

Property Report



Arlington Full Duplex (Mar 2016)

8706 82 Street
Fort St John, BC V1J 0K7

Presented by:

Mitch Collins **Century 21 Energy Realty**

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Not intended to replace your own due diligence. While information within is deemed accurate, market conditions can fluctuate and expenses vary. Always verify all content prior to making a final decision.

Overview

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Purchase Info

Square Feet (2 Units)	2,786
Purchase Price	\$679,800
Initial Cash Invested	\$151,496

Income Analysis

	Monthly	Annual
Net Operating Income	\$2,837	\$34,040
Cash Flow	\$663	\$7,961

Financial Metrics

Cap Rate (Purchase Price)	5.0%
Cash on Cash Return (Year 1)	5.3%
Internal Rate of Return (Year 10)	16.5%
Sale Price (Year 10)	\$913,594



Great new duplex in Fort St John's popular Energy Park subdivision! This home offers a great layout with 1393 square feet per side and finishes that are not often seen including ceramic tile entrance, high grade stainless appliances and large bedrooms. Purchase price includes GST (rebate to seller), appliances, concrete driveway, and full landscaping. Close to elementary and high schools, this property has something to offer everyone.



Purchase Analysis

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Purchase Info	
Purchase Price	\$679,800
- First Mortgage	-\$543,840
- Second Mortgage	-\$0
= Downpayment	\$135,960
+ Buying Costs	\$15,536
+ Initial Improvements	\$0
= Initial Cash Invested	\$151,496
Square Feet (2 Units)	2,786
Cost per Square Foot	\$244
Monthly Rent per Square Foot	\$1.47
Cost per Unit	\$339,900
Average Monthly Rent per Unit	\$2,050

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$543,840	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	2.6%	
Payment	\$2,173.23	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	13.8
Operating Expense Ratio	27.2%
Debt Coverage Ratio	1.31
Cap Rate (Purchase Price)	5.0%
Cash on Cash Return	5.3%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	5.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	80.0%
Selling Costs	\$47,586

Income	Monthly	Annual
Gross Rent	\$4,100	\$49,200
Vacancy Loss	-\$205	-\$2,460
Operating Income	\$3,895	\$46,740

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (4%)	-\$150	-\$1,800
Insurance (6%)	-\$217	-\$2,600
Management Fees (5%)	-\$200	-\$2,400
Taxes (13%)	-\$492	-\$5,900
Operating Expenses (27%)	-\$1,058	-\$12,700

Net Performance	Monthly	Annual
Net Operating Income	\$2,837	\$34,040
- Mortgage Payments	-\$2,173	-\$26,079
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$663	\$7,961

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$49,200	\$50,676	\$52,196	\$55,375	\$64,195	\$86,272	\$115,943
Vacancy Loss	-\$2,460	-\$2,534	-\$2,610	-\$2,769	-\$3,210	-\$4,314	-\$5,797
Operating Income	\$46,740	\$48,142	\$49,586	\$52,606	\$60,985	\$81,959	\$110,146

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$1,800	-\$1,854	-\$1,910	-\$2,026	-\$2,349	-\$3,156	-\$4,242
Insurance	-\$2,600	-\$2,678	-\$2,758	-\$2,926	-\$3,392	-\$4,559	-\$6,127
Management Fees	-\$2,400	-\$2,472	-\$2,546	-\$2,701	-\$3,131	-\$4,208	-\$5,656
Taxes	-\$5,900	-\$6,077	-\$6,259	-\$6,641	-\$7,698	-\$10,346	-\$13,904
Operating Expenses	-\$12,700	-\$13,081	-\$13,473	-\$14,294	-\$16,571	-\$22,270	-\$29,928

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$34,040	\$35,061	\$36,113	\$38,312	\$44,414	\$59,689	\$80,217
- Mortgage Payments	-\$26,079	-\$26,079	-\$26,079	-\$26,079	-\$26,079	-\$26,079	-\$26,078
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$7,961	\$8,982	\$10,034	\$12,234	\$18,336	\$33,611	\$54,139
Cap Rate (Purchase Price)	5.0%	5.2%	5.3%	5.6%	6.5%	8.8%	11.8%
Cap Rate (Market Value)	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
Cash on Cash Return	5.3%	5.9%	6.6%	8.1%	12.1%	22.2%	35.7%
Return on Equity	4.7%	4.4%	4.2%	4.0%	3.6%	3.4%	3.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$700,194	\$721,200	\$742,836	\$788,075	\$913,594	\$1,227,794	\$1,650,053
- Loan Balance	-\$531,682	-\$519,205	-\$506,402	-\$479,782	-\$406,892	-\$229,578	-\$0
= Equity	\$168,512	\$201,995	\$236,434	\$308,292	\$506,702	\$998,216	\$1,650,053
Loan-to-Value Ratio	75.9%	72.0%	68.2%	60.9%	44.5%	18.7%	0.0%
Potential Cash-Out Refi	\$28,474	\$57,755	\$87,867	\$150,677	\$323,983	\$752,657	\$1,320,042

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$168,512	\$201,995	\$236,434	\$308,292	\$506,702	\$998,216	\$1,650,053
- Selling Costs	-\$49,014	-\$50,484	-\$51,999	-\$55,165	-\$63,952	-\$85,946	-\$115,504
= Proceeds After Sale	\$119,499	\$151,511	\$184,435	\$253,127	\$442,750	\$912,270	\$1,534,549
+ Cumulative Cash Flow	\$7,961	\$16,944	\$26,978	\$50,329	\$129,443	\$393,092	\$837,105
- Initial Cash Invested	-\$151,496	-\$151,496	-\$151,496	-\$151,496	-\$151,496	-\$151,496	-\$151,496
= Net Profit	-\$24,036	\$16,958	\$59,917	\$151,960	\$420,697	\$1,153,867	\$2,220,158
Internal Rate of Return	-15.9%	5.6%	12.3%	16.2%	16.5%	14.6%	13.5%
Return on Investment	-16%	11%	40%	100%	278%	762%	1,465%

Graphs

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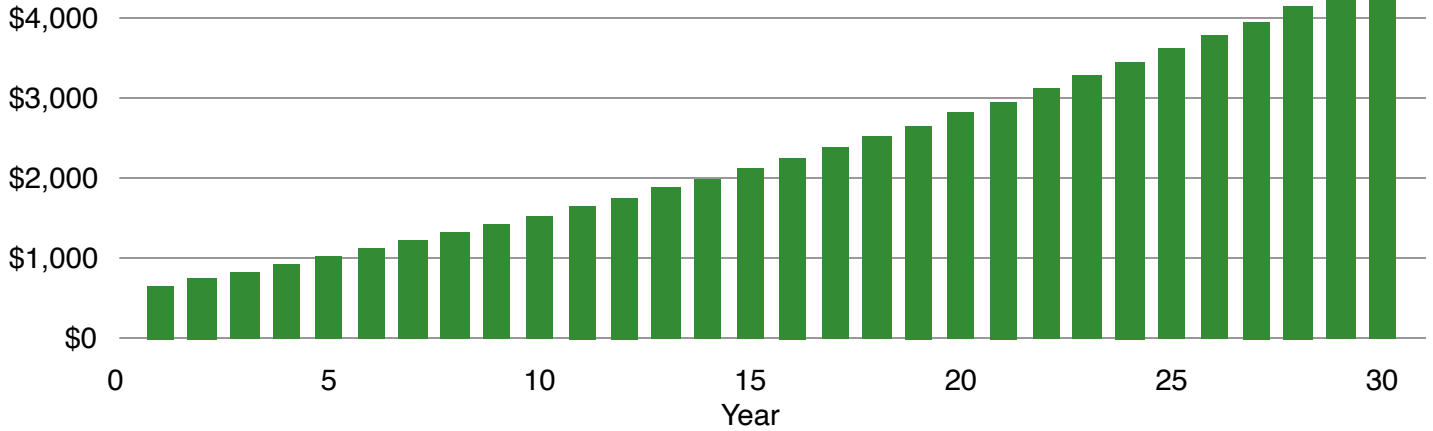
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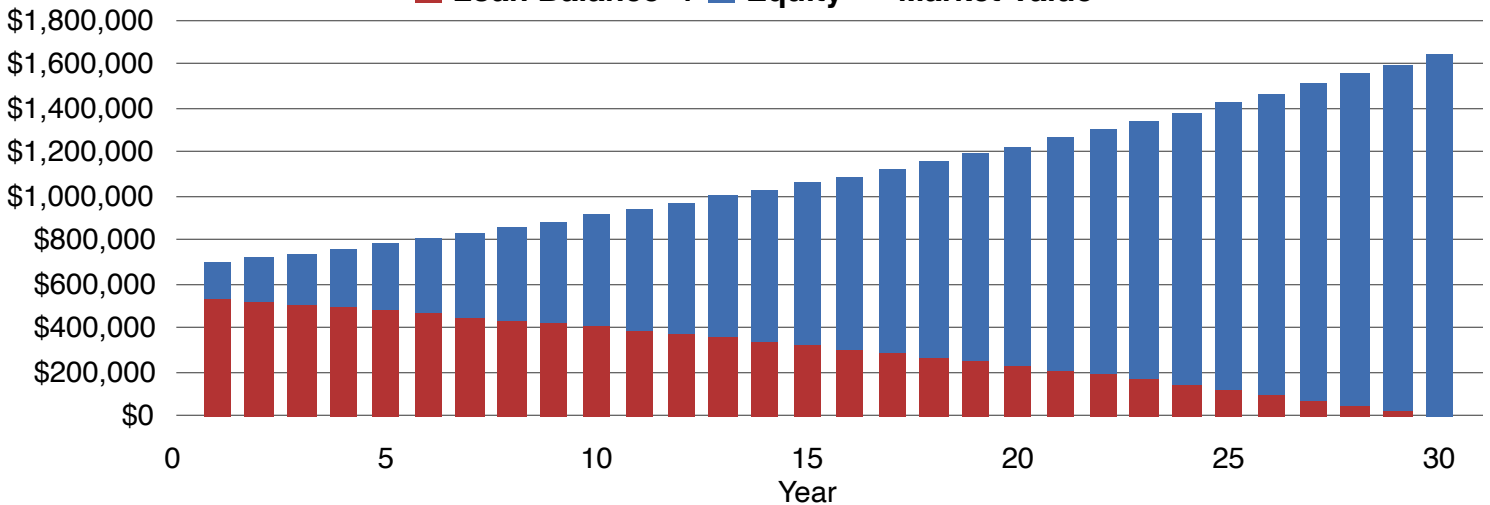
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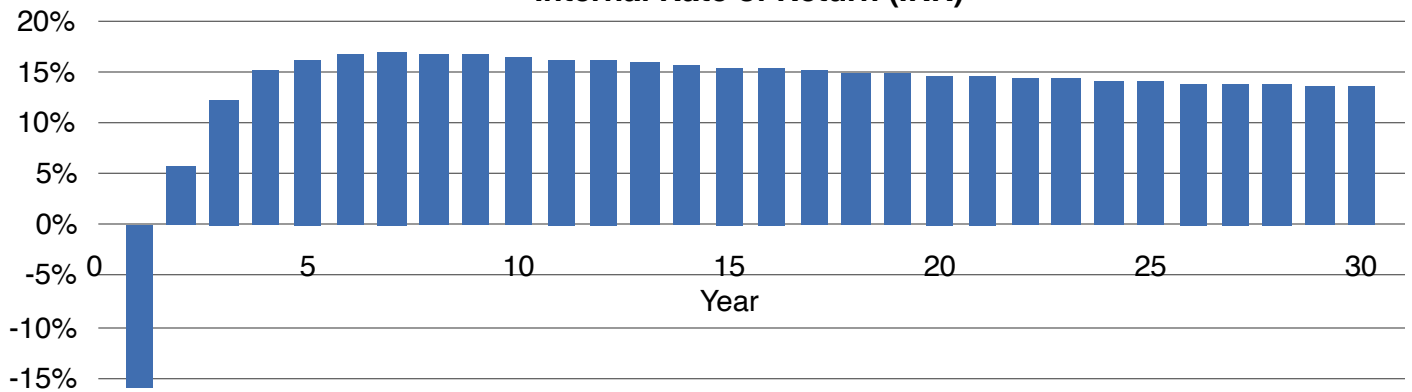
Monthly Cash Flow



Loan Balance + Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
Unit #1	1,393	1	\$2,050 Per Month
Unit 2	1,393	1	\$2,050 Per Month
Totals for Year 1			
Total Number of Units			2
Total Area (Sum of Units)			2,786 Square Feet
Total Rent (Sum of Units)			\$4,100 Per Month, \$49,200 Per Year

Itemized Closing Costs

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Buying Costs

Appraisal	\$600
Title Insurance	\$640
Property Transfer Tax	\$11,596
Legal Fees	\$1,500
Inspection	\$1,200
Total	\$15,536

Energy Park Site Plan

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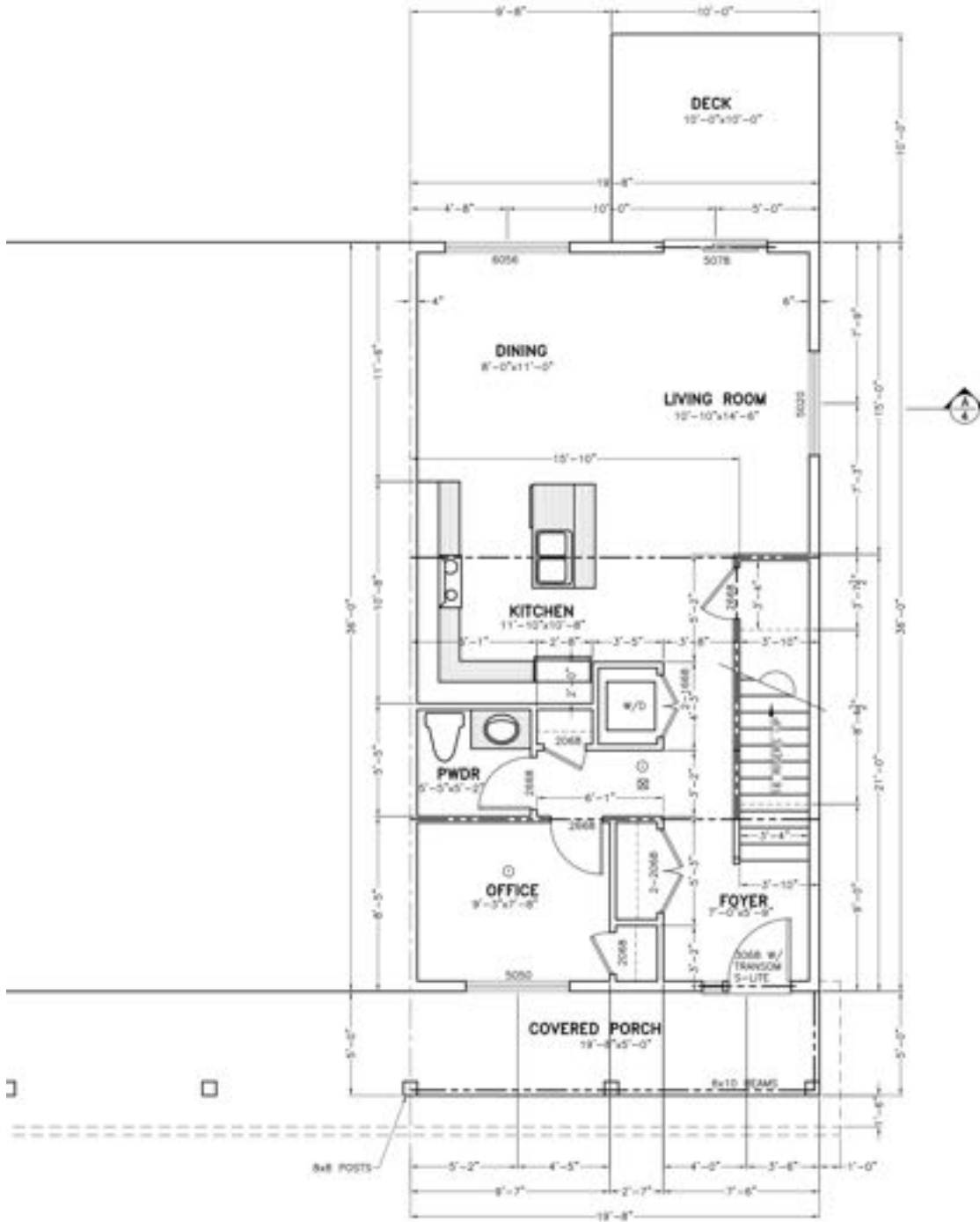
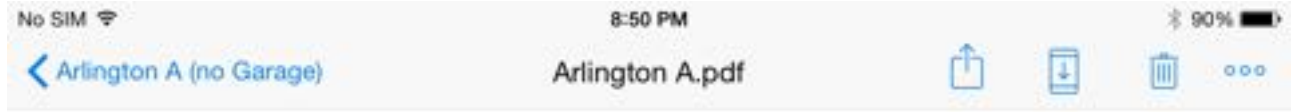
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Main Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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MAIN FLOOR PLAN

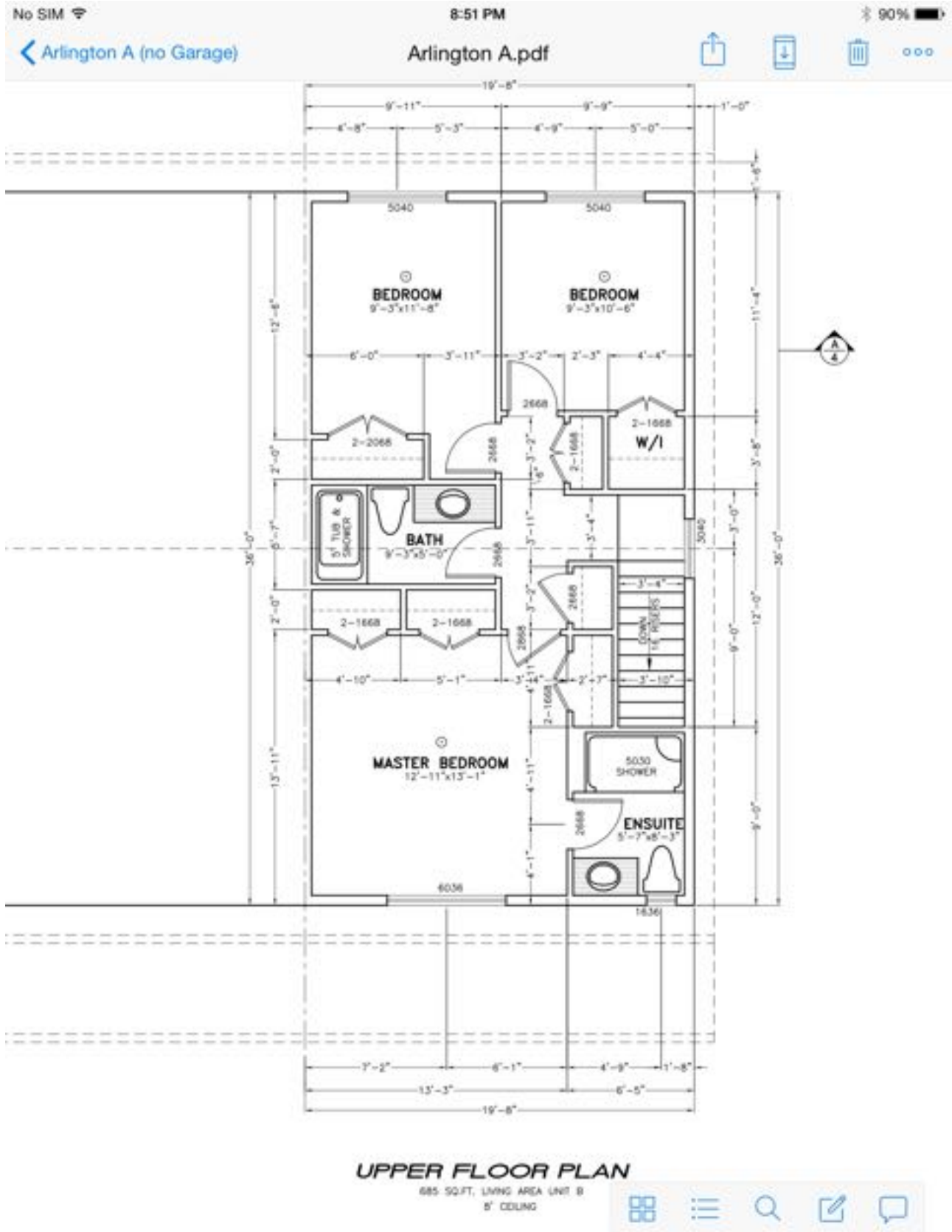
708 SQ.FT. LIVING AREA UNIT B
9' CEILING



Upper Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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Photos

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Kitchen

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Dining

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Bedroom

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Bedroom

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Bathroom

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