



D. Scott Duplex (Furnished, Dawson Creek)

1637 100 ave
Dawson Creek, BC
Canada

Presented by:

Mitch Collins
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Your Personal Investment Realtor

For review purposes only, not intended to replace your own diligence.

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Purchase Info

Total Number of Units	2
Purchase Price	\$450,000
Initial Cash Invested	\$99,000

Income Analysis

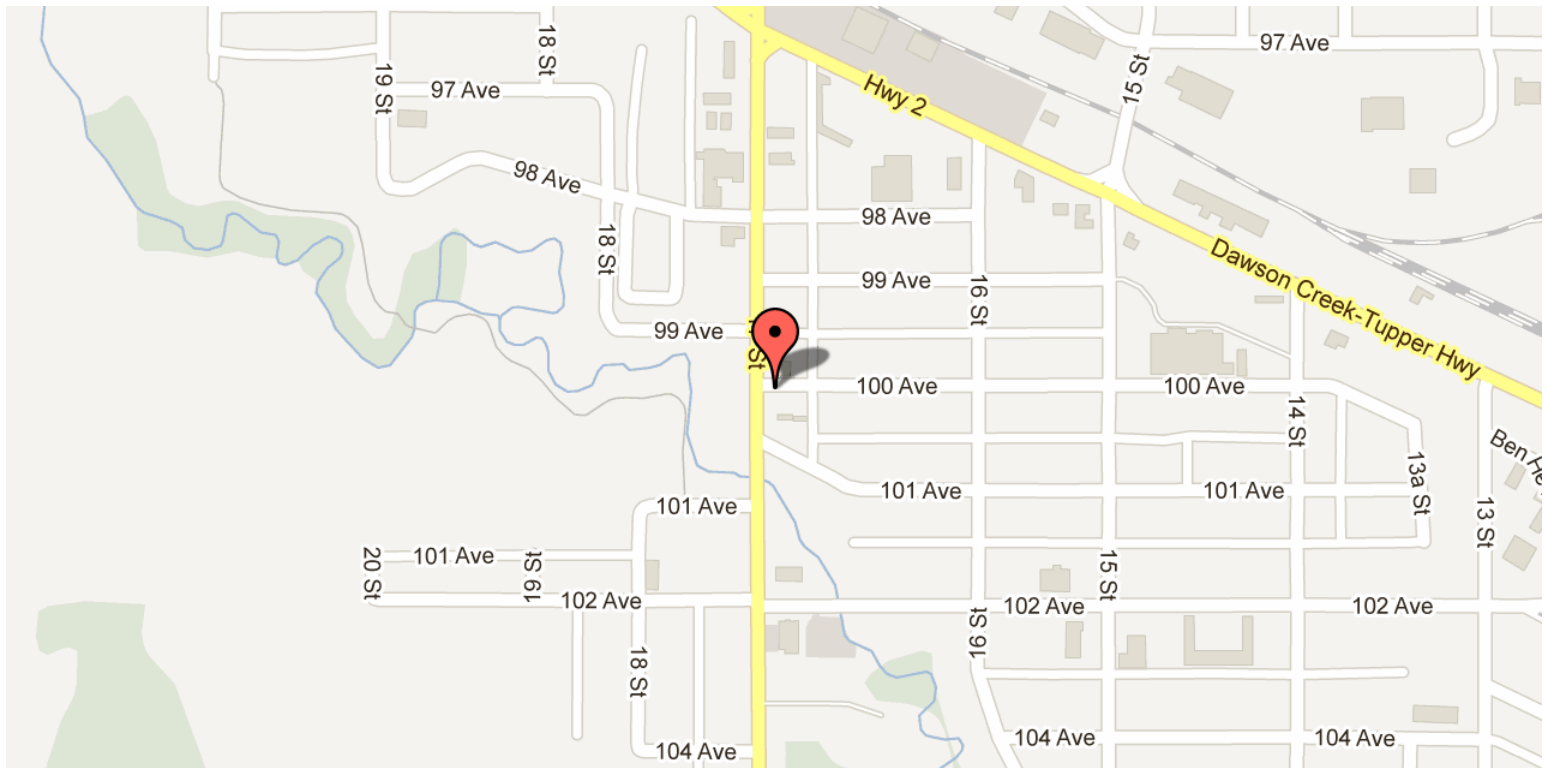
	Monthly	Annual
Net Operating Income	\$3,176	\$38,109
Cash Flow	\$1,464	\$17,567

Financial Metrics

Cap Rate (Purchase Price)	8.5%
Cash on Cash Return (Year 1)	17.7%
Internal Rate of Return (Year 10)	31.0%
Sale Price (Year 10)	\$733,003



Newer 3 bdrm furnished Duplex in booming Dawson Creek. Enjoy great cash flow with this easy to maintain desirable property in one of the world's most attractive investment areas!



Purchase Analysis

January 3, 2012

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Purchase Info	
Purchase Price	\$450,000
- First Mortgage	(\$360,000)
- Second Mortgage	0
= Downpayment	\$90,000
+ Buying Costs	\$9,000
+ Initial Improvements	0
= Initial Cash Invested	\$99,000
Total Number of Units	2
Cost per Unit	\$225,000
Average Monthly Rent per Unit	\$2,500

Mortgages	First	Second
Loan-To-Value Ratio	80%	0
Loan Amount	\$360,000	0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4%	
Payment	\$1,711.87	0

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	7.5
Operating Expense Ratio	33.1%
Debt Coverage Ratio	1.86
Cap Rate (Purchase Price)	8.5%
Cash on Cash Return	17.7%

Assumptions	
Appreciation Rate	5.0%
Vacancy Rate	5.0%
Income Inflation Rate	5.0%
Expense Inflation Rate	3.0%
LTV for Refinance	80.0%
Selling Costs	\$22,500

Income	Monthly	Annual
Gross Rent	\$5,000	\$60,000
Vacancy Loss	(\$250)	(\$3,000)
Laundry	0	0
Operating Income	\$4,750	\$57,000

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (3%)	(\$150)	(\$1,800)
Insurance (2%)	(\$111)	(\$1,330)
Management Fees (10%)	(\$475)	(\$5,700)
Taxes (8%)	(\$389)	(\$4,673)
Utilities (9%)	(\$449)	(\$5,388)
Association Fees (0)	0	0
Operating Expenses (33%)	(\$1,574)	(\$18,891)

Net Performance	Monthly	Annual
Net Operating Income	\$3,176	\$38,109
- Mortgage Payments	(\$1,712)	(\$20,542)
- Year 1 Improvements	0	0
= Cash Flow	\$1,464	\$17,567

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	\$60,000	\$63,000	\$66,150	\$72,930	\$93,080	\$151,617	\$246,968
Vacancy Loss	(\$3,000)	(\$3,150)	(\$3,308)	(\$3,647)	(\$4,654)	(\$7,581)	(\$12,348)
Laundry	0	0	0	0	0	0	0
Operating Income	\$57,000	\$59,850	\$62,842	\$69,284	\$88,426	\$144,036	\$234,620

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	(\$1,330)	(\$1,370)	(\$1,411)	(\$1,497)	(\$1,735)	(\$2,332)	(\$3,134)
Management Fees	(\$5,700)	(\$5,985)	(\$6,284)	(\$6,928)	(\$8,843)	(\$14,404)	(\$23,462)
Taxes	(\$4,673)	(\$4,813)	(\$4,958)	(\$5,260)	(\$6,097)	(\$8,194)	(\$11,012)
Utilities	(\$5,388)	(\$5,550)	(\$5,716)	(\$6,064)	(\$7,030)	(\$9,448)	(\$12,697)
Association Fees	0	0	0	0	0	0	0
Operating Expenses	(\$18,891)	(\$19,572)	(\$20,279)	(\$21,775)	(\$26,054)	(\$37,534)	(\$54,547)

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$38,109	\$40,278	\$42,564	\$47,509	\$62,372	\$106,502	\$180,072
- Mortgage Payments	(\$20,542)	(\$20,542)	(\$20,542)	(\$20,542)	(\$20,542)	(\$20,542)	(\$20,541)
- Improvements	0	0	0	0	0	0	0
= Cash Flow	\$17,567	\$19,736	\$22,021	\$26,966	\$41,829	\$85,960	\$159,532
Cap Rate (Purchase Price)	8.5%	9.0%	9.5%	10.6%	13.9%	23.7%	40.0%
Cap Rate (Market Value)	8.1%	8.1%	8.2%	8.3%	8.5%	8.9%	9.3%
Cash on Cash Return	17.7%	19.9%	22.2%	27.2%	42.3%	86.8%	161.1%
Return on Equity	14.8%	13.2%	12.2%	10.8%	9.3%	8.4%	8.2%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$472,500	\$496,125	\$520,931	\$574,327	\$733,003	\$1,193,984	\$1,944,874
- Loan Balance	(\$353,624)	(\$346,990)	(\$340,089)	(\$325,437)	(\$283,306)	(\$169,342)	0
= Equity	\$118,876	\$149,135	\$180,843	\$248,889	\$449,697	\$1,024,642	\$1,944,874
Loan-to-Value Ratio	74.8%	69.9%	65.3%	56.7%	38.7%	14.2%	0
Potential Cash-Out Refi	\$24,376	\$49,910	\$76,656	\$134,024	\$303,096	\$785,845	\$1,555,899

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$118,876	\$149,135	\$180,843	\$248,889	\$449,697	\$1,024,642	\$1,944,874
- Selling Costs	(\$23,625)	(\$24,806)	(\$26,047)	(\$28,716)	(\$36,650)	(\$59,699)	(\$97,244)
= Proceeds After Sale	\$95,251	\$124,329	\$154,796	\$220,173	\$413,047	\$964,943	\$1,847,630
+ Cumulative Cash Flow	\$17,567	\$37,302	\$59,324	\$110,720	\$288,601	\$930,988	\$2,164,474
- Initial Cash Invested	(\$99,000)	(\$99,000)	(\$99,000)	(\$99,000)	(\$99,000)	(\$99,000)	(\$99,000)
= Net Profit	\$13,818	\$62,631	\$115,120	\$231,893	\$602,648	\$1,796,930	\$3,913,105
Internal Rate of Return	14.0%	29.8%	33.3%	33.7%	31.0%	28.3%	27.7%
Return on Investment	14%	63%	116%	234%	609%	1,815%	3,953%

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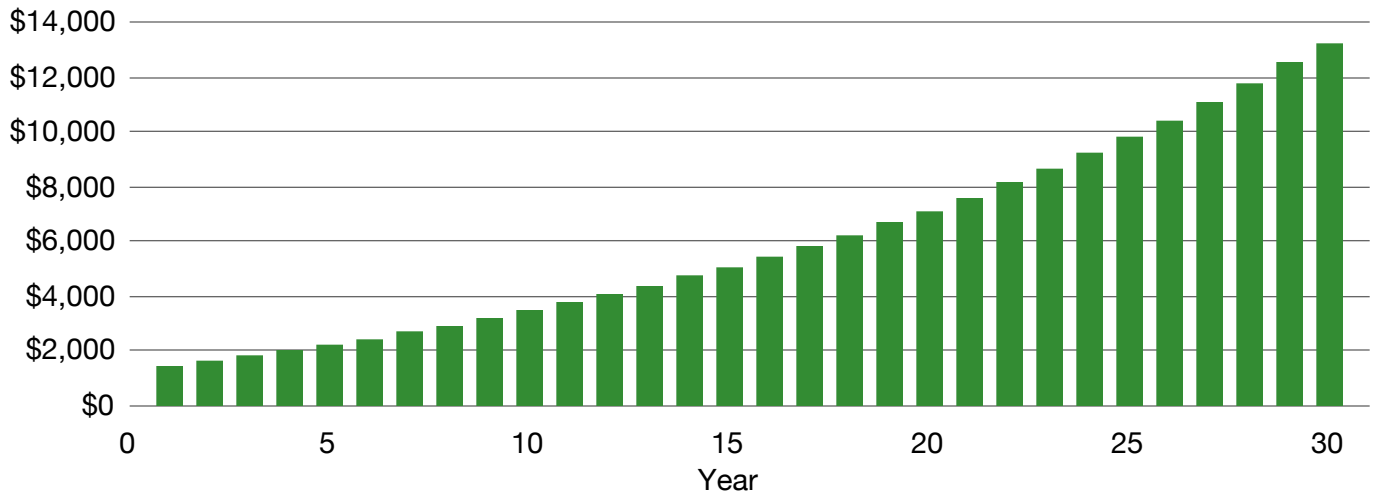
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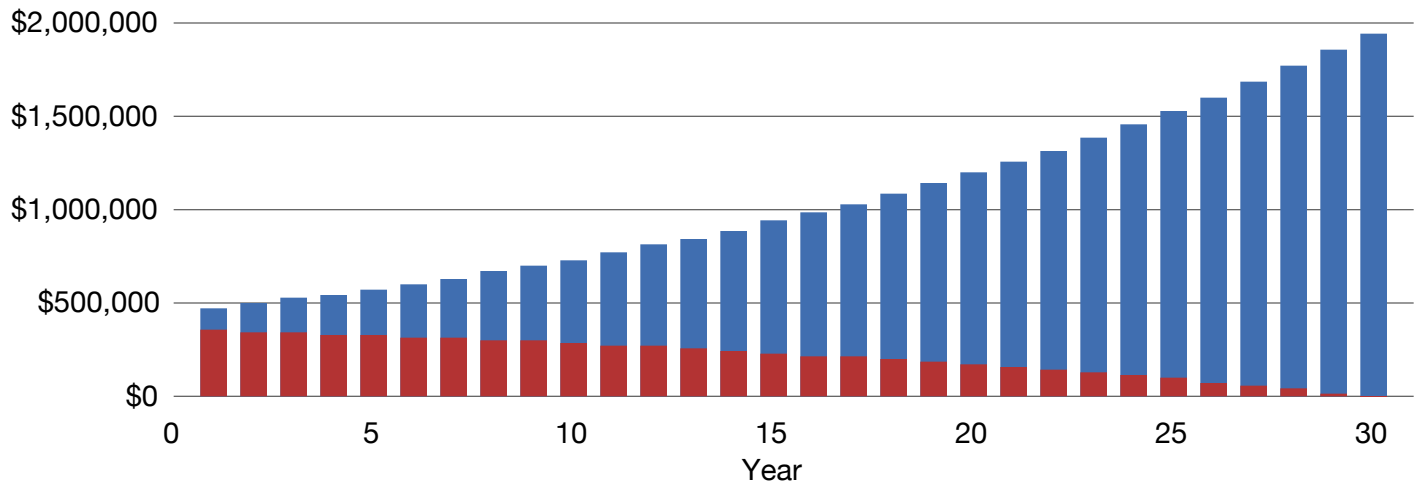
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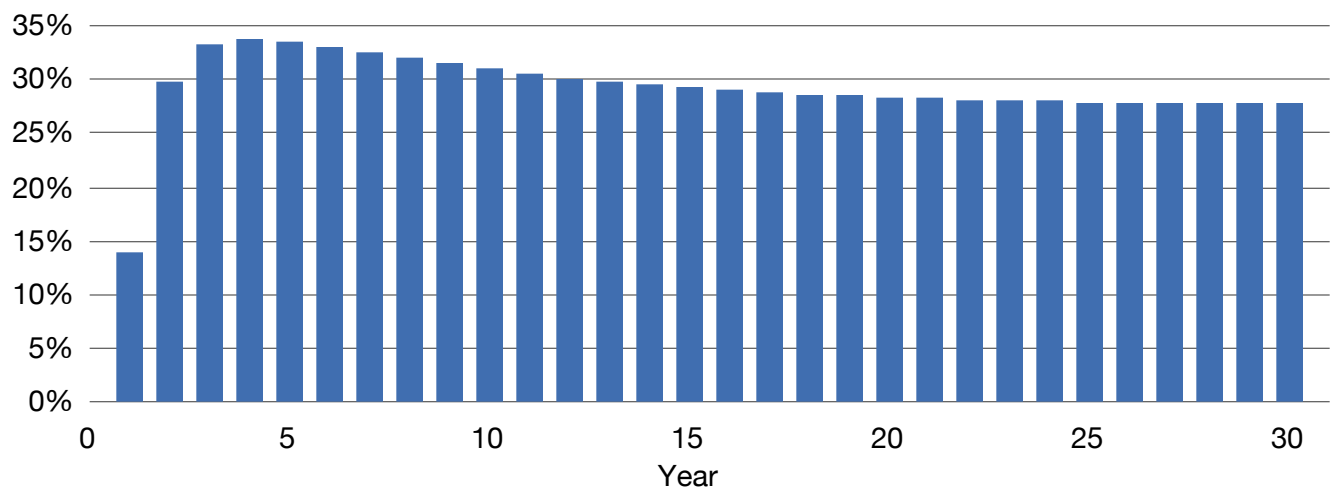
Monthly Cash Flow



■ 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	0	1	\$2,500 Per Month
Unit #2	0	1	\$2,500 Per Month
Totals for Year 1			
Total Number of Units			2
Total Area (Sum of Units)			0 Square Feet
Total Rent (Sum of Units)			\$5,000 Per Month, \$60,000 Per Year

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