

# Property Report

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**1328 96 Avenue**

Dawson Creek, BC

Presented by:

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The information contained within this program is for discussion purposes only and is not to be relied upon without performing your own due diligence.

## Overview

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### Purchase Info

Square Feet (2 Units)	1,740
Purchase Price	\$374,900
Initial Cash Invested	\$84,352

### Income Analysis

	Monthly	Annual
Net Operating Income	\$2,291	\$27,491
Cash Flow	\$1,015	\$12,181

### Financial Metrics

Cap Rate (Purchase Price)	7.3%
Cash on Cash Return (Year 1)	14.4%
Internal Rate of Return (Year 10)	23.4%
Sale Price (Year 10)	\$503,834



Wow! You won't believe your eyes! Great positive cash flowing investment property with no maintenance! Amazing 3 bedroom, 1.5 bathroom home on 2 levels completely redone from top to bottom with all the fixings! Two 5x5 windows fill the main living area with glorious sunshine and bedrooms with large closets will make this an ease to rent! Don't forget the large daylight 1 bedroom basement suite with its own separate laundry facilities, hot water tank and independent heating. High demand for a furnished 1 bedroom or rent unfurnished for \$800 per month. All this with a concrete paved driveway with loads of parking on a corner lot. Great attention to detail has been put into this home. Call now before it's gone!

# Purchase Analysis

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Purchase Info	
Purchase Price	\$374,900
- First Mortgage	(\$299,920)
- Second Mortgage	(\$0)
<b>= Downpayment</b>	<b>\$74,980</b>
+ Buying Costs	\$9,372
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$84,352</b>
Square Feet (2 Units)	1,740
Cost per Square Foot	\$215
Monthly Rent per Square Foot	\$1.78
Cost per Unit	\$187,450
Average Monthly Rent per Unit	\$1,550

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$299,920	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	3.09%	
<b>Payment</b>	<b>\$1,275.87</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	10.1
Operating Expense Ratio	22.2%
Debt Coverage Ratio	1.80
Cap Rate (Purchase Price)	7.3%
<b>Cash on Cash Return</b>	<b>14.4%</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	\$26,243

Income	Monthly	Annual
Gross Rent	\$3,100	\$37,200
Vacancy Loss	(\$155)	(\$1,860)
<b>Operating Income</b>	<b>\$2,945</b>	<b>\$35,340</b>

Expenses (% of Income)	Monthly	Annual
Insurance (2%)	(\$60)	(\$715)
Management Fees (10%)	(\$294)	(\$3,534)
Repairs (3%)	(\$100)	(\$1,200)
Taxes (7%)	(\$200)	(\$2,400)
<b>Operating Expenses (22%)</b>	<b>(\$654)</b>	<b>(\$7,849)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$2,291</b>	<b>\$27,491</b>
- Mortgage Payments	(\$1,276)	(\$15,310)
- Year 1 Improvements	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$1,015</b>	<b>\$12,181</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	\$37,200	\$38,316	\$39,465	\$41,869	\$48,538	\$65,230	\$87,664
Vacancy Loss	(\$1,860)	(\$1,916)	(\$1,973)	(\$2,093)	(\$2,427)	(\$3,262)	(\$4,383)
<b>Operating Income</b>	<b>\$35,340</b>	<b>\$36,400</b>	<b>\$37,492</b>	<b>\$39,775</b>	<b>\$46,111</b>	<b>\$61,969</b>	<b>\$83,281</b>

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	(\$715)	(\$736)	(\$759)	(\$805)	(\$933)	(\$1,254)	(\$1,685)
Management Fees	(\$3,534)	(\$3,640)	(\$3,749)	(\$3,978)	(\$4,611)	(\$6,197)	(\$8,328)
Repairs	(\$1,200)	(\$1,236)	(\$1,273)	(\$1,351)	(\$1,566)	(\$2,104)	(\$2,828)
Taxes	(\$2,400)	(\$2,472)	(\$2,546)	(\$2,701)	(\$3,131)	(\$4,208)	(\$5,656)
<b>Operating Expenses</b>	<b>(\$7,849)</b>	<b>(\$8,084)</b>	<b>(\$8,327)</b>	<b>(\$8,834)</b>	<b>(\$10,241)</b>	<b>(\$13,763)</b>	<b>(\$18,497)</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$27,491</b>	<b>\$28,316</b>	<b>\$29,165</b>	<b>\$30,941</b>	<b>\$35,870</b>	<b>\$48,206</b>	<b>\$64,784</b>
- Mortgage Payments	(\$15,310)	(\$15,310)	(\$15,310)	(\$15,310)	(\$15,310)	(\$15,310)	(\$15,310)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$12,181</b>	<b>\$13,005</b>	<b>\$13,855</b>	<b>\$15,631</b>	<b>\$20,559</b>	<b>\$32,895</b>	<b>\$49,474</b>
Cap Rate (Purchase Price)	7.3%	7.6%	7.8%	8.3%	9.6%	12.9%	17.3%
Cap Rate (Market Value)	7.1%	7.1%	7.1%	7.1%	7.1%	7.1%	7.1%
<b>Cash on Cash Return</b>	<b>14.4%</b>	<b>15.4%</b>	<b>16.4%</b>	<b>18.5%</b>	<b>24.4%</b>	<b>39.0%</b>	<b>58.7%</b>
Return on Equity	13.2%	11.8%	10.7%	9.3%	7.5%	6.0%	5.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$386,147	\$397,731	\$409,663	\$434,612	\$503,834	\$677,111	\$909,981
- Loan Balance	(\$293,731)	(\$287,350)	(\$280,770)	(\$266,989)	(\$228,601)	(\$131,690)	(\$2)
<b>= Equity</b>	<b>\$92,416</b>	<b>\$110,381</b>	<b>\$128,893</b>	<b>\$167,623</b>	<b>\$275,233</b>	<b>\$545,421</b>	<b>\$909,979</b>
Loan-to-Value Ratio	76.1%	72.2%	68.5%	61.4%	45.4%	19.4%	0.0%
Potential Cash-Out Refi	\$15,186	\$30,835	\$46,961	\$80,701	\$174,466	\$409,999	\$727,983

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$92,416	\$110,381	\$128,893	\$167,623	\$275,233	\$545,421	\$909,979
- Selling Costs	(\$27,030)	(\$27,841)	(\$28,676)	(\$30,423)	(\$35,268)	(\$47,398)	(\$63,699)
<b>= Proceeds After Sale</b>	<b>\$65,385</b>	<b>\$82,540</b>	<b>\$100,217</b>	<b>\$137,200</b>	<b>\$239,965</b>	<b>\$498,023</b>	<b>\$846,280</b>
+ Cumulative Cash Flow	\$12,181	\$25,186	\$39,041	\$69,401	\$162,049	\$432,485	\$848,583
- Initial Cash Invested	(\$84,352)	(\$84,352)	(\$84,352)	(\$84,352)	(\$84,352)	(\$84,352)	(\$84,352)
<b>= Net Profit</b>	<b>(\$6,787)</b>	<b>\$23,374</b>	<b>\$54,905</b>	<b>\$122,249</b>	<b>\$317,661</b>	<b>\$846,156</b>	<b>\$1,610,510</b>
<b>Internal Rate of Return</b>	<b>-8.0%</b>	<b>13.9%</b>	<b>20.5%</b>	<b>23.8%</b>	<b>23.4%</b>	<b>21.3%</b>	<b>20.5%</b>
Return on Investment	-8%	28%	65%	145%	377%	1,003%	1,909%

# Graphs

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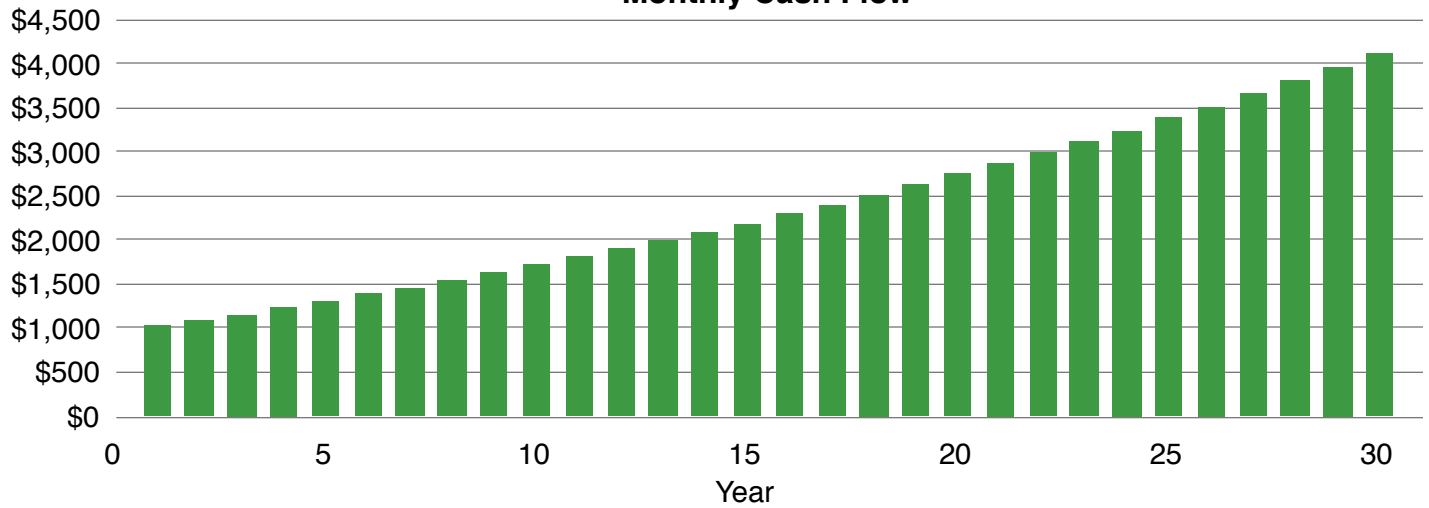


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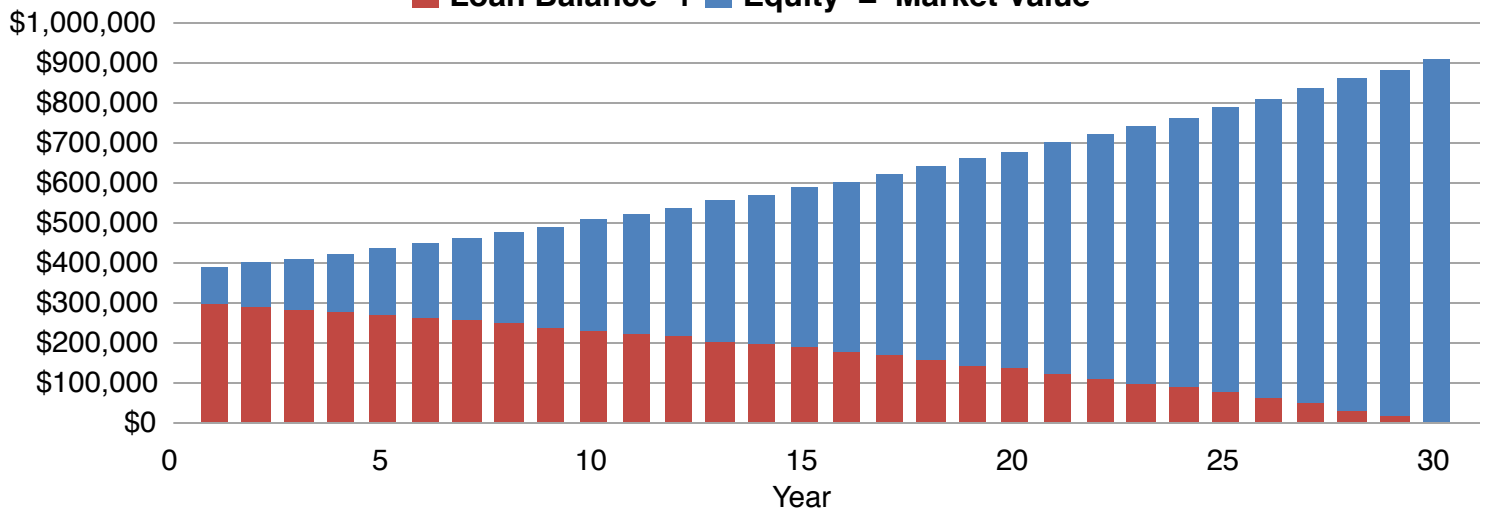
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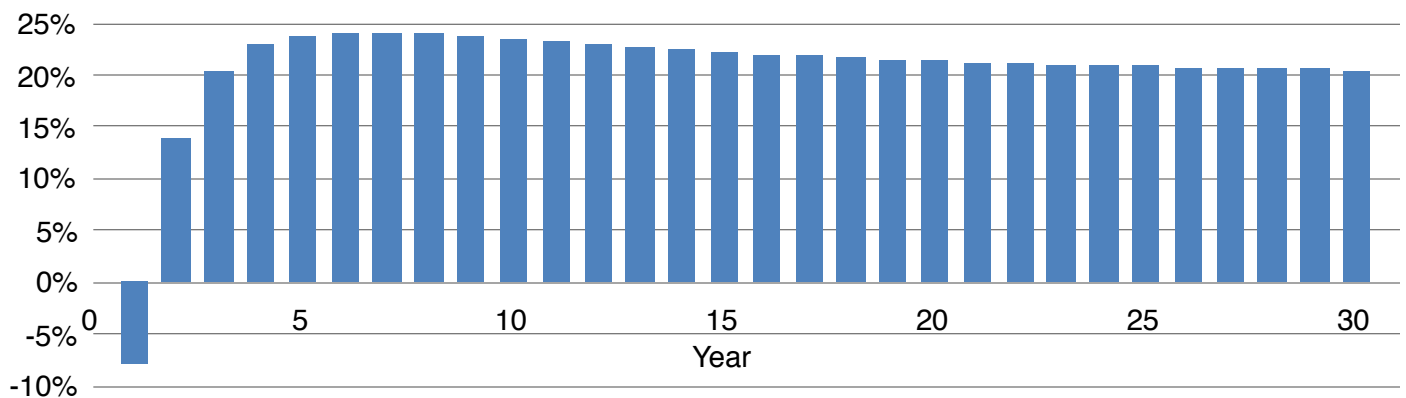
## Monthly Cash Flow



## 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 3 Bedroom	1,200	1	\$1,800 Per Month
Unit #2 1 Bedroom Furnished Suite	540	1	\$1,300 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>1,740 Square Feet</b>
<b>Total Rent (Sum of Units)</b>			<b>\$3,100 Per Month, \$37,200 Per Year</b>



## Photos

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Exterior Front



Large patio deck to enjoy the sunsets or sunrises



Paved concrete driveway enough for 4 vehicles



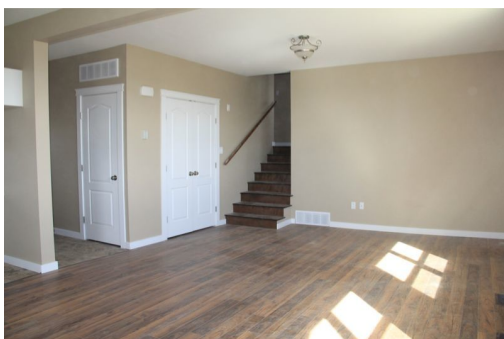
Large backyard with seeded lawn



Kitchen with plenty of cupboards and drawers



Kitchen



Living Room leading upstairs



Open concept living Room

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Bright Living Room with Large Windows



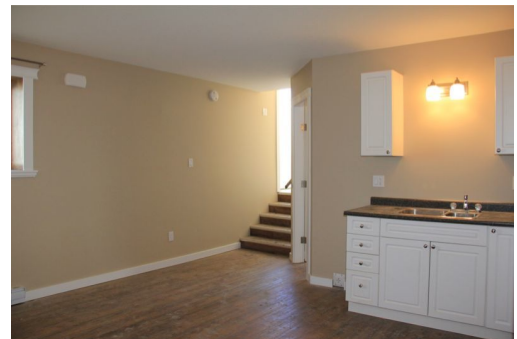
Front Door



Bright & spacious Master Bedroom with walk in closet and ensuite

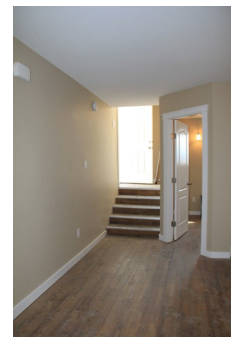


Bedroom #2 with double width hinge closet doors and 3.5" trim



and baseboards with vinyl laminate flooring throughout home including bedrooms

1 Bedroom daylight basement suite



Windows, trim, baseboards with vinyl laminate flooring in basement suite too



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Bedroom just behind the kitchen



Kitchen and Living Area



Living Room leading to bathroom