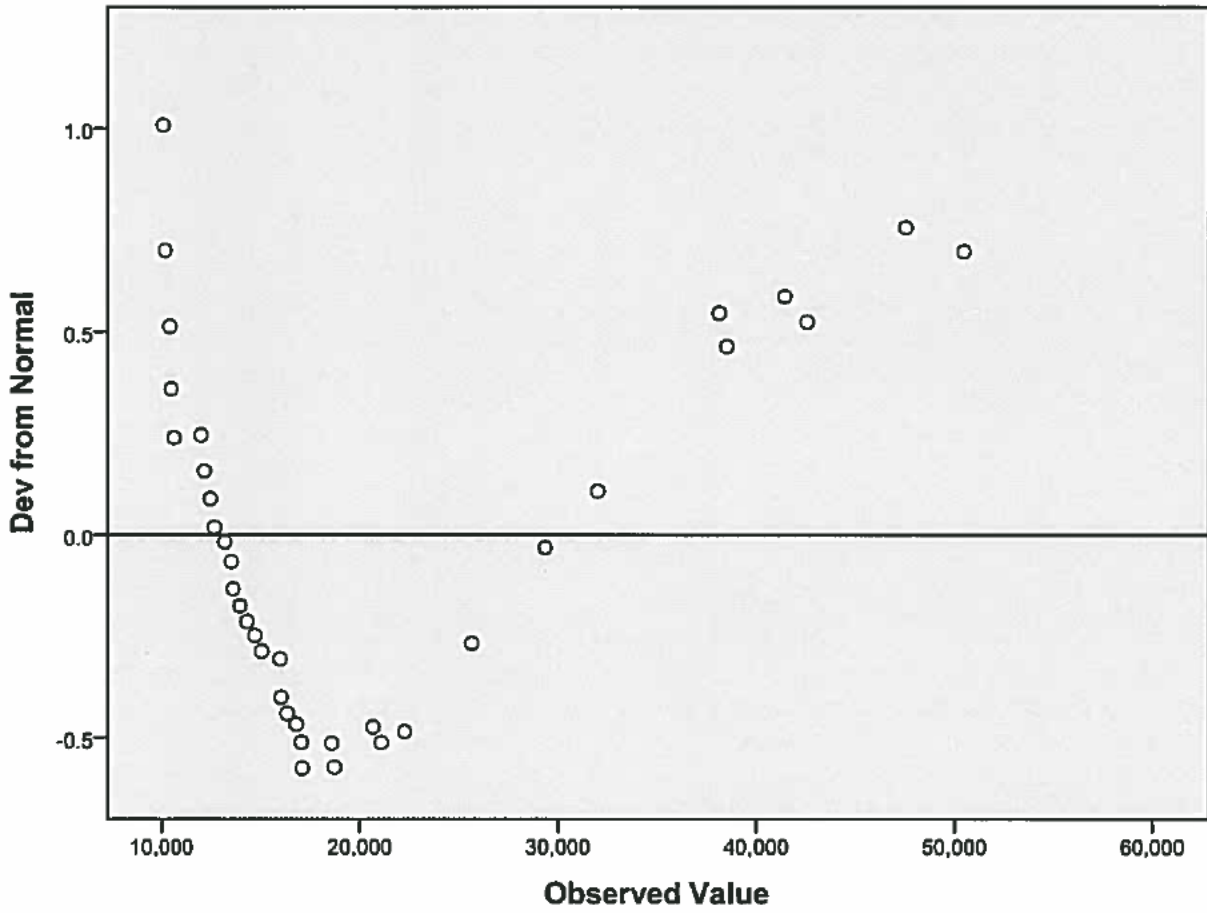
Histogram

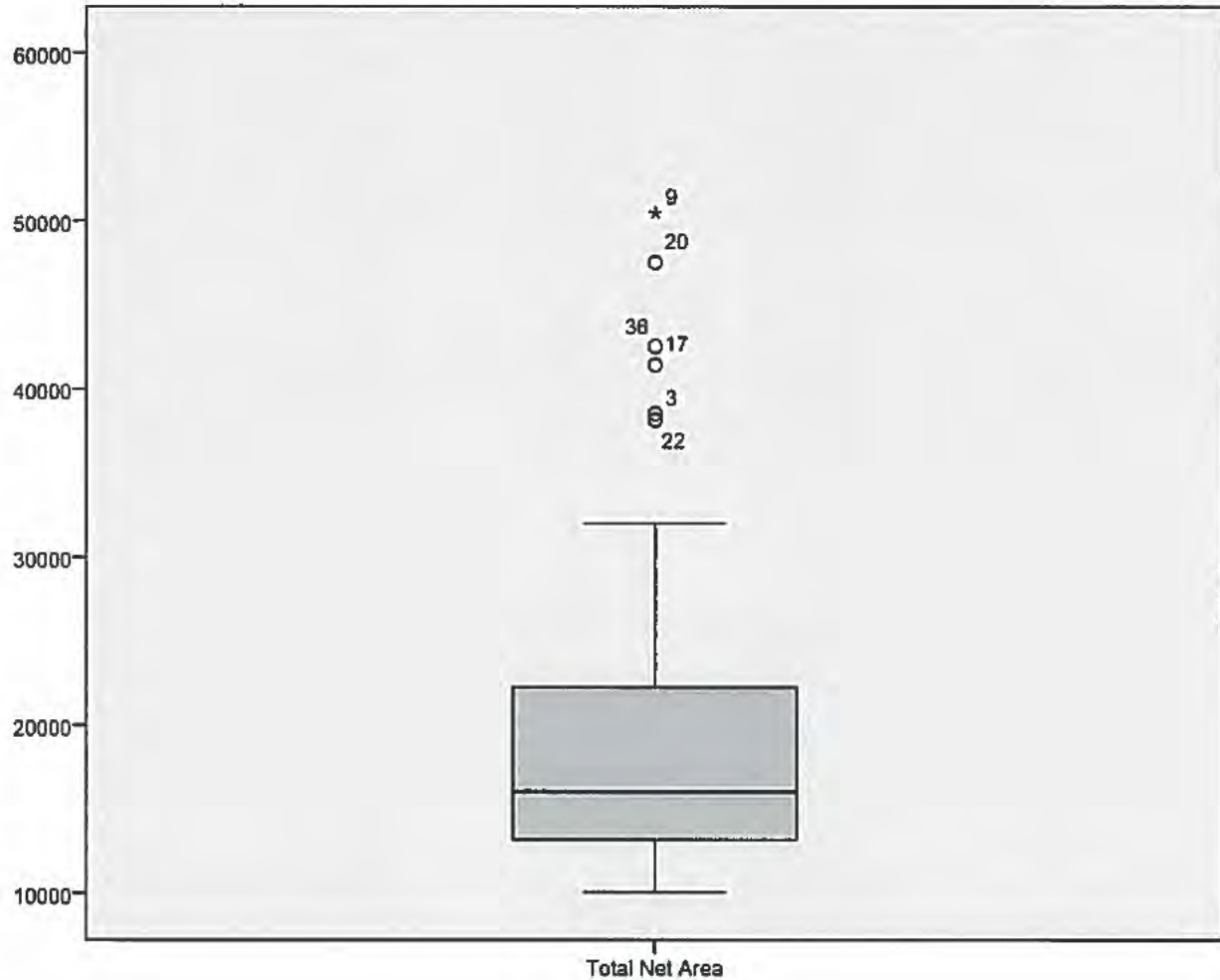


Normal Q-Q Plot of Total Net Area



Detrended Normal Q-Q Plot of Total Net Area





```
DESCRIPTIVES VARIABLES=TotalNetArea
  /STATISTICS=MEAN STDDEV MIN MAX.
```

Descriptives

Descriptive Statistics

	N	Minimum	Maximum	Mean	Std. Deviation
Total Net Area	37	10057	50462	20593.03	11334.497
Valid N (listwise)	37				

```
GET DATA
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OR\Submission Folder\Industrial Appeals\Large Industrial Properties (CAP Rate
Adjustment)\Appendices\VariousSizeGROUPs.xlsx'
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EXAMINE VARIABLES=TotalNetArea
/PLOT BOXPLOT HISTOGRAM NPLOT
/COMPARE GROUPS
/STATISTICS DESCRIPTIVES
/CINTERVAL 95
/MISSING LISTWISE
/NOTOTAL.

```

Explore

All 136 Sales

Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Total Net Area	136	100.0%	0	0.0%	136	100.0%

Descriptives

		Statistic	Std. Error	
Total Net Area	Mean	10182.99	1327.775	
	95% Confidence Interval for Mean	Lower Bound	7557.06	
		Upper Bound	12808.92	
	5% Trimmed Mean	7755.54		
	Median	5329.00		
	Variance	239766249.5		
	Std. Deviation	15484.387		
	Minimum	720		
	Maximum	126799		
	Range	126079		
	Interquartile Range	9135		
	Skewness	4.611	.208	
	Kurtosis	27.885	.413	

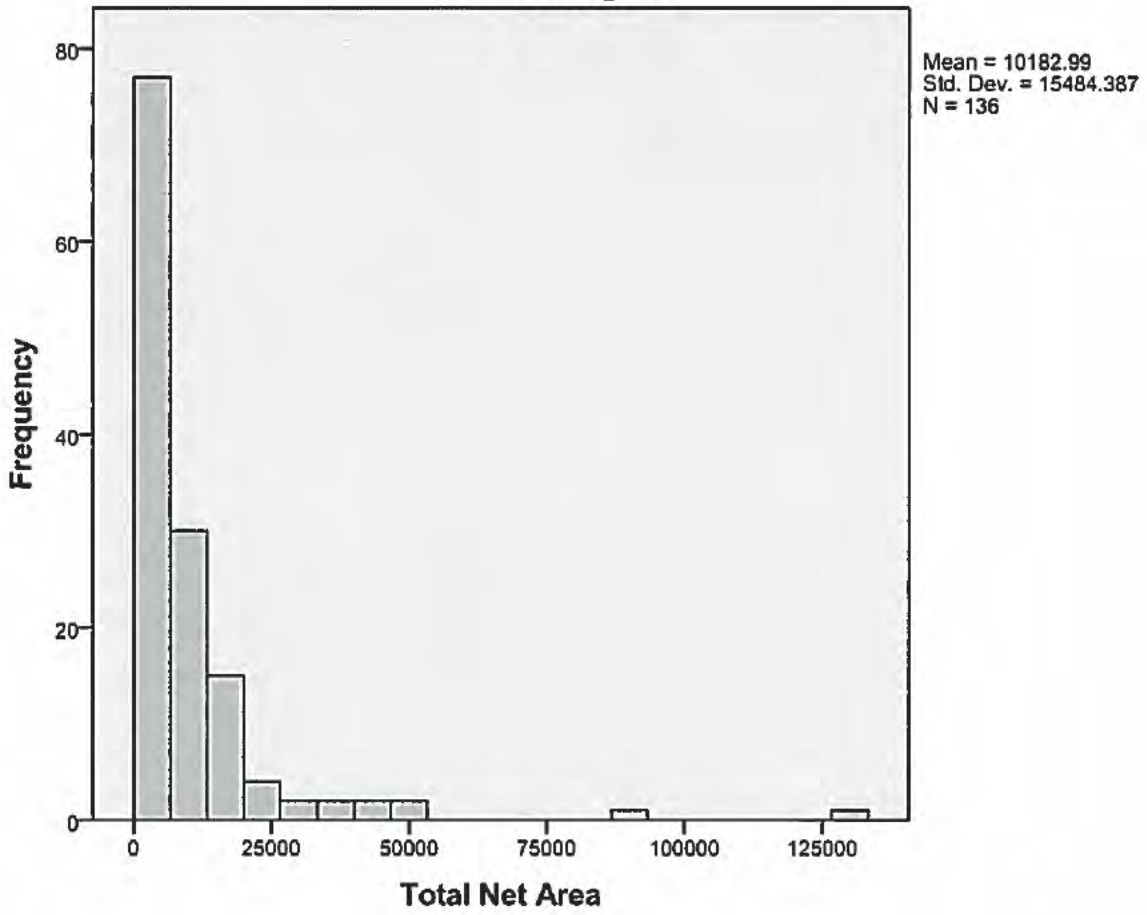
Tests of Normality

	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Total Net Area	.271	136	.000	.533	136	.000

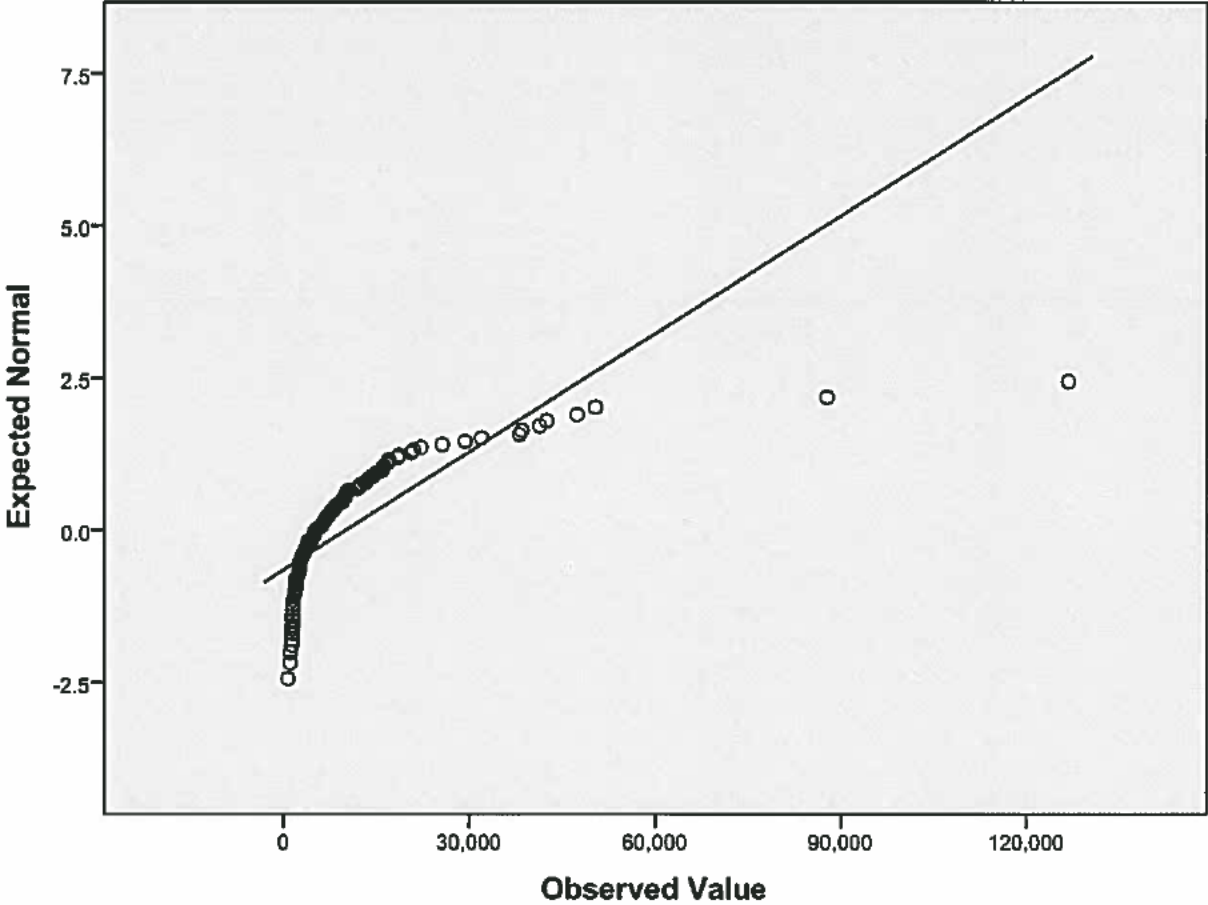
a. Lilliefors Significance Correction

Total Net Area

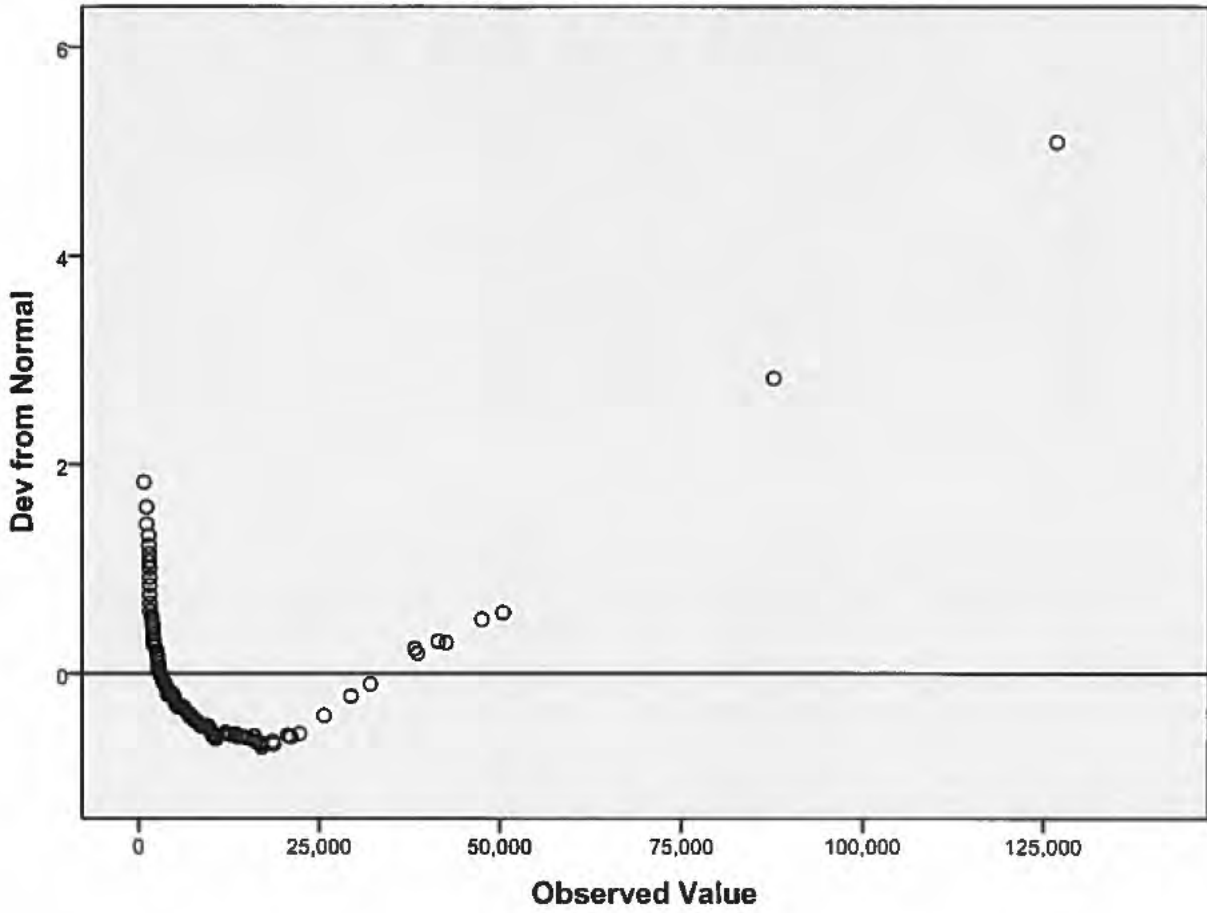
Histogram

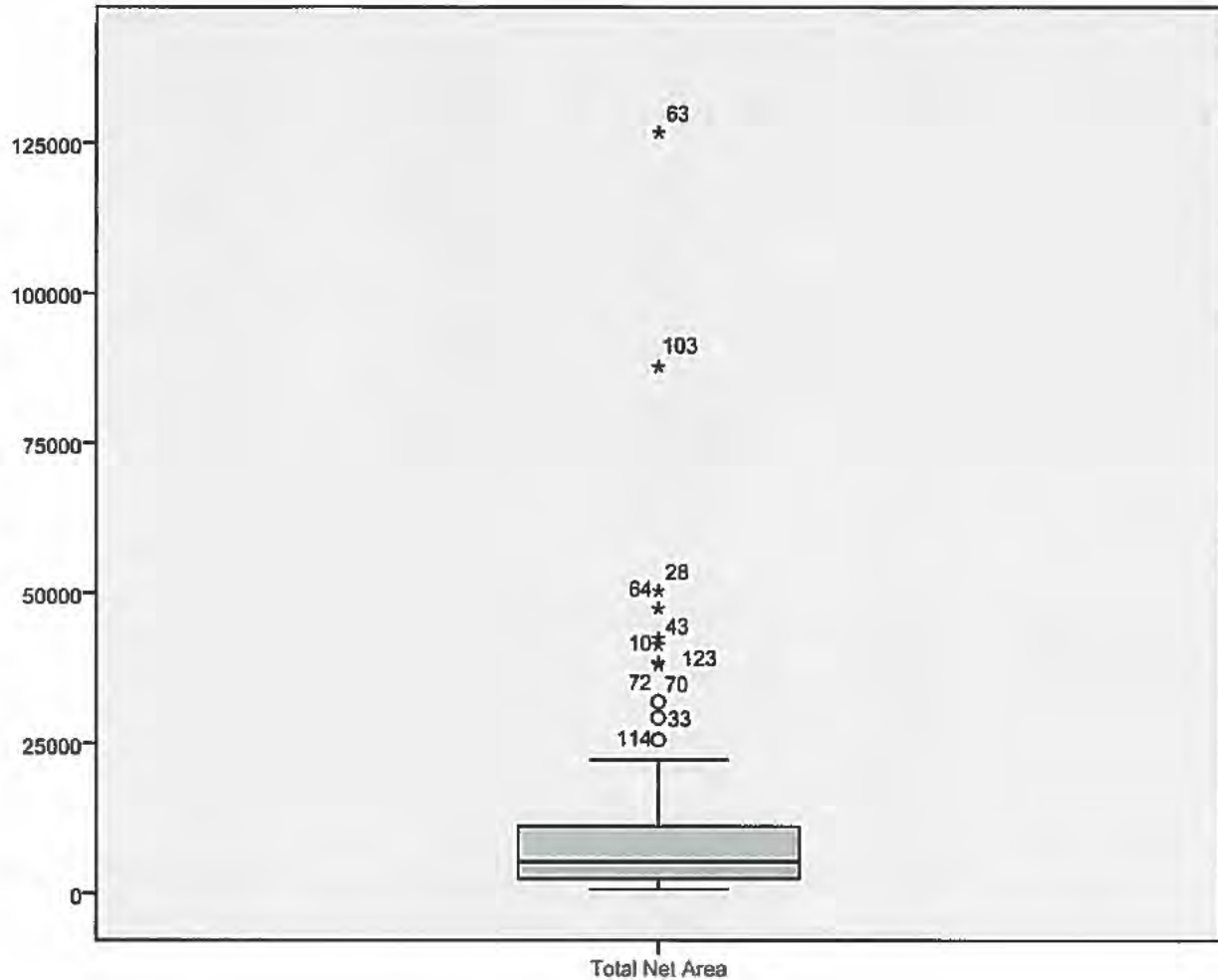


Normal Q-Q Plot of Total Net Area



Detrended Normal Q-Q Plot of Total Net Area





```
DESCRIPTIVES VARIABLES=TotalNetArea
  /STATISTICS=MEAN STDDEV MIN MAX.
```

Descriptives

Descriptive Statistics

	N	Minimum	Maximum	Mean	Std. Deviation
Total Net Area	136	720	126799	10182.99	15484.387
Valid N (listwise)	136				

```
GET DATA
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OR\Submission Folder\Industrial Appeals\Large Industrial Properties (CAP Rate
Adjustment)\Appendices\VariousSizeGROUPs.xlsx'
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```

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EXECUTE.
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EXAMINE VARIABLES=TotalNetArea
/PLOT BOXPLOT HISTOGRAM NPLOT
/COMPARE GROUPS
/STATISTICS DESCRIPTIVES
/CINTERVAL 95
/MISSING LISTWISE
/NOTOTAL.

```

Explore

[DataSet3]

Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Total Net Area	7	100.0%	0	0.0%	7	100.0%

Descriptives

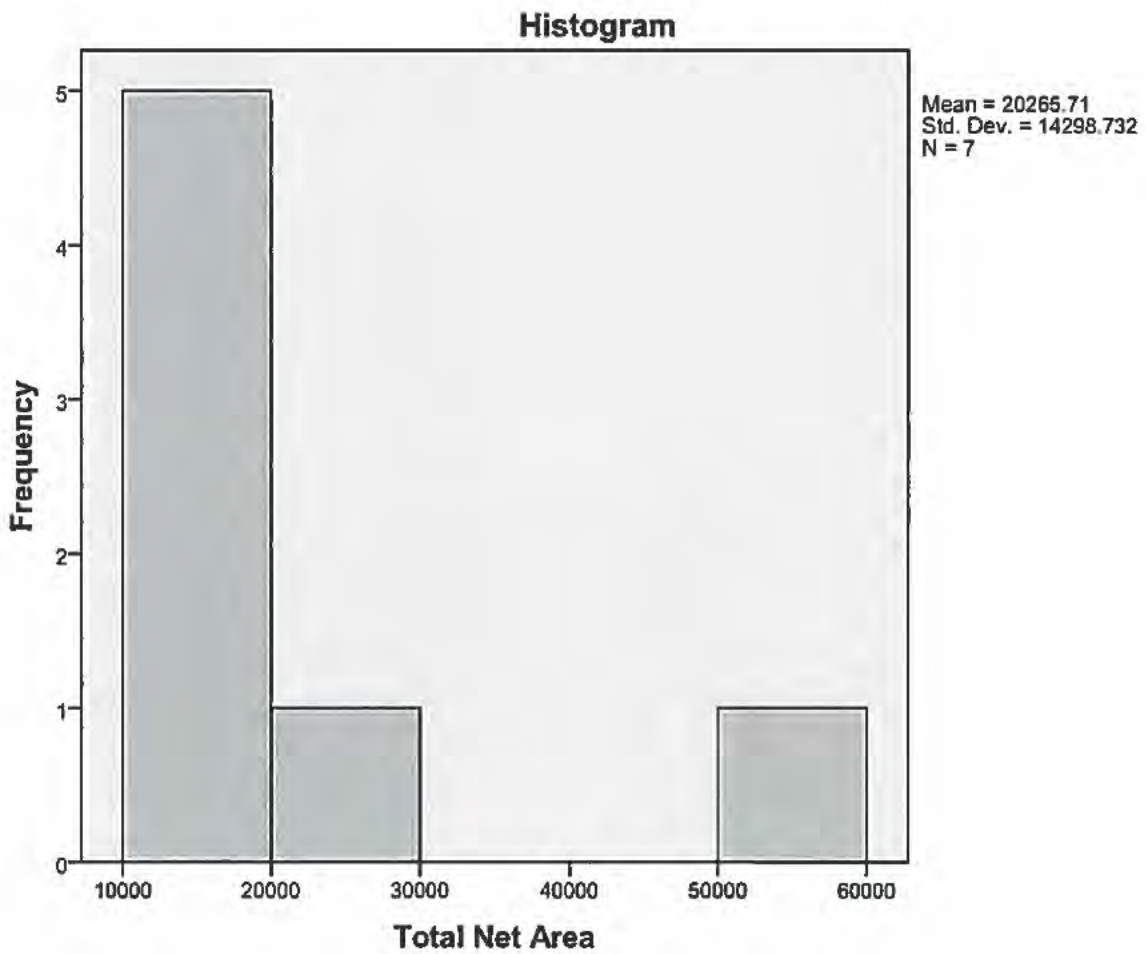
		Statistic	Std. Error
Total Net Area	Mean	20265.71	5404.413
95% Confidence Interval for Mean	Lower Bound	7041.59	
	Upper Bound	33489.84	
5% Trimmed Mean		19149.29	
Median		14360.00	
Variance		204453748.2	
Std. Deviation		14298.732	
Minimum		10165	
Maximum		50462	
Range		40297	
Interquartile Range		15280	
Skewness		2.012	.794
Kurtosis		4.146	1.587

Tests of Normality

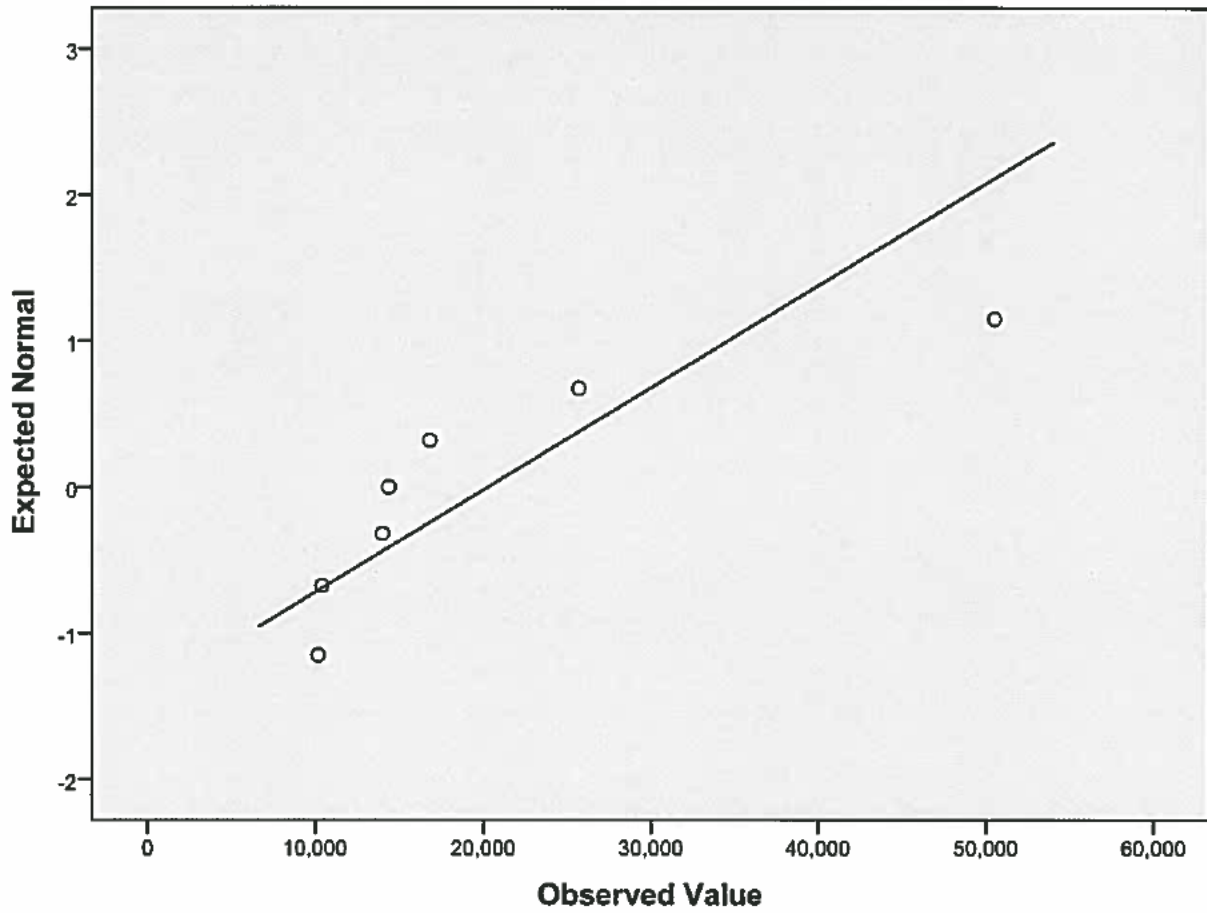
	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Total Net Area	.310	7	.041	.740	7	.010

a. Lilliefors Significance Correction

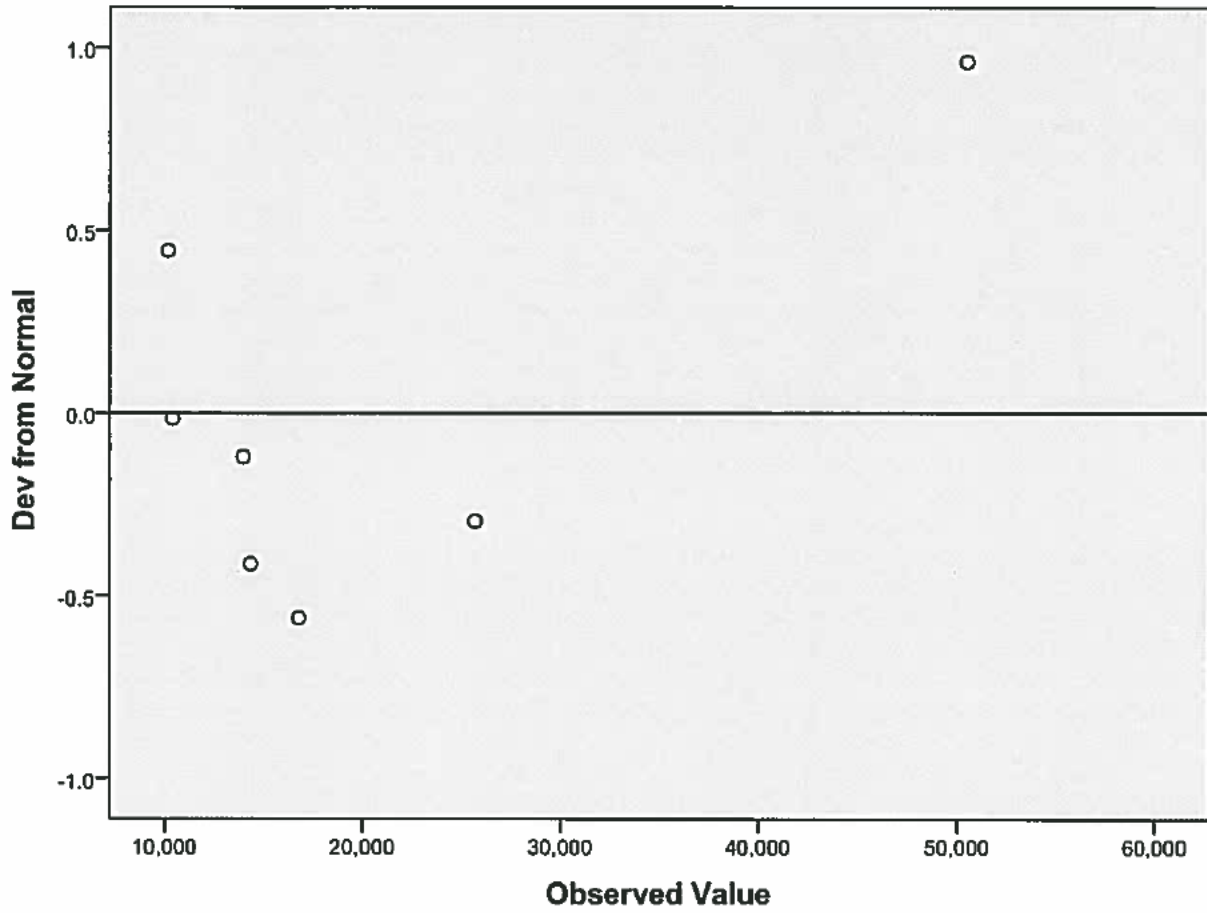
Total Net Area

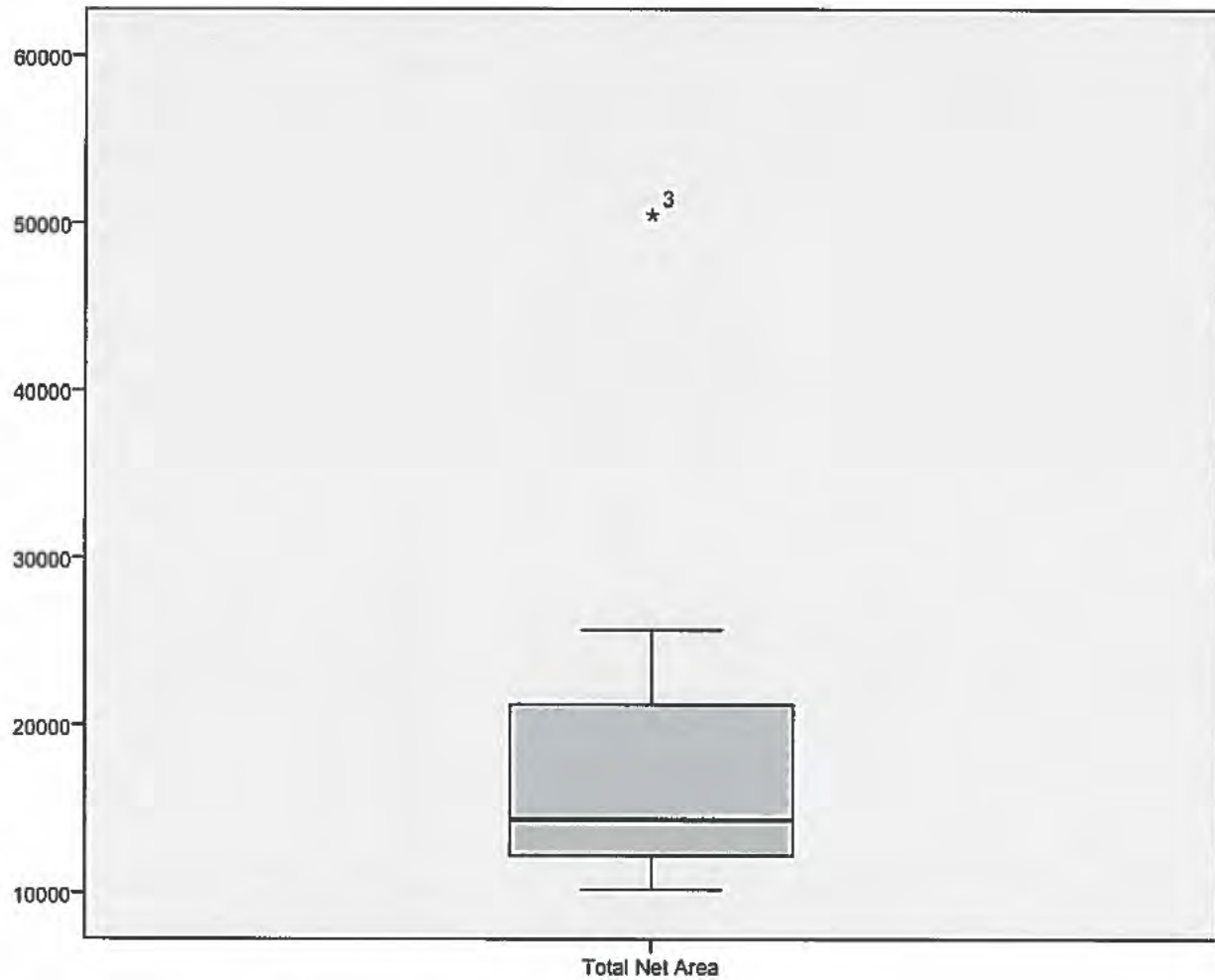


Normal Q-Q Plot of Total Net Area



Detrended Normal Q-Q Plot of Total Net Area





```
DESCRIPTIVES VARIABLES=TotalNetArea
  /STATISTICS=MEAN STDDEV MIN MAX.
```

Descriptives

Descriptive Statistics

	N	Minimum	Maximum	Mean	Std. Deviation
Total Net Area	7	10165	50462	20265.71	14298.732
Valid N (listwise)	7				

Appendix X

Civic Address: 460 Albert Street

Account Number: 10123914





Civic Address: 460 Albert Street

Account Number: 10123914



Civic Address: 460 Albert Street

Account Number: 10123914



Date: 17-Jan-2017

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

Report Name: GMR0055

Time: 10:30:40

Income (SPSS) Detail Report

Page: 1

Account: 10123914

Nbhd: 1521 - Regent Park, Coronation Park

Asmt Period: 2008 /

Type: REGULAR

As of: Jan. 18, 2017

Filing #: 474937660

Zoning: MAC

EVZ: MAC

LUC1: 3350 / 100%

LUC2:

For: 2017

Land Use: 3350: (100%) Gas Bar ; TAXABLE (100%)

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

Study Area: 4410 Lease: N Mobile Home: N Lot Size: 74,060.997 UOM: IMP

Address: 460 ALBERT STREET REGINA SK S4R 2N8 Legal: Plan: 101917379 Block: C Parcel: Plan: 101917379 Block: C

SPSS Calculation Output

Building - 1	Comm Main	3,141.98043	63,124
Building - 1	Main BMT and Surface Vacancy	-4	-2,524
Building - 1	Shortfall	-1.35000	-818
Building - 1	Commercial Net Income		59,781
Building - 1	Commercial Value	4.60700	1,297,614
Building - 1	Total Building Value		1,297,614
Building - 2	Cost Building Value		243,349
Building - 2	Total Building Value		243,349
Building - 3	Auto Main	2,557.99769	46,558
Building - 3	Main BMT and Surface Vacancy	-4	-1,862
Building - 3	Shortfall	-1.35000	-603
Building - 3	Commercial Net Income		44,092
Building - 3	Commercial Value	4.60700	957,072
Building - 3	Total Building Value		957,072
Building - 4	Cost Building Value		172,948
Building - 4	Total Building Value		172,948
Land	Site Coverage Adjustment	7.92000	21,182

Final Assessment: 2,692,100

Date: 11-Jan-2017

Time: 16:01:44

Account: 10013951

Filing #: 465303800

Nbhd: 1999 - Ross Industrial

Zoning: IB EVZ: IB

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: 100 MCDONALD STREET

REGINA SK
S4N 5V9

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

Lot Size: 380,700.451

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

Reinspect: 2014 Approach: INCOME

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

Income (SPSS) Detail Report

Asmt Period: 2003 / Type: REGULAR

LUC1: LUC2:

Report Name: GMR0055

Page: 1

As of: Jan. 12, 2017

For: 2017

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

Final Assessment:

5,824,100

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

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

Account: 10027942
Filing #: 495305300

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

Nbhd: 1999 - Ross Industrial
Zoning: IB
EVZ: IB
LUC1: LUC2:

Asmt Period: 2003 /
Type: REGULAR

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2025 Approach: COST

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 299,828.604 UOM: IMP

Address: 1055 FLEURY STREET Parcel: Plan: 60R11127 Block: 6 Lot: 1-3
REGINA SK Plan: 60R11127 Block: 6 Lot: 2
S4N 4W9 Plan: 60R11127 Block: 6 Lot: 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

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

Report Name: GMR0055
Page: 1

Account: 10027949
Filing #: 495308500

Nbhd: 1999 - Ross Industrial
Zoning: IB

Asmt Period: 2003 /
LUC1: 3720 / 100%

Type: REGULAR
LUC2:

As of: Jan. 18, 2017
For: 2017

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

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

Reinspect: Approach: INCOME
Lot Size: 92,416.216 UOM: IMP

Address: 1111 MACKAY STREET
REGINA SK
S4N 4X9
Legal: Plan: 60R11127 Block: 5 Lot: 3
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

Date: 24-Jan-2017
 Time: 08:39:57
 Account: 10018734 Nbhd: 1999 - Ross Industrial
 Filing #: 475407910 Zoning: IB EVZ: IB
 Asmt Period: 2003 / Type: REGULAR
 LUC1: 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: 2014 Approach: INCOME
 Study Area: 5203 Lease: N Mobile Home: N Lot Size: 218,873.141 UOM: IMP
 Address: 115 MCDONALD STREET Parcel: Plan: 94R12353 Block: 13 Lot: Y
 REGINA SK Legal: Plan: 94R12353 Block: 13 Lot: Y
 S4N 7M2

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

Final Assessment: 5,658,500

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

Account: 10123795
Filing #: 495135620

Nbhd: 1615 - OLD 33
Zoning: IA

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

Mkt Area:
Study Area: 5205
Address: 1176 HALIFAX STREET
REGINA SK

Report Name: GMR0055
Page: 1

Type: REGULAR
LUC2:

Asmt Period: 2008 /
LUC1:

EVZ: IA

Master: N Bldg Only: N
Lease: N Mobile Home: N

Reinspect: 2019
Lot Size: 31,208.997
Parcel: Plan: OLD 33 Block: 125 Lot: 16-20

Approach: INCOME
UOM: IMP

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

Warehouse Main
Main Floor and BMT Vacancy
Shortfall
NOI
Cap Rate
Total Building Value

SPSS Calculation Output

Building - 1
Vacancy - 1
Shortfall - 1
Building - 1
Building - 1
Building - 1

9,599.99942
-5.09000
-1.31000
5.90440

79,480
-4,045
-988
74,447
1,260,873
1,260,873

Final Assessment: 1,260,800

403

Date: 18-Jan-2017 City of Regina - Production v7.05 - Taxation and Assessment Suite Report Name: GMR0055
 Time: 16:31:34 Income (SPSS) Detail Report Page: 1
 Account: 10028466 Nbhd: 1999 - Ross Industrial Type: REGULAR As of: Jan. 19, 2017
 Filing #: 495428100 Zoning: IB EVZ: IB LUC1: LUC2: For: 2017

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

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

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 792,896.002 UOM: IMP

Address: 1155 PARK STREET Legal: Plan: 73R47512 Block: D Parcel: Plan: 73R47512 Block: D Lot:

REGINA SK
S4N 4Y8

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

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

Report Name: GMR0655
 Page: 1
 As of: Jan. 19, 2017
 For: 2017

Nbhd: 1996 - GLOBAL TRANSPORTATION HUB
 Zoning: LP
 EVZ: LP
 LUC1:

Asmt Period: 2013 /
 Type: REGULAR
 LUC2:

Land Use: 3720: (100%) Storage and Warehousing ; GTHA GTHA GTHA (100%)
 Mkt Area:
 Study Area: 5208
 Address: 12202 EWING AVENUE
 REGINA SK

Master: N Bldg Only: N
 Lease: N Mobile Home: N
 Legal: Plan: 102127744 Block: F

Reinspect: 2028
 Lot Size: 1,851,340.997 UOM: IMP
 Parcel: Plan: 102127744 Block: F

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 City of Regina - Production v7.05 - Taxation and Assessment Suite Report Name: GMR0055
 Time: 14:24:51 Income (SPSS) Detail Report Page: 1
 Account: 10013949 Nbhd: 1999 - Ross Industrial Asmt Period: 2003 / Type: REGULAR As of: Jan. 25, 2017
 Filing #: 465303400 Zoning: IB EVZ: IB LUC1: LUC2: For: 2017

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2018 Approach: INCOME
 Study Area: 5203 Lease: N Mobile Home: N Lot Size: 194,419.256 UOM: IMP

Address: 130 HODSMAN ROAD Legal: Plan: 76R04208 Block: 18 Lot: A
 REGINA SK Parcel: Plan: 76R04208 Block: 18 Lot: A
 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

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

Report Name: GMR0055
Page: 1

Account: 10027983 Nbhd: 1613 - EASTVIEW Asmt Period: 2003 / Type: REGULAR As of: Jan. 20, 2017
Filing #: 495317900 Zoning: IT EVZ: IT LUC1: LUC2: For: 2017

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2015 Approach: INCOME
Study Area: 5207 Lease: N Mobile Home: N Lot Size: 247,640.609 UOM: IMP
Address: 1301 FLEURY STREET Legal: Plan: 69R40637 Block: M Parcel: Plan: 69R40637 Block: G EX S 129.20M/M
REGINA SK Plan: 69R40637 Block: G Lot:
S4N 7N5

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	5,249.99868	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

Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 Asmt Period: 2003 /
 LUC1:

Type: REGULAR
 LUC2:

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: 101,875.893 UOM: IMP
 Address: 135 HENDERSON DRIVE Legal: Plan: 76R34974 Block: 17 Lot: D Parcel: Plan: 76R34974 Block: 17 Lot: D
 REGINA SK
 S4N 5W4

SPSS Calculation Output

Building - 1	15,099.99909	133,924
Building - 1	621.95905	4,402
Vacancy - 1	-5.09000	-6,816
Vacancy - 1	-10.90000	-479
Shortfall - 1	-1.31000	-1,716
Building - 1		129,314
Building - 1	6.10871	2,116,878
Building - 1		2,116,878
Building - 2	8,216.99627	72,877
Building - 2	8,216.99627	-31,337
Vacancy - 2	-5.09000	-2,114
Shortfall - 2	-1.31000	-516
Building - 2		38,909
Building - 2	7.04871	552,008
Building - 2		552,008

Final Assessment: 2,668,800

Date: 24-Jan-2017 Report Name: GMR0055
 Time: 13:42:28 Page: 1
 Account: 10022143 Nbhd: 1615 - OLD 33 Asmt Period: 2003 / Type: REGULAR As of: Jan. 25, 2017
 Filing #: 485103950 Zoning: IB EVZ: IB LUC1: LUC2: For: 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: Approach: INCOME
 Study Area: 5206 Lease: N Mobile Home: N Lot Size: 318,471.778 UOM: IMP
 Address: 1400 1ST AVENUE Legal: Plan: FN5273 Lot: 12 Parcel: Plan: FN5273 Lot: 12
 REGINA SK
 S4R 8G5

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 City of Regina - Production v7.06 - Taxation and Assessment Suite Report Name: GMR0055
 Time: 12:48:26 Income (SPSS) Detail Report Page: 1
 Account: 10018693 Nbhd: 1999 - Ross Industrial Type: REGULAR As of: Feb. 25, 2017
 Filing #: 475400600 Zoning: IB EVZ: IB 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: 112,237.625 UOM: IMP

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

REGINA SK
S4N 5W1

SPSS Calculation Output

Building - 1	15,440.04212	151,915
Building - 1	1,613.99344	12,990
Vacancy - 1	-5.09000	-7,732
Vacancy - 1	-10.90000	-1,415
Shortfall - 1	-1.31000	-2,040
Building - 1		153,717
Building - 1	5.25797	2,923,502
Building - 1		2,923,502
Building - 4		98,823
Building - 4		98,823

Final Assessment: 3,022,300

Date: 03-Mar-2017
 Time: 08:10:50
 Account: 10027989
 Filing #: 495320400
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Mkt Area:
 Study Area: 5207
 Address: 1450 PARK STREET
 REGINA SK
 S4N 2G2

City of Regina - Production v7.06 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1:
 Zoning: IT
 EVZ: IT
 Master: Y
 Bldg Only: N
 Lease: N
 Mobile Home: N
 Legal: Plan: 59R15534 Block: E

Report Name: GMR0055
 Page: 1
 As of: Mar. 04, 2017
 For: 2017
 Reinspect: 2024
 Approach: INCOME
 Lot Size: 522,059.818
 UOM: IMP
 Parcel: 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

Final Assessment: 11,383,200

Date: 11-Jan-2017 City of Regina - Production v7.04 - Taxation and Assessment Suite Report Name: GMR0055
 Time: 14:15:08 Income (SPSS) Detail Report Page: 1
 Account: 10018732 Nbhd: 1999 - Ross Industrial Asmt Period: 2003 / Type: REGULAR As of: Jan. 12, 2017
 Filing #: 475407400 Zoning: IB EVZ: IB LUC1: LUC2: For: 2017

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 Legal: Plan: 76R56308 Block: 15 Lot: 3 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: Master: N Bldg Only: N Reinspect: 2025 Approach: INCOME
 Study Area: 5207 Lease: N Mobile Home: N Lot Size: 156,807.289 UOM: IMP

Address: 1575 ELLIOTT STREET
 REGINA SK
 S4N 3G7
 Parcel: Plan: FS 2093 Block: G Lot: 2

SPSS Calculation Output

Building - 1	Warehouse Main	31,291.02072	307,873
Building - 1	Warehouse Upper	1,195.99562	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

Nbhd: 1999 - Ross Industrial
Zoning: IB

Asmt Period: 2007 /
LUC1:

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: 2018 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 197,198.266 UOM: IMP

Address: 1600 E ROSS AVENUE Legal: Plan: 88R73430 Block: 26 Lot: 4 Parcel: Plan: 88R73430 Block: 26 Lot: 4

REGINA SK S4N 7A3

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:
 Asmt Period: 2003 / LUC2:

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Mkt Area:
 Study Area: 5207
 Address: 1700 PARK STREET
 REGINA SK
 S4N 6B2

Reinspect: 2004 Approach: INCOME
 Lot Size: 536,774.984 UOM: IMP
 Parcel: Plan: GC1279 Block: 97 Lot: 2

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

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

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Mkt Area:
 Study Area: 5207
 Address: 1715 ELLIOTT STREET
 REGINA SK

Reinspect: 2017
 Lot Size: 491,049.927
 Parcel: Plan: AG 4178 Block: E & F Lot:

Approach: INCOME
 UOM: IMP

Master: N Bldg Only: N
 Lease: N Mobile Home: N
 Legal: Plan: AG4178 Block: E
 Plan: AG4178 Block: F

SPSS Calculation Output

Building - 1	25,619.99845	227,227
Building - 1	1,599.99990	11,326
Vacancy - 1	-5.09000	-11,565
Vacancy - 1	-10.90000	-1,234
Shortfall - 1	-1.31000	-2,957
Building - 1		222,796
Building - 1	6.78208	3,285,075
Building - 1		3,285,075
Building - 2	9,599.99942	85,143
Vacancy - 2	-5.09000	-4,333
Shortfall - 2	-1.31000	-1,058
Building - 2		79,751
Building - 2	6.78208	1,175,915
Building - 2		1,175,915
Land	7.24000	557,333

Final Assessment: 5,018,300

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: 487,758.001 UOM: IMP

Address: 1735 FRANCIS STREET
 REGINA SK
 S4N 7N2
 Legal: Plan: GC1279 Block: 97 Lot: 5
 Plan: 102232077 Block: 97 Lot: 3A
 Plan: GC1279 Block: 97 Lot: 3
 Plan: GC1279 Block: 97 Lot: 3
 Plan: 102232077 Block: 97 Lot: 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	166,709
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-8,485
Shortfall - 2	Shortfall	-1.31000	-2,072
Building - 2	NOI		156,151
Building - 2	Cap Rate	8.60160	1,815,378
Building - 2	Total Building Value		1,815,378
Building - 3	Warehouse Main	15,162.00124	177,378
Vacancy - 3	Main Floor and BMT Vacancy	-5.09000	-9,028
Shortfall - 3	Shortfall	-1.31000	-2,205
Building - 3	NOI		166,144
Building - 3	Cap Rate	8.60160	1,931,556
Building - 3	Total Building Value		1,931,556
Building - 4	Warehouse Main	15,959.99903	186,714
Vacancy - 4	Main Floor and BMT Vacancy	-5.09000	-9,503
Shortfall - 4	Shortfall	-1.31000	-2,321
Building - 4	NOI		174,889
Building - 4	Cap Rate	8.60160	2,033,216
Building - 4	Total Building Value		2,033,216
Building - 5	Warehouse Main	62,399.99624	730,011
Building - 5	Warehouse Upper	6,859.99958	67,973
Vacancy - 5	Main Floor and BMT Vacancy	-5.09000	-37,157
Vacancy - 5	Upper Vacancy	-10.90000	-7,409
Shortfall - 5	Shortfall	-1.31000	-9,869
Building - 5	NOI		743,548
Building - 5	Cap Rate	8.60160	8,644,304
Building - 5	Total Building Value		8,644,304

Date: 01-Feb-2017
Time: 15:31:52
Account: 10218234
Filing #: 505318680

Nbhd: 1618 - OLD 33
Zoning: IT
Master: N
Lease: N
Mkt Area:
Study Area: 5207
Address: 1735 FRANCIS STREET
REGINA SK
S4N 7N2

City of Regina - Production v7.05 - Taxation and Assessment Suite
Income (SPSS) Detail Report
Asmt Period: 2011 /
LUC1: 3720 / 100%
EVZ: IT
Bldg Only: N
Mobile Home: N
Legal: Plan: GC1279 Block: 97 Lot: 5
Plan: 102232077 Block: 97 Lot: 3A
Plan: GC1279 Block: 97 Lot: 3
Plan: GC1279 Block: 97 Lot: 3
Plan: 102232077 Block: 97 Lot: 3B

Report Name: GMR0055
Page: 2
Type: REGULAR
As of: Feb. 02, 2017
LUC2:
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

Final Assessment: 17,836,100

SPSS Calculation Output

Date: 24-Jan-2017
 Time: 14:24:51
 Account: 10226524
 Filing #: 475549400
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Mkt Area:
 Study Area: 5203
 Address: 1802 E STOCK ROAD
 REGINA SK
 S4N 2G7

City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2011 /
 LUC1:

Report Name: GMR0055
 Page: 1
 As of: Jan. 25, 2017
 For: 2017
 Reinspect: 2023
 Approach: INCOME
 Lot Size: 154,793.005
 UOM: IMP
 Parcel: Plan: 101955427 Block: 41A

Zoning: IB
 EVZ: IB
 Master: N
 Bldg Only: N
 Lease: N
 Mobile Home: N
 Legal: Plan: 101955427 Block: 41A

SPSS Calculation Output

Building - 1	41,316.00397	483,351
Building - 1	4,341.00081	43,013
Vacancy - 1	-5.09000	-24,602
Vacancy - 1	-10.90000	-4,688
Shortfall - 1	-1.31000	-6,511
Building - 1		490,562
Building - 1		5,958,992
Building - 1		5,958,992
<u> </u>		
Cap Rate	8.23230	
Total Building Value		

Final Assessment: 5,958,900

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: 1903 E TURVEY ROAD Legal: Plan: 85R50685 Block: 42
 REGINA SK
 S4N 3A4

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 - 2	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 Report Name: GMR0055
 Time: 16:31:34 Page: 1
 Account: 10033929 Nbhd: 1618 - OLD 33 Type: REGULAR As of: Jan. 19, 2017
 Filing #: 506320750 Zoning: IT EVZ: IT LUC1: LUC2: For: 2017

City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 / Reinspect: 2015 Approach: INCOME
 Land Use: 3400: (100%) Office Building ; TAXABLE (100%) Lot Size: 226,037.392 UOM: IMP
 Legal: Plan: 63R26570 Block: 98 Lot: A

Mkt Area: Master: N Bldg Only: N
 Study Area: 5207 Lease: N Mobile Home: N
 Address: 1964 PARK STREET Parcel: Plan: 63R26570 Block: 98 Lot: A
 REGINA SK
 S4P 3G4

SPSS Calculation Output

Building - 1	79,190.93172	830,255
Building - 1	9,562.97036	79,938
Vacancy - 1	-5.09000	-42,260
Vacancy - 1	-10.90000	-8,713
Shortfall - 1	-1.31000	-11,255
Building - 1		847,964
Building - 1	8.62200	9,834,895
Building - 1		9,834,895

Final Assessment: 9,834,800

Date: 17-Jan-2017 City of Regina - Production v7.04 - Taxation and Assessment Suite Report Name: GMR0055
 Time: 10:30:40 Income (SPSS) Detail Report Page: 1
 Account: 10226517 Nbhd: 1999 - Ross Industrial Type: REGULAR As of: Jan. 18, 2017
 Filing #: 475548700 Zoning: IB EVZ: IB LUC1: 3720 / 100% LUC2: For: 2017

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

Mkt Area: Master: N Bidg 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 Legal: Plan: 102136890 Block: 44 Lot: 5A Parcel: Plan: 102136890 Block: 44 Lot: 5A
 REGINA SK
 S4N 5A8

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

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

Report Name: GMR0055
 Page: 1

Account: 10247034
 Filing #: 513800300

Nbhd: 1996 - GLOBAL TRANSPORTATION HUB
 Zoning: LP EVZ: LP LUC1:

Type: REGULAR
 LUC2:
 As of: Jan. 24, 2017
 For: 2017

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

Mkt Area: Study Area: 5208 Address: 2101 FLEMING ROAD REGINA SK S4M 0A1
 Master: N Bldg Only: N Lease: N Mobile Home: N
 Legal: Plan: 102076309 Block: D

Reinspect: 2011 Approach: INCOME
 Lot Size: 3,635,617.004 UOM: IMP
 Parcel: Plan: 102076309 Block: D

SPSS Calculation Output

Building - 1	995,630.88725	Warehouse Main	9,138,338
Building - 1	8,125.00489	Warehouse Upper	59,954
Vacancy - 1	-5.09000	Main Floor and BMT Vacancy	-465,141
Vacancy - 1	-10.90000	Upper Vacancy	-6,535
Shortfall - 1	-1.31000	Shortfall	-114,318
Building - 1		NOI	8,612,298
Building - 1	8.53440	Cap Rate	100,912,753
Building - 1	30,814.01321	Total Building Value	100,912,753
Building - 2	2,137.99771	Warehouse Main	282,540
Building - 2	-5.09000	Warehouse Upper	15,776
Vacancy - 2	-10.90000	Main Floor and BMT Vacancy	-14,381
Vacancy - 2	-1.31000	Upper Vacancy	-1,719
Shortfall - 2		Shortfall	-3,697
Building - 2		NOI	278,519
Building - 2	8.53440	Cap Rate	3,263,488
Building - 2		Total Building Value	3,263,488
Building - 3	219.99998	Retail Main	2,307
Vacancy - 3	-5.09000	Main Floor and BMT Vacancy	-117
Shortfall - 3	-1.31000	Shortfall	-28
Building - 3		NOI	2,161
Building - 3	8.53440	Cap Rate	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

Date: 17-Jan-2017
 Time: 10:30:40
 Account: 10201133
 Filing #: 475507100
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Mkt Area:
 Study Area: 5203
 Address: 2107 E TURVEY ROAD
 REGINA SK
 S4N 3W1

City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2010 /
 LUC1:
 Zoning: IB
 EVZ: IB
 Master: N
 Bldg Only: N
 Lease: N
 Mobile Home: N
 Legal: Plan: 102021635 Block: 41A Lot: 1A

Report Name: GMR0055
 Page: 1
 As of: Jan. 18, 2017
 For: 2017
 Type: REGULAR
 LUC2:
 Reinspect: 2023
 Approach: INCOME
 Lot Size: 295,824.998
 UOM: IMP
 Parcel: Plan: 102021635 Block: 41A Lot: 1A

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 Nbhd: 1615 - OLD 33
 Filing #: 485010400 Zoning: IA EVZ: IA LUC1:

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

Mkt Area: Master: N Bidg Only: N
 Study Area: 5206 Lease: N Mobile Home: N

Address: 2120 1ST AVENUE
 REGINA SK
 S4R 8G6

Legal: Plan: FR4414 Block: T
 Plan: FR4414 Block: U

City of Regina - Production v7.06 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2012 /
 Type: REGULAR LUC2:
 Reinspect: 2024 Approach: INCOME
 Lot Size: 41,885.003 UOM: IMP
 Parcel: Plan: FR4414 Block: T/U

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

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	4.35972	26,002
Building - 1	Cap Rate		596,421
Building - 1	Total Building Value		596,421
Land	Site Coverage Adjustment	7.47000	78,115

Final Assessment: 674,500

Date: 19-Jan-2017
 Time: 08:20:07
 Account: 10022117
 Filing #: 485010500

City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 Type: REGULAR
 LUC2:

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

Nbhd: 1615 - OLD 33
 Zoning: IA
 EVZ: IA
 LUC1:
 Land Use: 3400: (100%) Office Building ; PGIL SKTEL PCROWN (100%)
 Mkt Area:
 Study Area: 5206
 Address: 2133 1ST AVENUE
 REGINA SK
 S4R 8G4

Master: N
 Lease: N
 Bidg Only: N
 Mobile Home: N
 Legal: Plan: FN5273 Lot: 10
 Reinspect: 2016
 Lot Size: 445,788.455
 Parcel: Plan: FN 5273 Block: F Lot: 10
 Approach: INCOME
 UOM: IMP

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 **City of Regina - Production v7.05 - Taxation and Assessment Suite** **Report Name:** GMR0055
Time: 08:20:07 **Income (SPSS) Detail Report** **Page:** 2
Account: 10022117 **Nbhd:** 1615 - OLD 33 **Asmt Period:** 2003 / **Type:** REGULAR **As of:** Jan. 20, 2017
Filing #: 485010500 **Zoning:** IA **EVZ:** IA **LUC1:** **LUC2:** **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 **Parcel:** Plan: FN 5273 Block: F Lot: 10
 REGINA SK
 S4R 8G4

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

Date: 12-Jan-2017
Time: 10:26:21

Account: 10022119
Filing #: 485011300

Nbhd: 1615 - OLD 33
Zoning: IA

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

Asmt Period: 2003 /
Type: REGULAR
LUC2:

EVZ: IA
LUC1:

Reinspect: 2013
Approach: INCOME

Lot Size: 179,639.182
UOM: IMP

Parcel: Plan: 90R51768 Block: B Lot:

Legal: Plan: 90R51768 Block: B

Master: N Bldg Only: N
Lease: N Mobile Home: N

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
Mkt Area:
Study Area: 5206
Address: 2201 1ST AVENUE
REGINA SK
S4R 8G4

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

Final Assessment: 6,867,100

Date: 25-Jan-2017
 Time: 08:54:11
 Account: 10018625
 Filing #: 475202000

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

Report Name: GMR0055
 Page: 1
 As of: Jan. 26, 2017
 For: 2017

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

Asmt Period: 2003 /
 Type: REGULAR
 LUC2:

Land Use: 3400: (100%) Office Building ; TAXABLE (100%)
 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
 Parcel: Plan: FA4603 Block: C Lot: ; Plan: 101221142 Block: C Lot: ; Plan: 84R22521 Block: T Lot:

Approach: INCOME
 UOM: IMP

SPSS Calculation Output

Building - 1	91,799.99447	671,000
Building - 1	44,085.03502	248,082
Vacancy - 1	-5.09000	-34,153
Vacancy - 1	-10.90000	-27,040
Shortfall - 1	-1.31000	-11,238
Building - 1		846,649
Building - 1	7.83960	10,799,649
Building - 1		10,799,649
Building - 2	288.05165	2,834
Building - 2	-5.09000	-144
Vacancy - 2	-1.31000	-35
Shortfall - 2		2,654
Building - 2	7.83960	33,862
Building - 2		33,862
Building - 3		86,423
Building - 3		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
 EVZ: IB

Asmt Period: 2010 /
 LUC1:
 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:
 Study Area: 5203
 Address: 2216 E EMMETT HALL ROAD
 REGINA SK
 S4N 3M3

Master: N Bldg Only: N
 Lease: N Mobile Home: N
 Reinspect: 2023 Approach: INCOME
 Lot Size: 87,015.000 UOM: IMP

Parcel: Plan: 101987590 Block: 40 Lot: 3
 Legal: 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
La nd	Site Coverage Adjustment	4.44000	466,335

Final Assessment: 1,641,400

Date: 24-Feb-2017
 Time: 12:48:26
 Account: 10014005
 Filing #: 465407200

City of Regina - Production v7.06 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1:

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

Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Mkt Area:
 Study Area: 5203
 Address: 250 HENDERSON DRIVE
 REGINA SK
 S4N 5P7

Master: N
 Lease: N
 Legal: Plan: 77R29671 Block: 16 Lot: J

Bldg Only: N
 Mobile Home: N
 Reinspect: 2024
 Lot Size: 652,571.769
 Parcel: Plan: 77R29671 Block: 16 Lot: J

Approach: INCOME
 UOM: IMP
 LUC2:

SPSS Calculation Output

Building - 1	202,264.98244	1,478,430
Vacancy - 1	-5.09000	-75,252
Shortfall - 1	-1.31000	-18,381
Building - 1		1,384,796
Building - 1	8.62200	16,061,196
Building - 1		16,061,196
Building - 2	124,302.01619	908,569
Vacancy - 2	-5.09000	-46,246
Shortfall - 2	-1.31000	-11,296
Building - 2		851,027
Building - 2	8.62200	9,870,413
Building - 2		9,870,413
Building - 3		46,053
Building - 3		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

EVZ: IB

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

Mkt Area:

Master: N

Bldg Only: N

Lease: N

Mobile Home: N

Study Area: 5203

Address: 310 HENDERSON DRIVE
REGINA SK
S4N 5W7

Legal: Plan: 75R42926 Block: 15 Lot: F

Reinspect: 2024

Approach: INCOME

Lot Size: 1,045,901.046

Parcel: Plan: 75R42926 Block: 15 Lot: F

UOM: IMP

Asmt Period: 2003 /

Type: REGULAR

For: 2017

LUC1:

LUC2:

Final Assessment:

30,715,800

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

Date: 11-Jan-2017
 Time: 16:01:44
 Account: 10241453
 Filing #: 475305050

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

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

Asmt Period: 2012 /
 Type: REGULAR
 LUC2:

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: 229,483.000 UOM: IMP

Address: 316 E 1ST AVENUE Legal: Plan: 102065802 Block: 10 Lot: XX Parcel: Plan: 102065802 Block: 10 Lot: XX

REGINA SK
 S4N 5H2

SPSS Calculation Output

Building - 1	Warehouse Main	54,013.99028	531,445
Building - 1	Warehouse Upper	1,620.02143	13,039
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-27,050
Vacancy - 1	Upper Vacancy	-10.90000	-1,421
Shortfall - 1	Shortfall	-1.31000	-6,759
Building - 1	NOI		509,253
Building - 1	Cap Rate	8.62200	5,906,442
Building - 1	Total Building Value		5,906,442
Building - 2	Warehouse Main	25,649.99845	252,371
Vacancy - 2	Main Floor and BMT Vacancy	-5.09000	-12,845
Shortfall - 2	Shortfall	-1.31000	-3,137
Building - 2	NOI		236,387
Building - 2	Cap Rate	8.62200	2,741,682
Building - 2	Total Building Value		2,741,682

Final Assessment: 8,648,100

Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 LUC1: LUC2:
 Type: REGULAR
 LUC2:

Reinspect: 2022
 Approach: INCOME
 Lot Size: 196,618.998
 UOM: IMP
 Parcel: Plan: 60R11127 Block: 2 Lot: 5; Plan: 102012859 Block: 2 Lot: 6B

Land Use: 3720: (100%) Storage and Warehousing : TAXABLE (100%)
 Mkt Area:
 Study Area: 5203
 Address: 330 E 4TH AVENUE
 REGINA SK
 S4N 4Z6

SPSS Calculation Output

Building - 1	23,999.99855	236,136
Building - 1	792.03439	6,374
Vacancy - 1	-5.09000	-12,019
Vacancy - 1	-10.90000	-694
Shortfall - 1	-1.31000	-3,010
Building - 1	6.61145	226,787
Building - 1		3,430,216
Building - 1	672.00211	3,430,216
Building - 2	672.00211	6,611
Building - 2	-5.09000	-2,843
Vacancy - 2	-1.31000	-191
Shortfall - 2		-46
Building - 2	6.61145	3,530
Building - 2		53,393
Building - 2	1,559.99990	53,393
Building - 3	1,559.99990	15,348
Building - 3	-5.09000	-6,600
Vacancy - 3	-1.31000	-445
Shortfall - 3		-108
Building - 3	6.61145	8,194
Building - 3		123,948
Building - 3		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

EVZ: IA

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

Income (SPSS) Detail Report

Asmt Period: 2003 /

LUC1:

Report Name: GMR0055

Page: 1

As of: Jan. 12, 2017

For: 2017

Type: REGULAR

LUC2:

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

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2026

Approach: INCOME

Study Area: 5203

Lease: N

Mobile Home: N

Lot Size: 82,602.977

UOM: IMP

Address: 363 MAXWELL CRESCENT

REGINA SK

S4N 5X9

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

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

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
 City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2005 /
 LUC1:

Report Name: GMR0055
 Page: 1
 As of: Jan. 20, 2017
 For: 2017
 Type: REGULAR
 LUC2:

Land Use: 3400: (100%) Office Building ; PGIL SKTEL PCROWN (100%)
 Mkt Area:
 Study Area: 5203
 Address: 375 N LONGMAN CRESCENT
 REGINA SK
 S4N 6G3

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
 UOM: IMP
 UOM: IMP

Zoning: IB
 EVZ: IB
 LUC1:

Master: N
 Bldg Only: N
 Lease: N
 Mobile Home: 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

SPSS Calculation Output

Building - 1	36,123,96983	493,051
Vacancy - 1	-5,09000	-25,096
Shortfall - 1	-1,31000	-6,130
Building - 1		461,824
Building - 1		6,840,374
Building - 1		6,840,374
Building - 2		4,935
Building - 2		4,935
Building - 3		86,423
Building - 3		86,423
Building - 3		130,371
Land	8,73000	
Office Main		
Main Floor and BMT Vacancy		
Shortfall		
NOI		
Cap Rate		
Total Building Value		
Cost Building Value		
Total Building Value		
Cost Building Value		
Total Building Value		
Site Coverage Adjustment		

Final Assessment: 7,062,100

Date: 25-Jan-2017
 Time: 08:46:03
 Account: 10268997
 Filing #: 505800150

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

Report Name: GMR0055
 Page: 1
 As of: Jan. 26, 2017
 For: 2017

Nbhd: 1010 - VICTORIA CORRIDOR NORTH
 Zoning: UH
 EVZ: IA
 LUC1:

Asmt Period: 2014 /
 Type: REGULAR
 LUC2:

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
 Bldg Only: N
 Mobile Home: N

Reinspect:
 Lot Size: 601,324.000
 Parcel: Plan: 97R01326 Block: H

Approach: INCOME
 UOM: IMP

SPSS Calculation Output

Building - 1	54,559.99671	500,273
Building - 1	4,549.99972	33,574
Vacancy - 1	-5.09000	-25,463
Vacancy - 1	-10.90000	-3,659
Shortfall - 1	-1.31000	-6,611
Building - 1		498,112
Building - 1		6,585,130
Building - 1		6,585,130
Building - 3		179,570
Vacancy - 3		-9,140
Shortfall - 3		-2,232
Building - 3		168,197
Building - 3		2,223,599
Building - 3		2,223,599
Building - 4		106,812
Building - 4		106,812
Building - 5		5,726
Building - 5		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

Land Use: 3120: (100%) Retail: Strip Centre ; TAXABLE (100%)

Mkt Area:

Master: N

Bldg Only: N

Study Area: 5203

Lease: N

Mobile Home: N

Address: 402 MCDONALD STREET

REGINA SK
S4N 6E1

Legal: Plan: 84R06796 Block: 24 Lot: BB

Plan: 84R06796 Block: 24 Lot: AA

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

Income (SPSS) Detail Report

Asmt Period: 2003 /

LUC1:

Type: REGULAR

LUC2:

Report Name: GMR0055

Page: 1

As of: Jan. 12, 2017

For: 2017

Reinspect: 2023

Approach: INCOME

Lot Size: 185,211.851

UOM: IMP

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

SPSS Calculation Output

Building - 1
Vacancy - 1
Shortfall - 1
Building - 1
Building - 1
Building - 1

Retail Main
Main Floor and BMT Vacancy
Shortfall
NOI
Cap Rate
Total Building Value

55,788,04831
-5.09000
-1.31000
8.62200

622,495
-31,685
-7,739
583,070
6,762,591
6,762,591

Final Assessment:

6,762,500

Date: 12-Jan-2017

Time: 08:37:19

Account: 10013963

Filing #: 465401600

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

Mkt Area:

Study Area: 5203

Address: 415 N LONGMAN CRESCENT

REGINA SK

S4N 6G3

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

Income (SPSS) Detail Report

Nbhd: 1999 - Ross Industrial

Zoning: IB

LUC1:

Asmt Period: 2003 /

LUC2:

Report Name: GMR0055

Page: 1

As of: Jan. 13, 2017

For: 2017

Reinspect: 2025

Approach: INCOME

Lot Size: 168,296.997

UOM: IMP

Parcel: Plan: 102198203 Block: 19 Lot: 5A

SPSS Calculation Output

Building - 1	9,999,99939	98,390
Vacancy - 1	-5,09000	-5,008
Shortfall - 1	-1.31000	-1,223
Building - 1		92,159
Building - 1	4,66200	1,976,812
Building - 1	5,94000	1,976,812
Land		585,616

430

Final Assessment:

2,562,400

Date: 01-Mar-2017
Time: 08:23:17

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

Report Name: CMR0055
Page: 1

Account: 10268975
Filing #: 505800350

Nbhd: 1010 - VICTORIA CORRIDOR NORTH
Zoning: UH
EVZ: IA
LUC1:

Type: REGULAR
LUC2:
As of: Mar. 02, 2017
For: 2017

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

Mkt Area: Master: N Bldg Only: N
Study Area: 5203 Lease: N Mobile Home: N
Address: 4150 E VICTORIA AVENUE
REGINA SK Legal: Plan: 98RA11955 Block: AA

Reinspect: 2024 Approach: INCOME
Lot Size: 305,941.004 UOM: IMP
Parcel: Plan: 98RA11955 Block: AA

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		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

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

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

Report Name: GMR0055
Page: 1

Account: 10018672 Nbhd: 1999 - Ross Industrial
Filing #: 475303250 Zoning: IB EVZ: IB LUC1:

Type: REGULAR As of: Jan. 25, 2017
LUC2: For: 2017

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: 913,783.799 UOM: IMP

Address: 455 PARK STREET Legal: Plan: 72R33395 Block: Y Parcel: Plan: 72R33395 Block: Y Lot:

REGINA SK
S4N 5B2

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

Final Assessment:

14,252,800

Date: 25-Jan-2017
Time: 08:54:11

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

Report Name: GMR0055
Page: 1

Account: 10268143
Filing #: 505800050

Nbhd: 1010 - VICTORIA CORRIDOR NORTH
Zoning: UH EVZ: IA LUC1:

Type: REGULAR
LUC2:

As of: Jan. 26, 2017
For: 2017

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 Legal: Plan: FP5791 Block: E Parcel: Plan: FP5791 Block: E; Plan: 86R56188
REGINA SK Plan: 86R56188 Block: N Block: M/N/O
Plan: 86R56188 Block: M Plan: 86R56188 Block: 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	5.20144	177,422
Building - 1	Cap Rate	5.20144	3,411,021
Building - 1	Total Building Value	5.66000	3,411,021
Building - 1	Site Coverage Adjustment		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
 Asmt Period: 2003 /
 Type: REGULAR
 LUC2:

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

Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 LUC1:
 Land Use: 3720: (100%) Storage and Warehousing ; EXEMPT PUBLIC ESCHOOOL (65%)
 3720: (100%) Storage and Warehousing ; TAXABLE (35%)

Mkt Area: Master: N Bldg Only: N Reinspect: 2016 Approach: INCOME
 Study Area: 5203 Lease: N Mobile Home: N Lot Size: 381,271.968 UOM: IMP
 Address: 515 1ST AVENUE Parcel: Plan: 88R65868 Block: 44B
 REGINA SK
 **

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

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

Account: 10070884 Nbhd: 1512 Rosemont, Transcona, Coventry, Belvedere Asmt Period: 2004/ Type: REGULAR As of: Mar. 17, 2017
 Filing #: 474700950 Zoning: RR Eff Zoning: RR Master: Y Bldg Only: N Lease: N Mobile Home: N For: 2017
 Land Use: 5110 Railway station grounds and terminals (100%) Approach: COST
 Mkt Area: Unit Of Measure: Imperial
 Study Area: 5203 Ind Ross Parcel: Plan: 101094667 Block: A
 Address: 5201 1ST AVENUE N Legal: Plan: 101094667 Block: A
 REGINA, SK

Plot LUC	Usage	Type	Class	Rating	Measurement	Constant	Rate	Base Value
1	5110 Railway Station Grounds An Primary	Area			1,010,188.000 F12	0.00	10.95 \$/F12	11,061,562
6	5000 Transportation Vacant Land Excess	Linear	Row	Novalue	5,058.000 F1	0.01	0.00 \$/F1	0
7	5000 Transportation Vacant Land Excess	Linear	Row	Novalue	298.000 F1	0.01	0.00 \$/F1	0
Base Lot Amount								11,061,562
Land Allowances								-1,609,058
LAND SIZE MULTIPLIER								9,452,503
Multiply Factor = 0.855								

Blg Desc	Sir	Description	Cond	Yr Built	Eff Yr	%Comp	Gross Area	Net Area	RCN	Depreciation	DRCN
1	OFFBLDG	RGNOUNT - OFFBLDG - D - AVERAGE	Average	2015	2015	100	3,024,000	3,024,004	431,272	0	431,272
Building Allowances											163,883
OFFICE MARKET ADJUSTMENT FACTOR											595,155
Multiply Factor = 1.380											595,155
Building Total											595,155
All Building Total											595,155
Building Value											595,155
Total Assessed Value											10,047,600

Date: 24-Jan-2017
 Time: 13:42:28
 Account: 10018759
 Filing #: 475411300
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Report Name: GMR0055
 Page: 1
 As of: Jan. 25, 2017
 For: 2017

Nbhd: 1999 - Ross Industrial
 Zoning: IA
 EVZ: IA
 LUC1:
 LUC2:
 Type: REGULAR
 Reinspect: 2023
 Approach: INCOME
 Lot Size: 250,063.623
 UOM: IMP
 Parcel: Plan: 75R00624 Block: 13 Lot: A

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

Nbhd: 1999 - Ross Industrial

Filing #: 485229000

Zoning: IB

EVZ: IB

LUC1:

Asmt Period: 2003 /

Type: REGULAR

For: 2017

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

Report Name: GMR0055

Page: 1

As of: Jan. 20, 2017

Income (SPSS) Detail Report

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

Mkt Area:

Master: N Bldg Only: N

Reinspect: 2012 Approach: INCOME

Study Area: 5203

Lease: N Mobile Home: N

Lot Size: 131,967.764 UOM: IMP

Address: 570 MCDONALD STREET

Legal: Plan: 96R34368 Block: Z

Parcel: Plan: 96R34368 Block: Z Lot:

REGINA SK

S4N 4X2

SPSS Calculation Output

Building - 1	92,379
Vacancy - 1	-4,702
Shortfall - 1	-1,148
Building - 1	86,528
Building - 1	1,866,802
Building - 1	1,866,802
Land	287,091

Warehouse Main	9,389.04141
Main Floor and BMT Vacancy	-5.09000
Shortfall	-1.31000
NOI	
Cap Rate	4.63511
Total Building Value	
Site Coverage Adjustment	7,11000

Final Assessment:

2,153,800

Date: 19-Jan-2017
 Time: 08:20:07
 Account: 10018739
 Filing #: 475408800

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

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

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

Asmt Period: 2003 /
 Type: REGULAR
 LUC2:

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

Mkt Area: Master: N Bldg Only: N
 Lease: N Mobile Home: N
 Reinspect: Approach: INCOME
 Lot Size: 93,577.691 UOM: IMP

Address: 580 HENDERSON DRIVE
 REGINA SK
 S4N 5X2
 Legal: Plan: 77R56670 Block: 23 Lot: 18
 Plan: 77R56670 Block: 23 Lot: 17

Parcel: Plan: 77R56670 Block: 23 Lot: 17/18

SPSS Calculation Output

Building - 1	23,720.02010	323,751
Vacancy - 1	-5.09000	-16,478
Shortfall - 1	-1.31000	-4,025
Building - 1		303,247
Building - 1	7.35528	4,122,850
Building - 1		4,122,850

Final Assessment: 4,122,800

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

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

Report Name: GMR0055
Page: 1

Account: 10018674 Nbh: 1999 - Ross Industrial

Type: REGULAR

As of: Jan. 18, 2017

Filing #: 475304300

Zoning: IB

EVZ: IB

LUC1: 3720 / 100%

LUC2:

For: 2017

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

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

Account: 10070302 Nbdhd: 1512 Rosemont, Transcona, Coventry, Belvedere Asmt Period: 2004/ Type: REGULAR As of: Mar. 17, 2017
 Filing #: 484700600 Zoning: RR Eff Zoning: RR Master: N Bldg Only: N Lease: N Mobile Home: N For: 2017
 Land Use: 5110 Railway station grounds and terminals (100%)
 Mkt Area:
 Study Area: 5203 Ind Ross Unit Of Measure: Imperial Approach: COST

Address: 599 CONNAUGHT STREET
 REGINA SK
 Legal: Plan: AS5547 Block: 4A Parcel: Plan: 101274768 Block: AA; Plan: 101094667 Block:
 Plan: AS5547 Block: 3A B/C; Plan: AS5547 Block: 1A/2A/3A/4A; ET AL
 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	Novalue	5,058,000 Ft	0.01	0.00 \$/Ft	0
**	5110 Railway Station Grounds An Primary	Area	Comm		1,010,188,000 Ft2	0.00	10.95 \$/Ft2	11,061,562
								Base Lot Amount
								11,061,562
								-995,541
								0
								-1,464,243
								-3,870,800
								4,730,978

Land Allowances
 44
 LACK OF CURB AND GUTTER ADJUSTMENT
 LACK OF SIDEWALK ADJUSTMENT
 LAND SIZE MULTIPLIER
 RESTRICTIVE DEVELOPMENT OBSCULESCENCE

Bldg MBC	Str	Description	Cond	Yr Built	Eff Yr	%Comp	Gross Area	Net Area	RCN	Depreciation	DRCN	
1	DISTWHE	1	RGNOUNIT - DISTWHE - S - GOOD	Average	1984	1984	100	3,200,000	3,200,000	317,256	79,314	237,942
		2	RGNOUNIT - DISTWHE - D - AVERAGE	Average	1982	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 - DISTWHE - S - AVERAGE	Average	2000	2000	100	60,000	60,000	3,507	912	2,595
		5	RGNOUNIT - DISTWHE - S - LOW COST	Average	1800	1930	100	383,000	383,003	15,911	12,729	3,182
		6	RGNOUNIT - DISTWHE - 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 Perfd: 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	125,996	125,996	4,662	3,729	932
Building Allowances WARE HOUSE MARKET ADJUSTMENT FACTOR Multiply Factor = 2.740												
											Building Total	481,394
												758,057

Bldg	MBC	Str	Description	Cond	Yr Built	Eff Yr	%Comp	Gross Area	Net Area	RCN	Depreciation	DRCN
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
 Filing #: 485401200

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

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

Asmt Period: 2003 /
 Type: REGULAR
 LUC2:

Land Use: 3130: (100%) Industrial Flex ; TAXABLE (100%)
 Mkt Area:
 Study Area: 5203
 Address: 603 PARK STREET
 REGINA SK
 S4N 5N1

Master: N Bldg Only: N
 Lease: N Mobile Home: N
 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

SPSS Calculation Output

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

Final Assessment: 10,422,300

Date: 16-Jan-2017
 Time: 08:46:32
 Account: 10018730
 Filing #: 475406600
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1:
 LUC2:
 Report Name: GMR0055
 Page: 1
 As of: Jan. 17, 2017
 For: 2017

Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 Mkt Area:
 Study Area: 5203
 Address: 610 HENDERSON DRIVE
 REGINA SK
 S4N 5X3
 Master: N
 Lease: N
 Bldg Only: N
 Mobile Home: N
 Reinspect: 2015
 Lot Size: 329,473.995
 Parcel: Plan: 78R30133 Block: 15 Lot: 5
 Approach: INCOME
 UOM: IMP

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	7.78740	6,163,195
Building - 1	Total Building Value		6,163,195

Final Assessment: 6,163,100

Land Use: 3110: (100%) Retail; Freestanding ; TAXABLE (100%)
 Mkt Area:
 Study Area: 5203
 Address: 615 N WINNIPEG STREET
 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	Total Building Value		1,009,120
Building - 4	Warehouse Main	11,068.99825	1,009,120
Building - 4	Unheat Adjustment		80,907
Vacancy - 4	Main Floor and BMT Vacancy	-5.09000	-34,790
Shortfall - 4	Shortfall	-1.31000	-2,347
Building - 4	NOI		-573
Building - 4	Cap Rate	8.17260	43,196
Building - 4	Total Building Value		528,552
Building - 5	Warehouse Main	6,975.02649	528,552
Building - 5	Unheat Adjustment		50,983
Vacancy - 5	Main Floor and BMT Vacancy	-5.09000	-21,922
Shortfall - 5	Shortfall	-1.31000	-1,479
Building - 5	NOI		-361
Building - 5	Cap Rate	8.17260	27,219
Building - 5	Total Building Value		
Building - 5	Warehouse Main		
Building - 5	Unheat Adjustment		
Vacancy - 5	Main Floor and BMT Vacancy		
Shortfall - 5	Shortfall		
Building - 5	NOI		

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%
 Zoning: IC
 EVZ: IA
 Master: N
 Bldg Only: N
 Lease: N
 Mobile Home: N
 Legal: Plan: 101349794 Block: A

Report Name: GMR0055
 Page: 2
 As of: Jan. 18, 2017
 For: 2017
 Reinspect: 2013
 Approach: INCOME
 Lot Size: 434,087.175
 UOM: IMP
 Parcel: Plan: 101349794 Block: A

SPSS Calculation Output

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

Date: 17-Jan-2017
 Time: 10:30:40
 Account: 10008850 Nbhd: 1999 - Ross Industrial
 Filing #: 455200500 Zoning: IC EVZ: IA LUC1: 3110 / 100% Asmt Period: 2003 /
 Mkt Area: Master: N Bidg Only: N LUC2: Type: REGULAR Reinspect: 2013 Approach: INCOME
 Study Area: 5203 Lease: N Mobile Home: N Lot Size: 434,087.175 UOM: IMP
 Address: 615 N WINNIPEG STREET Legal: Plan: 101349794 Block: A Parcel: Plan: 101349794 Block: A
 REGINA SK **

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

Report Name: GMR0055
 Page: 3

As of: Jan. 18, 2017
 For: 2017

Final Assessment: 7,829,200

Land Use: 3130: (100%) Industrial Flex ; TAXABLE (100%)
 Zoning: IB EVZ: IB
 Master: N Bldg Only: N
 Lease: N Mobile Home: N
 Legal: Plan: 99RA21804 Block: 13 Lot: X
 Plan: 99RA21804 Block: 13 Lot: Y
 Plan: 99RA21804 Block: 13 Lot: Z

Reinspect: 2023 Approach: INCOME

Lot Size: 218,286.768 UOM: IMP

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

SPSS Calculation Output

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

Final Assessment:

9,522,400

Date: 16-Jan-2017
 Time: 08:46:32
 Account: 10018652
 Filing #: 475301400
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1: 3720 / 100%
 Report Name: GMR0055
 Page: 1
 As of: Jan. 17, 2017
 For: 2017

Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 Master: N
 Bldg Only: N
 Study Area: 5203
 Lease: N
 Mobile Home: N
 Reinspect: 2008
 Approach: INCOME
 Lot Size: 112,314.633
 UOM: IMP
 Parcel: Plan: 65R29319 Block: 9 Lot: 14-16
 Plan: 65R29319 Block: 9 Lot: 14
 Plan: 65R29319 Block: 9 Lot: 15
 Plan: 65R29319 Block: 9 Lot: 16

SPSS Calculation Output

Building - 1	66,800.96476	423,484
Building - 1	3,596.01700	16,359
Vacancy - 1	-5.09000	-21,555
Vacancy - 1	-10.90000	-1,783
Shortfall - 1	-1.31000	-5,456
Building - 1		411,049
Building - 1	8.62200	4,767,445
Building - 1		4,767,445

Final Assessment: 4,767,400

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

REGINA SK
 S4N 4Y4

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
Vacancy - 4	Main Floor and BMT Vacancy	-5.09000	-219
Shortfall - 4	Shortfall	-1.31000	-53
Building - 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 **Report Name:** GMR0055
Time: 09:32:52 **Page:** 2
Account: 10022485 **Nbhd:** 1999 - Ross Industrial **Type:** REGULAR **As of:** Jan. 24, 2017
Filing #: 485401600 **Zoning:** IB **EVZ:** IB **LUC1:** **LUC2:** **Reinspect:** 2016 **Approach:** INCOME
Mkt Area: **Master:** N **Bldg Only:** N **Lot Size:** 323,146.687 **UOM:** IMP
Study Area: 5203 **Lease:** N **Mobile Home:** N **Parcel:** Plan: 75R00730 Block: 12 Lot: 17
Address: 745 PARK STREET
REGINA SK
S4N 4Y4

Final Assessment: 6,405,700

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

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

Report Name: GMR0055
Page: 1

Account: 10022488 Nbhd: 1999 - Ross Industrial
Filing #: 485402000 Zoning: IB EVZ: IB LUC1:

Type: REGULAR As of: Jan. 25, 2017
LUC2: For: 2017

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 Legal: Plan: 75R22924 Block: 20
REGINA SK Parcel: Plan: 75R22924 Block: 20 Lot:
S4N 6M1

SPSS Calculation Output

Building - 1	180,973.93958	1,147,283
Building - 1	6,204.95118	28,228
Vacancy - 1	-5.09000	-58,396
Vacancy - 1	-10.90000	-3,076
Shortfall - 1	-1.31000	-14,593
Building - 1		1,099,444
Building - 1	7.56960	14,524,471
Building - 1		14,524,471
Building - 2		607,703
Building - 2		607,703

Final Assessment:

15,132,100

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: IA

Actual Zone: IA

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	Exposure Type
Site Coverage	Excess Land Size	Lot Location
Lot Shape	Road Type	LOCAL Rail Line Spur
Air Traffic Influen	2014 Annexation	Overlay - Aquifer
Overlay - Flood	Overlay - Height	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 Numbr	6 Income Mail type	COMM Improvement District
Winter Road Maint	MAILED 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	2017 Income Model	INDUSTRIAL	Income Model	WAREHOUSE
Sprinkler System	N	2017 Override Cap	MAF Group	RETAIL	
Tenancy	LEASED	Elevators	N	Units in Building	3
Unheated Warehouse	1	Frame Material	S		

Structure Details (MSCOM)													
No.	Group	Cond.	Yr Built	Eff. Yr. Built	%Comp	Units	Story			Height	Floor Area		Average Perimeter
							From	To	Total		Average	Total	
1	1	Average	1991	1991	100	1	1	1	1	20.01	9,000.000	9,000.000	420.000

RGNOUNT - INDLMFG - 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	
WHSFLT	MAIN	02	1	8,999.999	8,999.999		Y	

Structure Attributes (Pickup and Entered)			
Air Conditioning	N	Heat	Y
Secondary Tank			Wall Height
			20

Structure Details (MSCOM)													
No.	Group	Cond.	Yr Built	Eff. Yr. Built	%Comp	Units	Story			Height	Floor Area		Average Perimeter
							From	To	Total		Average	Total	
3	2	Average	1991	1991	100	1	1	1	1	8.01	962.000	962.000	126.000
MEZANINE - INDLMFG - 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				
FINISHLT	MEZZ	04	1			321.959	321.959		Y				

Structure Attributes (Pickup and Entered)			
Air Conditioning	N	Heat	N
Secondary Tank			Wall Height
			8

Structure Details (MSCOM)													
No.	Group	Cond.	Yr Built	Eff. Yr. Built	%Comp	Units	Story			Height	Floor Area		Average Perimeter
							From	To	Total		Average	Total	
4	3	Average	1991	1991	100	1	1	1	1	8.01	780.000	780.000	146.000
MEZANINE - INDLMFG - 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
Secondary Tank			Wall Height
			8

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

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	Story			Height	Floor Area		Average Perimeter
							From	To	Total		Average	Total	
1	1	Average	1999	1991	100	1	1	1	1	12.01	1,200.000	1,200.000	160.000
RGNOUNIT - LUSTRBLD - D - AVERAGE													
Refinement	Class	Type	Range		Override	Quantity	%Total Area	Area					
FLOOR	CONC		TYPICAL		Y			1,200.000					

Hand Calc Refinement	Class	Section	Year	Qtr.	Remark	Quantity	Area	Rate
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		Elevators			N
On Site Parking Type		GRAVEL	Units in Building		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 Perimeter
							From	To	Total		Average	Total	
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
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

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

Report Name: GMR0055
Page: 1

Account: 10151105 Nbhd: 1615 - OLD 33
Filing #: 485110120 Zoning: IA EVZ: IA LUC1: LUC2:

Asmt Period: 2009 / Type: REGULAR Approach: INCOME
For: 2017

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2016 UOM: IMP
Study Area: 5206 Lease: N Mobile Home: N Lot Size: 266,122.998 Parcel: Plan: 101136721 Block: N

Address: 921 BROAD STREET Legal: Plan: 101136721 Block: N
REGINA SK
S4R 8G9

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