

Property Report



Atwood Full Duplex (Mar 2016)

8706 82 Street
Fort St John, BC V1J 0K7

Presented by:

Mitch Collins
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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

Atwood Full Duplex (Mar 2016)

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Purchase Info

Square Feet (2 Units)	3,040
Purchase Price	\$799,800
Initial Cash Invested	\$177,896

Income Analysis

	Monthly	Annual
Net Operating Income	\$3,200	\$38,400
Cash Flow	\$643	\$7,718

Financial Metrics

Cap Rate (Purchase Price)	4.8%
Cash on Cash Return (Year 1)	4.3%
Internal Rate of Return (Year 10)	15.8%
Sale Price (Year 10)	\$1,074,864



Great new duplex in Fort St John's popular Energy Park subdivision! This home offers a great layout with a spacious 1520 square feet per side and finishes that are not often seen including ceramic tile entrance, high grade stainless appliances, large bedrooms and a single garage. 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	\$799,800
- First Mortgage	-\$639,840
- Second Mortgage	-\$0
= Downpayment	\$159,960
+ Buying Costs	\$17,936
+ Initial Improvements	\$0
= Initial Cash Invested	\$177,896
Square Feet (2 Units)	3,040
Cost per Square Foot	\$263
Monthly Rent per Square Foot	\$1.48
Cost per Unit	\$399,900
Average Monthly Rent per Unit	\$2,250

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$639,840	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	2.6%	
Payment	\$2,556.85	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	14.8
Operating Expense Ratio	25.1%
Debt Coverage Ratio	1.25
Cap Rate (Purchase Price)	4.8%
Cash on Cash Return	4.3%

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	\$55,986

Income	Monthly	Annual
Gross Rent	\$4,500	\$54,000
Vacancy Loss	-\$225	-\$2,700
Operating Income	\$4,275	\$51,300

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (4%)	-\$150	-\$1,800
Insurance (5%)	-\$217	-\$2,600
Management Fees (5%)	-\$200	-\$2,400
Taxes (12%)	-\$508	-\$6,100
Operating Expenses (25%)	-\$1,075	-\$12,900

Net Performance	Monthly	Annual
Net Operating Income	\$3,200	\$38,400
- Mortgage Payments	-\$2,557	-\$30,682
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$643	\$7,718

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	\$54,000	\$55,620	\$57,289	\$60,777	\$70,458	\$94,689	\$127,255
Vacancy Loss	-\$2,700	-\$2,781	-\$2,864	-\$3,039	-\$3,523	-\$4,734	-\$6,363
Operating Income	\$51,300	\$52,839	\$54,424	\$57,739	\$66,935	\$89,955	\$120,892

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	-\$6,100	-\$6,283	-\$6,471	-\$6,866	-\$7,959	-\$10,696	-\$14,375
Operating Expenses	-\$12,900	-\$13,287	-\$13,686	-\$14,519	-\$16,832	-\$22,620	-\$30,400

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$38,400	\$39,552	\$40,739	\$43,220	\$50,103	\$67,335	\$90,492
- Mortgage Payments	-\$30,682	-\$30,682	-\$30,682	-\$30,682	-\$30,682	-\$30,682	-\$30,682
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$7,718	\$8,870	\$10,056	\$12,537	\$19,421	\$36,652	\$59,810
Cap Rate (Purchase Price)	4.8%	4.9%	5.1%	5.4%	6.3%	8.4%	11.3%
Cap Rate (Market Value)	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Cash on Cash Return	4.3%	5.0%	5.7%	7.0%	10.9%	20.6%	33.6%
Return on Equity	3.9%	3.7%	3.6%	3.5%	3.3%	3.1%	3.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$823,794	\$848,508	\$873,963	\$927,187	\$1,074,864	\$1,444,528	\$1,941,325
- Loan Balance	-\$625,535	-\$610,857	-\$595,794	-\$564,475	-\$478,719	-\$270,105	-\$2
= Equity	\$198,259	\$237,651	\$278,169	\$362,713	\$596,146	\$1,174,422	\$1,941,323
Loan-to-Value Ratio	75.9%	72.0%	68.2%	60.9%	44.5%	18.7%	0.0%
Potential Cash-Out Refi	\$33,500	\$67,950	\$103,377	\$177,275	\$381,173	\$885,517	\$1,553,058

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$198,259	\$237,651	\$278,169	\$362,713	\$596,146	\$1,174,422	\$1,941,323
- Selling Costs	-\$57,666	-\$59,396	-\$61,177	-\$64,903	-\$75,241	-\$101,117	-\$135,893
= Proceeds After Sale	\$140,593	\$178,256	\$216,992	\$297,809	\$520,905	\$1,073,305	\$1,805,430
+ Cumulative Cash Flow	\$7,718	\$16,588	\$26,644	\$50,460	\$133,391	\$418,178	\$906,430
- Initial Cash Invested	-\$177,896	-\$177,896	-\$177,896	-\$177,896	-\$177,896	-\$177,896	-\$177,896
= Net Profit	-\$29,585	\$16,947	\$65,740	\$170,373	\$476,400	\$1,313,588	\$2,533,964
Internal Rate of Return	-16.6%	4.8%	11.5%	15.4%	15.8%	14.0%	12.9%
Return on Investment	-17%	10%	37%	96%	268%	738%	1,424%

Graphs

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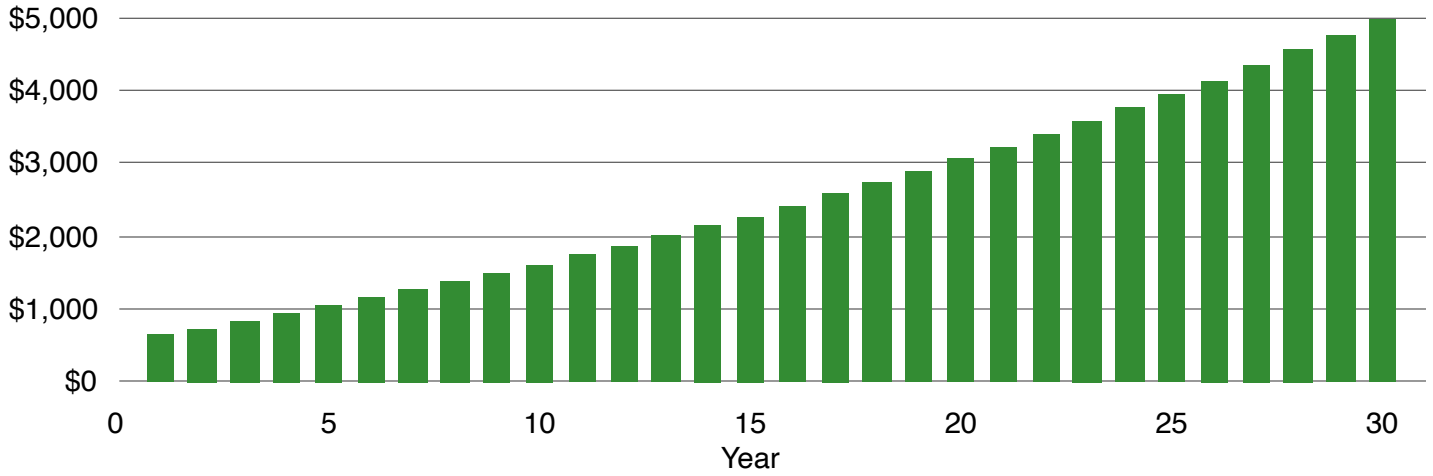
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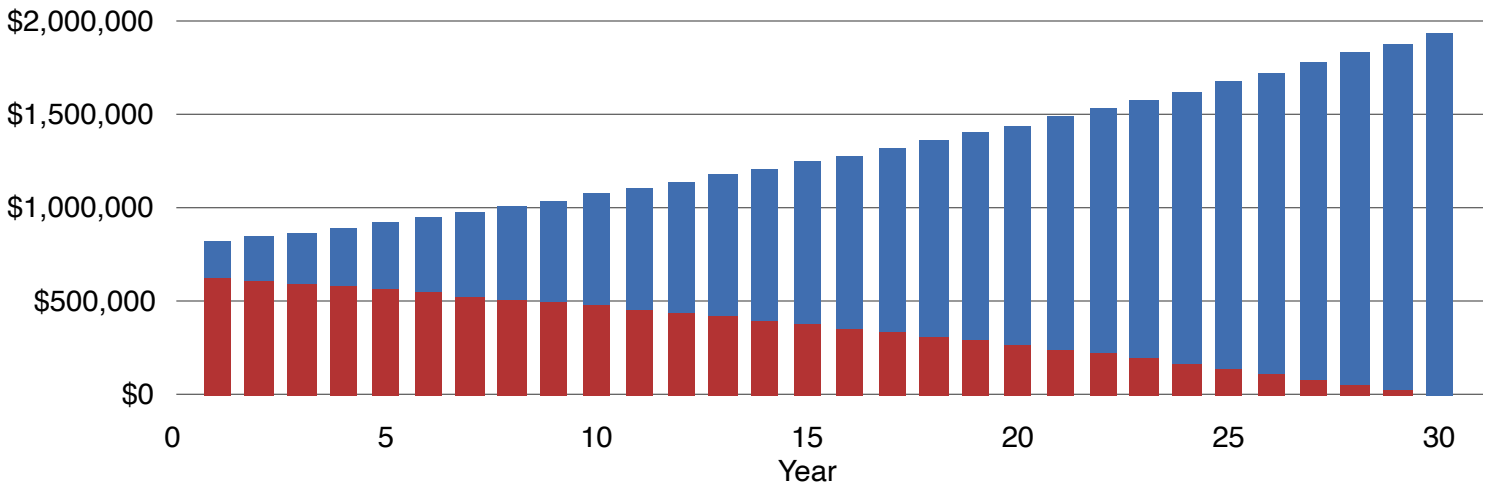
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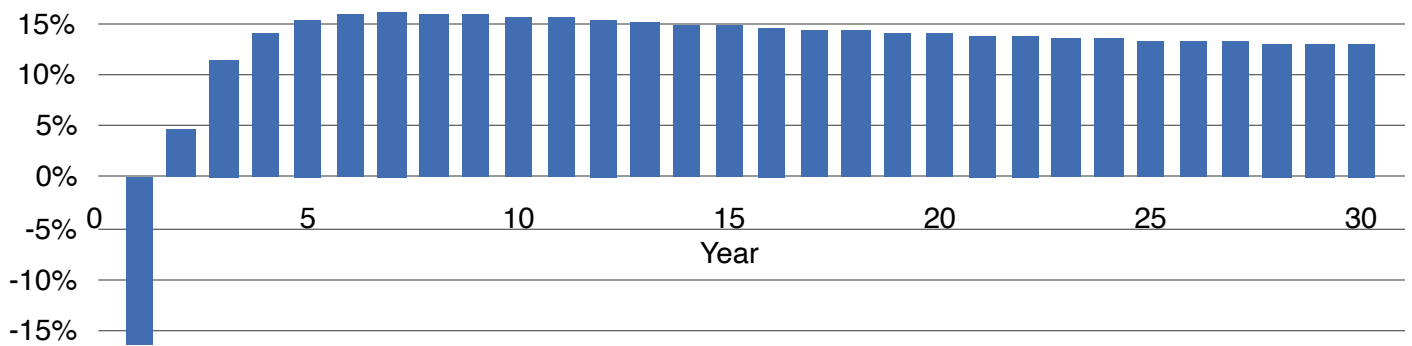
Monthly Cash Flow



■ 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	1,520	1	\$2,250 Per Month
Unit 2	1,520	1	\$2,250 Per Month
Totals for Year 1			
Total Number of Units			2
Total Area (Sum of Units)			3,040 Square Feet
Total Rent (Sum of Units)			\$4,500 Per Month, \$54,000 Per Year

Itemized Closing Costs

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Buying Costs

Appraisal	\$600
Title Insurance	\$640
Property Transfer Tax	\$13,996
Legal Fees	\$1,500
Inspection	\$1,200
Total	\$17,936

Energy Park Site Plan

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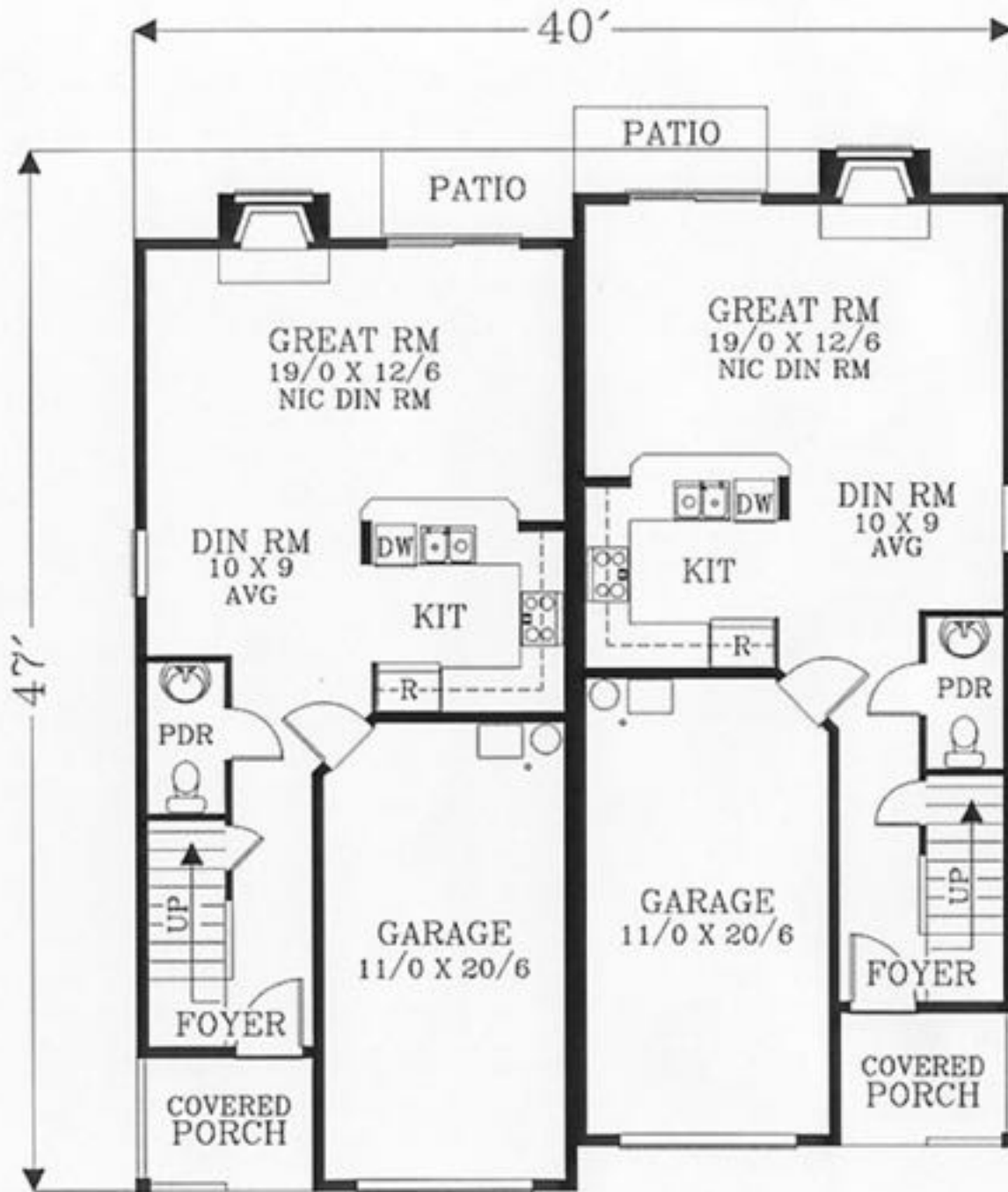
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Main Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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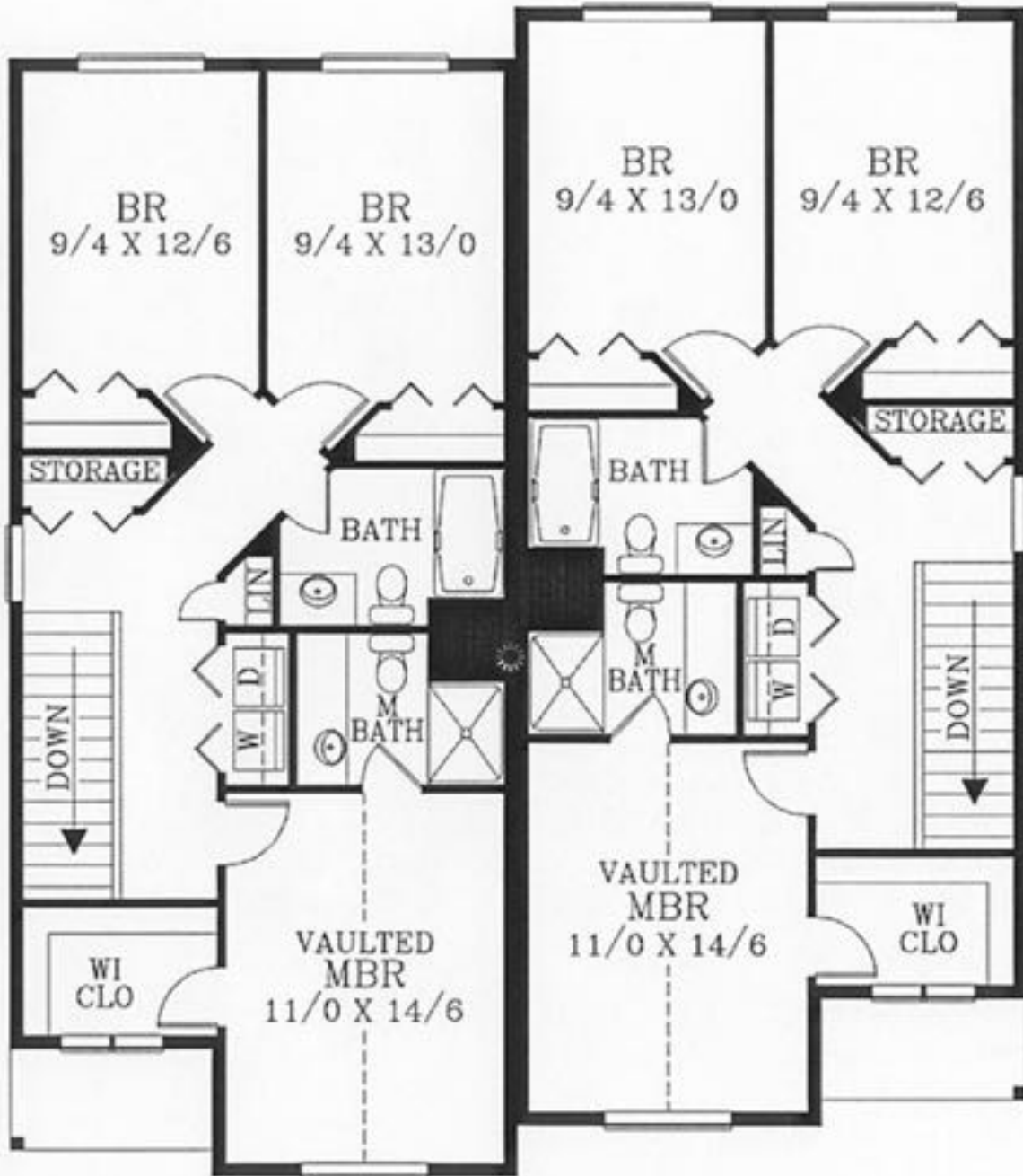


MAIN FLOOR PLAN
569 SQ FT PER UNIT
1363 TOTAL SQ FT PER UNIT

Upper Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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UPPER FLOOR PLAN
794 SQ FT PER UNIT

Single Car Garage

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Entry

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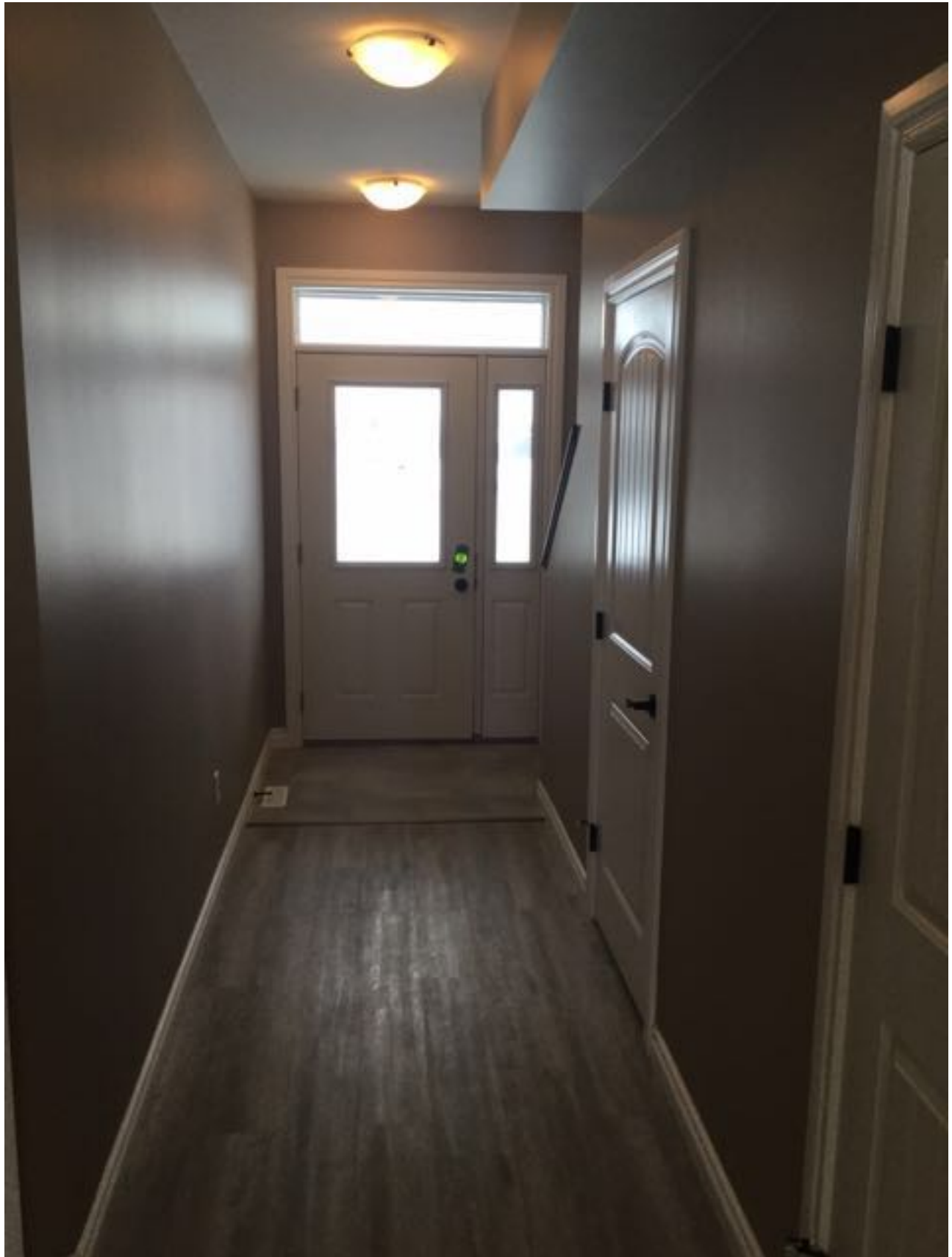
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Kitchen

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Dining And Entertaining

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Photos

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Photos

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Photos

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