



9615 102 St suited house

9615 102 St
Fort St John, BC V1J 4A8

Presented by:

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Your Personal Investment Realtor



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

Overview

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Purchase Info

Square Feet (2 Units)	2,403
Purchase Price	\$325,000
Initial Cash Invested	\$75,150

Income Analysis

	Monthly	Annual
Net Operating Income	\$1,829	\$21,951
Cash Flow	\$723	\$8,678

Financial Metrics

Cap Rate (Purchase Price)	6.8%
Cash on Cash Return (Year 1)	11.5%
Internal Rate of Return (Year 10)	25.7%
Sale Price (Year 10)	\$529,391



Grab this one before its gone! Rare opportunity to own a suited house in a central location close to shopping, restaurants and entertainment in booming Fort St John with rare high density multifamily zoning! (RM2) Featuring 3 bdrms on the main floor with many updates including kitchen, bathroom, flooring and more. Off the master Bdrm is a covered patio with a hot tub and with access to the yard and large detached shop! The lower suite is complete with outside basement entry, large master Bdrm with walk in closet, newly renovated bathroom and kitchen!

This property will be vacant upon completion and ready for you to set market rents and start making cash flow!

Purchase Analysis

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Purchase Info			Income	Monthly	Annual
Purchase Price		\$325,000	Gross Rent	\$2,695	\$32,340
- First Mortgage		(\$260,000)	Vacancy Loss	(\$135)	(\$1,617)
- Second Mortgage		(\$0)	Laundry	\$0	\$0
= Downpayment		\$65,000	Garage Rental Potential	\$250	\$3,000
+ Buying Costs		\$6,650	Operating Income	\$2,810	\$33,723
+ Initial Improvements		\$3,500			
= Initial Cash Invested		\$75,150			
Square Feet (2 Units)		2,403	Expenses (% of Income)		
Cost per Square Foot		\$135	Insurance (3%)	(\$83)	(\$1,000)
Monthly Rent per Square Foot		\$1.12	Management Fees (10%)	(\$281)	(\$3,372)
Cost per Unit		\$162,500	Taxes (8%)	(\$217)	(\$2,600)
Average Monthly Rent per Unit		\$1,348	Utilities (11%)	(\$300)	(\$3,600)
			Association Fees (0%)	(\$0)	(\$0)
			Repairs and Maintenance (4%)	(\$100)	(\$1,200)
			Operating Expenses (35%)	(\$981)	(\$11,772)
Mortgages		First	Second	Net Performance	
Loan-To-Value Ratio		80%	0%	Net Operating Income	\$1,829
Loan Amount		\$260,000	\$0	- Mortgage Payments	(\$1,106)
Loan Type		Amortizing		- Year 1 Improvements	(\$0)
Term		30 Years		= Cash Flow	\$723
Interest Rate		3.09%			\$8,678
Payment		\$1,106.05	\$0.00		
Financial Metrics (Year 1)					
Annual Gross Rent Multiplier			10.0		
Operating Expense Ratio			34.9%		
Debt Coverage Ratio			1.65		
Cap Rate (Purchase Price)			6.8%		
Cash on Cash Return			11.5%		
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			\$16,250		

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	\$32,340	\$33,957	\$35,655	\$39,309	\$50,170	\$81,722	\$133,116
Vacancy Loss	(\$1,617)	(\$1,698)	(\$1,783)	(\$1,965)	(\$2,508)	(\$4,086)	(\$6,656)
Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garage Rental Potential	\$3,000	\$3,150	\$3,308	\$3,647	\$4,654	\$7,581	\$12,348
Operating Income	\$33,723	\$35,409	\$37,180	\$40,991	\$52,315	\$85,216	\$138,808
Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	(\$1,000)	(\$1,030)	(\$1,061)	(\$1,126)	(\$1,305)	(\$1,754)	(\$2,357)
Management Fees	(\$3,372)	(\$3,541)	(\$3,718)	(\$4,099)	(\$5,232)	(\$8,522)	(\$13,881)
Taxes	(\$2,600)	(\$2,678)	(\$2,758)	(\$2,926)	(\$3,392)	(\$4,559)	(\$6,127)
Utilities	(\$3,600)	(\$3,708)	(\$3,819)	(\$4,052)	(\$4,697)	(\$6,313)	(\$8,484)
Association Fees	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Repairs and Maintenance	(\$1,200)	(\$1,236)	(\$1,273)	(\$1,351)	(\$1,566)	(\$2,104)	(\$2,828)
Operating Expenses	(\$11,772)	(\$12,193)	(\$12,630)	(\$13,553)	(\$16,192)	(\$23,251)	(\$33,676)
Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$21,951	\$23,216	\$24,550	\$27,437	\$36,124	\$61,965	\$105,132
- Mortgage Payments	(\$13,273)	(\$13,273)	(\$13,273)	(\$13,273)	(\$13,273)	(\$13,273)	(\$13,273)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$8,678	\$9,944	\$11,277	\$14,165	\$22,851	\$48,693	\$91,860
Cap Rate (Purchase Price)	6.8%	7.1%	7.6%	8.4%	11.1%	19.1%	32.3%
Cap Rate (Market Value)	6.4%	6.5%	6.5%	6.6%	6.8%	7.2%	7.5%
Cash on Cash Return	11.5%	13.2%	15.0%	18.8%	30.4%	64.8%	122.2%
Return on Equity	10.0%	9.1%	8.5%	7.7%	6.9%	6.5%	6.5%
Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$341,250	\$358,312	\$376,228	\$414,792	\$529,391	\$862,322	\$1,404,631
- Loan Balance	(\$254,635)	(\$249,103)	(\$243,399)	(\$231,452)	(\$198,174)	(\$114,161)	(\$1)
= Equity	\$86,615	\$109,209	\$132,829	\$183,339	\$331,217	\$748,160	\$1,404,630
Loan-to-Value Ratio	74.6%	69.5%	64.7%	55.8%	37.4%	13.2%	0.0%
Potential Cash-Out Refi	\$18,365	\$37,547	\$57,584	\$100,381	\$225,339	\$575,696	\$1,123,704
Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$86,615	\$109,209	\$132,829	\$183,339	\$331,217	\$748,160	\$1,404,630
- Selling Costs	(\$17,062)	(\$17,916)	(\$18,811)	(\$20,740)	(\$26,470)	(\$43,116)	(\$70,232)
= Proceeds After Sale	\$69,552	\$91,294	\$114,018	\$162,600	\$304,747	\$705,044	\$1,334,399
+ Cumulative Cash Flow	\$8,678	\$18,622	\$29,899	\$56,747	\$152,725	\$512,412	\$1,218,654
- Initial Cash Invested	(\$75,150)	(\$75,150)	(\$75,150)	(\$75,150)	(\$75,150)	(\$75,150)	(\$75,150)
= Net Profit	\$3,081	\$34,766	\$68,767	\$144,197	\$382,323	\$1,142,306	\$2,477,903
Internal Rate of Return	4.1%	22.0%	26.4%	27.7%	25.7%	23.0%	22.1%
Return on Investment	4%	46%	92%	192%	509%	1,520%	3,297%

Graphs

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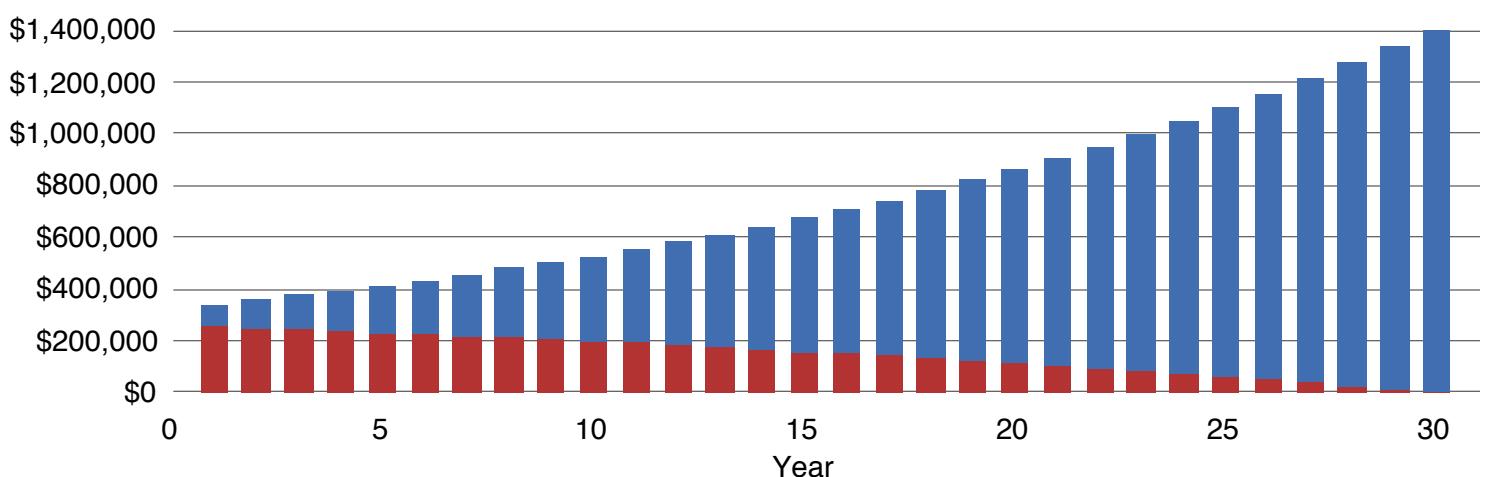
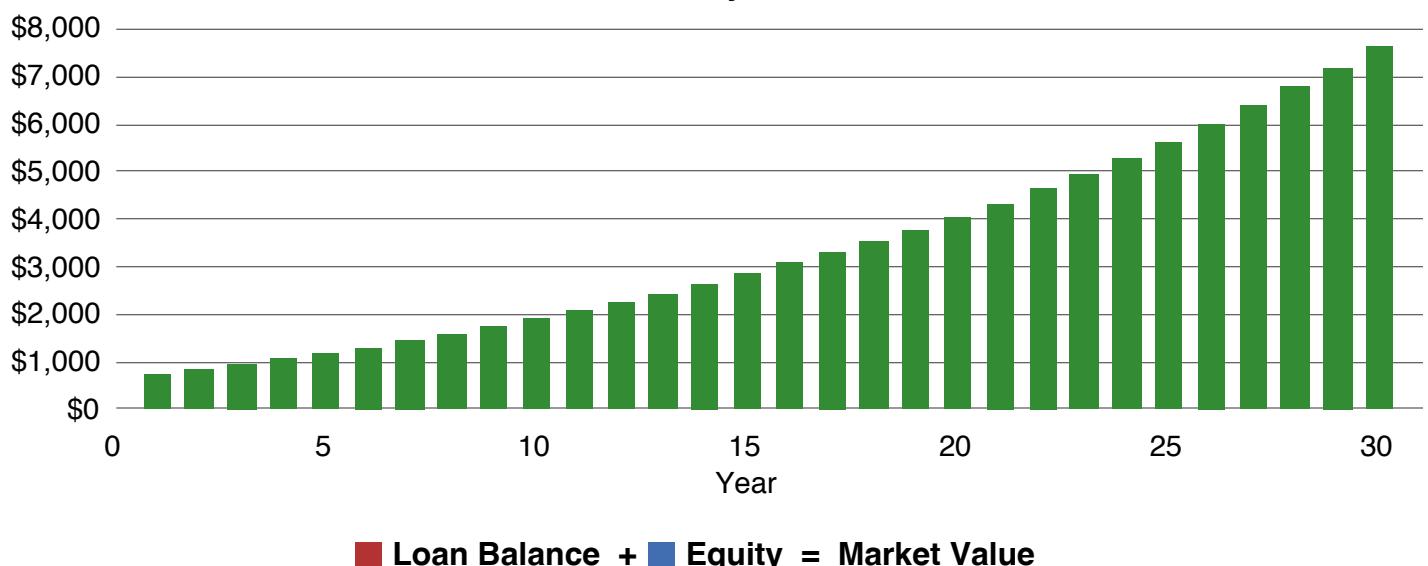
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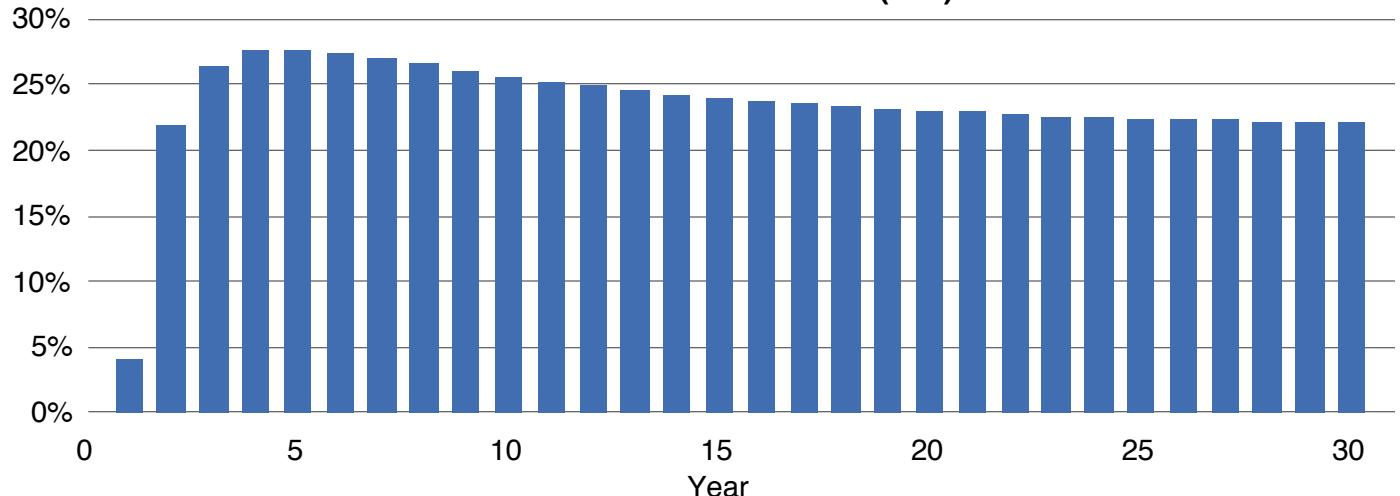
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Monthly Cash Flow



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
Lower suite	1,050	1	\$1,200 Per Month
Upper suite	1,353	1	\$1,495 Per Month

Totals for Year 1

Total Number of Units	2
Total Area (Sum of Units)	2,403 Square Feet
Total Rent (Sum of Units)	\$2,695 Per Month, \$32,340 Per Year

Itemized Improvement Costs

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Initial Improvements	Quantity	Units	Cost Per Unit	Total Cost
Setting up washer and dryer upstairs				\$3,500.00
Total				\$3,500.00

Itemized Closing Costs

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Buying Costs

Appraisal		\$400
Title Insurance		\$250
Property Transfer Tax		\$4,500
Legal Fees		\$1,500
Total		\$6,650

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Large cook's kitchen with access to the deck!



Open layout from the kitchen to the living room.



Renovated bathroom on main level



Bdrm 1 on main level

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Master Bdrm on main with access to covered patio



Covered patio off mbdrm featuring a hot tub!



Lower suite private entrance.



Basement suite master bedroom.



Large walk in closet in basement mbdrm!



Renovated laundry area in basement.

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Fully renovated bathroom in basement.



Great kitchen in the basement suite.



Living room in the suite.



Second Bdrm in the basement.



This property is rounded out with a large detached shop!