

# Appendix 1

Date: 26-Nov-2014

City of Regina - Production v5.51 - Taxation and Assessment Suite

Report Name: GMR0055

Time: 08:51:34

Income (SPSS) Detail Report

Page: 1

Account: 10018652

Nbhd: 1999 - Ross Industrial

Asmt Period: 2003 /

Type: REGULAR

As of: Nov. 27, 2014

Filing #: 475301400

Zoning: IB

EVZ: IB

LUC1:

LUC2:

For: 2015

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

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2008

Approach: INCOME

Study Area: 5203

Lease: N

Mobile Home: N

Lot Size: 112,314.633

UOM: IMP

Address: 680 MCLEOD STREET  
REGINA SK  
S4N 4Y1

Legal: Plan: 65R29319 Block: 9 Lot: 14  
Plan: 65R29319 Block: 9 Lot: 15  
Plan: 65R29319 Block: 9 Lot: 16

Parcel: Plan: 65R29319 Block: 9 Lot: 14-16

SPSS Calculation Output

Building - 1	Main floor 25,000 to 99,999sf	66,800.96476	419,512
Vacancy - 1	Vacancy Adjustment	-0.43000	-1,803
Shortfall - 1	Shortfall Adjustment	-0.12000	-501
Building - 1	Total Rent		417,207
Building - 1	Value	9.43000	4,424,258
Building - 1	Total Building Value		4,424,258

Final Assessment: 4,424,200

## 2015 Warehouse Analysis - Acklands Grainger - 680 Mcleod Street

City's Variables	Description	Coefficient	Eff. Rate
Constant	Warehouse space		6.28
WH_GE100K	Whse lease space >= 100,000 sf	-2.52	3.76
AGE_GE1990	Buildings built in 1990 or newer	1.25	7.53
Upper_Floor	Space above the main floor	-17%	
Shell_Whse	Unheated & Uninsulated Space	-50%	
Vacancy	O:164,763, T:2,960,877, V:13,624		0.43%
Shortfall	0.33 x 0.88 x 0.0043 = .12%		0.12%
Cap Rate: 4 sales	Whse >= 25,000 sqft		9.92%
16 sales	Yr. Built >= 1970 & <25,000 sqft		6.79%
2 sales	Yr. Built <1970 & <25,000 sqft		10.18%

Property Variables	Value
Total SQFT	66,800.96476
Condition	Average
Heated Area (Sqft)	66,800.96476
Unheated Area(Sqft)	
Effective Year	1976
Study Area	5203

Assessment Variables	Value
Base Rent	\$ 419,510.06
<b>Adjstments:</b>	
Space Area	\$ -
Age	\$ -
Upper Floor	\$ -
Unheated Warehouse	\$ -
Total Adjustments	\$ -
Net Value	\$ 419,510.06
Vacancy	0.43%
Subtotal	\$ 417,706.17
Shortfall	0.12%
Subtotal	\$ 417,204.92
Cap Rate	9.43%
Assessment Total	\$ 4,424,230.31

Altus Assessment	\$ 4,424,230.31
2015 City Assessment	\$ 4,424,200.00
2014 City Assessment	\$ 4,205,700.00
2015 Assessed Difference	\$ 30.31
2015 Percent Difference	0.0007%