

Appendix 31

Regina Large Warehouse Outlier Trim Analysis

Mean	9.61%
SD	0.0041968
Median	9.430%
Q1	8.990%
Q2 (median)	9.430%
Q3	10.410%
IQR	0.0142
N	3

Upper Limit	0.1254
Lower Limit	0.0686

**** CAP Rate for 1500 5th Avenue is **11.20%**.
The acceptable range is between 6.86% and 12.54%.

<u>Address</u>	<u>Year</u>	<u>CAP</u>	<u>dev of Mean</u>	<u>(x-mean)^2</u>	<u>Z</u>	<u>Outlier=z>3</u>	<u>Outlier Limit = Q1-1.5 IQR</u>	<u>Outlier Limit = Q3+1.5 IQR</u>
144 Henderson Drive	1988	9.43%	-0.001800	0.00000	-0.4289	FALSE	FALSE	FALSE
1135 8th Avenue	1977	10.41%	0.008000	0.00006	1.906203	FALSE	FALSE	FALSE
1735 Francis Street	1959	8.99%	-0.006200	0.00004	-1.47731	FALSE	FALSE	FALSE
		sum	0.000000	0.000035				
		Variance		1.7613E-05				
		Standard Deviation		0.00419682				

Regina Warehouse Outlier Trim Analysis

Mean	10.00%
SD	0.00782762
Median	9.43%
Q1	8.660%
Q2 (median)	9.430%
Q3	11.615%
IQR	0.0296
N	5

Upper Limit	0.160475
Lower Limit	0.042275

**** CAP Rate for 1500 5th Avenue is 11.20%.
The acceptable range is between 4.23% and 16.04%.

<u>Address</u>	<u>Year</u>	<u>CAP</u>	<u>dev of Mean</u>	<u>(x-mean)^2</u>	<u>Z</u>	<u>Outlier=z>3</u>	<u>Outlier Limit =</u> <u>Q1-1.5 IQR</u>	<u>Outlier Limit =</u> <u>Q3+1.5 IQR</u>
144 Henderson Drive	1988	9.43%	-0.005660	0.00003	-0.72308	FALSE	FALSE	FALSE
1135 8th Avenue	1977	10.41%	0.004140	0.00002	0.528897	FALSE	FALSE	FALSE
1735 Francis Street	1959	8.99%	-0.010060	0.00010	-1.28519	FALSE	FALSE	FALSE
290 Henderson Drive	1976	8.33%	-0.016660	0.00028	-2.12836	FALSE	FALSE	FALSE
290 Henderson Drive	1976	12.82%	0.028240	0.00080	3.607739	TRUE	FALSE	FALSE
		sum	0.000000	0.000245				
		Variance		6.1272E-05				
		Standard Deviation		0.00782762				