



2022 NON-RESIDENTIAL PROPERTY REQUEST FOR INFORMATION

Assessment Services
FORM VERSION – NR201
 Definitions on Reverse Side

REQUEST DATE:	April 29, 2022	DUE DATE:	July 15, 2022
PROPERTY ROLL NO.:		PROPERTY OWNER:	
LEGAL DESCRIPTION:		ASSESSMENT CODE:	
MUNICIPAL ADDRESS:			

RENTAL INFORMATION

As an alternative to the table below you may enclose the rent roll and/or supplementary information. Digital or printed copies are acceptable. Submissions must address all data-sets detailed below.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
UNIT NUMBER	FLOOR Main, Bsmt, Mez, 2nd, etc.	OCCUPANT NAME(S) Please account for all areas of the improvement(s) including vacant areas, tenant areas, as well as owner occupied areas	OCCUPANCY T=Tenant, O=Owner, V=Vacant, R=Related to Owner	LEASED AREA Square Feet	COMMENCEMENT DATE Original date that the Tenant started occupying this area	LEASE RENEWAL DATE Most recent lease renewal	LEASE EXPIRY DATE Contract expiry date of lease. If monthly, state "Monthly"	LEASE TYPE Net-Base rent plus tenant pays expenses Gross-Base rent only with landlord paying all expenses Semi-Gross-Base rent plus tenant pays partial expenses	BASE RENT PAYABLE PER MONTH (Contract base rent per month excluding GST)	ANNUAL BASE RENT PER SQ.FT. (per year excluding GST)	PARKING INCOME (per month excluding GST)	SIGNAGE INCOME (per month excluding GST)	OP. COST RECOVERY PER SQ.FT. (operating costs charged to the tenant per sq.ft. excluding GST)	RENT STEP-UPS Is the lease subject to any rent step-ups - Yes/No? If "Yes", provide details on the back of this page.
100	M	Example (Tenant A)	T	1,000	MM/DD/YY	MM/DD/YY	MM/DD/YY	Net	\$1,250	\$15.00	n/a	n/a	\$4.50	No
TOTAL BUILDING SIZE (Area of all units): (including all leased, vacant and owner occupied areas)				If additional rows are required you may duplicate this page										

CERTIFICATION (please complete all categories below, as additional communications may be required):

I hereby certify that all information contained in this statement is true and correct.

See reverse for additional details. Please duplicate form if additional rows are required.

Form Version NR201 is available online at www.reddeer.ca/nonresRFI in PDF format (instructions on cover letter)

Name of Contact Person (Please print)	Position	Signature	Contact Phone Number	E-mail Address
				Date

DEFINITIONS AND COMPLETION GUIDE - RENTAL INFORMATION

Column	Category	Comments
A	Unit Number	Unit/bay number of descriptor (i.e. # 101, Bay C, Rear Bldg., etc.)
B	Floor	Location of tenant's space within the building (i.e. BSMT, Main, Mezz, 2nd floor, 3rd floor, etc.)
C	Occupant Name	Name of company, business or person occupying space. If vacant, please indicate as "vacant".
D	Occupant Type	T- Tenant Occupied, O - Owner Occupied, V - Vacant, R - Tenant related to landlord, "R - Tenant related to landlord" refers to a tenant that pays rent, but is related to the owner.
E	Lease Area	Size of the area being leased. All areas are to be accounted for regardless of occupancy. The total sum of the area should result in an accurate size indication of the building(s).
F	Commencement Date	The original occupancy or move-in date of the occupant.
G	Lease Renewal Date	The date of the most recent lease renewal. Typically a renewal occurs prior to the expiration of a previous lease contract.
H	Lease Expiry Date	The contractual date upon which the existing lease ends. If a lease is month-to-month, this portion should state "monthly".
I	Lease Type (Net, Gross, Semi-Gross)	Net : refers to a rental agreement in which the tenant pays a fixed rent (base rent) plus the operational costs of the property, such as additional rent or operating costs. The net rent (or base rent) is the amount paid for the real estate only and is "net" to the landlord, as all operating costs are either paid separately by the tenant, or indirectly as a reimbursement to the landlord. Gross : refers to a rental agreement where 100% of the operating costs are paid by the landlord. The tenant pays a flat rent with no contribution to operating costs. Semi-Gross : refers to a rental agreement where the operating costs are shared by both the tenant and landlord. For example, the tenant may pay a base rent plus utilities only, while the landlord is responsible for property taxes and insurance and does not charge these expenses back to the tenant.
J	Base Rent Per Month	Refers to the base rent paid per month not including any operating cost recovery. Review Lease Type definition above.
K	Annual Rate Per Sq.Ft.	Total annual base rent divided by the leased area .
L	Parking Income	Any additional rent received for parking.
M	Signage Income	Any additional rent received for signage rental.
N	Op. Cost Recovery	Operating cost recoveries are property related expenses that can be billed to tenants as additional rent under the existing lease agreement. Operating expenses typically include utilities, property tax, property insurance, maintenance, etc.
O	Rent Step Ups	Rent step ups refer to scheduled changes in rent occurring within the contractual term and were agreed to upon initial signing of lease. If step ups exist, the scheduled changes must be reported within the Additional Details or Comments section (below).

ADDITIONAL DETAILS OR COMMENTS

ie. Rent step ups, rent dates/details, description of operating cost expenses, free rent, abatements, tenant improvement allowance, changes to the property, listing or sale information, additional information, etc.:

(Please provide additional documentation if necessary (further comments, property changes, rent roll, lease contract, appraisal, etc.)

The information collected is done so under the authority of *Municipal Government Act (MGA)* section 295(1) and used by the municipality to carry out the duties and responsibilities of an assessor under Parts 9 to 12 and the regulations. The information is protected under the *Freedom of Information and Protection of Privacy (FOIP) Act* and *Municipal Government Act* sections 299 to 301.1.

If you have questions about the collection, use or protection of this information, please contact Assessment Services at
Phone: 403.342.8235, **Email:** assessment@reddeer.ca **Address:** 4914 - 48 Ave, PO Box 5008, City Hall, Red Deer, AB T4N 3T4.

ANNUAL INCOME & EXPENSE STATEMENT

Request Date: April 29, 2022	Due Date: July 15, 2022
Property Roll No.:	Property Owner:
Legal Description:	
Municipal Address:	Assessment Code:

This information is required for both owner and tenant occupied properties. In the case of owner occupancy if no real estate income exists please indicate such and complete the Actual Expense and Additional Information portions of the form. In the case of related owner/tenant(s), if leases exist please provide the Income information. As an alternative to completing the form below owners/managers may submit complete annual financial statements for the property. Please see reverse page for definitions and completion guide regarding the table below.

Actuals from July 1, 2021 to June 30, 2022

Actual Income (including any Govt. assistance)		Actual Operating Expenses (total expenses to the property)	
Base Rent Income (received):	\$	Property Taxes:	\$
Parking Income:	\$	Utilities:	\$
Land Lease Income:	\$	Maintenance and Repairs:	\$
Signage Income:	\$	Management:	\$
Percentage Rent Income:	\$	Property Insurance:	\$
Other (Describe):	\$	Administration:	\$
Other (Describe):	\$	Other (Describe):	\$
Total Rent Income:	\$	Total Operating Expenses:	\$
Operating Cost Recovery (additional rent paid by tenant)		Actual Net Operating Income (NOI)	
Property Tax Recovery:	\$	Net Operating Income (actual total income less actual total expenses)	\$
Utilities Cost Recovery:	\$	Additional Information (already reflected in the above NOI)	
Maintenance/Repair Cost Recovery:	\$	Annual Vacancy Shortfall % Experienced:	%
Management Cost Recovery:	\$	Average Op.Cost/Sq.Ft. Charged to Tenant:	\$ /Sq.Ft.
Insurance Cost Recovery:	\$	Additional Comments	
Administration Cost Recovery:	\$		
Other (Describe):	\$		
Total Gross Income (total rent income + total op. cost recovery):	\$		

CERTIFICATION (please complete all sections below, as additional communications may be required):

Signatory (Name):		Position:	
E-mail Address:		Phone No:	
Signature:		Date:	

The information collected as part of this property valuation is done so under the authority of the Municipal Government Act (MGA) section 295(1) and is protected under the Freedom of Information and Protection of Privacy (FOIP) Act. Information will be used solely for the purpose of determining a fair and equitable assessed value of your property. If you have questions about the collection, use or protection of this information, please contact the Revenue and Assessment Services Department at 403-342-8235, 4914 - 48 Ave, PO Box 5008, 4th Floor, City Hall, Red Deer, AB T4N 3T4. assessment@reddeer.ca

DEFINITIONS AND COMPLETION GUIDE - ANNUAL INCOME & EXPENSE STATEMENT	
Section on Form	Comments
Actual Income (including any Govt. assistance)	This section is intended to identify actual rents receivable by the property from all sources with exception to operating cost recovery, which is to be addressed in the Operating Cost Recovery section. If there are additional incomes (excluding op. cost recovery) from sources not identified in the categories provided please use the "Other (Describe)" box and include description. If additional details or explanations are necessary, please include such with your submission.
Base Rent Income (received):	Actual base rent from building areas leased received in the time period identified.
Parking Income:	Actual rent for parking.
Land Lease Income:	Actual rent received for land and/or pad site leases.
Signage Income:	Actual signage rent received.
Percentage Rent:	Percentage (of sales) rent received.
Total Rent Income:	Actual total of receivable rental income to the property. This total does NOT include operating cost recoveries, which are to be detailed under the Operating Cost Recovery section. If there are additional incomes (excluding op. cost recovery) from sources not identified in the categories provided please use the "Other (Describe)" box and include description. Total of all incomes identified above should correlate with this figure. If additional details or explanations are necessary, include such with your submission.
Operating Cost Recovery (additional rent paid by tenant)	If detailed breakdowns for each line item are not available please identify, as a minimum, the property tax recovery amount and remaining lump sum recovery amount within "Other (describe)". If additional details or explanations are necessary, please include such with your submission.
Property Tax Recovery:	Total amount of property tax expense collected from tenants as additional rent.
Utilities Cost Recovery:	Total amount of utility cost collected from tenants as additional rent.
Maintenance/Repair Cost Recovery:	Total amount of maintenance and repair costs collected from tenants as additional rent.
Management Cost Recovery:	Total amount of management costs collected from tenants as additional rent.
Insurance Cost Recovery:	Total amount of property insurance expense collected from tenants as additional rent.
Administration Cost Recovery:	Total amount of administrative expense collected from tenants as additional rent.
Total Gross Income (total rent income + total op. cost recovery):	Total of all income, as described above, and all operating cost recoveries, as described above.
Actual Operating Expenses (total expenses to the property)	This section acknowledges the total expenses associated with the real estate and it's operations (Operating Expenses).
Property Taxes:	Total property tax expense for the period indicated.
Utilities:	Total utility costs for the period indicated.
Maintenance and Repairs:	Total maintenance and repairs costs for the period indicated.
Management:	Total management costs for the period indicated.
Property Insurance:	Total property insurance costs for the period indicated.
Administration:	Total administrative costs for the period indicated.
Total Operating Expenses:	Total of all expenses associated with the real estate and it's operations. If there are additional expenses associated with the real estate from sources not identified in the categories provided please use the "Other (Describe)" box and include description. If additional details or explanations are necessary, please include such with your submission.
Actual Net Operating Income (NOI)	Actual net operating income to the property, thus all sources of income associated with the property less operating expenses. As detailed within the "Actual Income" section, this is to include income from government rent assistance and rent deferrals which are still receivable for the time period identified. Total gross income will also include operating cost recoveries, or additional rent charged to the tenants. Calculation of Net Operating Income includes total gross income less total operating expenses. If additional details or explanations are necessary, please include such with your submission.
Net Operating Income (actual total income less actual total expenses)	Total Gross Income (as described) less Total Operating Expenses (as described).
Annual Vacancy Shortfall % Experienced:	Total percentage of vacancy income shortfall experienced throughout the time period identified. This % may differ from the vacancy as of July 1, 2022, as it is intended to reflect the entire time period indicated, as opposed to a specific point in time. It is important to note that this percentage is a shortfall to income. Thus, if a space is physically vacant, but a rental agreement exists and rents are being paid, that specific space is NOT contributing to a vacancy shortfall to income.
Average Op.Cost/Sq.Ft. Charged to Tenant:	Total operating costs "charged" to all tenants, regardless of receipt of payment, divided by the total leasable square footage of the property.