

Appendix X

Civic Address: 460 Albert Street

Account Number: 10123914





Civic Address: 460 Albert Street

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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 Bldg 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
Building - 4	Site Coverage Adjustment	7.92000	21,182

Final Assessment: 2,692,100

Mkt Area: Master: N Bldg Only: N Reinspect: 2014 Approach: INCOME
 Study Area: 5203 Lease: N Mobile Home: N Lot Size: 380,700.451 UOM: IMP
 Address: 100 MCDONALD STREET Parcel: Plan: 75R18889 Block: 18 Lot: 1
 REGINA SK
 S4N 5V9

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

Report Name: GMR0055

Income (SPSS) Detail Report

Page: 1

Account: 10027942

Nbhd: 1999 - Ross Industrial

Type: REGULAR

As of: Jan. 25, 2017

Filing #: 495305300

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: 2025

Approach: COST

Study Area: 5203

Lease: N

Mobile Home: N

Lot Size: 299,828.604

UOM: IMP

Address: 1055 FLEURY STREET

REGINA SK

S4N 4W9

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

Plan: 60R11127 Block: 6 Lot: 2

Plan: 60R11127 Block: 6 Lot: 3

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

SPSS Calculation Output

Building - 1	Warehouse Main	29,999,99819	266,074
Building - 1	Warehouse Upper	986,97518	6,986
Building - 1	Unheat Adjustment	28,723,03379	-109,542
Vacancy - 1	Main Floor and BMT Vacancy	-5,09000	-7,967
Vacancy - 1	Upper Vacancy	-10,90000	-761
Shortfall - 1	Shortfall	-1,31000	-2,027
Building - 1	NOI		152,762
Building - 1	Cap Rate		2,319,496
Building - 1	Total Building Value		2,319,496

Final Assessment:

2,319,400

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

Mkt Area:
 Study Area: 5203
 Address: 1111 MACKAY STREET
 REGINA SK
 S4N 4X9

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

Master: N	Bldg Only: N	Lease: N	Mobile Home: N	Approach: INCOME
Warehouse Main	6,050.05345			53,658
Main Floor and BMT Vacancy	-5.09000			-2,731
Shortfall	-1.31000			-667
NOI				50,260
Cap Rate	5.42820			925,914
Total Building Value				925,914
Site Coverage Adjustment	6.57000			263,142

SPSS Calculation Output

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

Final Assessment: 1,189,000

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: 10018734
Filing #: 475407910

Nbhd: 1999 - Ross Industrial
Zoning: IB

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

As of: Jan. 25, 2017
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: 218,873.141

UOM: IMP

Address: 115 MCDONALD STREET
REGINA SK
S4N 7M2

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

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

SPSS Calculation Output

Building - 1	50,363.93668	495,532
Vacancy - 1	-5.09000	-25,222
Shortfall - 1	-1.31000	-6,161
Building - 1		464,149
Building - 1	8.20260	5,658,560
Building - 1		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

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

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

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
Mkt Area: Master: N Bldg Only: N Reinspect: 2019 Approach: INCOME

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

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

Parcel: Plan: OLD 33 Block: 125 Lot: 16-20

SPSS Calculation Output

Building - 1	9,599.99942	79,480
Vacancy - 1	-5.09000	-4,045
Shortfall - 1	-1.31000	-988
Building - 1		74,447
Building - 1	5.90440	1,260,873
Building - 1		1,260,873

Total Building Value

Final Assessment: 1,260,800

Date: 18-Jan-2017
 Time: 16:31:34
 Account: 10028466
 Filing #: 495428100
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1:

Report Name: GMR0055
 Page: 1
 As of: Jan. 19, 2017
 For: 2017
 Type: REGULAR
 LUC2:

Mkt Area:
 Study Area: 5203
 Address: 1155 PARK STREET
 REGINA SK
 S4N 4Y8
 Reinspect:
 Lot Size: 792,896.002
 Parcel: Plan: 73R47512 Block: D Lot:

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

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

Report Name: GMR0055
Page: 1

Account: 10264262 Nbhd: 1996 - GLOBAL TRANSPORTATION HUB Asmt Period: 2013 / Type: REGULAR As of: Jan. 19, 2017
Filing #: 503701000 Zoning: LP EVZ: LP LUC1: LUC2:

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2028 Approach: INCOME

Study Area: 5208 Lease: N Mobile Home: N Lot Size: 1,851,340.997 UOM: IMP

Address: 12202 EWING AVENUE Legal: Plan: 102127744 Block: F
REGINA SK Parcel: Plan: 102127744 Block: F

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

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

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 City of Regina - Production v7.05 - Taxation and Assessment Suite Report Name: GMR0055
 Time: 13:42:28 Income (SPSS) Detail Report 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

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					
Vacancy - 1					742,342
Shortfall - 1					-37,785
Building - 1					-9,229
Building - 1					695,327
Building - 1					8,064,573
Building - 1					8,064,573

Final Assessment: 8,064,500

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 City of Regina - Production v7.06 - Taxation and Assessment Suite Report Name: GMR0055
 Time: 08:10:50 Income (SPSS) Detail Report Page: 1
 Account: 10027989 Nbhd: 1613 - EASTVIEW Asmt Period: 2003 / Type: REGULAR As of: Mar. 04, 2017
 Filing #: 495320400 Zoning: IT EVZ: IT LUC1: LUC2: For: 2017

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

Mkt Area: Master: Y Bldg Only: N Reinspect: 2024 Approach: INCOME
 Study Area: 5207 Lease: N Mobile Home: N Lot Size: 522,059.818 UOM: IMP

Address: 1450 PARK STREET Legal: Plan: 59R15534 Block: E
 REGINA SK Parcel: Plan: 59R15534 Block: E Lot: S4N 2G2

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

Nbhd: 1618 - OLD 33
 Zoning: IT
 EVZ: IT
 Asmt Period: 2003 /
 LUC1:
 LUC2:
 Reinspect: 2025
 Approach: INCOME
 Lot Size: 156,807.289
 UOM: IMP
 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
 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: 2007 /
 LUC1:

Report Name: GMR0055
 Page: 1
 As of: Jan. 18, 2017
 For: 2017
 Type: REGULAR
 LUC2:

Reinspect: 2018
 Lot Size: 197,198.266
 Parcel: Plan: 88R73430 Block: 26 Lot: 4
 Approach: INCOME
 UOM: IMP

Mkt Area:
 Study Area: 5203
 Address: 1600 E ROSS AVENUE
 REGINA SK
 S4N 7A3
 Master: N
 Lease: N
 Legal: Plan: 88R73430 Block: 26 Lot: 4
 Bldg Only: N
 Mobile Home: N

Zoning: IB
 EVZ: IB
 Reinspect: 2018
 Lot Size: 197,198.266
 Parcel: Plan: 88R73430 Block: 26 Lot: 4
 Approach: INCOME
 UOM: IMP

SPSS Calculation Output

Building - 1	51,605.00227	603,721
Vacancy - 1	-5.09000	-30,729
Shortfall - 1	-1.31000	-7,506
Building - 1		565,486
Building - 1	8.39220	6,738,233
Building - 1		6,738,233

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

Final Assessment: 6,738,200

Date: 23-Jan-2017
 Time: 09:32:52
 Account: 10033930
 Filing #: 505321250
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1:

Report Name: GMR0055
 Page: 1
 As of: Jan. 24, 2017
 For: 2017
 Type: REGULAR
 LUC2:

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

SPSS Calculation Output

Building - 1	130,803.97490	829,231
Vacancy - 1	-5.09000	-42,207
Shortfall - 1	-1.31000	-10,310
Building - 1		776,713
Building - 1	8.39580	9,251,214
Building - 1		9,251,214
Building - 2	9,983.00262	76,765
Vacancy - 2	-5.09000	-3,907
Shortfall - 2	-1.31000	-954
Building - 2		71,903
Building - 2	8.39580	856,422
Building - 2		856,422

Final Assessment: 10,107,600

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

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

Report Name: GMR0055
Page: 1

Account: 10033440 Nbhd: 1618 - OLD 33
Filing #: 505206000 Zoning: IT EVZ: IT LUC1:

Type: REGULAR LUC2:

As of: Jan. 13, 2017 For: 2017

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

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

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

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

SPSS Calculation Output

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

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 **Legal:** Plan: GC1279 Block: 97 Lot: 5
 REGINA SK **Plan:** 102232077 Block: 97 Lot: 3A
 S4N 7N2 **Plan:** GC1279 Block: 97 Lot: 3
Plan: GC1279 Block: 97 Lot: 3
Plan: 102232077 Block: 97 Lot: 3B

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

SPSS Calculation Output

Final Assessment: 17,836,100

Date: 24-Jan-2017
 Time: 14:24:51
 Account: 10226524 Nbhd: 1999 - Ross Industrial
 Filing #: 475549400 Zoning: IB EVZ: IB LUC1: LUC2: Type: REGULAR As of: Jan. 25, 2017
 Report Name: GMR0055 Page: 1 For: 2017

City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2011 / Reinspect: 2023 Approach: INCOME
 Lot Size: 154,793.005 UOM: IMP
 Parcel: Plan: 101955427 Block: 41A

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: 1802 E STOCK ROAD Legal: Plan: 101955427 Block: 41A
 REGINA SK
 S4N 2G7

SPSS Calculation Output

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

Final Assessment: 5,958,900

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: 10018790
Filing #: 475513010

Nbhd: 1999 - Ross Industrial
Zoning: IB

Asmt Period: 2003 /
LUC1:

Type: REGULAR
LUC2:

As of: Jan. 25, 2017
For: 2017

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2028 Approach: INCOME
Study Area: 5203 Lease: N Mobile Home: N Lot Size: 392,009.858 UOM: IMP
Address: 1903 E TURVEY ROAD Legal: Plan: 85R50685 Block: 42 Parcel: Plan: 85R50685 Block: 42 Lot:
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
 Time: 16:31:34
 Account: 10033929 Nbhd: 1618 - OLD 33
 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 / Type: REGULAR As of: Jan. 19, 2017
 Report Name: GMR0055 Page: 1

Land Use: 3400: (100%) Office Building ; TAXABLE (100%)
 Mkt Area: Master: N Bldg Only: N Reinspect: 2015 Approach: INCOME
 Study Area: 5207 Lease: N Mobile Home: N Lot Size: 226,037.392 UOM: IMP
 Address: 1964 PARK STREET Legal: Plan: 63R26570 Block: 98 Lot: A Parcel: Plan: 63R26570 Block: 98 Lot: A
 REGINA SK
 S4P 3G4

SPSS Calculation Output

Building - 1	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
 Time: 10:30:40
 Account: 10226517
 Filing #: 475548700
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Mkt Area:
 Study Area: 5203
 Address: 202 SOLOMON DRIVE
 REGINA SK
 S4N 5A8

City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2011 /
 LUC1: 3720 / 100%
 Zoning: IB
 EVZ: IB
 Master: N
 Bidg Only: N
 Lease: N
 Mobile Home: N
 Legal: Plan: 102136890 Block: 44 Lot: 5A

Report Name: GMR0055
 Page: 1
 As of: Jan. 18, 2017
 For: 2017
 Type: REGULAR
 LUC2:
 Reinspect: 2024
 Approach: INCOME
 Lot Size: 130,451.004
 UOM: IMP
 Parcel: Plan: 102136890 Block: 44 Lot: 5A

SPSS Calculation Output

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

Final Assessment: 3,045,000

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

SPSS Calculation Output

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

Final Assessment: 104,355,400

City of Regina - Production v7.04 - Taxation and Assessment Suite
Income (SPSS) Detail Report
Asmt Period: 2010 / **Reinspect:** 2023 **Approach:** INCOME
Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%) **Lot Size:** 295,824.998 **UOM:** IMP
Mkt Area: **Master:** N **Bldg Only:** N **Parcel:** Plan: 102021635 Block: 41A Lot: 1A
Study Area: 5203 **Lease:** N **Mobile Home:** N

Address: 2107 E TURVEY ROAD
 REGINA SK
 S4N 3W1

SPSS Calculation Output

Building - 1	40,495.06752	473,747
Building - 1	8,095.04795	80,211
Vacancy - 1	-5.09000	-24,113
Vacancy - 1	-10.90000	-8,743
Shortfall - 1	-1.31000	-6,826
Building - 1		514,275
Building - 1	7.58136	6,783,421
Building - 1		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

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

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

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

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

Report Name: GMR0055
Page: 1

Account: 10022117
Filing #: 485010500

Nbhd: 1615 - OLD 33
Zoning: IA
EVZ: IA
Asmt Period: 2003 /
LUC1:

As of: Jan. 20, 2017
For: 2017
Type: REGULAR
LUC2:

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

SPSS Calculation Output

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

Date: 12-Jan-2017 City of Regina - Production v7.04 - Taxation and Assessment Suite Report Name: GMR0055
 Time: 10:26:21 Income (SPSS) Detail Report Page: 1
 Account: 10022119 Nbhd: 1615 - OLD 33 Asmt Period: 2003 / Type: REGULAR As of: Jan. 13, 2017
 Filing #: 485011300 Zoning: IA EVZ: IA LUC1: LUC2: For: 2017

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

Mkt Area: Master: N Bidg Only: N Reinspect: 2013 Approach: INCOME

Study Area: 5206 Lease: N Mobile Home: N Lot Size: 179,639.182 UOM: IMP

Address: 2201 1ST AVENUE Legal: Plan: 90R51768 Block: B Parcel: Plan: 90R51768 Block: B Lot:

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

Land Use: 3400: (100%) Office Building ; TAXABLE (100%)
 Mkt Area: Master: N Bldg Only: N Reinspect: 2017 Approach: INCOME
 Study Area: 5206 Lease: N Mobile Home: N Lot Size: 564,899,697 UOM: IMP
 Address: 221 N WINNIPEG STREET Legal: Plan: 84R22521 Block: T Parcel: Plan: FA4603 Block: C Lot: ; Plan:
 REGINA SK Plan: 101221142 Block: C Plan: 84R22521
 S4R 8T6 Plan: FA4603 Block: C Block: T Lot:

SPSS Calculation Output

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

Final Assessment: 10,919,900

Date: 17-Jan-2017
 Time: 10:30:40
 Account: 10169644 Nbhd: 1999 - Ross Industrial
 Filing #: 475548040 Zoning: IB EVZ: IB LUC1: LUC2:

City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2010 / Type: REGULAR
 Report Name: GMR0055 Page: 1
 As of: Jan. 18, 2017 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: 87,015.000 UOM: IMP
 Address: 2216 E EMMETT HALL ROAD Legal: Plan: 101987590 Block: 40 Lot: 3 Parcel: Plan: 101987590 Block: 40 Lot: 3
 REGINA SK S4N 3M3

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
 Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 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
 Type: REGULAR
 LUC2:

Reinspect: 2024
 Lot Size: 652,571.769
 Parcel: Plan: 77R29671 Block: 16 Lot: J
 UOM: IMP
 Approach: INCOME

Mkt Area:
 Study Area: 5203
 Address: 250 HENDERSON DRIVE
 REGINA SK
 S4N 5P7

SPSS Calculation Output

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

Final Assessment: 25,977,600

Date: 11-Jan-2017
 Time: 14:15:08
 Account: 10018701
 Filing #: 475402300
 Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 LUC1:

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2024 Approach: INCOME
 Study Area: 5203 Lease: N Mobile Home: N Lot Size: 1,045,901.046 UOM: IMP

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

SPSS Calculation Output

Building - 1	358,642.92781	2,746,730
Building - 1	14,641.01095	85,920
Vacancy - 1	-5.09000	-139,808
Vacancy - 1	-10.90000	-9,365
Shortfall - 1	-1.31000	-35,153
Building - 1		2,648,323
Building - 1	8.62200	30,715,882
Building - 1		30,715,882

Final Assessment: 30,715,800

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
 Asmt Period: 2012 /
 LUC1:
 LUC2:
 Report Name: GMR0055
 Page: 1
 As of: Jan. 12, 2017
 For: 2017

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Zoning: IB
 EVZ: IB
 Reinspect: 2023
 Approach: INCOME

Mkt Area: Master: N Bldg Only: N
 Lease: N Mobile Home: N
 Lot Size: 229,483.000
 UOM: IMP

Study Area: 5203
 Parcel: Plan: 102065802 Block: 10 Lot: XX

Address: 316 E 1ST AVENUE
 REGINA SK
 S4N 5H2
 Legal: Plan: 102065802 Block: 10 Lot: XX

SPSS Calculation Output

Building - 1	54,013.99028	531,445
Building - 1	1,620.02143	13,039
Vacancy - 1	-5.09000	-27,050
Vacancy - 1	-10.90000	-1,421
Shortfall - 1	-1.31000	-6,759
Building - 1		509,253
Building - 1	8.62200	5,906,442
Building - 1		5,906,442
Building - 2	25,649.99845	252,371
Vacancy - 2	-5.09000	-12,845
Shortfall - 2	-1.31000	-3,137
Building - 2		236,387
Building - 2	8.62200	2,741,682
Building - 2		2,741,682

Final Assessment: 8,648,100

SPSS Calculation Output

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

Final Assessment: 3,607,500

Date: 11-Jan-2017
 Time: 14:15:08
 Account: 10018725
 Filing #: 475405950

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: IA
 EVZ: IA
 LUC1:

Asmt Period: 2003 /
 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 Legal: Plan: 77R56670 Block: 21 Lot: 7 Parcel: Plan: 77R56670 Block: 21 Lot: 7
 REGINA SK
 S4N 5X9

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

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2027 Approach: INCOME
 Study Area: 5203 Lease: N Mobile Home: N Lot Size: 445,809.995 UOM: IMP
 Address: 375 N LONGMAN CRESCENT Legal: Plan: 80R46652 Block: 19 Lot: 10 Parcel: Plan: 80R46652 Block: 19 Lot: 7-10; Plan:
 REGINA SK S4N 6G3 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	6.75145	6,840,374
Building - 1		6,840,374
Building - 2		4,935
Building - 2		4,935
Building - 3		86,423
Building - 3		86,423
Land	8.73000	130,371

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
 Type: REGULAR
 LUC2:

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 /

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

Mkt Area: Master: N Bldg Only: N Reinspect: Lot Size: 601,324.000 UOM: IMP Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Parcel: Plan: 97R01326 Block: H

Address: 4000 E VICTORIA AVENUE
 REGINA SK
 Legal: Plan: 97R01326 Block: H

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	7,56420	6,585,130
Building - 1		6,585,130
Building - 3	19,584,00312	179,570
Vacancy - 3	-5,09000	-9,140
Shortfall - 3	-1,31000	-2,232
Building - 3		168,197
Building - 3	7,56420	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

Nbhd: 1999 - Ross Industrial

Filing #: 475206700

Zoning: IP

EVZ: IP

LUC1:

Asmt Period: 2003 /

Type: REGULAR

LUC2:

For: 2017

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

Report Name: GMR0055

Page: 1

As of: Jan. 12, 2017

Income (SPSS) Detail Report

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

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2023

Approach: INCOME

Study Area: 5203

Lease: N

Mobile Home: N

Lot Size: 185,211.851

UOM: IMP

Address: 402 MCDONALD STREET

REGINA SK

S4N 6E1

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

Plan: 84R06796 Block: 24 Lot: AA

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

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

Report Name: GMR0055

Income (SPSS) Detail Report

Page: 1

Account: 10013963 Nbhd: 1999 - Ross Industrial

Type: REGULAR

As of: Jan. 13, 2017

Filing #: 465401600

Zoning: IB

LUC1:

LUC2:

For: 2017

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

Mkt Area:

Master: N Bldg Only: N

Reinspect: 2025 Approach: INCOME

Study Area: 5203

Lease: N Mobile Home: N

Lot Size: 168,296.997 UOM: IMP

Address: 415 N LONGMAN CRESCENT

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

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

REGINA SK

S4N 6G3

SPSS Calculation Output

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

Final Assessment:

2,562,400

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:

Asmt Period: 2003 /
Type: REGULAR LUC2:

As of: Jan. 25, 2017
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			
Vacancy - 1		194,379.85912	1,232,270
Shortfall - 1	Warehouse Main	-5.09000	-62,722
Building - 1	Main Floor and BMT Vacancy	-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:
Asmt Period: 2014 /
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		3,411,021
Building - 1	Total Building Value		3,411,021
Building - 1	Site Coverage Adjustment	5.66000	443,217
Land			

Final Assessment: 3,854,200

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

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

Report Name: GMR0055
Page: 1

Account: 10022404 Nbhd: 1999 - Ross Industrial

Type: REGULAR As of: Jan. 13, 2017

Filing #: 485220300

Zoning: IB EVZ: IB LUC1:

LUC2: For: 2017

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
REGINA SK
**

Legal: Plan: 88R65868 Block: 44B

Parcel: Plan: 88R65868 Block: 44B

SPSS Calculation Output

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

Final Assessment:

9,133,500

Account: 10070884 Nbhd: 1512 Rosemont, Transcona, Coventry, Belvedere 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	Linear	Row	Novalue	1,010,188.000 Ft ²	0.00	10.95 \$/Ft ²	11,061,562
6	5000 Transportation Vacant Land Excess	Linear	Row	Novalue	5,058.000 Ft	0.01	0.00 \$/Ft	0
7	5000 Transportation Vacant Land Excess	Linear	Row	Novalue	298.000 Ft	0.01	0.00 \$/Ft	0
Land Allowances								Base Lot Amount
LAND SIZE MULTIPLIER								11,061,562
								-1,609,058
								9,452,503

Multiply Factor = 0.855

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

Date: 19-Jan-2017

Time: 08:51:18

Account: 10022438

Nbhd: 1999 - Ross Industrial

Filing #: 485229000

Zoning: IB

EVZ: IB

LUC1:

Asmt Period: 2003 /

LUC2:

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

Report Name: GMR0055

Page: 1

As of: Jan. 20, 2017

For: 2017

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	9,389.04141	92,379
Vacancy - 1	-5.09000	-4,702
Shortfall - 1	-1.31000	-1,148
Building - 1		86,528
Building - 1	4.63511	1,866,802
Building - 1		1,866,802
Land	7.11000	287,091

446

Final Assessment:

2,153,800

Date: 19-Jan-2017
 Time: 08:20:07
 Account: 10018739
 Filing #: 475408800
 Land Use: 3400: (100%) Office Building ; PGIL SKTEL PCROWN (100%)
 Nbhd: 1999 - Ross Industrial
 Zoning: IA
 EVZ: IA
 Mkt Area:
 Study Area: 5203
 Address: 580 HENDERSON DRIVE
 REGINA SK
 S4N 5X2

City of Regina - Production v7.05 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1:
 LUC2:
 Type: REGULAR
 As of: Jan. 20, 2017
 For: 2017
 Report Name: GMR0055
 Page: 1

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

SPSS Calculation Output

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

Final Assessment: 4,122,800

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

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
Filing #: 475304300 Zoning: IB EVZ: IB

Asmt Period: 2003 / Type: REGULAR
LUC1: 3720 / 100% LUC2:

As of: Jan. 18, 2017
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 Legal: Plan: 65R29319 Block: 11 Lot: 9
REGINA SK Plan: 65R29319 Block: 11 Lot: 10
S4N 5A9

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

Account: 10070302 Nbdh: 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 Parcel: Plan: 101274768 Block: AA; Plan: 101094667 Block: B/C; Plan: AS5547 Block: 1A/2A/3A/4A; ET AL
 REGINA SK Legal: Plan: AS5547 Block: 4A Plan: AS5547 Block: 3A Plan: AS5547 Block: 1A Plan: AS5547 Block: 2A Plan: 101137317 Block: U Plan: 101137317 Block: V Plan: 101094667 Block: B Plan: 101094667 Block: C Plan: 101274768 Block: AA

Plot LUC	Usage	Type	Class	Rating	Measurement	Constant	Rate	Base Value
6	5111 Railway Roadway	Excess	Linear	Row	5,058,000 Ft	0.01	0.00 \$/Ft	0
**	5110 Railway Station Grounds An Primary	Area	Comm	Novalue	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
 LACK OF CURB AND GUTTER ADJUSTMENT Multiply Factor = 0.910
 LACK OF SIDEWALK ADJUSTMENT Multiply Factor = 1.000
 LAND SIZE MULTIPLIER Multiply Factor = 0.855
 RESTRICTIVE DEVELOPMENT OBSOLESCENCE Multiply Factor = 0.550

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

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

Account: 10070302 Nbhd: 1512 Rosemont, Transcona, Coventry, Belvedere Asmt Period: 2004/ Type: REGULAR As of: Mar. 17, 2017

Bldg	MBC	Str	Description	Cond	Yr Built	Eff Yr	%Comp	Gross Area	Net Area	RCN	Depreciation	DRCN
1	DISTWHS	7	RGNOUNIT - DISTWHS - DPOLE - AVERAGE	Average	1800	1930	100	130,000	130,000	4,810	3,848	962
8			RGNOUNIT - DISTWHS - 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
 Land Use: 3130: (100%) Industrial Flex ; TAXABLE (100%)
 City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1:
 Zoning: IB
 EVZ: IB
 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
 Report Name: GMR0055
 Page: 1
 As of: Jan. 12, 2017
 For: 2017

Mkt Area:
 Study Area: 5203
 Address: 603 PARK STREET
 REGINA SK
 S4N 5N1

SPSS Calculation Output

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

Final Assessment: 10,422,300

Date: 16-Jan-2017 City of Regina - Production v7.04 - Taxation and Assessment Suite Report Name: GMR0055
 Time: 08:46:32 Income (SPSS) Detail Report Page: 1
 Account: 10018730 Nbhd: 1999 - Ross Industrial Type: REGULAR As of: Jan. 17, 2017
 Filing #: 475406600 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: 2015 Approach: INCOME
 Study Area: 5203 Lease: N Mobile Home: N Lot Size: 329,473.995 UOM: IMP

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

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

Date: 17-Jan-2017
 Time: 10:30:40
 Account: 10008850
 Filing #: 455200500

City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1: 3110 / 100%

Nbhd: 1999 - Ross Industrial
 Zoning: IC
 EVZ: IA
 LUC2:

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

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

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	Cost Building Value		1,009,120
Building - 3	Total Building Value		1,009,120
Building - 4	Warehouse Main	11,068.99825	80,907
Building - 4	Unheat Adjustment	11,068.99825	-34,790
Vacancy - 4	Main Floor and BMT Vacancy	-5.09000	-2,347
Shortfall - 4	Shortfall	-1.31000	-573
Building - 4	NOI		43,196
Building - 4	Cap Rate	8.17260	528,552
Building - 4	Total Building Value		528,552
Building - 5	Warehouse Main	6,975.02649	50,983
Building - 5	Unheat Adjustment	6,975.02649	-21,922
Vacancy - 5	Main Floor and BMT Vacancy	-5.09000	-1,479
Shortfall - 5	Shortfall	-1.31000	-361
Building - 5	NOI		27,219

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

City of Regina - Production v7.04 - Taxation and Assessment Suite
 Income (SPSS) Detail Report
 Asmt Period: 2003 /
 LUC1: 3110 / 100%

Report Name: GMR0055
 Page: 2
 As of: Jan. 18, 2017
 For: 2017

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

Type: REGULAR
 LUC2:
 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
Vacancy - 7	Main Floor and BMT Vacancy	-5.09000	-505
Shortfall - 7	Shortfall	-1.31000	-123
Building - 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
Vacancy - 10	Main Floor and BMT Vacancy	-5.09000	-2,250
Shortfall - 10	Shortfall	-1.31000	-549
Building - 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
Vacancy - 11	Main Floor and BMT Vacancy	-5.09000	-1,908
Shortfall - 11	Shortfall	-1.31000	-466
Building - 11	NOI		35,122
Building - 11	Cap Rate	8.17260	429,756
Building - 11	Total Building Value		429,756
Building - 12	Cost Building Value		188,521
Building - 12	Total Building Value		188,521
Building - 13	Cost Building Value		42,200
Building - 13	Total Building Value		42,200

Date: 17-Jan-2017
 Time: 10:30:40
 Account: 10008850 Nbhd: 1999 - Ross Industrial
 Filing #: 455200500 Zoning: IC EVZ: IA LUC1: 3110 / 100% Reinspect: 2013 Approach: INCOME
 Mkt Area: Master: N Bldg Only: N Lot Size: 434,087.175 UOM: IMP
 Study Area: 5203 Lease: N Mobile Home: N Parcel: Plan: 101349794 Block: A
 Address: 615 N WINNIPEG STREET Legal: 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%)
 Mkt Area: Master: N Bldg Only: N
 Study Area: 5203 Lease: N Mobile Home: N
 Address: 651 HENDERSON DRIVE Legal: Plan: 99RA21804 Block: 13 Lot: X
 REGINA SK Plan: 99RA21804 Block: 13 Lot: Y
 S4N 6A8 Plan: 99RA21804 Block: 13 Lot: Z

Lot Size: 218,286.768 UOM: IMP
 Parcel: Plan: 99RA21804 Block: 13 Lot: X-Z

SPSS Calculation Output

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

Final Assessment: 9,522,400

Nbhd: 1999 - Ross Industrial
 Zoning: IB
 EVZ: IB
 LUC1: 3720 / 100%
 LUC2:
 Mkt Area:
 Master: N
 Bidg Only: N
 Reinspect: 2008
 Approach: INCOME
 Study Area: 5203
 Lease: N
 Mobile Home: N
 Lot Size: 112,314.633
 UOM: IMP
 Address: 680 MCLEOD STREET
 REGINA SK
 S4N 4Y1
 Legal: Plan: 65R29319 Block: 9 Lot: 14
 Plan: 65R29319 Block: 9 Lot: 15
 Plan: 65R29319 Block: 9 Lot: 16

SPSS Calculation Output

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

Final Assessment: 4,767,400

Date: 23-Jan-2017 **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

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)
 Mkt Area: Master: N Bldg Only: N Reinspect: 2017 Approach: INCOME
 Study Area: 5203 Lease: N Mobile Home: N Lot Size: 1,452,505.736 UOM: IMP
 Address: 855 PARK STREET Parcel: Plan: 75R22924 Block: 20 Lot:
 REGINA SK Legal: Plan: 75R22924 Block: 20
 S4N 6M1

SPSS Calculation Output

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

Final Assessment: 15,132,100

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	Rail Line Spur	LOCAL
Air Traffic Influcnc	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 Numb	6 Income Mail type	Improvement District	COMM
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	INDUSTRIAL	Income Model	WAREHOUSE
Sprinkler System	N	2017 Income Model	MAF Group	RETAIL
Tenancy	LEASED	2017 Override Cap	Units in Building	3
Unheated Warehouse	Elevators	N		
Floors Above Stories	1	Frame Material	S	

Structure Details (MSCOM)													
No.	Group	Cond.	Yr Built	Eff. Yr. Built	%Comp	Units	Story			Height	Floor Area		Average
							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

RGNOUNIT - 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	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	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 UOM: IMP
For: 2017

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2016 Approach: INCOME

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