

# INDUSTRIAL MODEL

## EXECUTIVE SUMMARY

### Industrial Model

**Appraisal Cycle Date** – January 1, 2021 to December 31, 2024

**Effective Date of Valuation** – January 1, 2019

**Date of Report** – November 1, 2021

**Revised Report** – January 27, 2022

#### Rent Model

Variable Description	Coefficient
Base Rent	13.287
Adjustments to Base Rent	
Study Area 5201	-2.851
Study Area 5204	-1.727
Age, from 0 to 70 Years	-0.097
Size Adjustment, Single tenant area from 35k to 70k, per 1000SF	-0.107
Loft Warehouse, Office Conversion	3.971
Loft Warehouse, Retail Conversion	2.806
Office Building	3.647
Retail Building	1.797
Basement Space	-3.330
Unheated Warehouse	x .4
Upper Floor Warehouse Space	x.75

#### Vacancy and Shortfall

Vacancy = Overall = 10.3%

Shortfall = 0.0318 (3.18%)

## Overall Capitalization Rates

Cap Model Variable Description	Coefficient
Base Cap Rate	6.877
Site Coverage Adjustment, from 30% to 10%	-0.048
Net Area Adjustment, (Net Area < 10,000 - 10,000, divided by 1000)	0.234
Site Coverage Adjustment, from 50% to 90%	.044

## Assessment to Sales Summary Results

Number of Sales	189
Median	0.952
Coefficient of Dispersion	0.187

## **IDENTIFICATION of MODEL AREA**

The Industrial model is an income model that values the majority of properties that are zoned for industrial uses (IA, IA1, IB, IP, IT, RR and WH). Properties with these zoning designations that are considered special purpose in nature or for which there is little or no available market data (rents or sales) are valued outside of this model using the Cost Approach to Value.

The Industrial model is applied to those properties which are primarily located within the City of Regina's (the City's) industrial study areas (5201, 5203, 5204, 5205, 5206, 5207 and 5208). There are seven distinct Industrial neighborhoods within City's municipal boundaries, each with varying types and ages of commercial buildings, land sizes and locational characteristics. These neighbourhoods are defined on the enclosed map and individually described below.

### **Zoning Descriptions**

Following the adoption of the City's Bylaw 2019-19, Industrial properties now fall into three zones:

- **IL – Industrial Light:** Allows for low and medium-intensity industrial development as well as small scale commercial activities to support industrial uses and their employees.
- **IH – Industrial Heavy:** Allows for high-intensity industrial development, limited consumer-oriented non-industrial land uses for retail or wholesale purposes, and small scale commercial activities to support industrial uses.
- **IP – Industrial Prestige:** Intended for transition between low-intensity Industrial uses into areas with a mix of use, providing high standards of development for Industrial properties.

Properties valued by the Industrial model historically reflected numerous zoning classifications. The following are cursory, generalized descriptions only and are not meant to reflect complete details concerning the predominant zonings previously found within the City's industrial study areas.

- **IA, IA1 – Light Industrial:** accommodates the manufacturing of finished products or parts predominantly from previously prepared materials. The IA1 zone is confined to existing industrial properties that are located on the fringes of the Inner City
- **IB, IB1 – Medium Industrial:** allows for manufacturing, processing, assembly, distribution, service and repair activities that require outdoor use and storage. This zoning is restricted to locations on the interior of industrial neighbourhoods along collector roadways
- **IC, IC1 – Heavy Industrial:** industrial uses which, due to appearance, noise, odour, risk of emission of toxic waste, risk of fire or explosion hazards, etc. are incompatible with commercial, residential and other land uses. Accordingly, new office, business

and retail uses within this zone are limited. Development with direct access to local and collector residential streets is not allowed in this zone

- IP – Prestige Industrial Service: accommodates industrial and related business service uses that incorporate high standards of design, landscaping and open space. The IP zone is found in locations that are visible, have adequate facilities and services and will provide a buffer for adjacent residential and commercial uses
- IT – Industrial Tuxedo Park: provides for light to medium industrial uses, including commercial and service, on those properties located in Tuxedo park
- LP – Logistics Park: specialized industrial park that supports transportation and logistics related development and complementary industrial and commercial uses.
- WH – Dewdney Avenue Warehouse: intent is the preservation of the warehouse character through retention and reuse of existing warehouses. Accommodates a wide range of administrative, service, retail, wholesale and light manufacturing uses
- RR – Railway Zone: regulate land uses that are directly associated with transportation by railroad, switching and terminal operations

### **Neighbourhood 5201**

Neighbourhood 5201 is comprised of three small pockets encompassing all industrial zoned parcels located within the boundaries of North Central Regina. The west most pocket is located on the south side of the CN tracks, west of Albert Street and North of 1<sup>st</sup> Avenue. The central pocket is situated on the north side of the CN tracks between the laneway east of Albert Street and the laneway immediately west of Scarth Street with 1<sup>st</sup> Avenue North providing its northern boundary. The east pocket is likewise located north of the CN tracks with Winnipeg Street as its eastern boundary and 5<sup>th</sup> Avenue North as its northern most boundary.

The properties situated in this neighbourhood were zoned IA, IA1 (light industrial) and IB (medium industrial) and feature, for the most part, small light industrial properties.

64% of the industrial buildings found in this neighbourhood were constructed in the 1960s and 1970s reflecting an average year built of 1976. Buildings range in size from approximately 600 square feet to 45,500 square feet with an average size of approximately 7,500 square feet.

Improved lot sizes range from approximately 2,000 square feet to 4.40 acres with an average lot size of 21,500 square feet.

### **Neighbourhood 5203**

Neighbourhood 5203 is known as the Ross Industrial Park and is the largest industrial area in the city. This area encompasses the City's northeast corner and is roughly bordered by Winnipeg Street to the west, the CN tracks to the southwest, CP tracks to the southeast, the eastern municipal boundary of the city to the east and the northern municipal boundary of the city to the north.

The northern one-third of this neighbourhood is almost entirely occupied by the Consumers' Co-operative Refineries (CCRL). Imperial Oil, Enbridge Pipelines and several other large oil tank farms are located along the west boundary of this neighbourhood and abut the southern boundary of the CCRL property. The Ross Industrial Park featured a broad mixture of zones with the majority of properties (85%) zoned IA (light industrial) or IB (medium industrial). There were 36 IC (heavy industrial), 15 IP (prestige industrial) and 22 properties zoned RR (railway). This neighbourhood comprises a broad range of property sizes, types and uses from light to heavy and prestige industrial. Property uses include small workshops to large manufacturing operations, chemical processing, mega warehousing (>200,000 square foot buildings), industrial, office, retail and restaurant uses necessary to service the area.

The majority of the buildings situated in this neighbourhood (52%) were constructed in the 1970s and 1980s with a further 29% being constructed since 2000. The average year built for buildings in this neighbourhood is 1982. Buildings range in size from approximately 110 square feet to 395,000 square feet with an average size of 25,500 square feet.

Improved lot sizes range from approximately 6,000 square feet to 337 acres with an average lot size of eight acres.

#### **Neighbourhood 5204**

Neighbourhood 5204 is located immediately adjacent to the southwest corner of the Ross Industrial Park and encompasses all industrial zoned properties that are located along its west, south and eastern borders. Specifically along the east side of Winnipeg Street (west border), between the CP tracks and 7<sup>th</sup> Avenue (south border), and along the west side of McDonald Street (east border). These properties were primarily zoned IA and IA1 (light industrial). Three of the 127 properties in this neighbourhood are zoned IB (medium industrial).

71% of the buildings in this neighbourhood are small industrial buildings which were constructed in the 1950s through 1980s reflecting an average year built of 1969. Buildings in this neighbourhood range in size from approximately 222 square feet to 28,000 square feet with an average size of 4,750 square feet.

Improved lot sizes range from approximately 3,100 square feet to 1.83 acres. The average lot size in this neighbourhood is 12,500 square feet.

#### **Neighbourhood 5205**

Neighbourhood 5205 is located in central Regina just north of the downtown core. This area is referred to as the Old Warehouse District and is bordered on its south side by the CP tracks abutting the north side of Saskatchewan Drive, 4<sup>th</sup> Avenue to the north, Albert Street to the west and Winnipeg Street to the east. This area is somewhat transitional in nature with many properties being used for a mix of general commercial uses including retail, office, nightclubs and residential condominiums.

The majority of the properties on this neighbourhood (85%) were zoned IA, IA1 (light industrial) and IB (medium industrial) and feature, for the most part, small light industrial properties with buildings constructed from the 1910s to 2015 with the majority (64%) being built in the 1950s through the 1980s, reflecting an overall average year built of 1960. The area along Dewdney Avenue abutting the CP rail yards (between Albert and Broad Streets) features larger mill style warehouses constructed in the early 1900s. This section is zoned WH which as noted earlier, is a zoning designation that is intended to preserve the character of these buildings, many of which are now used for restaurant, nightclub, office and residential uses. Five of the properties in this neighbourhood are zoned RR.

Buildings range in size from approximately 150 square feet to 333,000 square feet with an average size of 18,500 square feet. Improved lot sizes range from approximately 2,200 square feet to 22.50 acres with an average lot size of 45,950 square feet.

### **Neighbourhood 5206**

Neighbourhood 5206 is sandwiched between Neighbourhoods 5201 and 5205 in North Central Regina. This area is roughly bordered by McIntyre Street to the west, Winnipeg Street to the east, the CN tracks to the north and 4<sup>th</sup> Avenue to the south. As well, this neighbourhood extends north up Winnipeg Street from Ross Avenue (south) to the Ring Road (north). This northerly arm encompasses the former Imperial Oil Refinery site that ceased operations in the late-1970s and is now occupied by the City's Transit Operations and the local Food Bank, among other uses.

This neighbourhood primarily featured a mixture of IA (light industrial) and IB (medium industrial) zoning and is generally developed with medium to large property sizes featuring mostly warehousing and manufacturing uses.

This neighbourhood has had the majority of its buildings constructed steadily since the 1950s, reflecting an average year built of 1975. Buildings range in size from approximately 400 square feet to 194,000 square feet with an average size of 60,000 square feet.

Improved lot sizes range from approximately 11,000 square feet to 31 acres with an average lot size of 5.15 acres.

### **Neighbourhood 5207**

Neighbourhood 5207 is known as Tuxedo Park and is located in East Central Regina immediately south of Neighbourhoods 5204 and 5205 and the most southerly portion of Neighbourhood 5203. This area is roughly bordered by Broad Street to the west, Park Street to the east, the CP tracks to the north and 10<sup>th</sup> Avenue, Arcola Avenue and Victoria Street to the south.

This neighbourhood was predominantly zoned IT (light to medium industrial), features a small pocket (41 properties) of IA1 (light industrial) zoning in its west arm, and three IC (heavy

industrial) sites. There is a mixture of small, medium and large property sizes featuring a mixture of industrial and general commercial uses, including retail and office uses. Although there has been steady construction in this neighbourhood from the 1950s to present day, the majority of the buildings (61%) were constructed in the 1960s, 1970s and 1980s, reflecting an overall average year built for this neighbourhood of 1977.

Buildings range in size from approximately 150 square feet to 170,000 square feet with an average size of 16,100 square feet.

Improved lot sizes range from approximately 1,900 square feet to 12.30 acres. The average lot size in this neighbourhood is 1.47 acres.

### **Neighbourhood 5208**

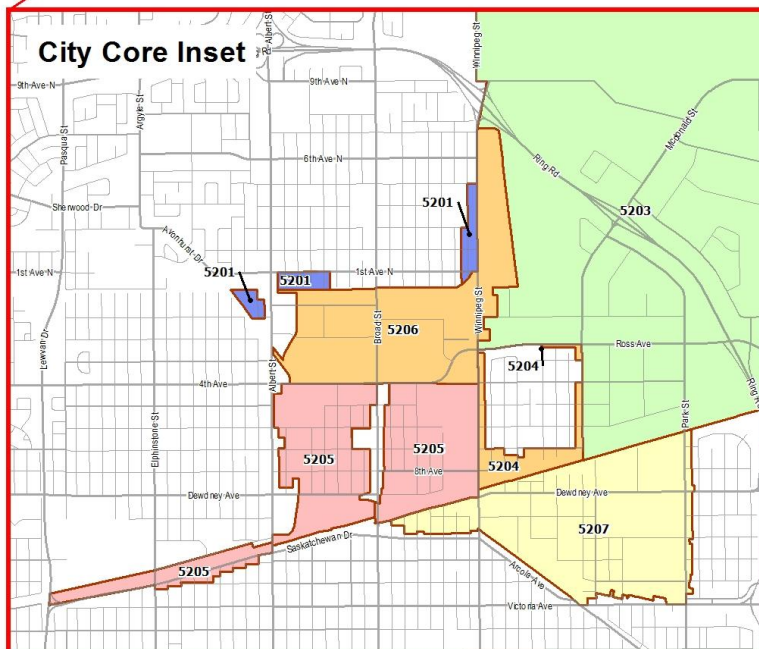
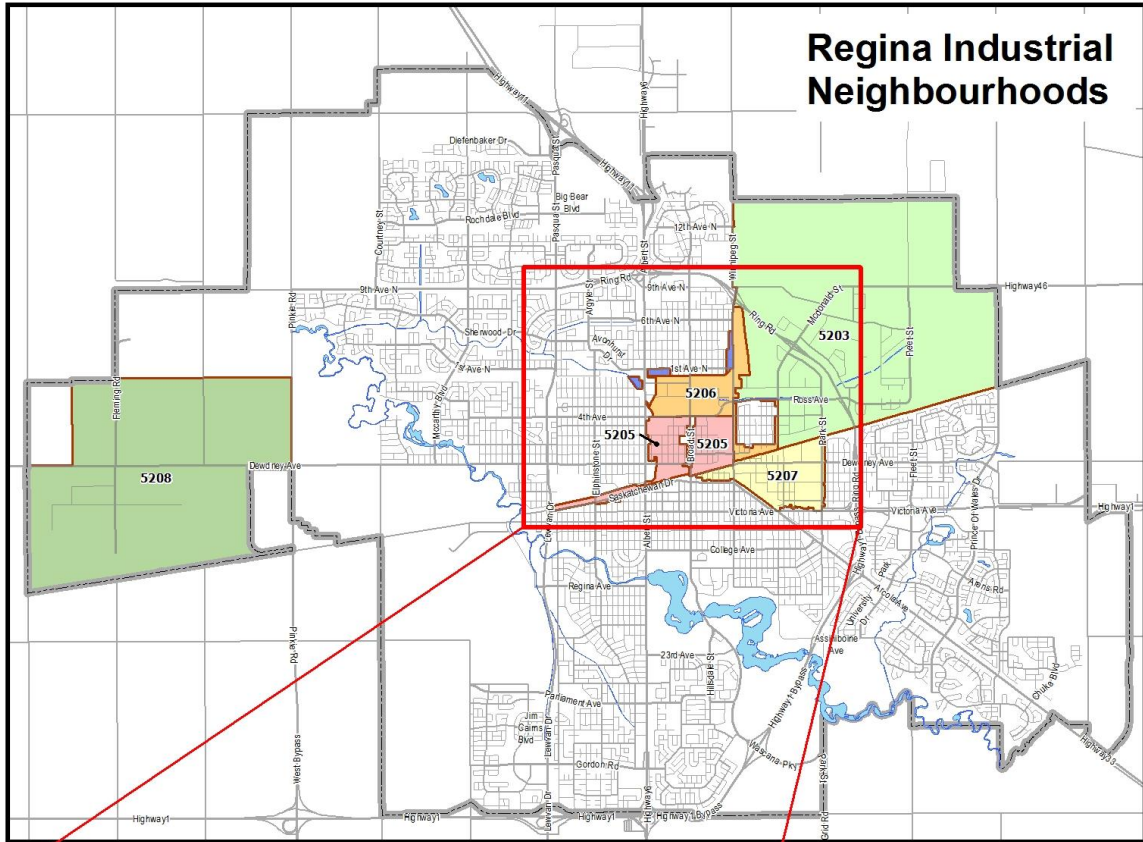
Neighbourhood 5208 is the City's newest industrial area and is located on land annexed to the City extending west of the city along the CP tracks. This area, now referred to as the Global Transportation Hub or GTH, is bordered by West Boundary Road to the west, the Sakimay Reserve to the east, Dewdney Avenue to the north and the CP tracks to the south.

The majority of this neighbourhood is zoned LP (logistics park) and is intended to accommodate inter-modal shipping, trucking and mega-style warehousing on large sites. Loblaw's has developed and is operating a one-million+ square foot inter-modal shipping centre in this neighbourhood. Smaller distribution facilities have been developed over the past six years. The southern portion of this neighbourhood is zoned RR (railroad) and houses Canadian Pacific Railway's inter-modal facility.

Buildings range in size from approximately 100 square feet to 1,054,000 square feet with an average size of 252,000 square feet.

Improved lot sizes range from approximately 1,100 square feet to 298.81 acres. The average lot size in this neighbourhood is 58.8 acres.

# MAP



## Legend

-  City Limits
- Neighbourhood**
-  5201
-  5203
-  5204
-  5205
-  5206
-  5207
-  5208



05/04/2016  
O:\RAIN\_Val\_Maps\Comm\_Ind\Comm\_Ind\_Sml8x11Land 5200s.mxd



## SCOPE of DATA and ANALYSIS

### Industrial Rent Model

Each year, the City Assessor requests copies of rent rolls for all non-residential properties in the City of Regina. The data for the development of the mass appraisal net rent model came from the data provided in these returned rent rolls.

A total of 886 net and effective net rents were analyzed using multiple regression analysis. The rent model is an additive model that predicts rents based on the lease area size, building and space classification, location and effective age of building. The following table provides a breakdown of these rents along with general statistical measurements.

### Industrial Rent Statistics

Strata	Count	Mean	Median	Minimum	Maximum
Overall	886	10.67	10.66	1.17	30
Office Lease Space in a Loft Building	20	12.36	13.75	2.44	19.86
Restaurant or Retail Lease Space in a Loft Building	28	10.52	10	5.95	17.06
Warehouse Lease Space in a Loft Building	2	4.47	4.47		
Single Tenant Retail Lease Space	64	12.1	12.63	3.56	20
Single Tenant Office Lease Space	82	13.03	12.02	1.42	30
Single Tenant Warehouse Lease Space	316	9.94	10	1.17	21.8
Single Tenant Unheated Warehouse Lease Space	6	6.42	6.05	3	12.38
5201	12	6.9351	6.2496	2.59	13.73
5203	378	10.7615	10.8692	2.55	24.08
5204	42	8.7273	8.406	2.35	14.43
5205	204	10.6819	11	1.42	23.2
5206	60	10.4672	9.9999	2.15	21.8
5207	165	11.0464	11.2139	1.17	27.62
5208	2	11.4998	11.4998		
Airport	23	12.463	10.0228	3.78	30
LT 1920	11	9.4697	8.0880	5.95	19.52
1920s	27	8.1381	6.6880	1.42	21.85
1930s	3	11.1665	13.9994		
1940s	19	10.3028	9.9990	5.20	16.50
1950s	45	9.4242	9.0996	1.17	22.47
1960s	87	9.4386	9.2500	2.76	21.80
1970s	217	9.9841	10.2222	2.03	19.30
1980s	258	10.5119	10.5000	2.15	23.20

1990s	45	11.4573	11.5000	4.88	27.62
200s	70	12.3616	12.0000	3.59	23.06
2010s	104	13.4533	12.2482	3.50	30.00
Single-tenant area <15000SF	809	10.7447	10.6700	1.17	30.00
Single-tenant area 15-35000SF	55	10.5134	11.0000	3.78	17.14
Single-tenant area 35-75000SF	19	8.6773	9.2500	2.15	13.89
Single-tenant area > 75000SF	3	7.1476	6.2500		

### Industrial Rent Model

Variable Description	Coefficient
Base Rent	13.287
Adjustments to Base Rent	
Study Area 5201	-2.851
Study Area 5204	-1.727
Age, from 0 to 70 Years	-0.097
Size Adjustment, Single tenant area from 35k to 70k, per 1000SF	-0.107
Loft Warehouse, Office Conversion	3.971
Loft Warehouse, Retail Conversion	2.806
Office Building	3.647
Retail Building	1.797
Basement Space	-3.330
Unheated Warehouse	x .4
Upper Floor Warehouse Space	x.75

\*Age variable is calculated using the following formula:

$$2018 - \text{Year Built} * \text{Condition Rating}$$

## Condition Rating

The condition of buildings and structures is determined taking into consideration the remaining economic life of both short-lived and long-lived items.

### Condition Rating Chart

Poor	1.3
Below Average	1.15
Average	1.0
Above Average	0.9
Good	0.8
Very Good	0.7
Superior	0.6
Excellent	0.5

## Vacancy and Shortfall

Typical 2019 base date vacancy and shortfall adjustments were estimated from the returned rent rolls from property owners. The overall industrial vacancy rate were estimated as follows:

Vacancy = Overall = 10.3%

The typical operational costs reported as a ratio to typical net rents for warehouse properties is 45%. The historic ratio of costs associated with vacant space in comparison to costs associated with occupied space (dark space ratio) was 67%. The shortfall adjustment is calculated as follows:

$$\begin{aligned}\text{Shortfall} &= (\text{op cost/net rent ratio}) \times (\text{dark space ratio}) \times (\text{typical Vacancy}) \\ &= 0.45 \times 0.67 \times 0.103 \\ &= 0.0318 (3.18\%)\end{aligned}$$

## Overall Capitalization Rates and Adjustments

Economic Capitalization Rates were estimated by dividing the predicted base date net operating income (generated from the net rent model) by the adjusted sale prices for all qualified industrial sales. Sales used in this analysis occurred between January 1, 2013 and December 31, 2018. These sales have been confirmed as appropriate for sales analysis purposes through a sales

verification process which included the mailing of questionnaires to all vendors and purchasers with further follow-up and field inspection of the sold properties, as required.

Sales have been adjusted for non-realty items and other significant factors, when warranted. Sales are also time adjusted to the base date of January 1, 2019, when required. The indicated time adjustment was nil.

The economic capitalization rate analysis involved 189 sales, detailed in the following table.

ACCOUNT	ADDRESS	SALE YEAR	SALE MONTH	ADJUSTED SALE PRICE	PROPOSED INCOME	OAR
10013920	320 HODSMAN ROAD	2018	12	\$945,000	\$54,200	5.74
10013922	290 HODSMAN ROAD	2015	12	\$1,265,000	\$75,300	5.95
10013932	190 HODSMAN ROAD	2014	9	\$1,138,693	\$67,200	5.90
10013934	170 HODSMAN ROAD	2018	4	\$1,650,000	\$113,300	6.87
10013941	225 HODSMAN ROAD	2017	3	\$675,000	\$31,300	4.64
10013943	295 HODSMAN ROAD	2017	10	\$950,000	\$70,400	7.41
10013945	315 HODSMAN ROAD	2013	2	\$1,000,000	\$63,600	6.36
10013946	325 HODSMAN ROAD	2014	5	\$1,000,000	\$62,500	6.25
10013951	100 MCDONALD STREET	2018	12	\$9,500,000	\$391,400	4.12
10013958	135 HENDERSON DRIVE	2018	11	\$1,980,000	\$169,800	8.58
10013976	370 N LONGMAN CRESCENT	2014	5	\$575,000	\$29,200	5.08
10013977	360 N LONGMAN CRESCENT	2016	9	\$539,500	\$33,200	6.15
10013978	350 N LONGMAN CRESCENT	2016	10	\$1,260,000	\$61,000	4.84
10013988	255 N MCDONALD STREET	2015	7	\$2,550,000	\$150,600	5.91
10013990	235 N MCDONALD STREET	2014	2	\$1,650,000	\$113,200	6.86
10013995	125 N MCDONALD STREET	2015	7	\$1,870,000	\$137,000	7.33
10013996	105 MCDONALD STREET	2016	4	\$4,910,800	\$241,600	4.92
10014002	240 N LEONARD STREET	2016	11	\$1,740,000	\$109,600	6.30
10018420	464 QUEBEC STREET	2013	6	\$712,000	\$25,000	3.51
10018435	353 QUEBEC STREET	2014	3	\$150,000	\$13,900	9.27
10018441	370 QUEBEC STREET	2014	8	\$275,000	\$11,900	4.33
10018446	312 QUEBEC STREET	2017	6	\$420,000	\$14,200	3.38
10018674	580 PARK STREET	2013	10	\$8,950,000	\$404,100	4.52
10018690	1117 E PETTIGREW AVENUE	2018	7	\$6,200,000	\$334,100	5.39
10018693	1405 E PETTIGREW AVENUE	2015	10	\$2,200,000	\$145,700	6.62
10018705	380 HENDERSON DRIVE	2013	4	\$1,580,000	\$74,400	4.71
10018716	455 MAXWELL CRESCENT	2016	12	\$3,450,000	\$235,800	6.83
10018719	425 MAXWELL CRESCENT	2015	11	\$1,300,000	\$107,300	8.25
10018719	425 MAXWELL CRESCENT	2016	10	\$1,800,000	\$115,400	6.41
10018725	363 MAXWELL CRESCENT	2015	5	\$3,050,000	\$209,300	6.86

10018733	205 N LEONARD STREET	2013	6	\$2,795,000	\$169,700	6.07
10018752	470 MAXWELL CRESCENT	2013	9	\$1,150,000	\$91,100	7.92
10018757	550 HENDERSON DRIVE	2015	5	\$8,325,000	\$486,500	5.84
10018759	555 HENDERSON DRIVE	2018	3	\$16,827,000	\$722,600	4.29
10018763	495 HENDERSON DRIVE	2017	4	\$2,700,000	\$244,400	9.05
10018767	455 HENDERSON DRIVE	2018	9	\$1,670,000	\$90,700	5.43
10021967	645 ANGUS STREET	2013	11	\$946,000	\$33,200	3.51
10022100	2350 2ND AVENUE	2013	5	\$2,600,000	\$227,300	8.74
10022100	2350 2ND AVENUE	2016	3	\$4,475,000	\$227,300	5.08
10022122	2355 1ST AVENUE	2016	9	\$1,400,000	\$70,100	5.01
10022142	1200 1ST AVENUE	2015	1	\$2,900,000	\$225,700	7.78
10022154	1411 1ST AVENUE	2018	10	\$2,350,000	\$83,600	3.56
10022397	941 WINNIPEG STREET	2015	3	\$220,000	\$14,100	6.41
10022466	645 E ROSS AVENUE	2018	8	\$830,000	\$55,100	6.64
10022481	555 PARK STREET	2015	1	\$2,900,000	\$218,200	7.52
10022488	855 PARK STREET	2016	8	\$18,625,000	\$972,300	5.22
10022499	1730 E ROSS AVENUE	2015	1	\$1,950,000	\$194,800	9.99
10022502	811 ROULSTON BAY	2018	9	\$1,790,500	\$165,600	9.25
10022516	1750 E MACRAE DRIVE	2014	1	\$850,000	\$36,100	4.25
10022518	1734 E MACRAE DRIVE	2017	12	\$1,729,785	\$110,500	6.39
10022528	1507 E ROSS AVENUE	2016	12	\$2,250,000	\$174,200	7.74
10026892	1835 5TH AVENUE	2013	11	\$1,250,000	\$120,818	9.67
10026894	1140 ROSE STREET	2013	6	\$365,000	\$17,738	4.86
10026927	1430 MCINTYRE STREET	2018	10	\$2,500,000	\$107,148	4.29
10026929	1378 MCINTYRE STREET	2017	1	\$495,000	\$25,223	5.10
10026960	1428 LORNE STREET	2014	9	\$320,000	\$16,244	5.08
10026964	1370 LORNE STREET	2016	12	\$710,000	\$34,692	4.89
10026975	1345 LORNE STREET	2018	6	\$445,000	\$19,780	4.44
10026989	1438 CORNWALL STREET	2015	11	\$330,000	\$26,898	8.15
10026998	1366 CORNWALL STREET	2013	5	\$385,000	\$17,124	4.45
10026998	1366 CORNWALL STREET	2017	3	\$360,000	\$17,124	4.76
10027015	1357 CORNWALL STREET	2018	4	\$425,000	\$20,354	4.79
10027017	2139 8TH AVENUE	2013	1	\$436,500	\$15,657	3.59
10027017	2139 8TH AVENUE	2017	2	\$410,000	\$15,657	3.82
10027045	1317 SCARTH STREET	2017	5	\$260,000	\$15,144	5.82
10027047	1329 SCARTH STREET	2018	2	\$421,000	\$25,906	6.15
10027054	1427 SCARTH STREET	2017	11	\$650,000	\$41,624	6.40
10027056	1431 SCARTH STREET	2013	4	\$390,000	\$16,731	4.29
10027056	1431 SCARTH STREET	2017	3	\$330,000	\$16,731	5.07
10027061	1450 HAMILTON STREET	2015	8	\$3,550,000	\$295,723	8.33
10027065	1324 HAMILTON STREET	2018	2	\$876,000	\$65,377	7.46

10027079	1368 ROSE STREET	2016	8	\$550,000	\$22,488	4.09
10027085	1333 ROSE STREET	2017	7	\$860,000	\$60,853	7.08
10027085	1333 ROSE STREET	2017	12	\$1,095,000	\$64,853	5.92
10027091	1455 ROSE STREET	2016	9	\$1,144,000	\$74,434	6.51
10027153	1400 ST JOHN STREET	2016	10	\$1,575,000	\$103,148	6.55
10027154	1401 ST JOHN STREET	2013	6	\$1,050,000	\$75,724	7.21
10027197	1361 HALIFAX STREET	2016	4	\$660,000	\$52,479	7.95
10027199	1555 8TH AVENUE	2015	9	\$1,302,000	\$84,964	6.53
10027200	1625 8TH AVENUE	2013	1	\$1,450,000	\$84,390	5.82
10027262	1055 OSLER STREET	2015	9	\$950,000	\$58,662	6.17
10027266	1162 OSLER STREET	2013	2	\$2,796,398	\$234,057	8.37
10027272	215 7TH AVENUE	2013	4	\$742,000	\$35,900	4.84
10027275	355 7TH AVENUE	2016	10	\$1,650,000	\$104,000	6.30
10027277	1322 ELLIOTT STREET	2015	9	\$490,000	\$38,000	7.76
10027290	555 7TH AVENUE	2013	11	\$159,499	\$6,900	4.33
10027298	1335 BRODER STREET	2013	5	\$375,000	\$22,000	5.87
10027325	1335 WALLACE STREET	2016	5	\$560,000	\$41,400	7.39
10027337	1308 WALLACE STREET	2018	10	\$350,000	\$14,000	4.00
10027343	1337 WINNIPEG STREET	2013	3	\$226,666	\$11,600	5.12
10027343	1337 WINNIPEG STREET	2015	8	\$228,880	\$10,500	4.59
10027348	980 DEWDNEY AVENUE	2013	4	\$1,900,000	\$87,600	4.61
10027354	728 DEWDNEY AVENUE	2014	9	\$417,000	\$17,000	4.08
10027378	534 DEWDNEY AVENUE	2014	12	\$530,000	\$28,200	5.32
10027408	1441 ELLIOTT STREET	2018	12	\$432,000	\$16,600	3.84
10027424	218 DEWDNEY AVENUE	2015	12	\$385,000	\$16,500	4.29
10027433	1121 WINNIPEG STREET	2016	11	\$380,000	\$31,400	8.26
10027439	1165 WINNIPEG STREET	2016	3	\$600,000	\$30,200	5.03
10027920	1037 WINNIPEG STREET	2015	4	\$585,000	\$24,800	4.24
10027920	1037 WINNIPEG STREET	2017	7	\$770,000	\$26,600	3.45
10027925	135 6TH AVENUE	2013	5	\$1,628,250	\$107,300	6.59
10027985	560 E DEWDNEY AVENUE	2016	2	\$960,000	\$43,200	4.50
10027987	580 E DEWDNEY AVENUE	2013	8	\$1,466,000	\$74,600	5.09
10028467	1005 PARK STREET	2016	5	\$5,600,000	\$504,600	9.01
10032110	3045 SASKATCHEWAN DRIVE	2016	10	\$1,200,000	\$53,064	4.42
10033263	1500 WINNIPEG STREET	2013	3	\$760,000	\$36,400	4.79
10033267	1185 SOUTH RAILWAY STREET	2016	10	\$305,000	\$16,200	5.31
10033270	1561 TORONTO STREET	2018	6	\$782,500	\$50,200	6.42
10033272	1160 9TH AVENUE	2013	10	\$350,000	\$10,800	3.09
10033335	1600 TORONTO STREET	2013	12	\$305,000	\$15,900	5.21
10033368	1651 ST JOHN STREET	2017	2	\$485,000	\$16,200	3.34
10033417	805 9TH AVENUE	2016	5	\$2,110,000	\$127,800	6.06

10033464	1539 ELLIOTT STREET	2014	9	\$771,000	\$52,100	6.76
10033807	500 E 10TH AVENUE	2014	5	\$3,599,990	\$350,400	9.73
10033828	101 DEWDNEY AVENUE	2013	3	\$1,000,000	\$54,900	5.49
10033876	1818 MCARA STREET	2015	1	\$375,000	\$20,500	5.47
10033881	1750 MCARA STREET	2015	11	\$490,000	\$44,700	9.12
10033884	1710 MCARA STREET	2016	10	\$960,000	\$50,000	5.21
10033885	1705 MCARA STREET	2013	5	\$475,000	\$25,800	5.43
10033890	1801 MCARA STREET	2018	1	\$455,000	\$28,400	6.24
10033897	1842 MACKAY STREET	2014	12	\$825,000	\$45,300	5.49
10033903	1740 MACKAY STREET	2017	6	\$1,000,000	\$40,700	4.07
10033906	1765 MACKAY STREET	2018	1	\$455,000	\$19,100	4.20
10033915	1869 MACKAY STREET	2017	6	\$1,050,000	\$70,200	6.69
10033929	1964 PARK STREET	2018	7	\$7,250,000	\$771,300	10.64
10033933	215 E 10TH AVENUE	2015	6	\$575,000	\$26,100	4.54
10059440	127 HODSMAN ROAD	2013	6	\$215,000	\$8,900	4.14
10059441	129 HODSMAN ROAD	2013	7	\$180,000	\$8,800	4.89
10059451	332 HODSMAN ROAD	2014	6	\$266,865	\$12,400	4.65
10059452	330-330 HODSMAN ROAD	2016	8	\$241,750	\$11,100	4.59
10059721	1127 E WEAVER STREET	2015	7	\$265,000	\$17,600	6.64
10059722	1129 E WEAVER STREET	2015	12	\$258,500	\$17,600	6.81
10059722	1129 E WEAVER STREET	2018	6	\$285,000	\$17,600	6.18
10059723	1131 E WEAVER STREET	2015	12	\$270,000	\$17,600	6.52
10065679	1347 WINNIPEG STREET	2013	9	\$280,000	\$11,500	4.11
10070128	1550 SASKATCHEWAN DRIVE	2018	1	\$1,477,770	\$68,100	4.61
10070129	120 HODSMAN ROAD	2016	1	\$8,220,000	\$436,700	5.31
10070876	1168 WINNIPEG STREET	2018	5	\$385,000	\$21,201	5.51
10070877	1170 WINNIPEG STREET	2013	6	\$529,000	\$38,161	7.21
10070879	1180 WINNIPEG STREET	2014	2	\$500,000	\$28,460	5.69
10086976	1301 OSLER STREET	2013	10	\$1,550,000	\$93,624	6.04
10091137	1330 OSLER STREET	2013	10	\$1,150,000	\$60,555	5.27
10091137	1330 OSLER STREET	2016	10	\$1,000,000	\$52,155	5.22
10091140	1350 OSLER STREET	2018	12	\$1,700,000	\$88,311	5.19
10091223	1201 LORNE STREET	2013	7	\$1,400,000	\$122,746	8.77
10091223	1201 LORNE STREET	2016	9	\$1,500,000	\$115,408	7.69
10093276	310 E 6TH AVENUE	2014	5	\$2,100,000	\$130,900	6.23
10106577	1359 EDGAR STREET	2015	1	\$680,000	\$28,800	4.24
10113530	505 PARK STREET	2013	9	\$2,590,000	\$157,700	6.09
10113530	505 PARK STREET	2015	7	\$2,123,000	\$157,700	7.43
10113531	535 PARK STREET	2014	1	\$3,700,000	\$308,300	8.33
10120535	602 DEWDNEY AVENUE	2013	4	\$138,000	\$13,700	9.93
10123795	1176 HALIFAX STREET	2018	3	\$1,230,000	\$66,847	5.43

10130885	1230 ST JOHN STREET	2016	5	\$1,250,000	\$75,961	6.08
10133583	1355 LORNE STREET	2014	10	\$460,000	\$19,244	4.18
10136588	722 DEWDNEY AVENUE	2014	2	\$417,500	\$17,000	4.07
10147647	1710 E TURVEY ROAD	2015	7	\$1,225,000	\$84,700	6.91
10147647	1710 E TURVEY ROAD	2017	11	\$1,447,624	\$85,600	5.91
10169664	1640 BRODER STREET	2015	5	\$3,000,000	\$113,800	3.79
10190714	2304 E EMMETT HALL ROAD	2018	12	\$4,950,000	\$298,000	6.02
10204914	1630 8TH AVENUE	2018	7	\$2,435,000	\$106,084	4.36
10226517	202 SOLOMON DRIVE	2014	2	\$3,500,000	\$150,800	4.31
10226524	1802 E STOCK ROAD	2015	5	\$7,150,000	\$445,000	6.22
10242874	205 E 1ST AVENUE	2018	9	\$3,350,000	\$160,200	4.78
10251815	541 E DEWDNEY AVENUE	2015	6	\$1,350,000	\$59,300	4.39
10256293	4-1801 E TURVEY ROAD	2015	2	\$388,000	\$24,900	6.42
10256295	6-1801 E TURVEY ROAD	2013	2	\$389,000	\$29,100	7.48
10256296	7-1801 E TURVEY ROAD	2013	6	\$389,000	\$29,400	7.56
10256296	7-1801 E TURVEY ROAD	2016	5	\$1,214,000	\$58,600	4.83
10258443	2002 E REDBEAR AVENUE	2015	12	\$2,400,000	\$150,800	6.28
10259150	730 DEWDNEY AVENUE	2014	8	\$417,000	\$17,000	4.08
10268141	4330 E VICTORIA AVENUE	2016	6	\$1,400,000	\$47,400	3.39
10271843	412 DEWDNEY AVENUE	2014	1	\$640,000	\$29,200	4.56
10271844	410 DEWDNEY AVENUE	2015	11	\$390,000	\$16,600	4.26
10271845	408 DEWDNEY AVENUE	2015	2	\$399,000	\$16,500	4.14
10271846	406 DEWDNEY AVENUE	2013	12	\$375,000	\$16,500	4.40
10271847	404 DEWDNEY AVENUE	2013	12	\$321,600	\$16,600	5.16
10271848	402 DEWDNEY AVENUE	2013	10	\$325,000	\$16,600	5.11
10271848	402 DEWDNEY AVENUE	2017	11	\$325,000	\$16,600	5.11
10271849	414 DEWDNEY AVENUE	2014	10	\$690,000	\$32,600	4.72
10271850	400 DEWDNEY AVENUE	2014	9	\$410,000	\$18,500	4.51
10284603	3-2010 E REDBEAR AVENUE	2015	10	\$665,000	\$31,500	4.74
10284604	4-2010 E REDBEAR AVENUE	2015	10	\$665,000	\$31,600	4.75
10284637	3-2102 E REDBEAR AVENUE	2014	12	\$650,000	\$32,100	4.94
10284638	4-2102 E REDBEAR AVENUE	2014	12	\$650,000	\$31,500	4.85
10285209	1-649 SOLOMON CRESCENT	2015	4	\$568,293	\$32,400	5.70
10285210	2-649 SOLOMON CRESCENT	2018	1	\$1,145,000	\$66,600	5.82
10310476	A-2210 E EMMETT HALL ROAD	2017	8	\$930,000	\$42,800	4.60
10313856	1809 MCARA STREET	2018	2	\$460,000	\$37,200	8.09



The reconciliation process for determining the industrial economic capitalization rates applied to each property involved the use of Multiple Regression Analysis. The variables that were determined to affect the economic capitalization rate were the effective age, site coverage ratio and total net building area greater than or less than 10,000 square feet, which was supported by a consultation process with individuals active in the Regina real estate market. Industry recognized published capitalization rate data were also reviewed. The economic capitalization rates are as follow:

### Overall Capitalization Rates

Cap Model Variable Description	Coefficient
Base Cap Rate	6.877
Site Coverage Adjustment, from 30% to 10%	-0.048
Net Area Adjustment, (Net Area < 10,000 - 10,000, divided by 1000)	0.234
Site Coverage Adjustment, from 50% to 90%	.044

### Adjustments Outside the Model

#### Extra Land

Extra Land is the difference between a property's actual parcel size, and the maximum parcel size that would be required to accommodate the existing improvement.

Site coverage in the Industrial model ranges from 6% to 88%. The median site coverage is 30%. When site coverage is less than the median value, the Capitalization Rate for the building is adjusted according to the results of the regressed Capitalization Rate model, to a minimum of 10% site coverage.

When the site coverage ratio is less than 10%, then:

Extra Land Value = (Lot Size-(building foot print / .10))/Lot Size\*Land Assessment

# MODEL VALIDATION

In mass appraisal, the most effective means of evaluating the accuracy of appraisals is a ratio study. A ratio study compares the appraised values produced by the valuation models to sale transactions in the marketplace.

The legislated statistical requirement affecting the assessment of commercial properties in Saskatchewan is for the median ratio of a city-wide assessment-to-sale ratio study to be within the range of 0.95 to 1.05.

The primary measure of appraisal uniformity in ratio studies is the Coefficient of Dispersion (COD). Low CODs tend to be associated with good appraisal uniformity, however, CODs can be impacted by the nature of the jurisdiction, appraised properties, and observed data.

The median assessment-to-sales ratio and Coefficient of Dispersion for this Industrial valuation model is provided below:

## Assessment to Sales Summary Results

Number of Sales	189
Median	0.952
Coefficient of Dispersion	0.187

Additional statistical analysis can be performed, subject to sufficiency of available data, to ensure uniformity among characteristics found throughout the analyzed properties. The most common tools used are the Kruskal-Wallis test and the scatterplot.

The Kruskal-Wallis test examines whether different classifications of a physical characteristic, such as building classification, are assessed at equal percentages of market value. If the distribution of the ratio is the same among the different classifications, the model is assumed to be unbiased. A scatterplot is a graphical analysis used to display the dispersion of an entire array of ASR ratio results for non-categorical, or linear, characteristics such as net leasable area.

## Building Type

### Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of RATIO is the same across categories of MARKET_BUILDING_CLASS.	Independent-Samples Kruskal-Wallis Test	.132	Retain the null hypothesis.

Asymptotic significances are displayed. The significance level is .050.

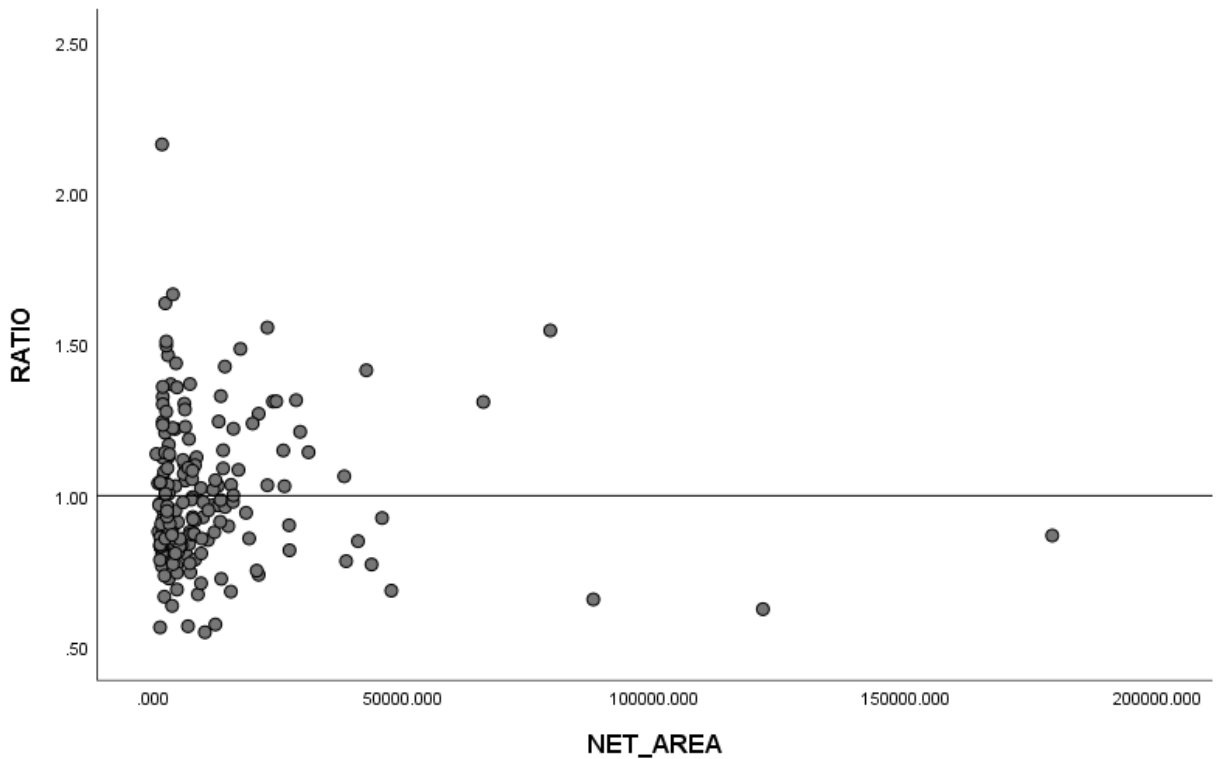
## Location

### Hypothesis Test Summary

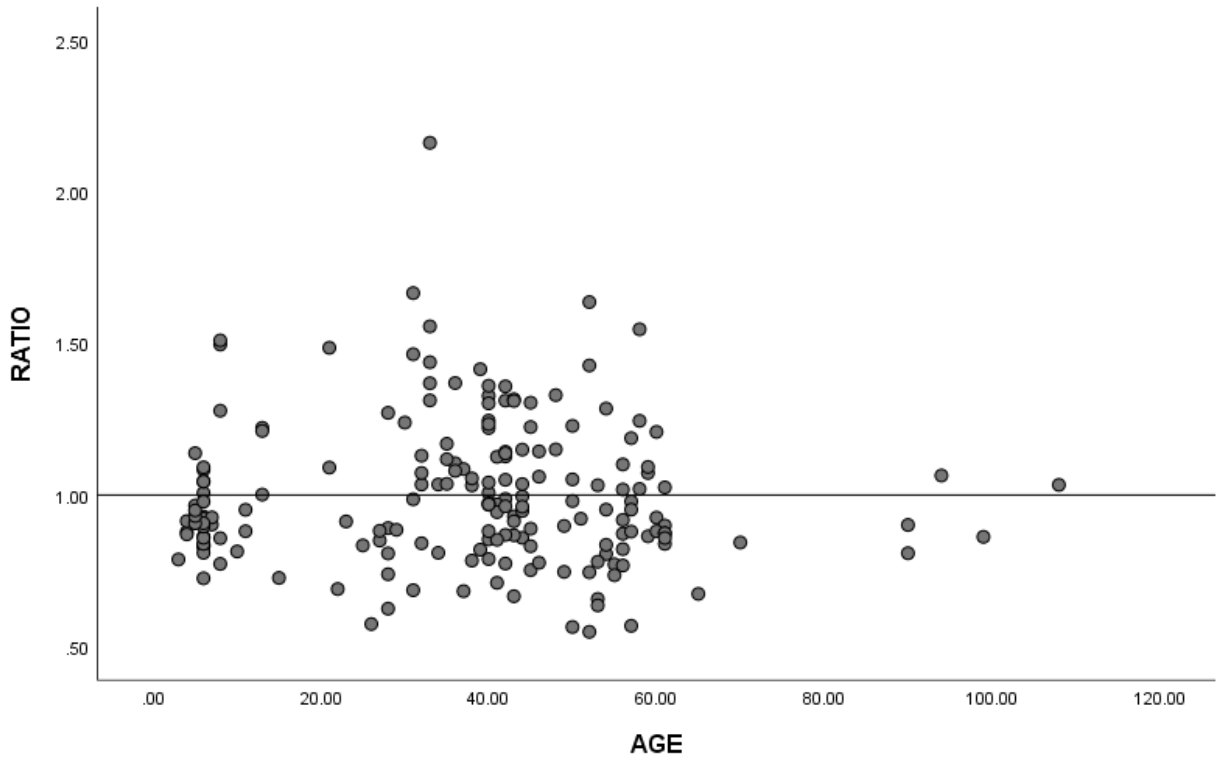
	Null Hypothesis	Test	Sig.	Decision
1	The distribution of RATIO is the same across categories of STUDY_AREA.	Independent-Samples Kruskal-Wallis Test	.233	Retain the null hypothesis.

Asymptotic significances are displayed. The significance level is .050.

## Net Leasable Area



### Age



### Site Coverage

