

Request for Information (RFI) Hotel/Motel Valuation Group

Please complete the following:

- RFI-1 (Owner Contact and Certification)**
- RFI-P (Parking Details)**
- RFI-H (Hotel Motel Survey)**
- RFI-C (Commercial Tenant Roll)**
Most recent date available, June 2023 if possible.
- RFI-I (Income Addendum)**
Details of any tenant abatements, deferrals collection loss, grants and government assistance
- RFI-J Canada Emergency Wage Subsidy (CEWS) Addendum**

Please provide the following:

- Income Statement or Profit & Loss Report**
Most current available (for reporting period up to June 30, 2023 if available) relating to the entire operations of the real property (See [SAMPLE](#)).
- Schedule of Revenues**
Most current available (for reporting period up to June 30, 2023 if available) relating to the entire operations of the real property (See [SAMPLE](#)).
- Schedule of Expenses**
Most current available for reporting period up to June 30, 2023 if available) relating to the entire operations of the real property (See [SAMPLE](#)).
- Franchise Agreement**; if applicable.

- A. RFI-C (Commercial Tenant Roll) and RFI-I (Income Addendum)** most recent date available, June 2023 if possible, a 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:
- Secure Website: assessmentrfi.edmonton.ca
Visit assessmentrfi.edmonton.ca and login using the password in the letter sent by Assessment & Taxation
 - Forms: edmonton.ca/assessment, scroll down to the forms section and click on Request for Information.
Either:
 - Choose the Request for Information forms for Hotel/Motel, or;
 - Choose the Tenant Roll Upload Template: Commercial, or;
 - Choose the Income Addendum Template, or;
 - Choose the Canada Emergency Wage Subsidy (CEWS) Addendum Template, or;
 - Submit in your own format to 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 Escalation 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.
- B. Income Statement or Profit & Loss Detail Report** and accompanying notes for the last three 12 month reporting periods in a comparative format (July 1, 2020 - June 30, 2021; July 1, 2021 - June 30, 2022; July 1, 2022 - June 30, 2023). A SAMPLE format has been provided as reference.
- C. Schedule of Revenues and Expenses** for the last three 12 month reporting periods in a comparative format (July 1, 2020 - June 30, 2021; July 1, 2021 - June 30, 2022; July 1, 2022 - June 30, 2023). A SAMPLE format has been provided as reference.

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 **August 17, 2023**.

Owner Contact and Certification

RFI-1

Account: _____ Premise Address: _____

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: _____ Value: _____

Section A: Company Representative

Name: _____ Position: _____

Company Name: _____

Phone Number: _____ Fax Number: _____

E-Mail Address: _____

Section B: Additional Information

Between July 1, 2022 and June 1, 2023, have any tenants abandoned or breached leases in the subject property? Please provide details on the RFI-I, Income Addendum. Yes No

Between July 1, 2022 and June 1, 2023, have any leases been amended? Please provide details on RFI-I Income Addendum or provide copies of any lease amending agreements. Yes No

Additional details or comments:

Section C: Certification I hereby certify that the attached information is true and correct.

Signature _____

Date: _____

Parking Details

RFI-P

Parking Details	Total Number of Stalls	Percentage Used for Hourly Parking	Monthly Rate	Hourly / Daily Rate	Number of Stalls Included in Lease	\$ per Stall Included in Leases	Number of Tandem Stalls *	\$ per Tandem Stall
Surface								
Covered								
Parkade Above Ground Heated								
Parkade Above Ground Non-Heated								
Underground								

* Tandem stall refers to parking that can be occupied by two vehicles at the same time.

Return completed forms by:

Email: assessment@edmonton.ca • **Mail:** P.O. Box 1935, Station Main, Edmonton, AB T5J 2P3 • **Fax:** (780) 496-1986

Hotel Motel Survey

RFI-H

Account: _____

Building Address: _____

Fill in the following sections if there have been any changes during the last year.

Section A: General Information

Building Name: _____

Corporate Name: _____

Chain Affiliation: _____

Franchise Brand Name: _____

(please attach a copy of chain affiliation agreement)

Section B: Summary of Food, Beverage and Meeting Rooms

Public Facilities	Number of Facilities	Floor Area (sq. ft)
Restaurant		
Dining Room		

Public Facilities	Number of Facilities	Floor Area (sq. ft)
Banquet Room		
Conference Room		

Public Facilities	Number of Facilities	Floor Area (sq. ft)
Lounge		
Tavern		

Section C: Summary of Guest Rooms

Number of Rooms (excluding suites): _____ Number of Suites: _____ Total Number of Rooms & Suites: _____

Number of Out of Service Guest Rooms: _____ Time Out of Service: _____

Room Mix Count: King Suite No.: _____ Queen Suite No.: _____ Double Bed Suite No.: _____
 Single Bed Suite No.: _____

Section D: Summary of Amenities

Indoor Pool: Yes No Onsite Business Centre Yes No Recreation Room Yes No

Fitness Room: Yes No In Room Services Yes No Transportation Service Yes No

Other: _____

Section E: Occupancy and Project Cost Information

	July 1, 2020 - June 30, 2021)	July 1, 2021 - June 30, 2022	July 1, 2022 - June 30, 2023
Annual Occupancy Percentage			
Average Daily Room Rate (NOT advertised room rate)			

Please provide breakdown of the following costs:

Fiscal Year End (dd/mm/yy) _____

Did any major renovations take place on the property during the last year (i.e., Roof, Flooring, HVAC, Boilers, etc)?:

Date Renovations started (dd/mm/yy) _____ Total Cost of Renovations: \$ _____

Renovation Breakdown and Details:

2023 Reserve for Replacement - (a) Realty \$ _____ (b) FF&E \$ _____

Please provide any additional information that you would like considered in the valuation of your property.

Initial: _____

Date: _____

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. (BSMT = Basement, MAIN, MEZZ=Mezzanine, FLR02=2nd floor etc.)
F	Gross Leasable Area	The total floor area designed for the occupancy and exclusive use of the tenants, including any basements and mezzanines.
G	Tenant Space Finished	Improved space includes interior finishing items (ceiling finish, drywall, floor covering, heating, ventilation ductwork, electrical systems and other finishes). Raw 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 (MTM) if no lease term 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)	New is a new lease agreement of a tenant occupying a space that was vacant or occupied by a previous tenant, may include tenant expansion. Renewal is when a new lease agreement occurs with an existing tenant, where the rents and terms are negotiated based on market conditions at the time of renewal. Step Up/Step Down is a scheduled change to the rental rate within the term of the existing lease or exercised renewal options with predetermined rent and lease terms.
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, do not 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 and include all relevant dates including step-up and renewal dates.

Page _____ of _____

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

A		Space Description					Lease Dates					Annual Lease Details							Tenant Inducements		Tenant Improvements							
Business Address(es) Unit # Street Address		Business Name(s) and Legal Entity					C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
							Occupancy Type (Owner, Tenant, Vacant)	Space Type (Office, Retail, WHSE, Land Lease, Storage)	Floor (Bsm, 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: _____

This 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 if you have any questions about the data collected.

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	June 1, 2022 to June 1, 2023
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	
Year	July 2022 to June 2023
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
edmonton.ca/assessment

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	Year	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)	Year	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)
			Jul-22					Jul-22				
			Aug-22					Aug-22				
			Sep-22					Sep-22				
			Oct-22					Oct-22				
			Nov-22					Nov-22				
			Dec-22					Dec-22				
			Jan-23					Jan-23				
			Feb-23					Feb-23				
			Mar-23					Mar-23				
			Apr-23					Apr-23				
			May-23					May-23				
			Jun-23					Jun-23				

*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	Year	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)	Year	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)
			Jul-22					Jul-22				
			Aug-22					Aug-22				
			Sep-22					Sep-22				
			Oct-22					Oct-22				
			Nov-22					Nov-22				
			Dec-22					Dec-22				
			Jan-23					Jan-23				
			Feb-23					Feb-23				
			Mar-23					Mar-23				
			Apr-23					Apr-23				
			May-23					May-23				
			Jun-23					Jun-23				

			BASE RENT			UNCOLLECTED BASE RENT		OPERATING COSTS			UNCOLLECTED OPERATING COSTS	
Unit Number	Business Address	Business Name(s) & Legal Entity	Year	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)	Year	Due/Amount per lease agreement (\$)	Collected from Tenant (\$)	Abatement* (\$)	Deferral* (\$)
			Jul-22					Jul-22				
			Aug-22					Aug-22				
			Sep-22					Sep-22				
			Oct-22					Oct-22				
			Nov-22					Nov-22				
			Dec-22					Dec-22				
			Jan-23					Jan-23				
			Feb-23					Feb-23				
			Mar-23					Mar-23				
			Apr-23					Apr-23				
			May-23					May-23				
			Jun-23					Jun-23				

*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.

Guide To Completion Of RFI-J Government of Canada Wage and Hiring Support Addendum

The following overview of the fields located on the "Government of Canada Wage and Hiring Support Addendum" RFI-J form is intended to assist you in the completion of the form.

A	Operating Departmental - ROOMS	Amount of CEWS (Wage Subsidy) received towards Room Expenses for Salaries and Wages.
B	Operating Departmental - FOOD & BEVERAGE	Amount of CEWS (Wage Subsidy) received towards Food & Beverage Expenses for Salaries and Wages.
C	Undistributed Operating Departmental - ADMIN & GENERAL	Amount of CEWS (Wage Subsidy) received towards Admin & General Expenses for Salaries and Wages.
D	Undistributed Operating Departmental - SALES & MARKETING	Amount of CEWS (Wages and Subsidy) received towards Sales & Marketing Expenses for Salaries and Wages.
E	Undistributed Operating Departmental - PROPERTY & MAINTENANCE	Amount of CEWS (Wages and Subsidy) received towards Property & Maintenance Expenses for Salaries and Wages. Identify additional departmental receiving CEWS (if applicable).
F	Operating Departmental - Additional Departmental	Amount of CEWS (Wages and Subsidy) received towards Additional Operating Departmental Expenses for Salaries and Wages. Federal Government subsidy program for eligible employer(s) to cover a calculated portion of the employee wages during the COVID-19 pandemic.

Canada Emergency Wage Subsidy (CEWS)

<https://www.canada.ca/en/revenue-agency/services/subsidy/emergency-wage-subsidy.html>



RFI-J Schedule of Government of Canada Wage and Hiring Support Addendum

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

edmonton.ca/assessment

Between July 1, 2022 and June 30, 2023, did the Corporation apply for and receive any of the following Government of Canada Wage and Hiring Support for the Subject property?

If yes, please provide details and copies of any letters or documents. Yes No

Canada Emergency Wage Subsidy Canada Recovery Hiring Program Tourism and Hospitality Recovery Program Hardest-Hit Business Recovery Program

Account: _____ Property Address: _____

ONLY PROVIDE DETAILS ON OPERATING EXPENSES AFFECTED OR RECEIVED BY GOVERNMENT OF CANADA SUBSIDIES

Operating Departmental - ROOMS		Operating Departmental - FOOD & BEVERAGE		Undistributed Operating Departmental - ADMIN & GENERAL		Undistributed Operating Departmental - SALES & MARKETING		Undistributed Operating Departmental - PROPERTY & MAINTENANCE		Other Operating Departmental Please specify: _____	
Period	Total Subsidy Amount Received (\$)	Period	Total Subsidy Amount Received (\$)	Period	Total Subsidy Amount Received (\$)	Period	Total Subsidy Amount Received (\$)	Period	Total Subsidy Amount Received (\$)	Period	Total Subsidy Amount Received (\$)
July 1, 2020 - June 30, 2021		July 1, 2020 - June 30, 2021		July 1, 2020 - June 30, 2021		July 1, 2020 - June 30, 2021		July 1, 2020 - June 30, 2021		July 1, 2020 - June 30, 2021	
July 1, 2021 - June 30, 2022		July 1, 2021 - June 30, 2022		July 1, 2021 - June 30, 2022		July 1, 2021 - June 30, 2022		July 1, 2021 - June 30, 2022		July 1, 2021 - June 30, 2022	
July 1, 2022 - June 30 2023		July 1, 2022 - June 30 2023		July 1, 2022 - June 30 2023		July 1, 2022 - June 30 2023		July 1, 2022 - June 30 2023		July 1, 2022 - June 30 2023	
Total		Total		Total		Total		Total		Total	

*Reference: <https://www.canada.ca/en/revenue-agency/services/wage-rent-subsidies.html>