

# Property Report

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## **Colwood 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

## Colwood Half Duplex (Mar 2016)

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### Purchase Info

Square Feet	1,367
Purchase Price	\$339,900
Initial Cash Invested	\$75,498

### Income Analysis

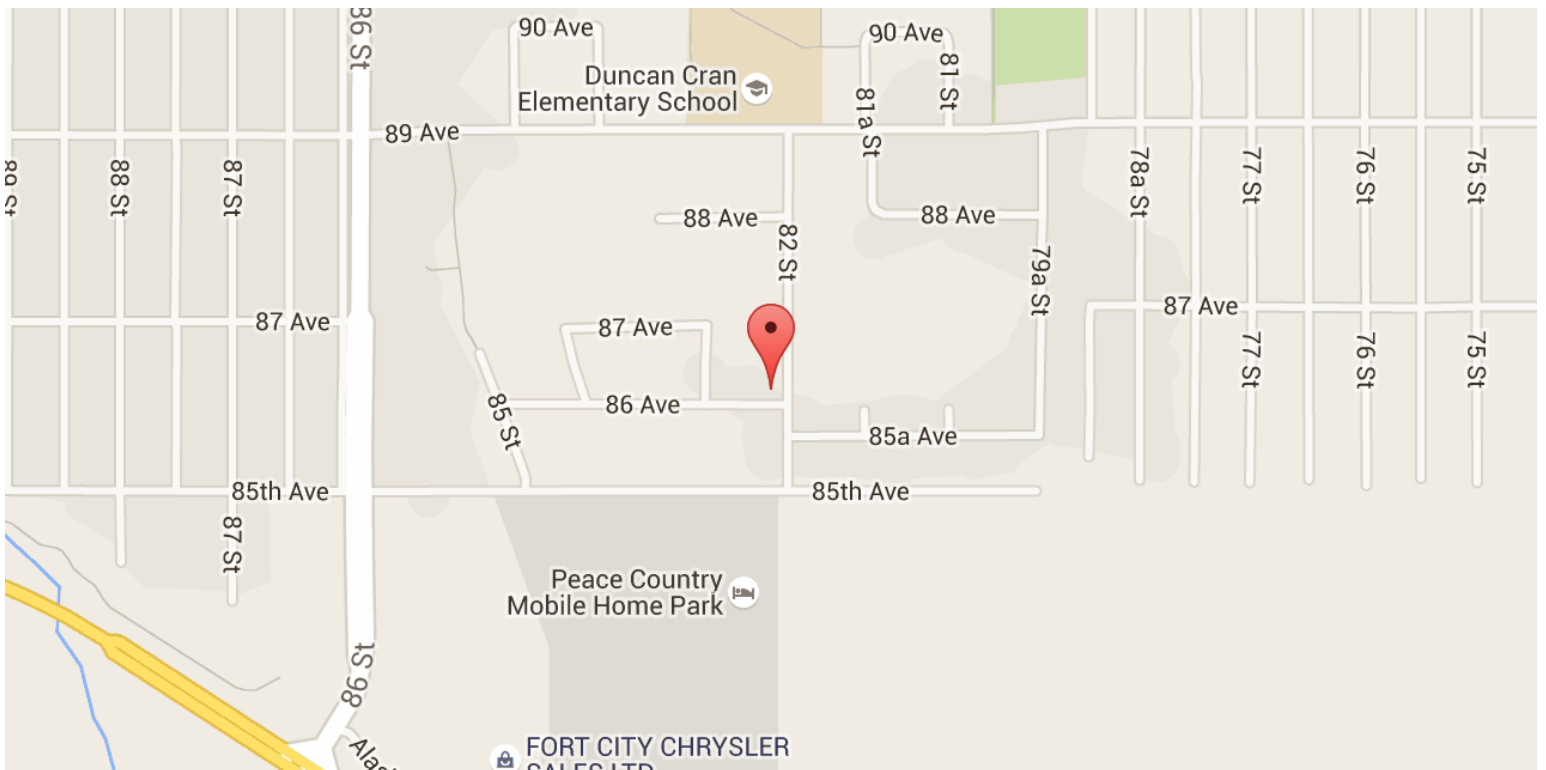
	Monthly	Annual
Net Operating Income	\$1,418	\$17,020
Cash Flow	\$332	\$3,981

### 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 approximately 1367 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
<b>= Downpayment</b>	<b>\$67,980</b>
+ Buying Costs	\$7,518
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$75,498</b>
Square Feet	1,367
Cost per Square Foot	\$249
Monthly Rent per Square Foot	\$1.50

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%	
<b>Payment</b>	<b>\$1,086.61</b>	<b>\$0.00</b>

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%
<b>Cash on Cash Return</b>	<b>5.3%</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	\$23,793

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

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
<b>Operating Expenses (27%)</b>	<b>-\$529</b>	<b>-\$6,350</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,418</b>	<b>\$17,020</b>
- Mortgage Payments	-\$1,087	-\$13,039
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$332</b>	<b>\$3,981</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	\$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
<b>Operating Income</b>	<b>\$23,370</b>	<b>\$24,071</b>	<b>\$24,793</b>	<b>\$26,303</b>	<b>\$30,493</b>	<b>\$40,979</b>	<b>\$55,073</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	-\$2,950	-\$3,038	-\$3,130	-\$3,320	-\$3,849	-\$5,173	-\$6,952
<b>Operating Expenses</b>	<b>-\$6,350</b>	<b>-\$6,540</b>	<b>-\$6,737</b>	<b>-\$7,147</b>	<b>-\$8,285</b>	<b>-\$11,135</b>	<b>-\$14,964</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$17,020</b>	<b>\$17,531</b>	<b>\$18,057</b>	<b>\$19,156</b>	<b>\$22,207</b>	<b>\$29,845</b>	<b>\$40,109</b>
- Mortgage Payments	-\$13,039	-\$13,039	-\$13,039	-\$13,039	-\$13,039	-\$13,039	-\$13,039
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$3,981</b>	<b>\$4,491</b>	<b>\$5,017</b>	<b>\$6,117</b>	<b>\$9,168</b>	<b>\$16,805</b>	<b>\$27,069</b>
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%
<b>Cash on Cash Return</b>	<b>5.3%</b>	<b>5.9%</b>	<b>6.6%</b>	<b>8.1%</b>	<b>12.1%</b>	<b>22.3%</b>	<b>35.9%</b>
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
<b>= Equity</b>	<b>\$84,256</b>	<b>\$100,997</b>	<b>\$118,217</b>	<b>\$154,146</b>	<b>\$253,350</b>	<b>\$499,106</b>	<b>\$825,024</b>
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
<b>= Proceeds After Sale</b>	<b>\$59,749</b>	<b>\$75,755</b>	<b>\$92,217</b>	<b>\$126,563</b>	<b>\$221,374</b>	<b>\$456,134</b>	<b>\$767,272</b>
+ 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
<b>= Net Profit</b>	<b>-\$11,768</b>	<b>\$8,729</b>	<b>\$30,209</b>	<b>\$76,230</b>	<b>\$210,599</b>	<b>\$577,183</b>	<b>\$1,110,328</b>
<b>Internal Rate of Return</b>	<b>-15.6%</b>	<b>5.8%</b>	<b>12.4%</b>	<b>16.2%</b>	<b>16.5%</b>	<b>14.6%</b>	<b>13.6%</b>
Return on Investment	-16%	12%	40%	101%	279%	765%	1,471%

# Graphs

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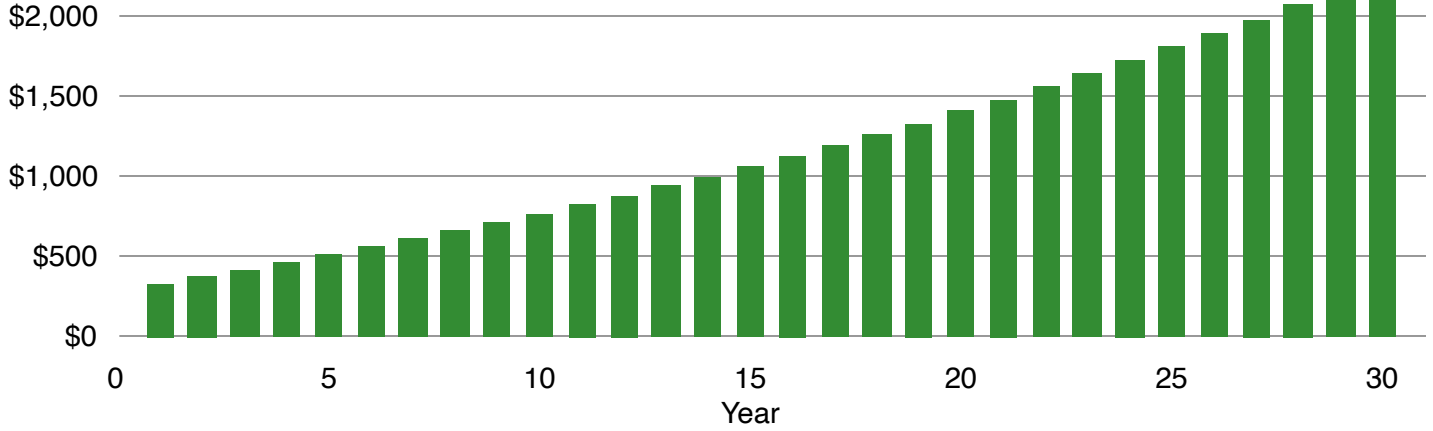
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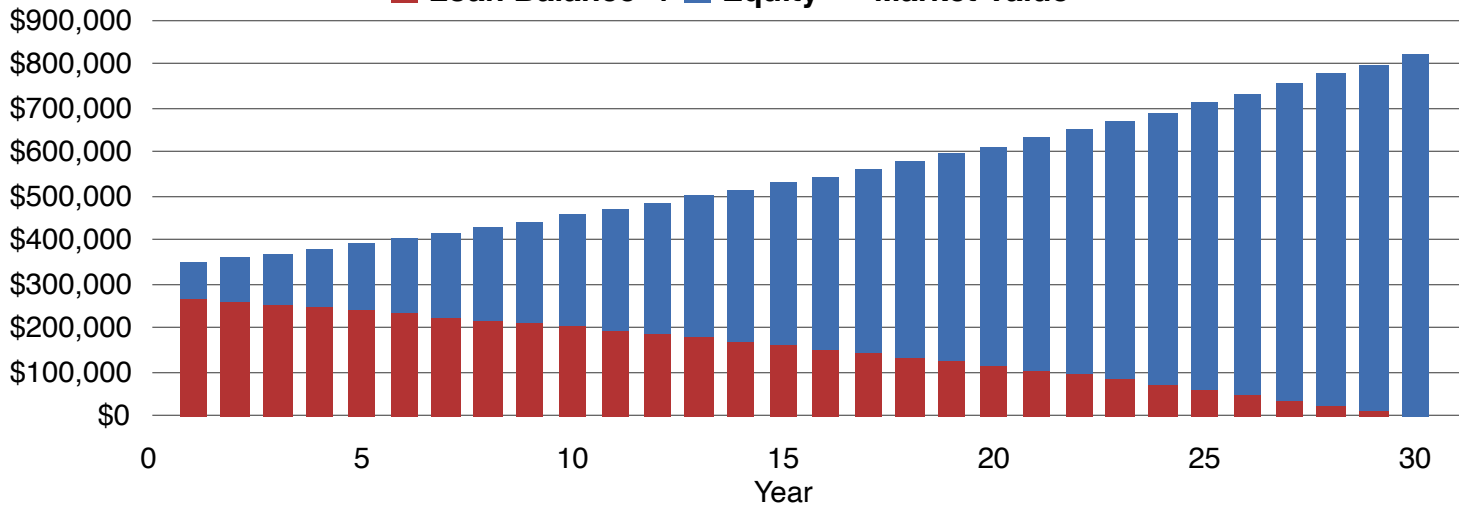
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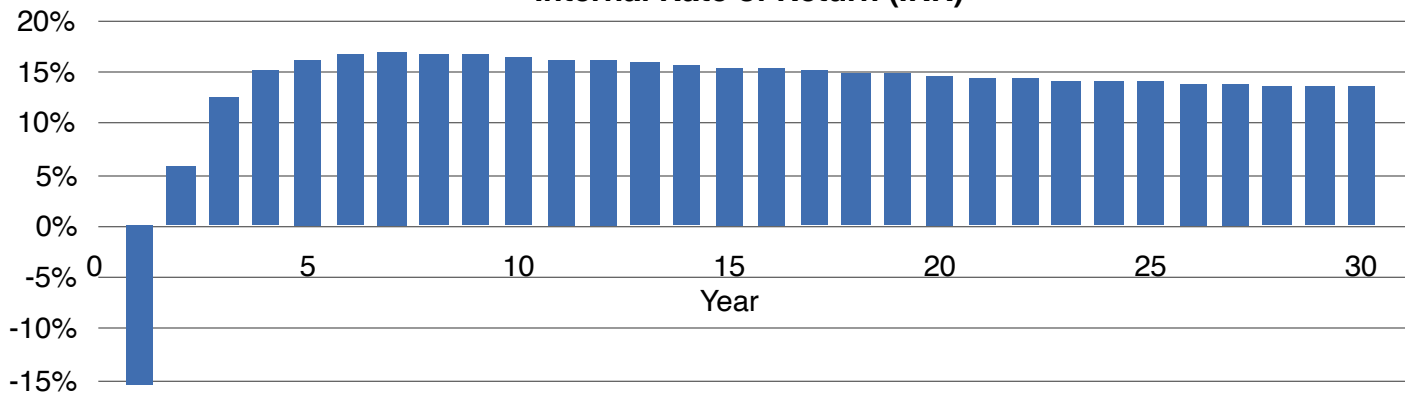
### Monthly Cash Flow



### 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	\$4,798
Legal Fees	\$1,500
Inspection	\$600
<b>Total</b>	<b>\$7,518</b>

# Energy Park Site Plan

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

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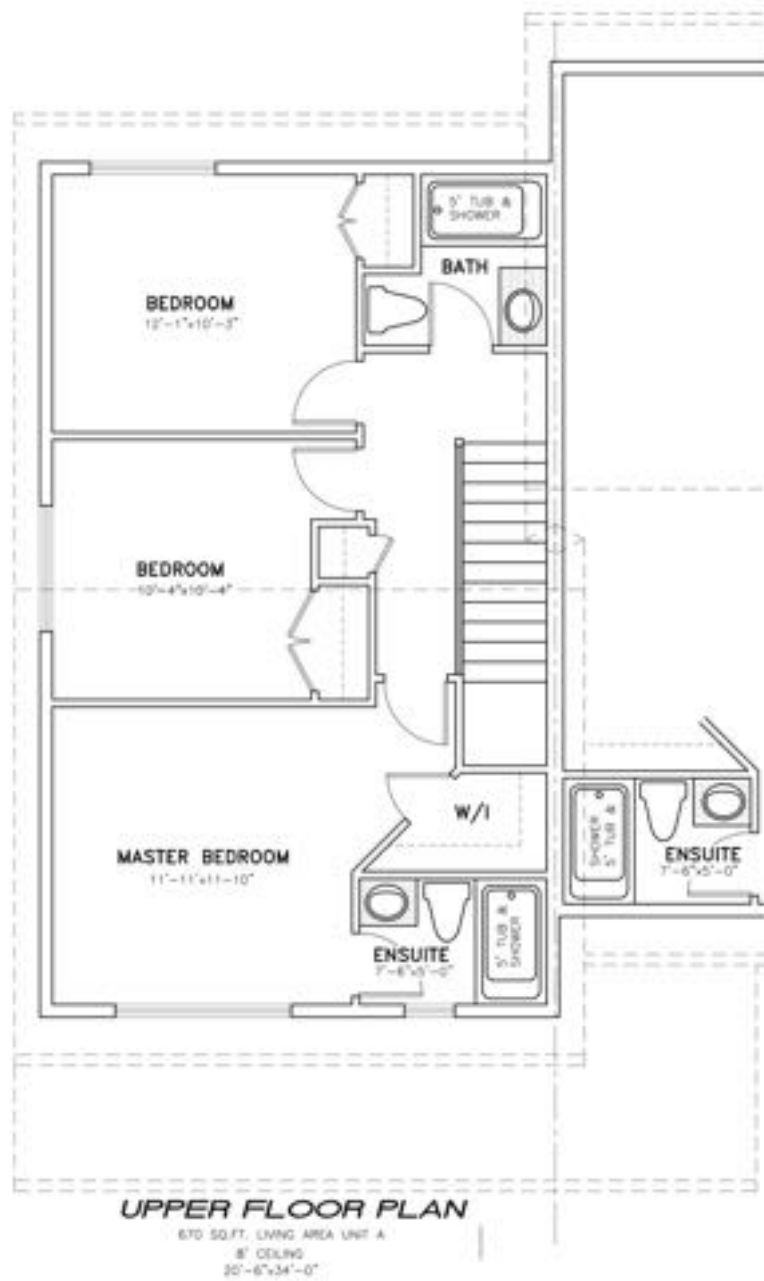




# Upper Floor Plan (Measurements Approximate - Illustrative Purposes Only)

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## Kitchen (Under Construction)

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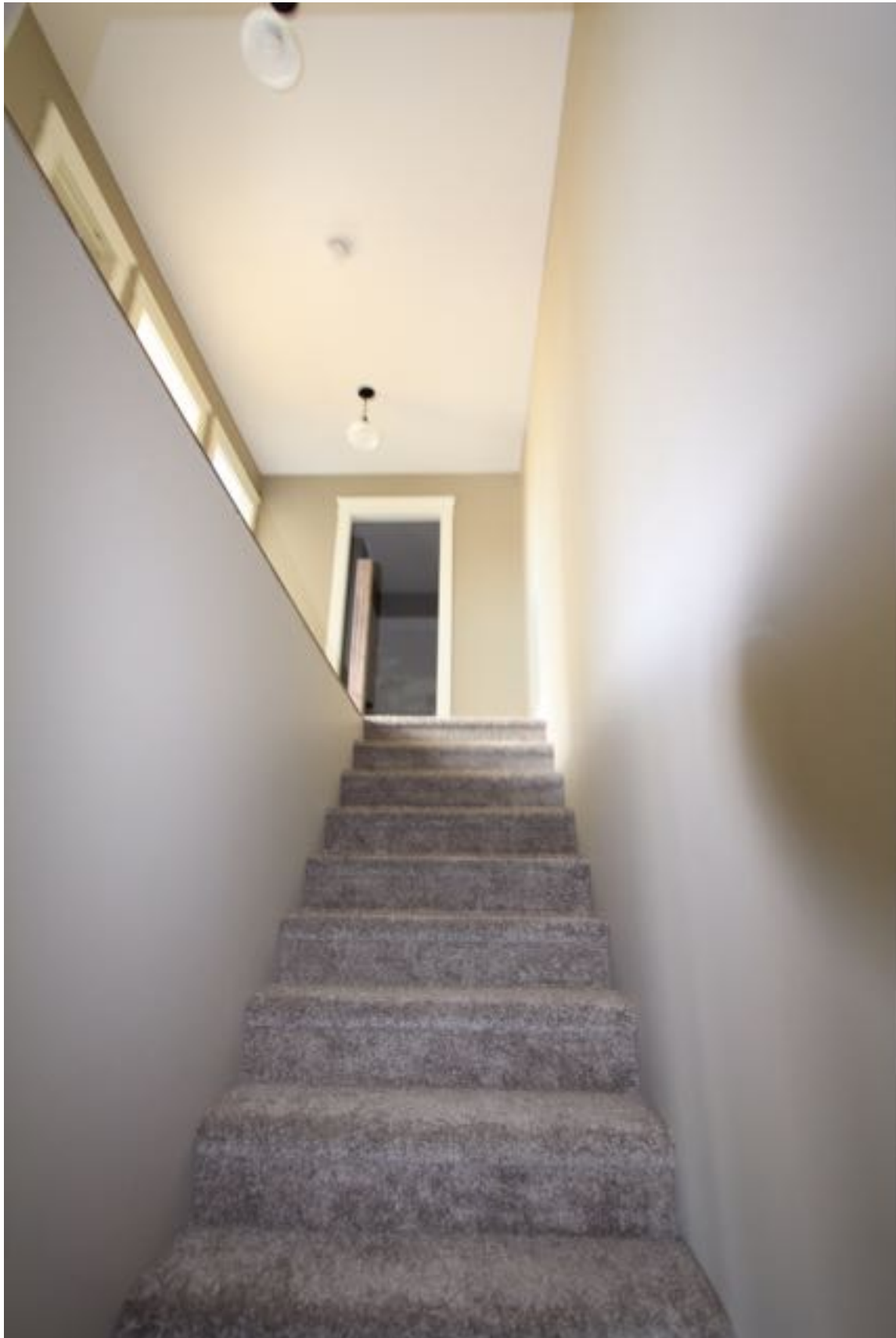
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## Bedrooms (Under Construction)

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