

# Property Report

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## **Atwood Half 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	1,520
Purchase Price	\$399,900
Initial Cash Invested	\$88,698

### Income Analysis

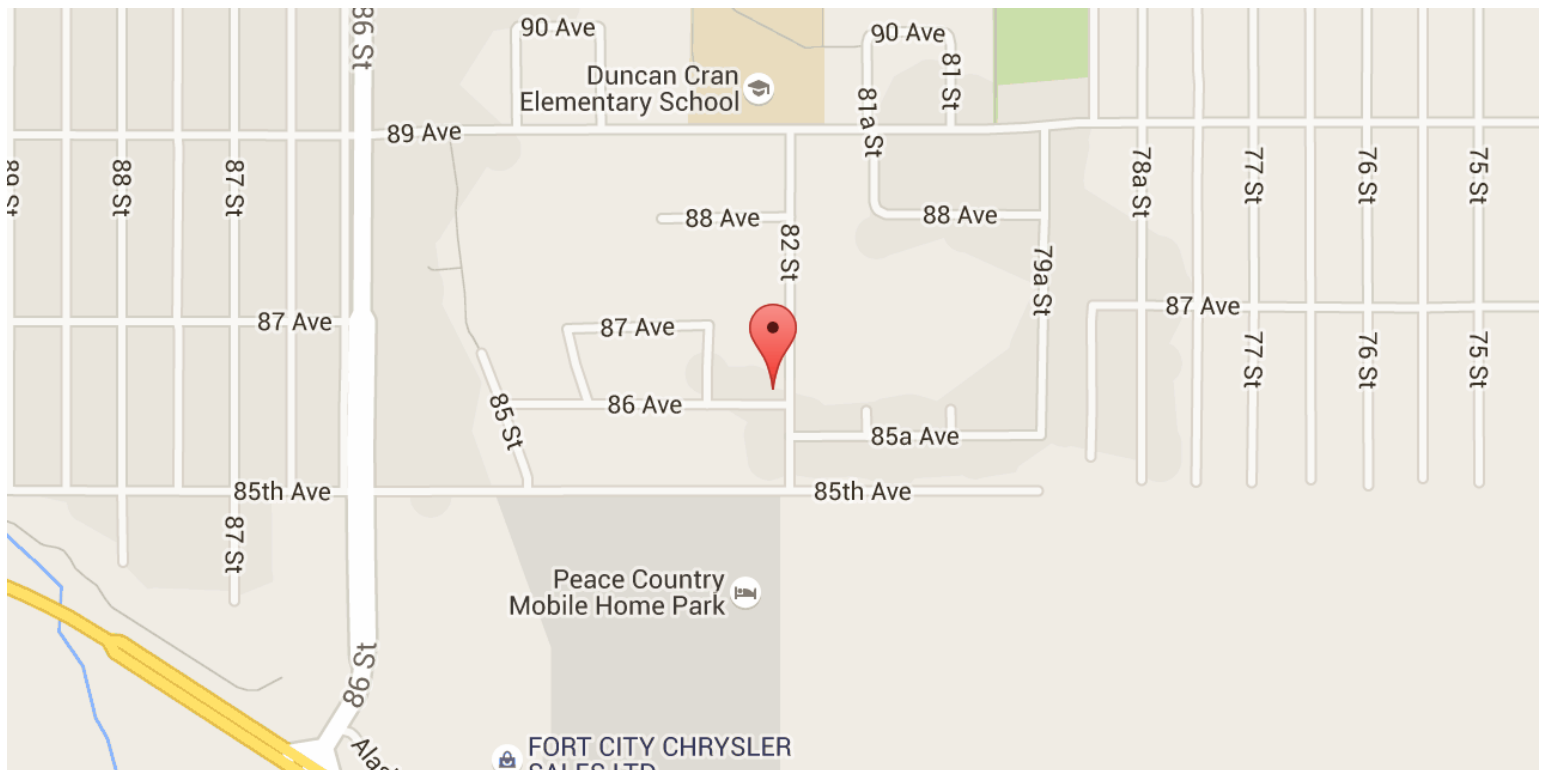
	Monthly	Annual
Net Operating Income	\$1,600	\$19,200
Cash Flow	\$322	\$3,859

### Financial Metrics

Cap Rate (Purchase Price)	4.8%
Cash on Cash Return (Year 1)	4.4%
Internal Rate of Return (Year 10)	15.8%
Sale Price (Year 10)	\$537,432



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	\$399,900
- First Mortgage	-\$319,920
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$79,980</b>
+ Buying Costs	\$8,718
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$88,698</b>
Square Feet	1,520
Cost per Square Foot	\$263
Monthly Rent per Square Foot	\$1.48

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$319,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	2.6%	
<b>Payment</b>	<b>\$1,278.43</b>	<b>\$0.00</b>

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%
<b>Cash on Cash Return</b>	<b>4.4%</b>

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	\$27,993

Income	Monthly	Annual
Gross Rent	\$2,250	\$27,000
Vacancy Loss	-\$112	-\$1,350
<b>Operating Income</b>	<b>\$2,138</b>	<b>\$25,650</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (4%)	-\$75	-\$900
Insurance (5%)	-\$108	-\$1,300
Management Fees (5%)	-\$100	-\$1,200
Taxes (12%)	-\$254	-\$3,050
<b>Operating Expenses (25%)</b>	<b>-\$538</b>	<b>-\$6,450</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,600</b>	<b>\$19,200</b>
- Mortgage Payments	-\$1,278	-\$15,341
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$322</b>	<b>\$3,859</b>

# 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	\$27,000	\$27,810	\$28,644	\$30,389	\$35,229	\$47,345	\$63,627
Vacancy Loss	-\$1,350	-\$1,390	-\$1,432	-\$1,519	-\$1,761	-\$2,367	-\$3,181
<b>Operating Income</b>	<b>\$25,650</b>	<b>\$26,420</b>	<b>\$27,212</b>	<b>\$28,869</b>	<b>\$33,467</b>	<b>\$44,977</b>	<b>\$60,446</b>

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	-\$3,050	-\$3,142	-\$3,236	-\$3,433	-\$3,980	-\$5,348	-\$7,188
<b>Operating Expenses</b>	<b>-\$6,450</b>	<b>-\$6,644</b>	<b>-\$6,843</b>	<b>-\$7,260</b>	<b>-\$8,416</b>	<b>-\$11,310</b>	<b>-\$15,200</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$19,200</b>	<b>\$19,776</b>	<b>\$20,369</b>	<b>\$21,610</b>	<b>\$25,052</b>	<b>\$33,667</b>	<b>\$45,246</b>
- Mortgage Payments	-\$15,341	-\$15,341	-\$15,341	-\$15,341	-\$15,341	-\$15,341	-\$15,339
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$3,859</b>	<b>\$4,435</b>	<b>\$5,028</b>	<b>\$6,269</b>	<b>\$9,710</b>	<b>\$18,326</b>	<b>\$29,907</b>
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%
<b>Cash on Cash Return</b>	<b>4.4%</b>	<b>5.0%</b>	<b>5.7%</b>	<b>7.1%</b>	<b>10.9%</b>	<b>20.7%</b>	<b>33.7%</b>
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	\$411,897	\$424,254	\$436,982	\$463,594	\$537,432	\$722,264	\$970,662
- Loan Balance	-\$312,768	-\$305,428	-\$297,897	-\$282,237	-\$239,359	-\$135,051	-\$0
<b>= Equity</b>	<b>\$99,129</b>	<b>\$118,826</b>	<b>\$139,085</b>	<b>\$181,357</b>	<b>\$298,074</b>	<b>\$587,213</b>	<b>\$970,662</b>
Loan-to-Value Ratio	75.9%	72.0%	68.2%	60.9%	44.5%	18.7%	0.0%
Potential Cash-Out Refi	\$16,750	\$33,975	\$51,689	\$88,638	\$190,587	\$442,760	\$776,530

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$99,129	\$118,826	\$139,085	\$181,357	\$298,074	\$587,213	\$970,662
- Selling Costs	-\$28,833	-\$29,698	-\$30,589	-\$32,452	-\$37,620	-\$50,558	-\$67,946
<b>= Proceeds After Sale</b>	<b>\$70,297</b>	<b>\$89,128</b>	<b>\$108,496</b>	<b>\$148,905</b>	<b>\$260,453</b>	<b>\$536,654</b>	<b>\$902,716</b>
+ Cumulative Cash Flow	\$3,859	\$8,294	\$13,322	\$25,230	\$66,695	\$209,088	\$453,215
- Initial Cash Invested	-\$88,698	-\$88,698	-\$88,698	-\$88,698	-\$88,698	-\$88,698	-\$88,698
<b>= Net Profit</b>	<b>-\$14,543</b>	<b>\$8,724</b>	<b>\$33,120</b>	<b>\$85,437</b>	<b>\$238,450</b>	<b>\$657,044</b>	<b>\$1,267,233</b>
<b>Internal Rate of Return</b>	<b>-16.4%</b>	<b>4.9%</b>	<b>11.6%</b>	<b>15.5%</b>	<b>15.8%</b>	<b>14.0%</b>	<b>13.0%</b>
Return on Investment	-16%	10%	37%	96%	269%	741%	1,429%

# Graphs

## Atwood Half Duplex (Mar 2016)

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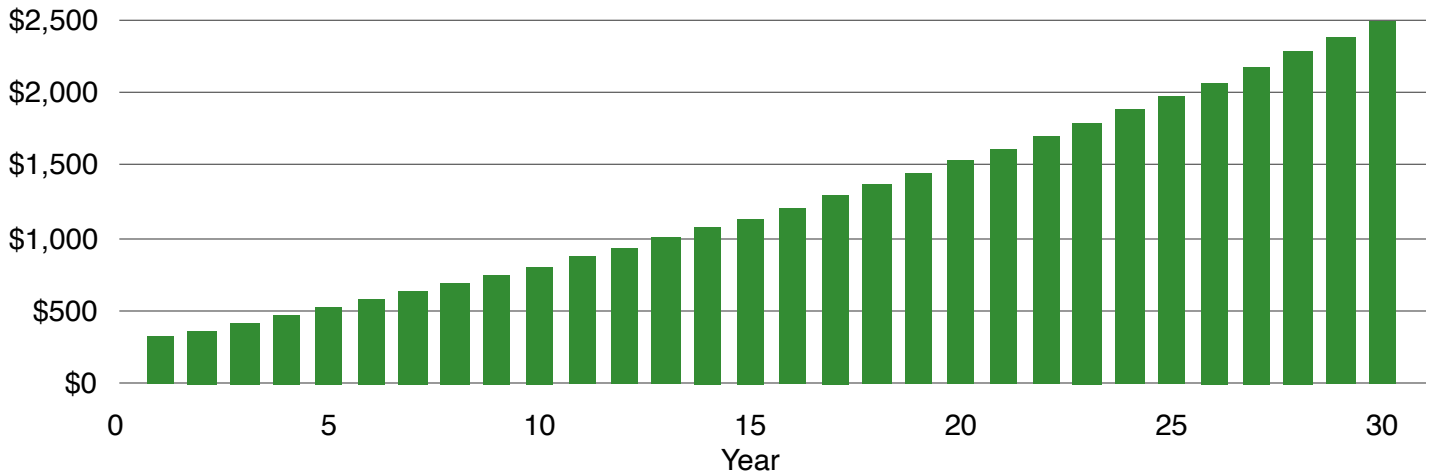
Mitch Collins

250.787.2100

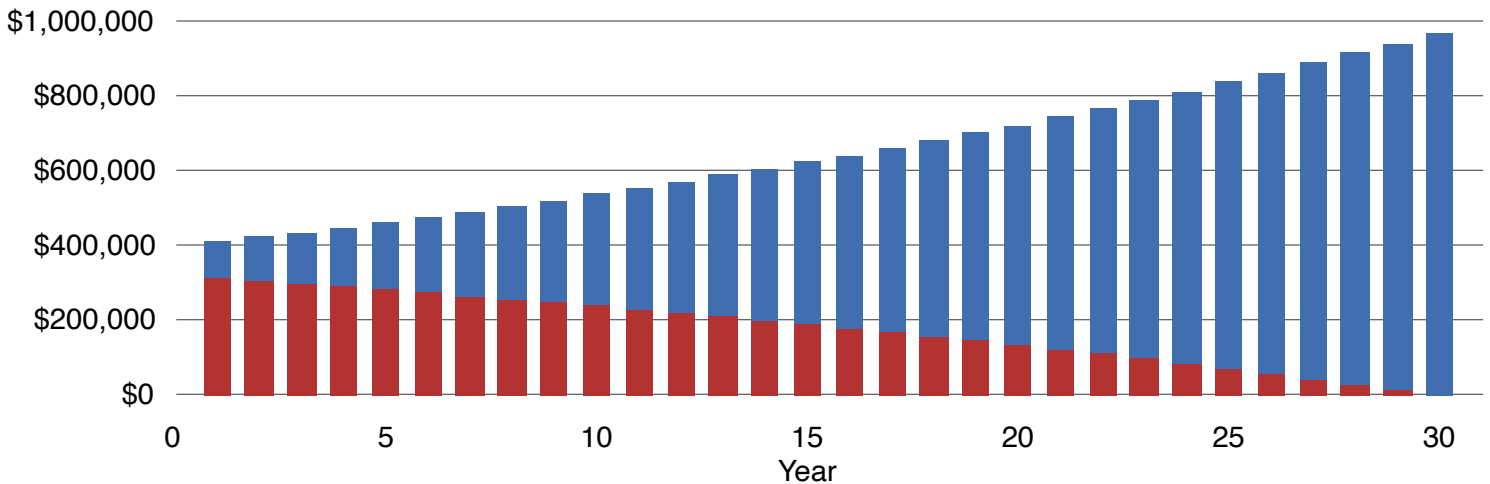
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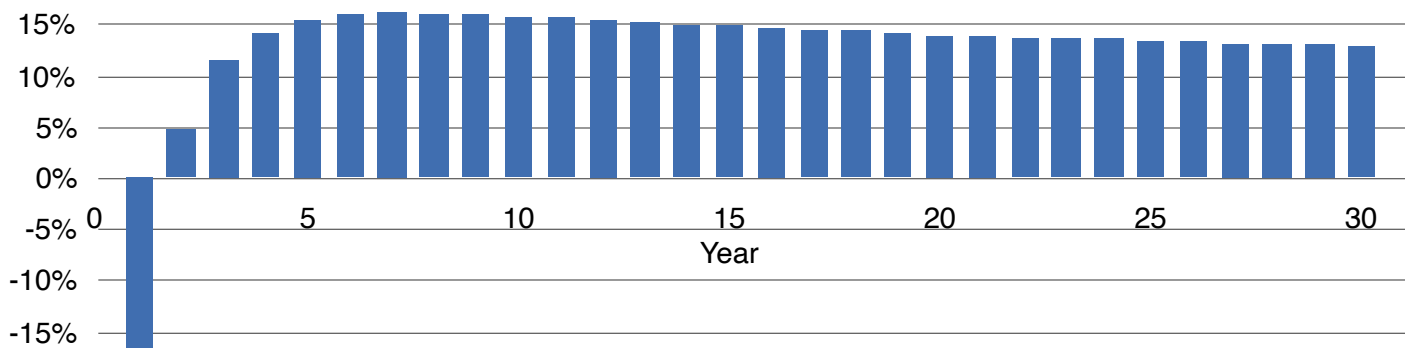
### Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



### Internal Rate of Return (IRR)



## Itemized Closing Costs

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#### Buying Costs

Appraisal	\$300
Title Insurance	\$320
Property Transfer Tax	\$5,998
Legal Fees	\$1,500
Inspection	\$600
<b>Total</b>	<b>\$8,718</b>

# Energy Park Site Plan

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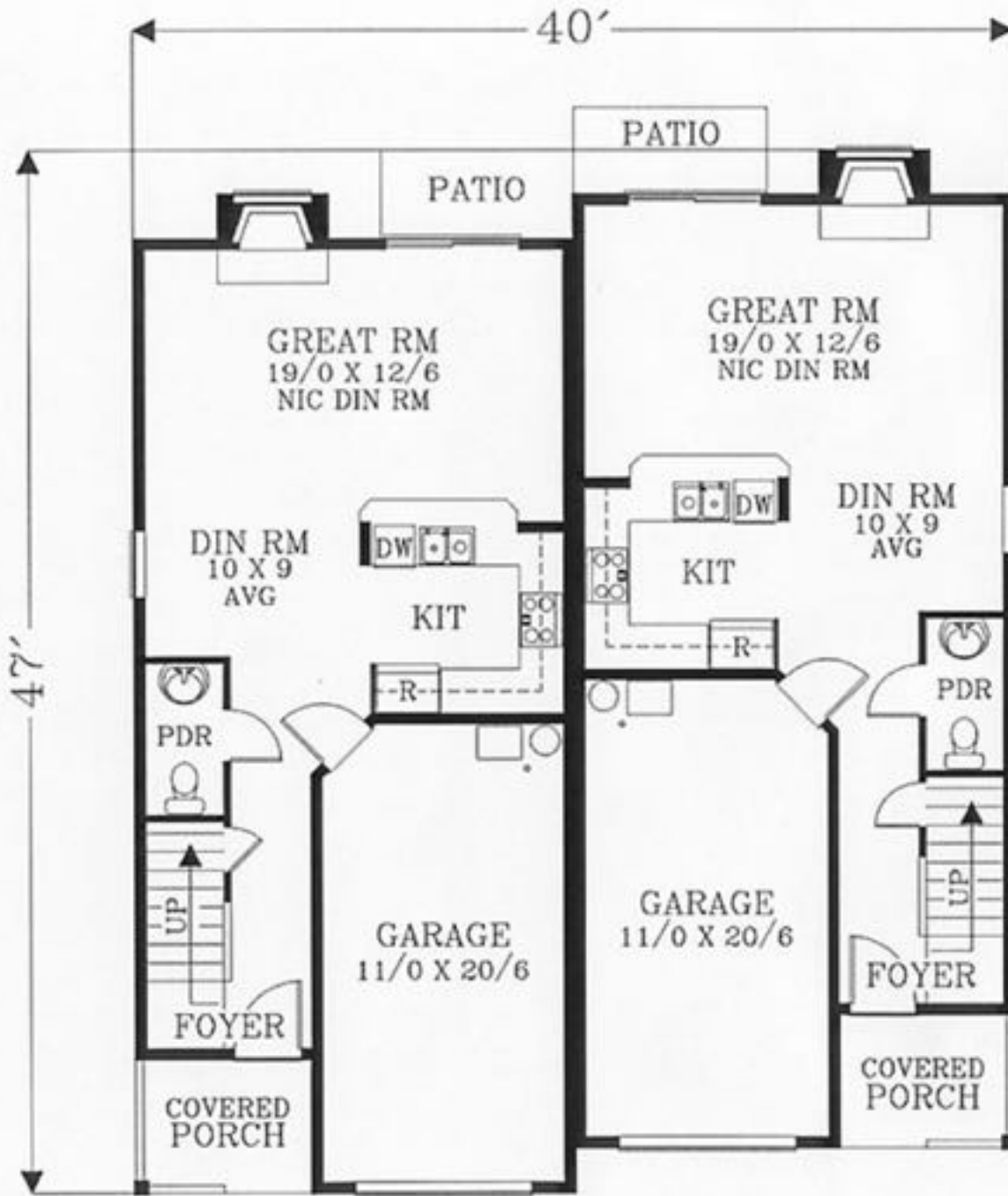
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# Main Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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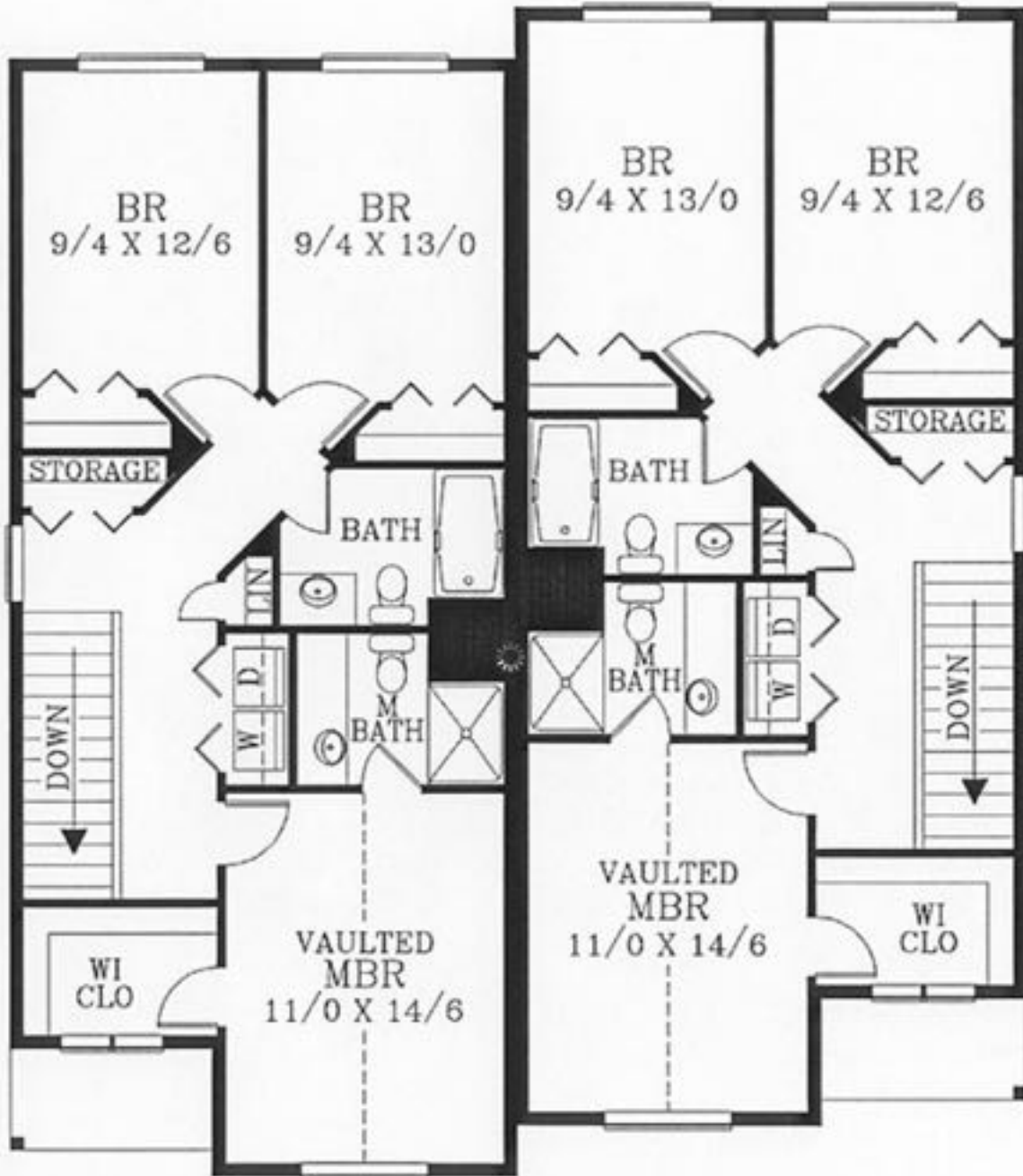
MAIN FLOOR PLAN  
569 SQ FT PER UNIT  
1363 TOTAL SQ FT PER UNIT



# 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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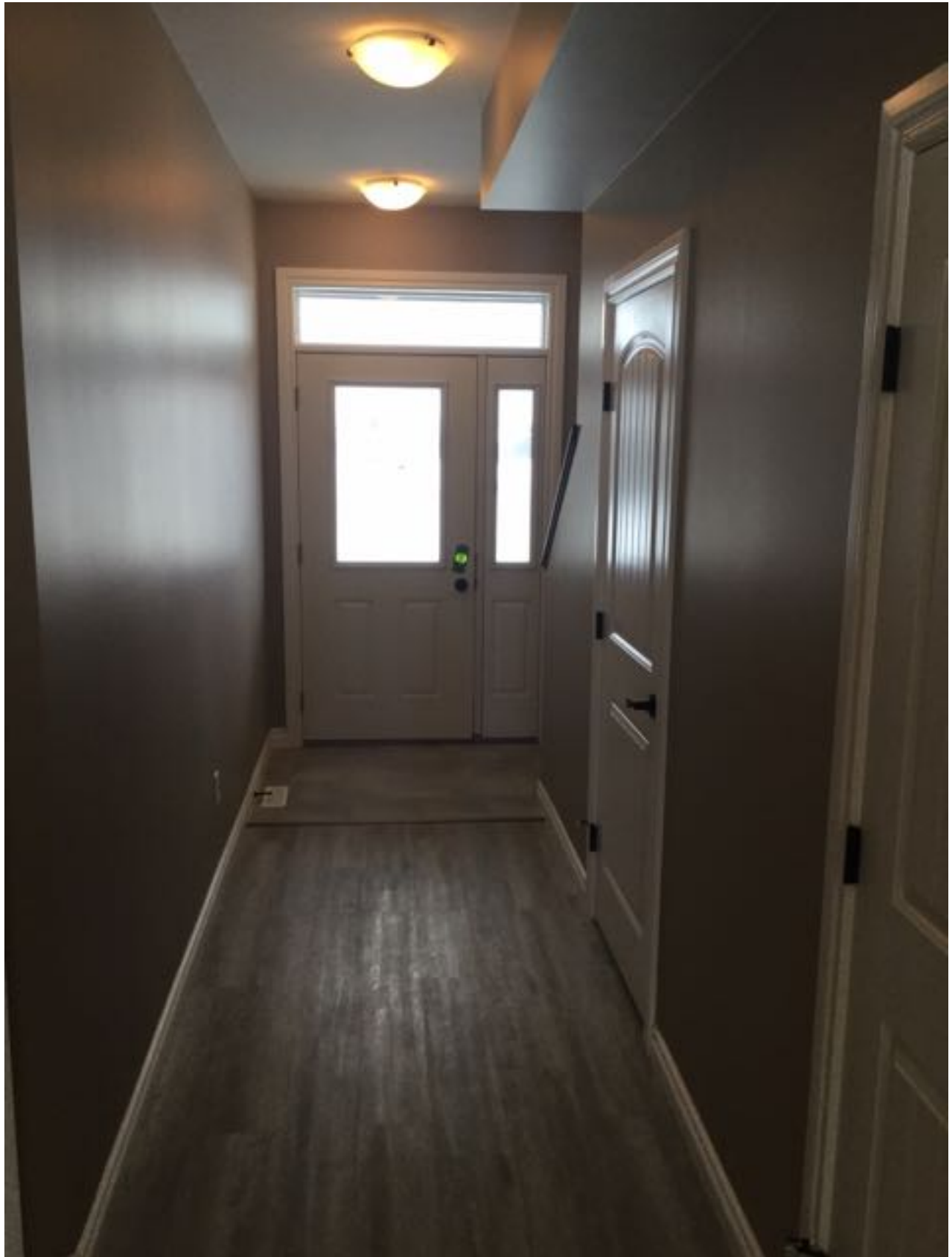
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## Dining And Entertaining

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# Kitchen

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## Photos

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