

Property Report



Brentwood 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

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Purchase Info

Square Feet (2 Units)	3,194
Purchase Price	\$779,800
Initial Cash Invested	\$173,496

Income Analysis

	Monthly	Annual
Net Operating Income	\$3,286	\$39,426
Cash Flow	\$793	\$9,511

Financial Metrics

Cap Rate (Purchase Price)	5.1%
Cash on Cash Return (Year 1)	5.5%
Internal Rate of Return (Year 10)	16.6%
Sale Price (Year 10)	\$1,047,986



Great new duplex in Fort St John's popular Energy Park subdivision! This home offers a great layout with a spacious 1597 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	\$779,800
- First Mortgage	-\$623,840
- Second Mortgage	-\$0
= Downpayment	\$155,960
+ Buying Costs	\$17,536
+ Initial Improvements	\$0
= Initial Cash Invested	\$173,496
Square Feet (2 Units)	3,194
Cost per Square Foot	\$244
Monthly Rent per Square Foot	\$1.44
Cost per Unit	\$389,900
Average Monthly Rent per Unit	\$2,295

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$623,840	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	2.6%	
Payment	\$2,492.92	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	14.2
Operating Expense Ratio	24.7%
Debt Coverage Ratio	1.32
Cap Rate (Purchase Price)	5.1%
Cash on Cash Return	5.5%

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	\$54,586

Income	Monthly	Annual
Gross Rent	\$4,590	\$55,080
Vacancy Loss	-\$230	-\$2,754
Operating Income	\$4,360	\$52,326

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (3%)	-\$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	\$3,286	\$39,426
- Mortgage Payments	-\$2,493	-\$29,915
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$793	\$9,511

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	\$55,080	\$56,732	\$58,434	\$61,993	\$71,867	\$96,583	\$129,800
Vacancy Loss	-\$2,754	-\$2,837	-\$2,922	-\$3,100	-\$3,593	-\$4,829	-\$6,490
Operating Income	\$52,326	\$53,896	\$55,513	\$58,893	\$68,274	\$91,754	\$123,310

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	\$39,426	\$40,609	\$41,827	\$44,374	\$51,442	\$69,134	\$92,910
- Mortgage Payments	-\$29,915	-\$29,915	-\$29,915	-\$29,915	-\$29,915	-\$29,915	-\$29,913
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$9,511	\$10,694	\$11,912	\$14,459	\$21,527	\$39,219	\$62,997
Cap Rate (Purchase Price)	5.1%	5.2%	5.4%	5.7%	6.6%	8.9%	11.9%
Cap Rate (Market Value)	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
Cash on Cash Return	5.5%	6.2%	6.9%	8.3%	12.4%	22.6%	36.3%
Return on Equity	4.9%	4.6%	4.4%	4.1%	3.7%	3.4%	3.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$803,194	\$827,290	\$852,109	\$904,002	\$1,047,986	\$1,408,406	\$1,892,779
- Loan Balance	-\$609,893	-\$595,581	-\$580,895	-\$550,359	-\$466,747	-\$263,349	-\$0
= Equity	\$193,301	\$231,709	\$271,214	\$353,643	\$581,239	\$1,145,057	\$1,892,779
Loan-to-Value Ratio	75.9%	72.0%	68.2%	60.9%	44.5%	18.7%	0.0%
Potential Cash-Out Refi	\$32,662	\$66,251	\$100,792	\$172,843	\$371,642	\$863,376	\$1,514,223

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$193,301	\$231,709	\$271,214	\$353,643	\$581,239	\$1,145,057	\$1,892,779
- Selling Costs	-\$56,224	-\$57,910	-\$59,648	-\$63,280	-\$73,359	-\$98,588	-\$132,495
= Proceeds After Sale	\$137,077	\$173,798	\$211,566	\$290,363	\$507,880	\$1,046,468	\$1,760,285
+ Cumulative Cash Flow	\$9,511	\$20,205	\$32,117	\$59,743	\$152,825	\$461,091	\$978,259
- Initial Cash Invested	-\$173,496	-\$173,496	-\$173,496	-\$173,496	-\$173,496	-\$173,496	-\$173,496
= Net Profit	-\$26,908	\$20,507	\$70,187	\$176,610	\$487,209	\$1,334,063	\$2,565,048
Internal Rate of Return	-15.5%	5.9%	12.6%	16.4%	16.6%	14.8%	13.7%
Return on Investment	-16%	12%	40%	102%	281%	769%	1,478%

Graphs

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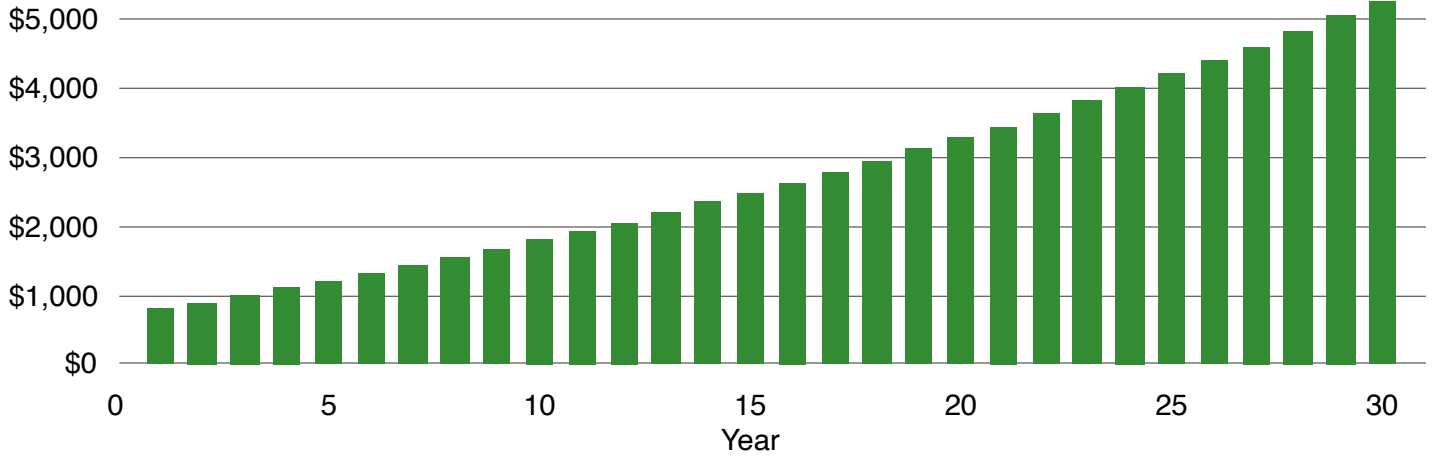
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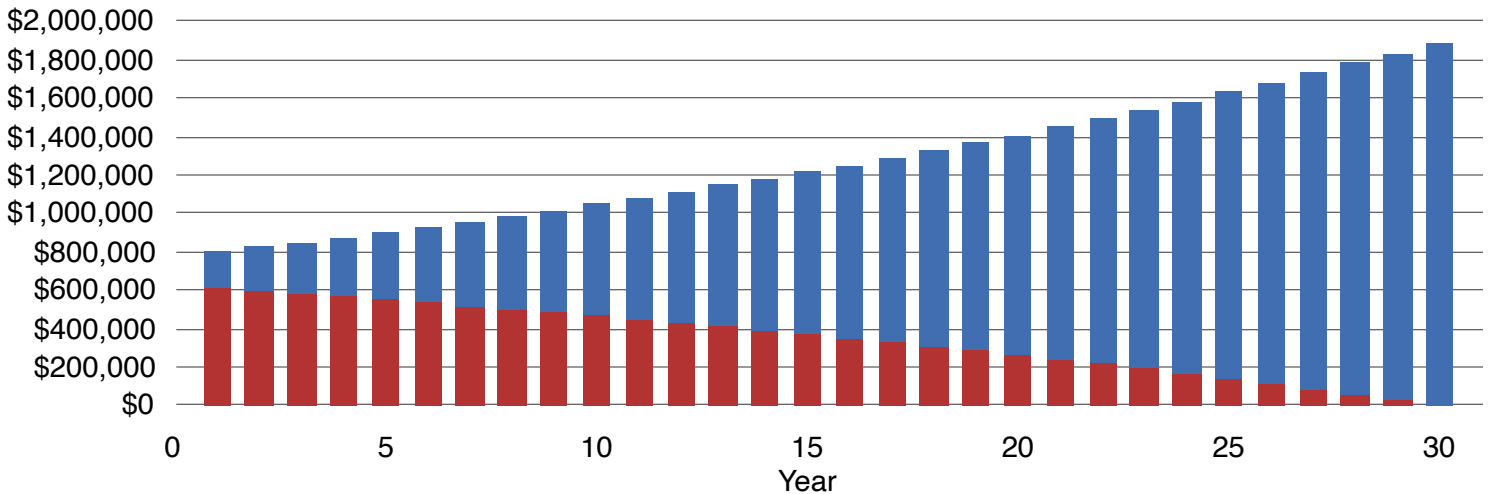
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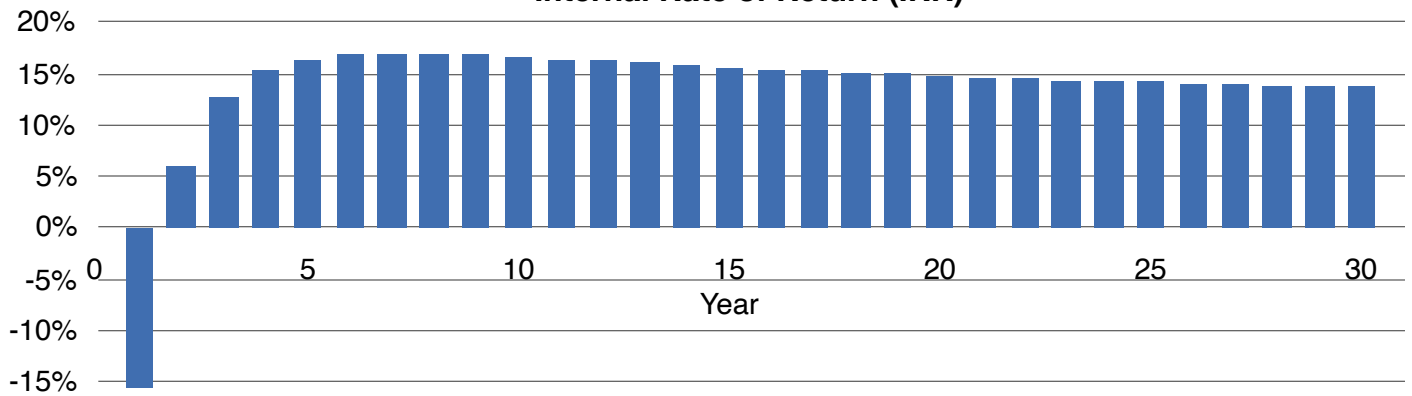
Monthly Cash Flow



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	1,597	1	\$2,295 Per Month
Unit 2	1,597	1	\$2,295 Per Month
Totals for Year 1			
Total Number of Units			2
Total Area (Sum of Units)			3,194 Square Feet
Total Rent (Sum of Units)			\$4,590 Per Month, \$55,080 Per Year

Itemized Closing Costs

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Buying Costs

Appraisal	\$600
Title Insurance	\$640
Property Transfer Tax	\$13,596
Legal Fees	\$1,500
Inspection	\$1,200
Total	\$17,536

Photos

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Energy Park Site Plan

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Main Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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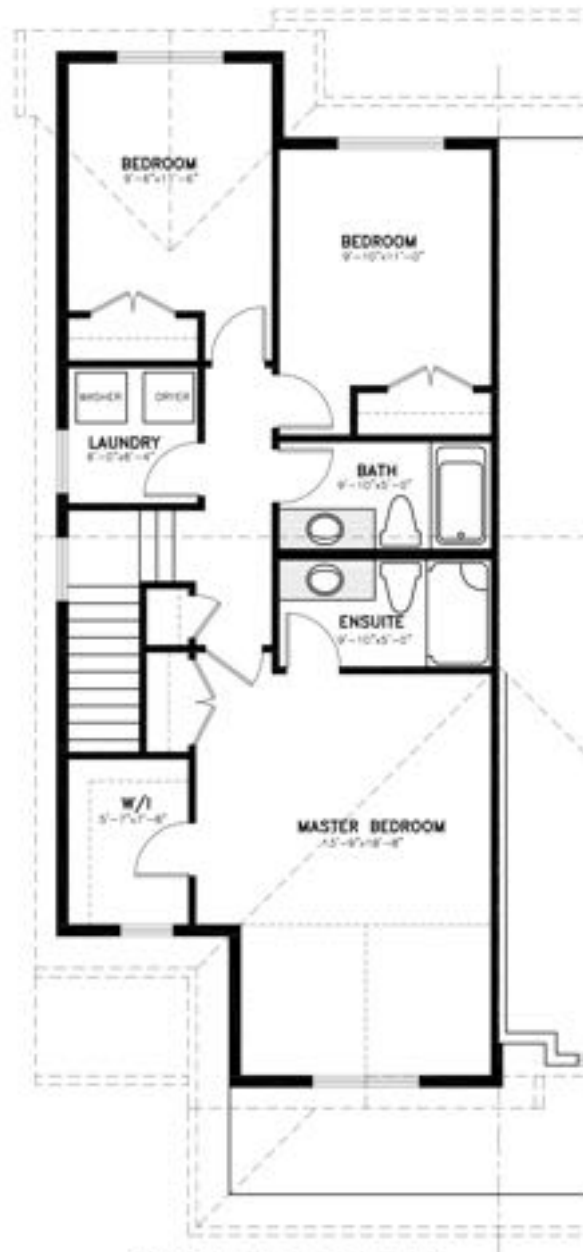
MAIN FLOOR PLAN BRENTWOOD B

741 SQ.FT. LIVING AREA UNIT A
9' CEILING
PLAN NUMBER 15-018
20'-6" W x 33'-0" D

Upper Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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UPPER FLOOR PLAN BRENTWOOD B

858 SQFT. LIVING AREA UNIT A
8' CEILING
PLAN NUMBER TS-018
20'-6" W x 48'-0" D

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