

# Property Report

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## **Elwood Full 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 (2 Units)	2,784
Purchase Price	\$759,800
Initial Cash Invested	\$169,096

### Income Analysis

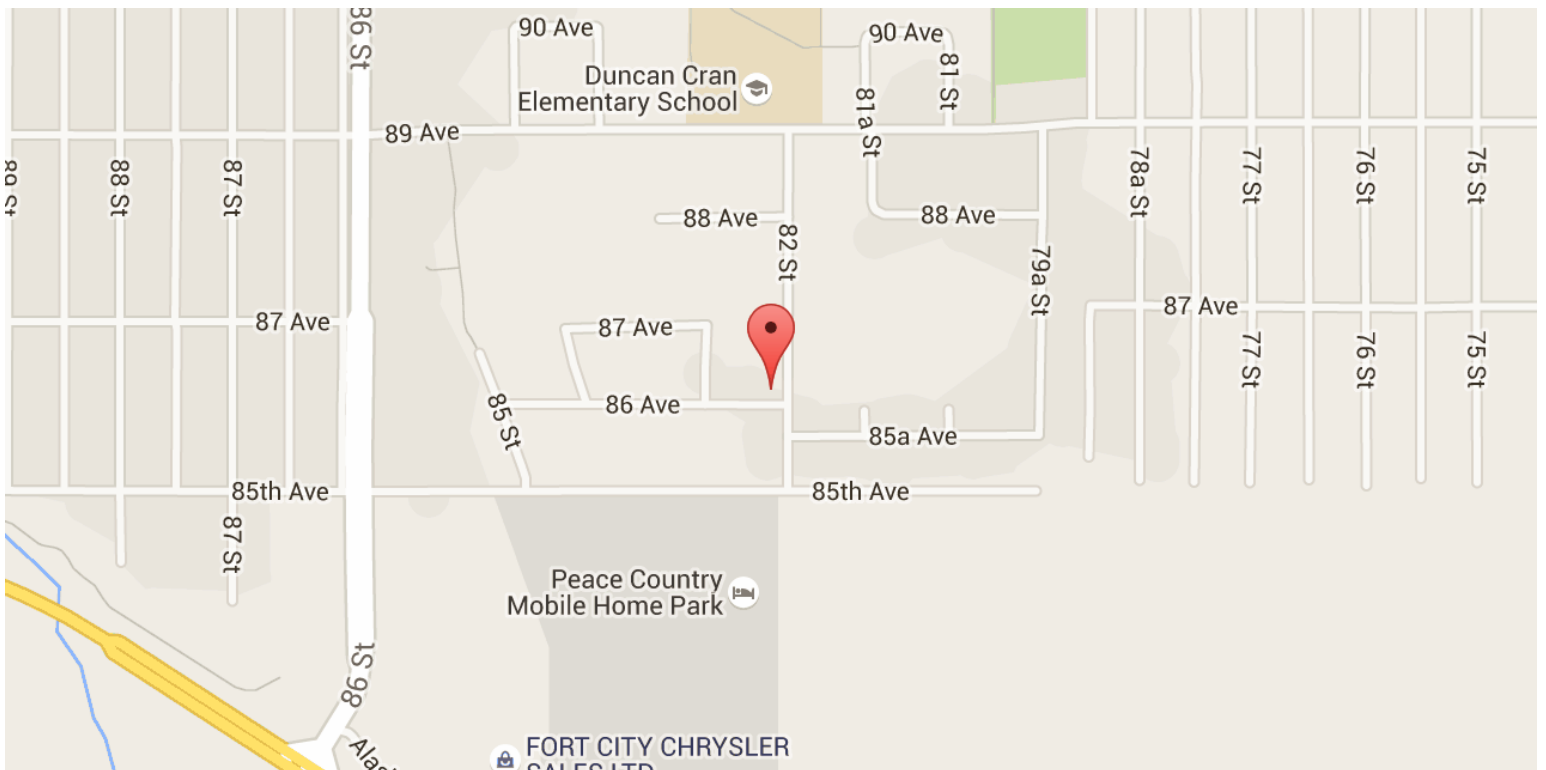
	Monthly	Annual
Net Operating Income	\$3,200	\$38,400
Cash Flow	\$771	\$9,252

### 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)	\$1,021,108



Great new duplex in Fort St John's popular Energy Park subdivision! This home offers a great layout with 1367 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	\$759,800
- First Mortgage	-\$607,840
- Second Mortgage	-\$0
<b>= Downpayment</b>	<b>\$151,960</b>
+ Buying Costs	\$17,136
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$169,096</b>
Square Feet (2 Units)	2,784
Cost per Square Foot	\$273
Monthly Rent per Square Foot	\$1.62
Cost per Unit	\$379,900
Average Monthly Rent per Unit	\$2,250

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$607,840	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	2.6%	
<b>Payment</b>	<b>\$2,428.98</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	14.1
Operating Expense Ratio	25.1%
Debt Coverage Ratio	1.32
Cap Rate (Purchase Price)	5.1%
<b>Cash on Cash Return</b>	<b>5.5%</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	\$53,186

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

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
<b>Operating Expenses (25%)</b>	<b>-\$1,075</b>	<b>-\$12,900</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$3,200</b>	<b>\$38,400</b>
- Mortgage Payments	-\$2,429	-\$29,148
- Year 1 Improvements	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$771</b>	<b>\$9,252</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	\$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
<b>Operating Income</b>	<b>\$51,300</b>	<b>\$52,839</b>	<b>\$54,424</b>	<b>\$57,739</b>	<b>\$66,935</b>	<b>\$89,955</b>	<b>\$120,892</b>

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
<b>Operating Expenses</b>	<b>-\$12,900</b>	<b>-\$13,287</b>	<b>-\$13,686</b>	<b>-\$14,519</b>	<b>-\$16,832</b>	<b>-\$22,620</b>	<b>-\$30,400</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$38,400</b>	<b>\$39,552</b>	<b>\$40,739</b>	<b>\$43,220</b>	<b>\$50,103</b>	<b>\$67,335</b>	<b>\$90,492</b>
- Mortgage Payments	-\$29,148	-\$29,148	-\$29,148	-\$29,148	-\$29,148	-\$29,148	-\$29,147
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
<b>= Cash Flow</b>	<b>\$9,252</b>	<b>\$10,404</b>	<b>\$11,591</b>	<b>\$14,072</b>	<b>\$20,956</b>	<b>\$38,187</b>	<b>\$61,345</b>
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%
<b>Cash on Cash Return</b>	<b>5.5%</b>	<b>6.2%</b>	<b>6.9%</b>	<b>8.3%</b>	<b>12.4%</b>	<b>22.6%</b>	<b>36.3%</b>
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	\$782,594	\$806,072	\$830,254	\$880,816	\$1,021,108	\$1,372,283	\$1,844,234
- Loan Balance	-\$594,251	-\$580,306	-\$565,996	-\$536,244	-\$454,776	-\$256,595	-\$0
<b>= Equity</b>	<b>\$188,343</b>	<b>\$225,766</b>	<b>\$264,258</b>	<b>\$344,573</b>	<b>\$566,331</b>	<b>\$1,115,688</b>	<b>\$1,844,234</b>
Loan-to-Value Ratio	75.9%	72.0%	68.2%	60.9%	44.5%	18.7%	0.0%
Potential Cash-Out Refi	\$31,824	\$64,551	\$98,207	\$168,409	\$362,110	\$841,231	\$1,475,387

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$188,343	\$225,766	\$264,258	\$344,573	\$566,331	\$1,115,688	\$1,844,234
- Selling Costs	-\$54,782	-\$56,425	-\$58,118	-\$61,657	-\$71,478	-\$96,060	-\$129,096
<b>= Proceeds After Sale</b>	<b>\$133,562</b>	<b>\$169,341</b>	<b>\$206,140</b>	<b>\$282,916</b>	<b>\$494,854</b>	<b>\$1,019,628</b>	<b>\$1,715,138</b>
+ Cumulative Cash Flow	\$9,252	\$19,656	\$31,247	\$58,132	\$148,735	\$448,867	\$952,464
- Initial Cash Invested	-\$169,096	-\$169,096	-\$169,096	-\$169,096	-\$169,096	-\$169,096	-\$169,096
<b>= Net Profit</b>	<b>-\$26,282</b>	<b>\$19,901</b>	<b>\$68,291</b>	<b>\$171,952</b>	<b>\$474,493</b>	<b>\$1,299,399</b>	<b>\$2,498,506</b>
<b>Internal Rate of Return</b>	<b>-15.5%</b>	<b>5.9%</b>	<b>12.6%</b>	<b>16.4%</b>	<b>16.6%</b>	<b>14.8%</b>	<b>13.7%</b>
Return on Investment	-16%	12%	40%	102%	281%	768%	1,478%

# Graphs

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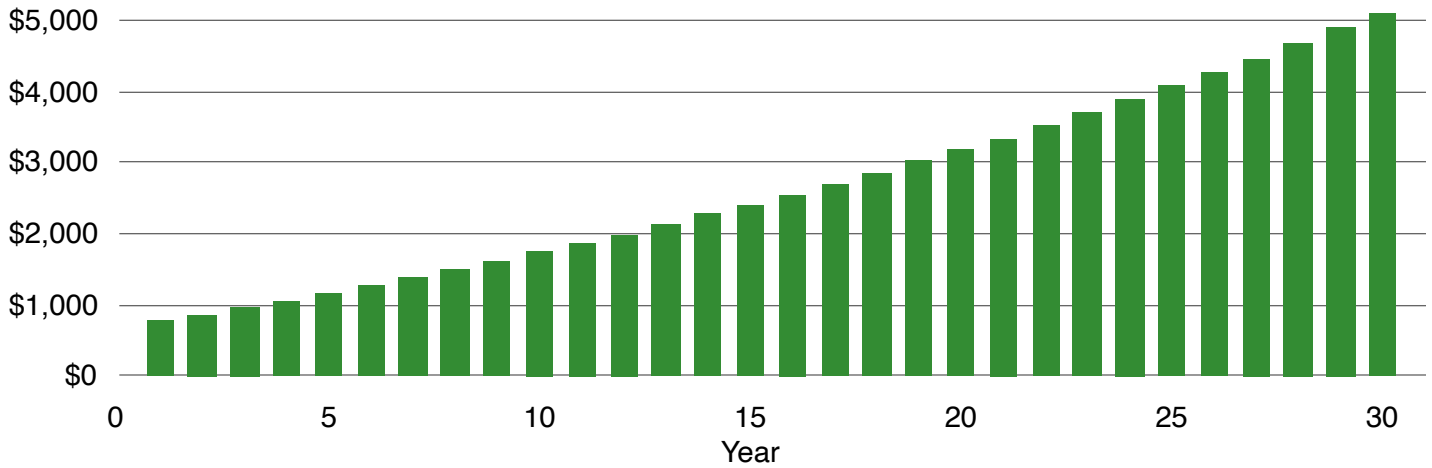
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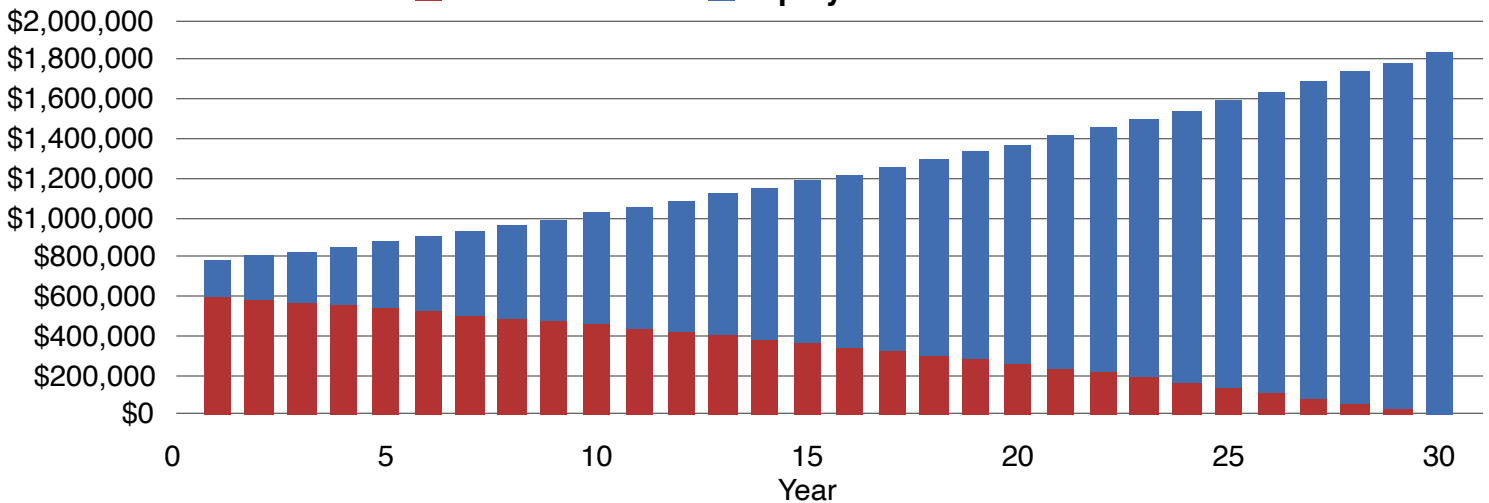
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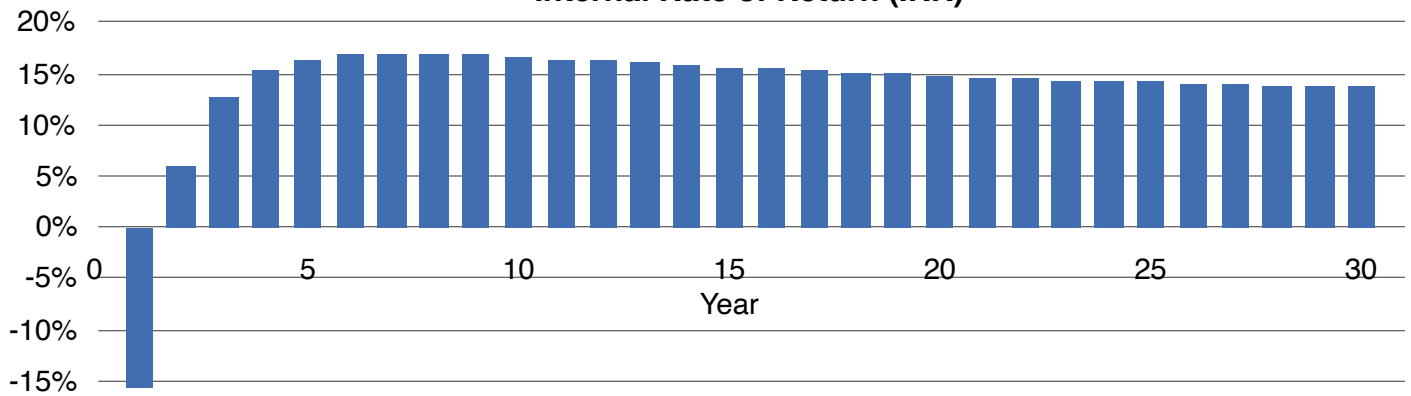
### Monthly Cash Flow



### 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	1,392	1	\$2,250 Per Month
Unit 2	1,392	1	\$2,250 Per Month
<b>Totals for Year 1</b>			
<b>Total Number of Units</b>			<b>2</b>
<b>Total Area (Sum of Units)</b>			<b>2,784 Square Feet</b>
<b>Total Rent (Sum of Units)</b>			<b>\$4,500 Per Month, \$54,000 Per Year</b>

## Itemized Closing Costs

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#### Buying Costs

Appraisal	\$600
Title Insurance	\$640
Property Transfer Tax	\$13,196
Legal Fees	\$1,500
Inspection	\$1,200
<b>Total</b>	<b>\$17,136</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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