

Property Report



Brentwood 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

Brentwood Half Duplex (Mar 2016)

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Purchase Info

Square Feet	1,597
Purchase Price	\$389,900
Initial Cash Invested	\$86,498

Income Analysis

	Monthly	Annual
Net Operating Income	\$1,643	\$19,713
Cash Flow	\$396	\$4,755

Financial Metrics

Cap Rate (Purchase Price)	5.1%
Cash on Cash Return (Year 1)	5.5%
Internal Rate of Return (Year 10)	16.7%
Sale Price (Year 10)	\$523,993



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	\$389,900
- First Mortgage	-\$311,920
- Second Mortgage	-\$0
= Downpayment	\$77,980
+ Buying Costs	\$8,518
+ Initial Improvements	\$0
= Initial Cash Invested	\$86,498
Square Feet	1,597
Cost per Square Foot	\$244
Monthly Rent per Square Foot	\$1.44

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$311,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	2.6%	
Payment	\$1,246.46	\$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	\$27,293

Income	Monthly	Annual
Gross Rent	\$2,295	\$27,540
Vacancy Loss	-\$115	-\$1,377
Operating Income	\$2,180	\$26,163

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

Net Performance	Monthly	Annual
Net Operating Income	\$1,643	\$19,713
- Mortgage Payments	-\$1,246	-\$14,958
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$396	\$4,755

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	\$27,540	\$28,366	\$29,217	\$30,997	\$35,933	\$48,292	\$64,900
Vacancy Loss	-\$1,377	-\$1,418	-\$1,461	-\$1,550	-\$1,797	-\$2,415	-\$3,245
Operating Income	\$26,163	\$26,948	\$27,756	\$29,447	\$34,137	\$45,877	\$61,655

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
Operating Expenses	-\$6,450	-\$6,644	-\$6,843	-\$7,260	-\$8,416	-\$11,310	-\$15,200

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$19,713	\$20,304	\$20,914	\$22,187	\$25,721	\$34,567	\$46,455
- Mortgage Payments	-\$14,958	-\$14,958	-\$14,958	-\$14,958	-\$14,958	-\$14,958	-\$14,956
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$4,755	\$5,347	\$5,956	\$7,230	\$10,763	\$19,609	\$31,499
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%	8.4%	12.4%	22.7%	36.4%
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	\$401,597	\$413,645	\$426,054	\$452,001	\$523,993	\$704,203	\$946,390
- Loan Balance	-\$304,947	-\$297,791	-\$290,447	-\$275,179	-\$233,373	-\$131,674	-\$0
= Equity	\$96,650	\$115,854	\$135,607	\$176,821	\$290,620	\$572,528	\$946,390
Loan-to-Value Ratio	75.9%	72.0%	68.2%	60.9%	44.5%	18.7%	0.0%
Potential Cash-Out Refi	\$16,331	\$33,125	\$50,396	\$86,421	\$185,821	\$431,688	\$757,112

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$96,650	\$115,854	\$135,607	\$176,821	\$290,620	\$572,528	\$946,390
- Selling Costs	-\$28,112	-\$28,955	-\$29,824	-\$31,640	-\$36,680	-\$49,294	-\$66,247
= Proceeds After Sale	\$68,539	\$86,899	\$105,783	\$145,181	\$253,940	\$523,234	\$880,142
+ Cumulative Cash Flow	\$4,755	\$10,102	\$16,058	\$29,871	\$76,412	\$230,545	\$489,130
- Initial Cash Invested	-\$86,498	-\$86,498	-\$86,498	-\$86,498	-\$86,498	-\$86,498	-\$86,498
= Net Profit	-\$13,204	\$10,503	\$35,343	\$88,555	\$243,854	\$667,281	\$1,282,774
Internal Rate of Return	-15.3%	6.1%	12.7%	16.5%	16.7%	14.8%	13.7%
Return on Investment	-15%	12%	41%	102%	282%	771%	1,483%

Graphs

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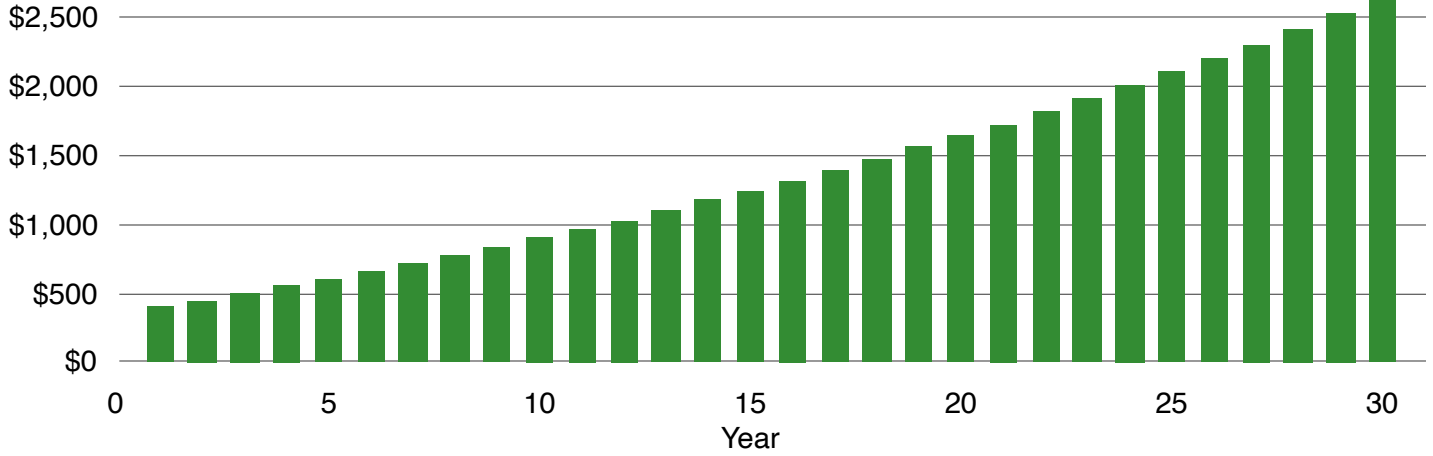
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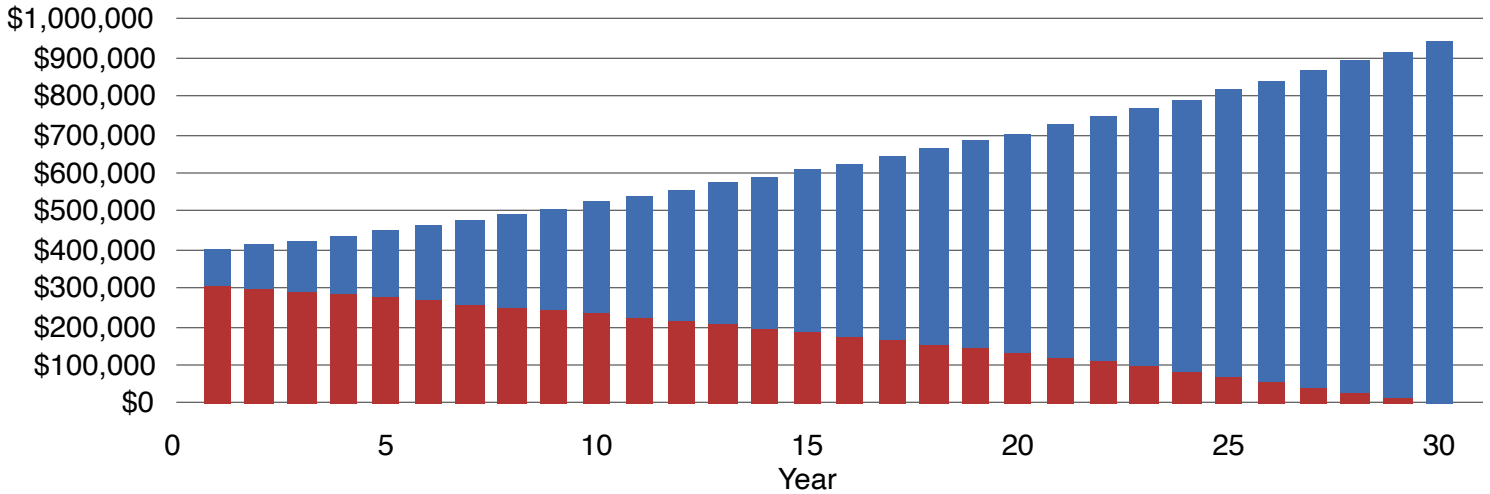
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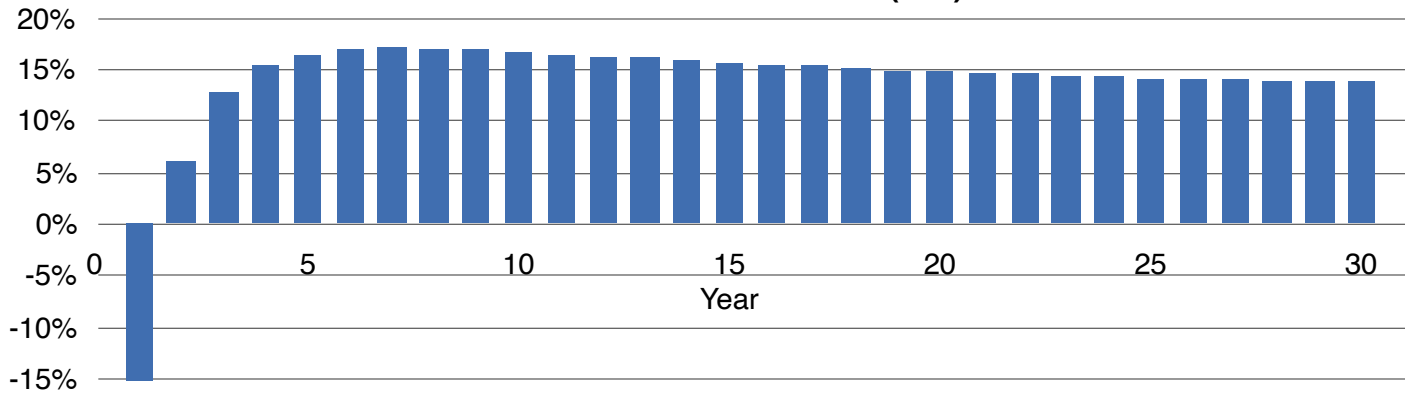
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Itemized Closing Costs

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Buying Costs

Appraisal	\$300
Title Insurance	\$320
Property Transfer Tax	\$5,798
Legal Fees	\$1,500
Inspection	\$600
Total	\$8,518

Energy Park Site Plan

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Main Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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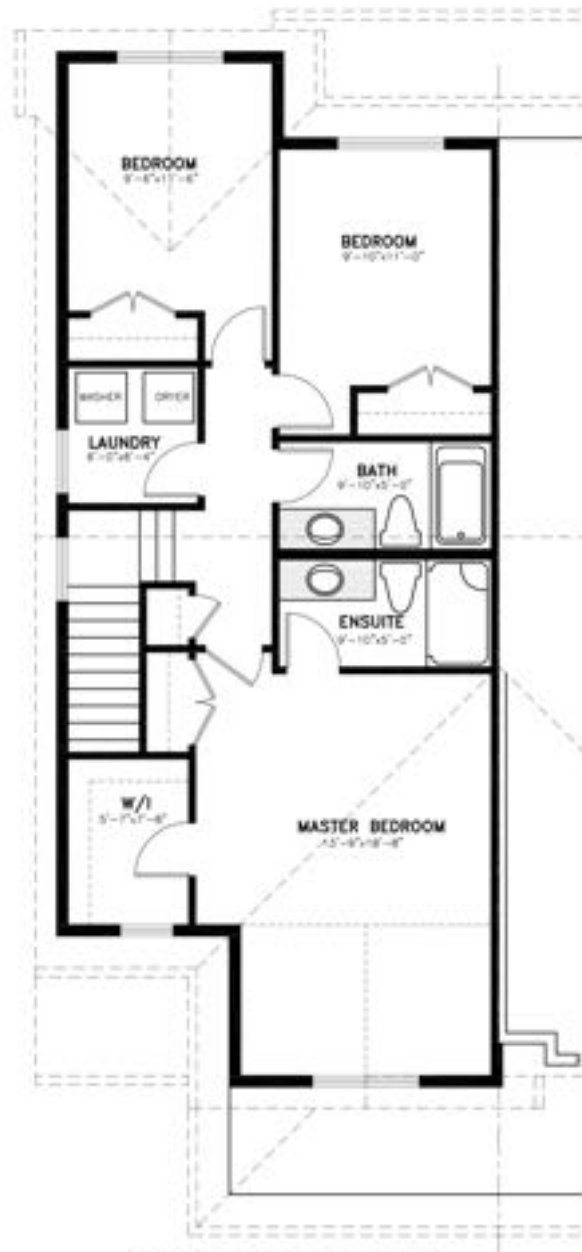
**MAIN FLOOR PLAN
BRENTWOOD B**

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

Photos

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