

# Request for Information (RFI) Parkade Valuation Groups

Please complete the following:

**RFI-P1 (Owner Contact and Certification)**

**RFI-P2 (Parking Lot/Parkade Details)**

Most recent date available

**RFI-P3 (Parking Revenue and Expense Information)**

Most current available

**RFI-C (Commercial Tenant Roll)**

Most recent date available, June 2022 if available.

**RFI-I (Income Addendum)**

Details of any tenant abatements, deferrals and collection loss.

**Annual Financial Statement**

Most current available relating to the entire operations of the real property

**A. RFI-C (Commercial Tenant Roll) and RFI-I (Income Addendum)** which includes the most current summary of the tenancy and vacancy of each building located on site. Information can be provided either on our secure website, by filling out a form or in your own format:

- Forms: [edmonton.ca/assessment](https://edmonton.ca/assessment), scroll down to the forms section and click on Request for Information.

Either:

- Choose the Request for Information forms for Office, Shopping Centre, Retail, or;
  - Choose the Tenant Roll Upload Template: Commercial, or;
  - Choose the Income Addendum Template, or;
- Submit in your own format to [assessment@edmonton.ca](mailto:assessment@edmonton.ca)

If submitting the Commercial Tenant roll in your own format, ensure it includes the following: Business Address, Business Name, Occupancy Type, Space Type, Tenant Space Finished, Floor, Gross Leased Area, Lease Negotiated/Start/Renewal/Expiry Dates, Net Rent, Rent Change Month/Rent, Operating Costs, Gross Rent, Other Rent/Description, Tenant Inducement Type/Amount, Tenant/Landlord Improvements. For each tenant that pays additional rent (percent rent based on sales, etc.), record this amount in columns R (Other Rent) and S (Description of Other Rent). Identify Land Leases in a separate line on the tenant roll.

**Excel format is preferred whenever possible.**

If submitting Annual Financial Statements in your own format, please ensure it includes the following: 12 month fiscal period ending, Account #, Building Address, Actual Reported Annual Income, Operating Cost Recovery, Actual Reported Expenses, Maintenance & Repairs, Administrative and Non-Recoverable Expenses. Most current available (for fiscal year ending May 31, 2022 if available) relating to the entire operations of the real property.

Pursuant to section 295 of the Municipal Government Act, R.S.A. 2000, c. M-26, the Assessment and Taxation Branch requires the requested information as it is necessary to prepare the assessment of this and other similar properties and to ensure that this property is not over assessed in relation to other similar properties.

Please note that under section 295(4) of the Municipal Government Act, failure to provide this requested information may result in the loss of the right to make a complaint about your assessment.

*s. 295(4) No person may make a complaint in the year following the assessment year under section 460 or, in the case of designated industrial property, under section 492(1) about an assessment if the person has failed to provide any information requested under subsection (1) within 60 days from the date of the request.*

This information is due on or before **June 9, 2022.**

# Owner Contact and Certification

# RFI-P1

Account #: \_\_\_\_\_ Parking Lot/ Parkade Municipal Address : \_\_\_\_\_

Legal Description/ Lot Number : \_\_\_\_\_

Operating Business Name: \_\_\_\_\_ Legal Entity: \_\_\_\_\_

Was there an appraisal done on the property in the last 12 months ?  Yes  No if yes, complete the following:

Date of Appraisal: \_\_\_\_\_ Purpose of Appraisal: \_\_\_\_\_ Amount \_\_\_\_\_

## Section A: Company Representative

Name: \_\_\_\_\_ Position: \_\_\_\_\_

Company Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

## Section B: Alternate Contact Person (if different from above)

Name: \_\_\_\_\_ Position: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

## Section C: Certification

**I hereby certify that the attached information is true and correct.**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

# Parking Lot / Parkade Details

# RFI-P2

Annual Lease Payment to Landlord (if entire parkade is leased): \_\_\_\_\_

Term of Lease From : \_\_\_\_\_ Term of Lease To: \_\_\_\_\_

Lot Size (Surface Parking Only) : \_\_\_\_\_

## Parking Financial Details - Energized

Parking Details	\$ per Stall (excluding G.S.T)			
	# of Stalls	Hourly	Daily	Current Monthly
Underground *				
Above Ground *				
Roof Top *				
Total Parkade Parking				
Vacancy %				

## Parking Financial Details - Non-Energized

Parking Details	\$ per Stall (excluding G.S.T)			
	# of Stalls	Hourly	Daily	Current Monthly
Underground *				
Above Ground *				
Roof Top *				
Total Parkade Parking				
Vacancy %				

\* See Guide to Completion of Parking Financial Details for definitions

You can submit documents via mail to P.O. Box 1935, Station Main, Edmonton, AB T5J 2P3, fax to (780) 496-1986, or e-mail (.pdf, .xls) to [assessment@edmonton.ca](mailto:assessment@edmonton.ca)

## Guide To Completion Of Parking Financial Details

Underground	Parking located below ground level
Above Ground	Parking located on ground level and higher in a parking structure that has protection from outside elements
Roof Top	Parking located on top of a parking structure that has no protection from the outside elements

## Parking Revenue and Expense Information      **RFI-P3**

Account #: \_\_\_\_\_ Parking Lot/ Parkade Municipal Address : \_\_\_\_\_

Legal Description/ Lot Number : \_\_\_\_\_

	For Year Ending		
	2021	2020 - provide if not previously provided	2019 - provide if not previously provided
<b>Parkade Revenue</b>			
Parking Revenue			
Retail Revenue			
Miscellaneous Revenue			
<b>Total Revenue</b>			
<b>Parkade Expenses</b>	<b>2021</b>	<b>2020 - provide if not previously provided</b>	<b>2019 - provide if not previously provided</b>
Property Tax			
Insurance			
Management Fee (3rd Party Manager)			
Administration Costs			
Marketing Expenses			
General Operating Services (snow removal, garbage removal, cleaning, etc.)			
Utilities			
Repairs & Maintenance			
Other Expenses (Please Specify)			
<b>Total Expenses</b>			

Information is being collected under the authority of section 295 of the Municipal Government Act, R.S.A. 2000, c. M-26 and will be used for assessment and provincial audit purposes. It is protected in accordance with the privacy provisions of the Municipal Government Act and the Freedom of Information and Protection of Privacy Act, R.S.A. 2000, c. F-25. Please contact Assessment Support at 780- 442-1495 or email [assessment@edmonton.ca](mailto:assessment@edmonton.ca) if you have any questions about the data collected.

## Guide To Completion Of Commercial Tenant Roll

The following overview of the fields located on the "Commercial Tenant Roll" RFI-C form is intended to assist you in the completion of the form:

PLEASE REPORT:

- Any Rental Information Pertaining To Land Leases.
- Any Vacant Rentable Area That Your Building May Have Even If Only Partially Occupied (E.G. 500 Sqft Of 600 Sqft Leased, 100 Sqft Is Vacant)

A	Business Address	Unit number identifies the suite or unit of the business. Street address identifies the premises address of the business or building.
B	Business Name	Business Name and the Legal Entity leasing/occupying the space.
C	Occupancy Type	Owner, Tenant, Vacant
D	Space Type	Office, Commercial Retail unit, convenience store, bank, restaurant, fast food, auto service, drug store, grocery store, anchor, storage, warehouse, theatre
E	Floor	Physical location of the tenant's space within the building. (B = Basement, M = Main, MZ = Mezzanine, 2= 2nd floor etc)
F	Gross Leased Area	The total floor area designed for the occupancy and exclusive use of the tenants, including any basements and mezzanines.
G	Tenant Space Finished	<b>Improved</b> space includes interior finishing items (ceiling finish, drywall, floor covering). <b>Raw</b> space has no interior finishing.
H	Lease Negotiated Date	The date the lease was signed and agreed upon.
I	Lease Start Date	Date the lease agreement takes effect or the vacancy occurred. (MMM/YYYY) Mark Month to Month (M to M) if no lease exists.
J	Lease Renewal Date	Date of most recent lease renewal. (MMM/YYYY) Mark Month to Month (M to M) if no lease exists.
K	Expiry Date	Date that the lease agreement expires (MMM/YYYY).
L	New or Renewal or Step Up/Step Down ( N/R/S)	<b>New</b> is a new lease agreement of a tenant occupying a space that was vacant or occupied by a previous tenant, may include tenant expansion. <b>Renewal</b> is when a lease expires and the existing tenant signs a new lease term. <b>Step-Up/Step Down</b> is a scheduled change to the rental rate within the term of the existing lease.
M	Net Rent	Rent that is stated in the lease agreement excluding operating or additional costs (\$/Month), Do NOT include GST.
N	Rent Change Month	Date when rent change (step up/step down) commences.
O	Rent Change	Amount of the change in rent (step up/step down).
P	Operating Costs	Typical building expenses that are charged back to the tenant (such as utilities, property taxes, etc). Do NOT Include GST.
Q	Gross Rent	Rent that is stated in the lease agreement including operating or additional costs (\$/Month).
R	Other Rent	Any additional rent charged for percent rent, signage, etc (\$/Month).
S	Description Of Other Rent	Description of what other rent is. I.E. - Signage
T	Tenant Inducement Type	Description of what the tenant inducement is. I.E. Free Rent, Cash Payment etc.
U	Inducement Amount	The total dollar amount of any inducements paid to the tenant for this space.
V	Tenant Improvements	A negotiated sum a tenant is willing to spend to customize space for their needs (Only include items within the lease term, Don't include chattels).
W	Landlord Improvements	A negotiated sum a landlord is willing to spend to customize space for the needs of a particular tenant, within the lease term.

# Commercial Tenant Roll RFI-C

Whenever possible, please provide the rent roll in Excel format (.xls) by email to [assessment@edmonton.ca](mailto:assessment@edmonton.ca) and include all relevant dates including step-up and renewal dates.

Building Name: \_\_\_\_\_ Building Address: \_\_\_\_\_ Account #: \_\_\_\_\_ Building \_\_\_\_\_ of \_\_\_\_\_

ALL UNITS INCLUDING VACANT MUST BE LISTED ON THIS FORM AND INCLUDED IN THE TOTAL. DO NOT INCLUDE G.S.T																							
		Space Description					Lease Dates					Annual Lease Details							Tenant Inducements		Tenant Improvements		
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Business Address(es)  Unit # Street Address	Business Name(s) and Legal Entity	Occupancy Type (Owner, Tenant, Vacant)	Space Type (Office, Retail, WHSE, Land Lease, Storage)	Floor (Bsmt, Main, Mezz, 2nd flr, etc)	Gross Leased Area (Square Feet)	Tenant Space Finished Raw (RAW) / Improved (IMP)	Lease Negotiated Date (MM/YYYY)	Lease Start Date (MM/YYYY)	Lease Renewal Date (MM/YYYY)	Expiry Date (MM/YYYY)	New, Renewal or Step Up/ Step Down (N/R/S)	Net Rent (\$/Month)	Rent Change (Step Up/ Step Down) Month / Year (MM/YYYY) (Next Scheduled Rental Increase in lease agreement)	Rent Change (Step Up/ Step Down) (\$/Month)	Operating Costs (e.g. Util., Taxes, Etc.) (\$/Month)	Gross Rent (= Net Rent + Other Rents + Operating Cost) (\$/Month)	Other Rent (\$/Month)	Description of Other Rent (e.g. Sign, %Rent, Etc)	Tenant Inducement Type (ie. Free Rent, Cash Payment etc.)	Inducement Amount (\$/sq.ft or Total \$ amount)	Tenant Improvements (\$/sq.ft or Total \$ amount)	Landlord Improvements (\$/sq.ft or Total \$ amount)	
101	EXAMPLE: 12345 Anywhere Street	Business XYZ Ltd.	Tenant	Office	M	2000	IMP	Jan/2010	Jan/2011	Jan/2017	Dec/2021	R	3500	Aug/2019	3750	2500	6000	25	Sign	Free Rent	4500 or 2.25 \$/sqft	6500 or 3.25 \$/sqft	4200
102	EXAMPLE: 12345 Anywhere Street	Vacant	Vacant	CRU	M	3000	IMP								3500								

Total Leasable Area (sq. ft) \_\_\_\_\_ (including all leased and vacant space) Initial \_\_\_\_\_ Date: \_\_\_\_\_

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## Guide To Completion Of RFI-I (Income Addendum)

The following overview of the fields located on the "Income Addendum" RFI-I form is intended to assist you in the completion of the form.

This includes detailed information on tenant abatements, deferrals, and collection loss.

UNIT NUMBER	Unit number identifies the suite or unit of the business.
BUSINESS ADDRESS	Street address identifies the premises address of the business or building.
BUSINESS NAME/ LEGAL ENTITY	Business Name and the Legal Entity leasing / occupying the space
BASE RENT	
Year	July 1, 2021 to June 1, 2022
Due/Amount per lease agreement (\$)	Rent that is currently being paid as stated in the lease agreement, excluding operating or additional costs (\$/Month). Do NOT include GST
Collected from Tenant (\$)	Monies received directly from Tenant
ABATEMENT* (\$)	*Abatement: Reduction in the rental amount that is not to be paid back.
DEFERRAL** (\$)	**Deferral: Unpaid contractual rent that is agreed to be paid at a future date.
OPERATING COSTS	
Due/Amount per lease agreement (\$)	Rent that is currently being paid as stated in the lease agreement, excluding operating or additional costs (\$/Month). Do NOT include GST.
Collected from Tenant (\$)	Monies received directly from Tenant
ABATEMENT* (\$)	*Abatement: Reduction in the rental amount that is not to be paid back.
DEFERRAL** (\$)	**Deferral: Unpaid contractual rent that is agreed to be paid at a future date.



# RFI-I Commercial Income Addendum

## Request for Information for Office, Shopping Centres, Retail, Parkade and Industrial Valuation Groups Assessment and Taxation

P.O. Box 1935, Station Main  
Edmonton, AB T5J 2P3

Phone: 780-442-1495  
Fax: 780-196-1986  
email: [assessment@edmonton.ca](mailto:assessment@edmonton.ca)  
[edmonton.ca/assessment](http://edmonton.ca/assessment)

1. Between July 1, 2021 and June 1, 2022, have any tenants abandoned or breached leases in the subject property? (Y/N) If yes, please provide details and copies of any letters or documents.
2. Between July 1, 2021 and June 1, 2022, have any leases been amended? (Y/N) If yes, please provide details including copies of any lease amending agreements.

Account: \_\_\_\_\_

Property Address: \_\_\_\_\_

ONLY PROVIDE DETAILS ON SPACES AFFECTED BY ABATEMENT AND/OR DEFERRAL.

			BASE RENT			UNCOLLECTED BASE RENT		OPERATING COSTS			UNCOLLECTED OPERATING COSTS	
Unit Number	Business Address	Business Name(s) & Legal Entity	Month	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)	Month	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)
			Jul-21					Jul-21				
			Aug-21					Aug-21				
			Sep-21					Sep-21				
			Oct-21					Oct-21				
			Nov-21					Nov-21				
			Dec-21					Dec-21				
			Jan-22					Jan-22				
			Feb-22					Feb-22				
			Mar-22					Mar-22				
			Apr-22					Apr-22				
			May-22					May-22				
			Jun-22					Jun-22				

\*Abatement: Reduction in the rental amount that is not to be paid back

\*\*Deferral: Unpaid contractual rent that is agreed to be paid at a future date.

			BASE RENT			UNCOLLECTED BASE RENT		OPERATING COSTS			UNCOLLECTED OPERATING COSTS	
Unit Number	Business Address	Business Name(s) & Legal Entity	Month	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)	Month	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)
			Jul-21					Jul-21				
			Aug-21					Aug-21				
			Sep-21					Sep-21				
			Oct-21					Oct-21				
			Nov-21					Nov-21				
			Dec-21					Dec-21				
			Jan-22					Jan-22				
			Feb-22					Feb-22				
			Mar-22					Mar-22				
			Apr-22					Apr-22				
			May-22					May-22				
			Jun-22					Jun-22				

			BASE RENT			UNCOLLECTED BASE RENT		OPERATING COSTS			UNCOLLECTED OPERATING COSTS	
Unit Number	Business Address	Business Name(s) & Legal Entity	Month	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)	Month	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)
			Jul-21					Jul-21				
			Aug-21					Aug-21				
			Sep-21					Sep-21				
			Oct-21					Oct-21				
			Nov-21					Nov-21				
			Dec-21					Dec-21				
			Jan-22					Jan-22				
			Feb-22					Feb-22				
			Mar-22					Mar-22				
			Apr-22					Apr-22				
			May-22					May-22				
			Jun-22					Jun-22				