

Property Report



Arlington Half Duplex (Mar 2016)

8706 82 Street
Fort St John, BC V1J 0K7

Presented by:

Mitch Collins
Century 21 Energy Realty

101, 9120 100 Avenue
Fort St. John, BC V1J 1X4

Office: 250.787.2100

Mobile: 250.262.9338

Fax: 250.785.2551

Mitch@MitchCollins.com

www.MitchCollins.com

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	1,393
Purchase Price	\$339,900
Initial Cash Invested	\$75,498

Income Analysis

	Monthly	Annual
Net Operating Income	\$1,418	\$17,020
Cash Flow	\$332	\$3,981

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)	\$456,797



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	\$339,900
- First Mortgage	-\$271,920
- Second Mortgage	-\$0
= Downpayment	\$67,980
+ Buying Costs	\$7,518
+ Initial Improvements	\$0
= Initial Cash Invested	\$75,498
Square Feet	1,393
Cost per Square Foot	\$244
Monthly Rent per Square Foot	\$1.47

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$271,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	2.6%	
Payment	\$1,086.61	\$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	\$23,793

Income	Monthly	Annual
Gross Rent	\$2,050	\$24,600
Vacancy Loss	-\$102	-\$1,230
Operating Income	\$1,948	\$23,370

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (4%)	-\$75	-\$900
Insurance (6%)	-\$108	-\$1,300
Management Fees (5%)	-\$100	-\$1,200
Taxes (13%)	-\$246	-\$2,950
Operating Expenses (27%)	-\$529	-\$6,350

Net Performance	Monthly	Annual
Net Operating Income	\$1,418	\$17,020
- Mortgage Payments	-\$1,087	-\$13,039
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$332	\$3,981

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	\$24,600	\$25,338	\$26,098	\$27,688	\$32,097	\$43,136	\$57,972
Vacancy Loss	-\$1,230	-\$1,267	-\$1,305	-\$1,384	-\$1,605	-\$2,157	-\$2,899
Operating Income	\$23,370	\$24,071	\$24,793	\$26,303	\$30,493	\$40,979	\$55,073

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$900	-\$927	-\$955	-\$1,013	-\$1,174	-\$1,578	-\$2,121
Insurance	-\$1,300	-\$1,339	-\$1,379	-\$1,463	-\$1,696	-\$2,280	-\$3,064
Management Fees	-\$1,200	-\$1,236	-\$1,273	-\$1,351	-\$1,566	-\$2,104	-\$2,828
Taxes	-\$2,950	-\$3,038	-\$3,130	-\$3,320	-\$3,849	-\$5,173	-\$6,952
Operating Expenses	-\$6,350	-\$6,540	-\$6,737	-\$7,147	-\$8,285	-\$11,135	-\$14,964

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$17,020	\$17,531	\$18,057	\$19,156	\$22,207	\$29,845	\$40,109
- Mortgage Payments	-\$13,039	-\$13,039	-\$13,039	-\$13,039	-\$13,039	-\$13,039	-\$13,039
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$3,981	\$4,491	\$5,017	\$6,117	\$9,168	\$16,805	\$27,069
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%	22.3%	35.9%
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	\$350,097	\$360,600	\$371,418	\$394,037	\$456,797	\$613,897	\$825,027
- Loan Balance	-\$265,841	-\$259,603	-\$253,201	-\$239,891	-\$203,447	-\$114,791	-\$2
= Equity	\$84,256	\$100,997	\$118,217	\$154,146	\$253,350	\$499,106	\$825,024
Loan-to-Value Ratio	75.9%	72.0%	68.2%	60.9%	44.5%	18.7%	0.0%
Potential Cash-Out Refi	\$14,237	\$28,877	\$43,933	\$75,338	\$161,991	\$376,327	\$660,019

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$84,256	\$100,997	\$118,217	\$154,146	\$253,350	\$499,106	\$825,024
- Selling Costs	-\$24,507	-\$25,242	-\$25,999	-\$27,583	-\$31,976	-\$42,973	-\$57,752
= Proceeds After Sale	\$59,749	\$75,755	\$92,217	\$126,563	\$221,374	\$456,134	\$767,272
+ Cumulative Cash Flow	\$3,981	\$8,472	\$13,489	\$25,165	\$64,722	\$196,547	\$418,554
- Initial Cash Invested	-\$75,498	-\$75,498	-\$75,498	-\$75,498	-\$75,498	-\$75,498	-\$75,498
= Net Profit	-\$11,768	\$8,729	\$30,209	\$76,230	\$210,599	\$577,183	\$1,110,328
Internal Rate of Return	-15.6%	5.8%	12.4%	16.2%	16.5%	14.6%	13.6%
Return on Investment	-16%	12%	40%	101%	279%	765%	1,471%

Graphs

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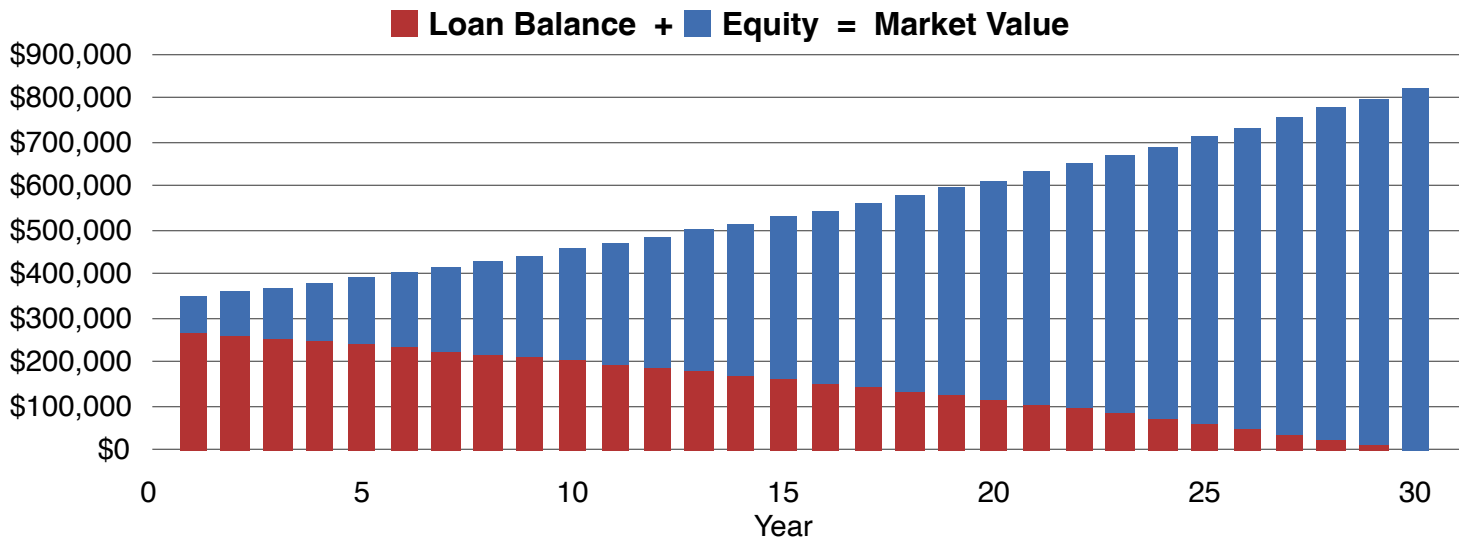
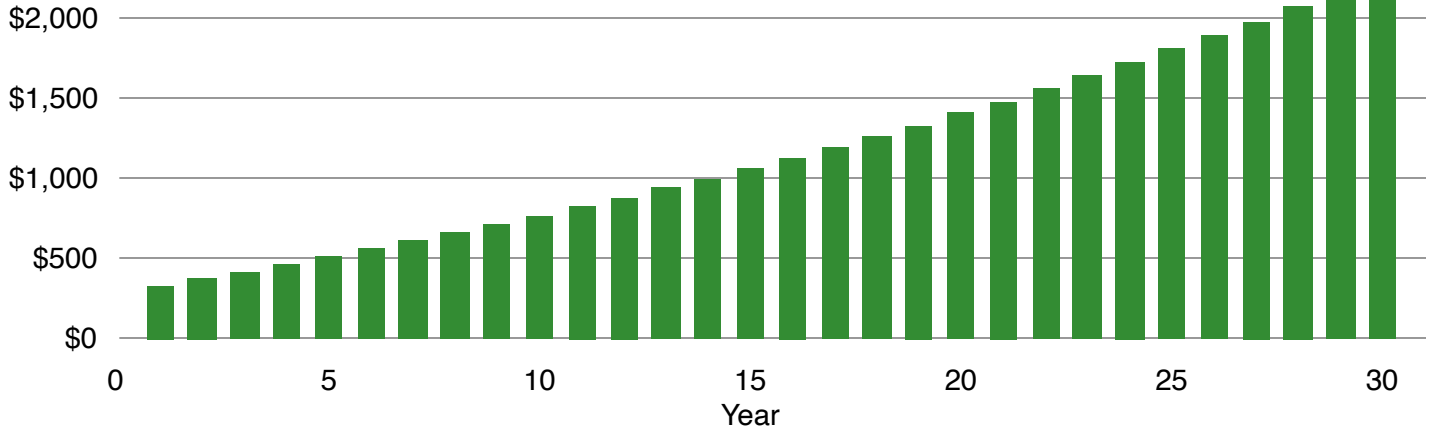
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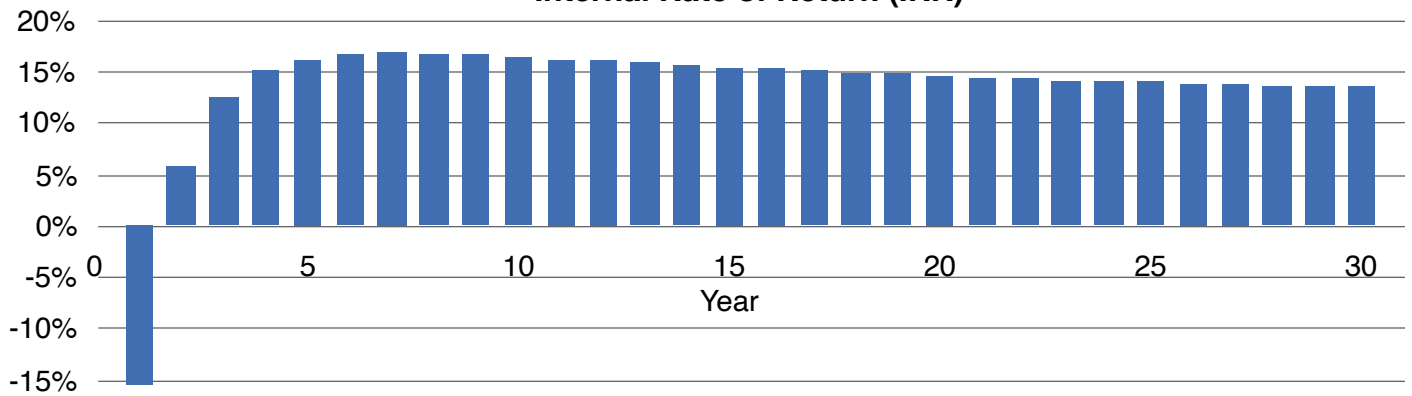
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Monthly Cash Flow



Internal Rate of Return (IRR)



Itemized Closing Costs

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Buying Costs

Appraisal	\$300
Title Insurance	\$320
Property Transfer Tax	\$4,798
Legal Fees	\$1,500
Inspection	\$600
Total	\$7,518

Energy Park Site Plan

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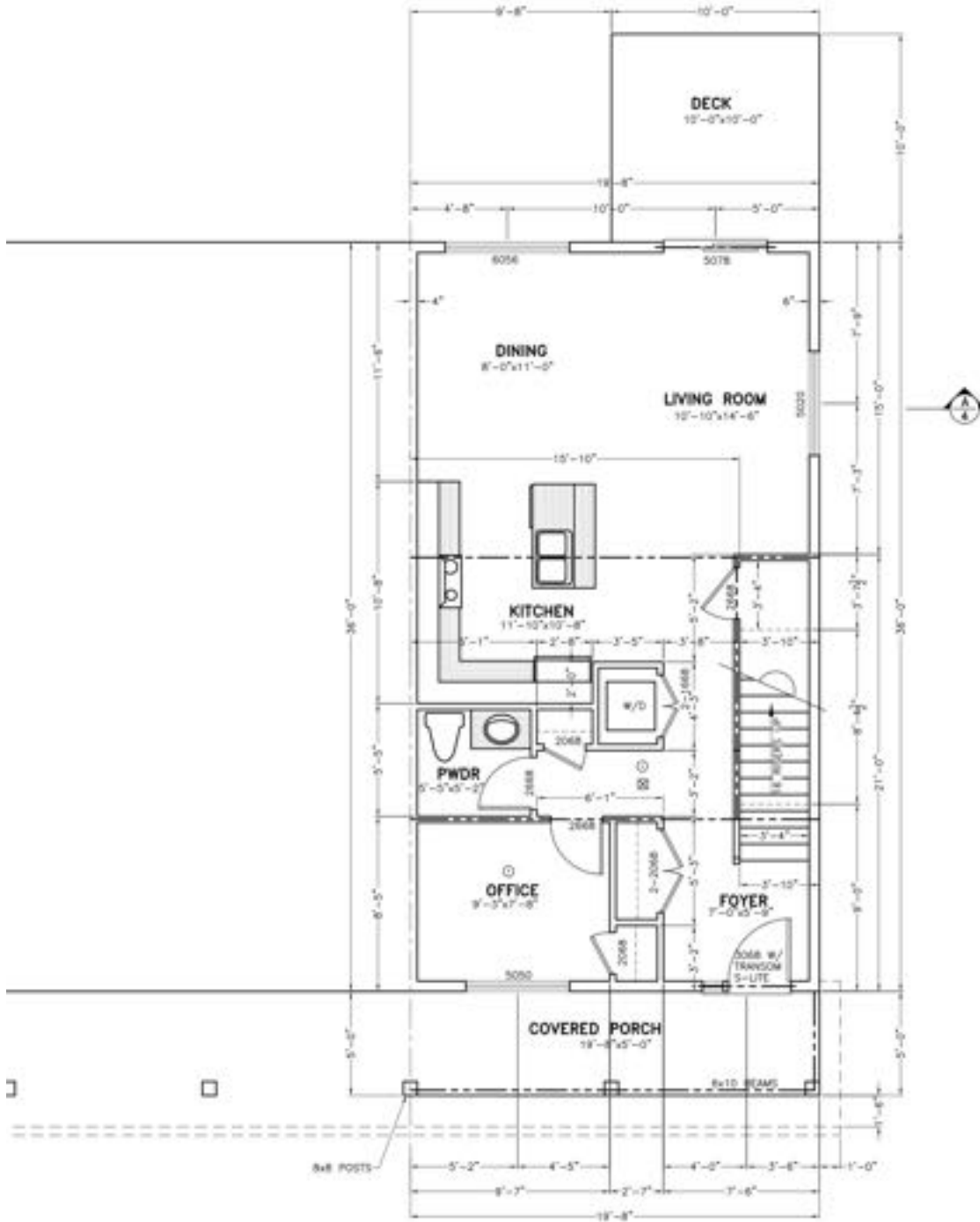
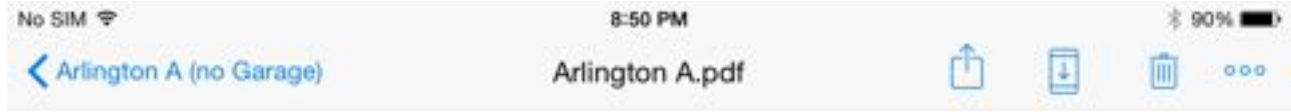
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Main Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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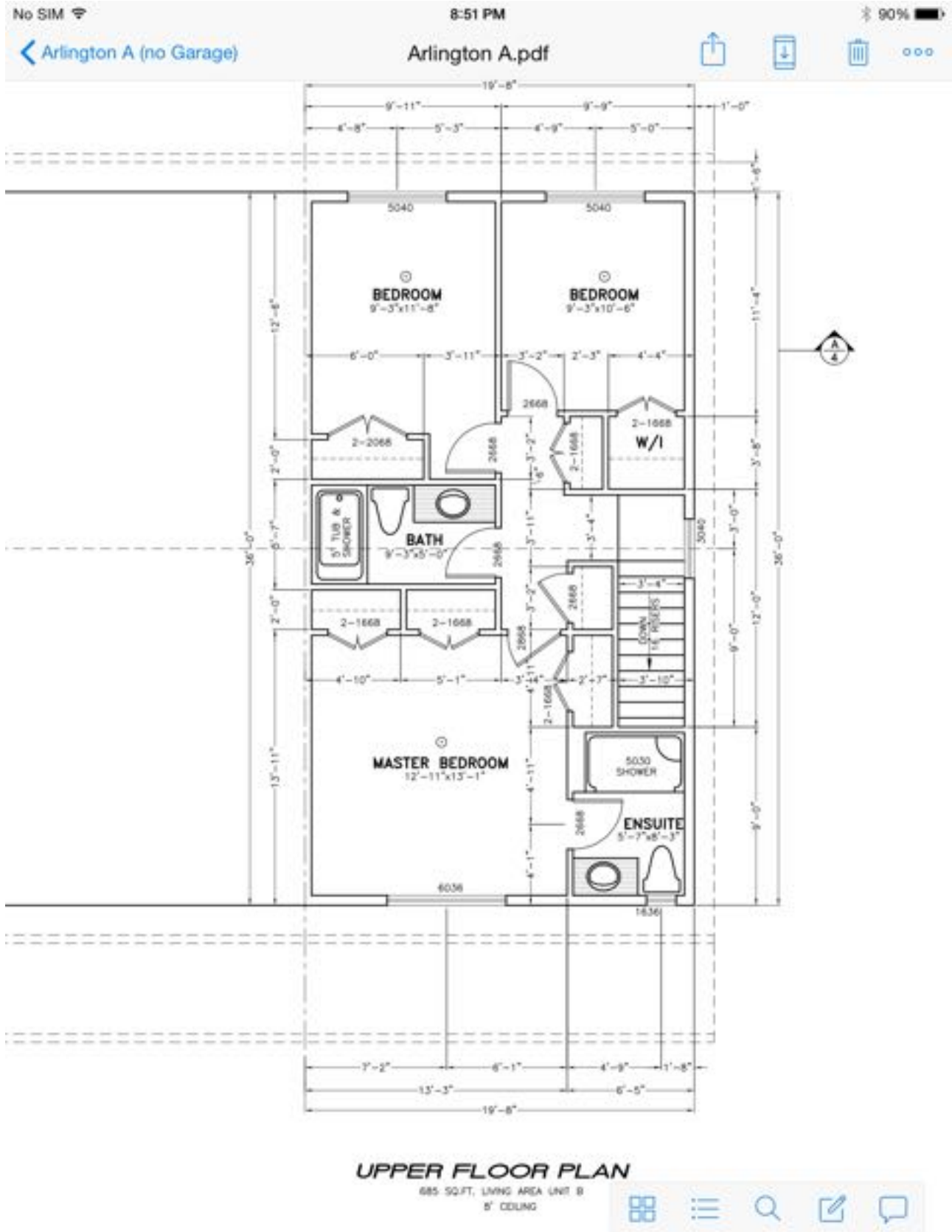
MAIN FLOOR PLAN
708 SQ.FT. LIVING AREA UNIT B
9' CEILING



Upper Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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