



### **9615 102 St suited house**

9615 102 St  
Fort St John, BC V1J 4A8

Presented by:

**Mitch Collins**  
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Your Personal Investment Realtor



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## 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	
Purchase Price	\$325,000
- First Mortgage	(\$260,000)
- Second Mortgage	(\$0)
<b>= Downpayment</b>	<b>\$65,000</b>
+ Buying Costs	\$6,650
+ Initial Improvements	\$3,500
<b>= Initial Cash Invested</b>	<b>\$75,150</b>
Square Feet (2 Units)	2,403
Cost per Square Foot	\$135
Monthly Rent per Square Foot	\$1.12
Cost per Unit	\$162,500
Average Monthly Rent per Unit	\$1,348

Mortgages	First	Second
Loan-To-Value Ratio	80%	0%
Loan Amount	\$260,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	3.09%	
<b>Payment</b>	<b>\$1,106.05</b>	<b>\$0.00</b>

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%
<b>Cash on Cash Return</b>	<b>11.5%</b>

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

Income	Monthly	Annual
Gross Rent	\$2,695	\$32,340
Vacancy Loss	(\$135)	(\$1,617)
Laundry	\$0	\$0
Garage Rental Potential	\$250	\$3,000
<b>Operating Income</b>	<b>\$2,810</b>	<b>\$33,723</b>

Expenses (% of Income)	Monthly	Annual
Insurance (3%)	(\$83)	(\$1,000)
Management Fees (10%)	(\$281)	(\$3,372)
Taxes (8%)	(\$217)	(\$2,600)
Utilities (11%)	(\$300)	(\$3,600)
Association Fees (0%)	(\$0)	(\$0)
Repairs and Maintenance (4%)	(\$100)	(\$1,200)
<b>Operating Expenses (35%)</b>	<b>(\$981)</b>	<b>(\$11,772)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,829</b>	<b>\$21,951</b>
- Mortgage Payments	(\$1,106)	(\$13,273)
- Year 1 Improvements	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$723</b>	<b>\$8,678</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	\$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
<b>Operating Income</b>	<b>\$33,723</b>	<b>\$35,409</b>	<b>\$37,180</b>	<b>\$40,991</b>	<b>\$52,315</b>	<b>\$85,216</b>	<b>\$138,808</b>

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)
<b>Operating Expenses</b>	<b>(\$11,772)</b>	<b>(\$12,193)</b>	<b>(\$12,630)</b>	<b>(\$13,553)</b>	<b>(\$16,192)</b>	<b>(\$23,251)</b>	<b>(\$33,676)</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$21,951</b>	<b>\$23,216</b>	<b>\$24,550</b>	<b>\$27,437</b>	<b>\$36,124</b>	<b>\$61,965</b>	<b>\$105,132</b>
- Mortgage Payments	(\$13,273)	(\$13,273)	(\$13,273)	(\$13,273)	(\$13,273)	(\$13,273)	(\$13,273)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$8,678</b>	<b>\$9,944</b>	<b>\$11,277</b>	<b>\$14,165</b>	<b>\$22,851</b>	<b>\$48,693</b>	<b>\$91,860</b>
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%
<b>Cash on Cash Return</b>	<b>11.5%</b>	<b>13.2%</b>	<b>15.0%</b>	<b>18.8%</b>	<b>30.4%</b>	<b>64.8%</b>	<b>122.2%</b>
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)
<b>= Equity</b>	<b>\$86,615</b>	<b>\$109,209</b>	<b>\$132,829</b>	<b>\$183,339</b>	<b>\$331,217</b>	<b>\$748,160</b>	<b>\$1,404,630</b>
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)
<b>= Proceeds After Sale</b>	<b>\$69,552</b>	<b>\$91,294</b>	<b>\$114,018</b>	<b>\$162,600</b>	<b>\$304,747</b>	<b>\$705,044</b>	<b>\$1,334,399</b>
+ 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)
<b>= Net Profit</b>	<b>\$3,081</b>	<b>\$34,766</b>	<b>\$68,767</b>	<b>\$144,197</b>	<b>\$382,323</b>	<b>\$1,142,306</b>	<b>\$2,477,903</b>
<b>Internal Rate of Return</b>	<b>4.1%</b>	<b>22.0%</b>	<b>26.4%</b>	<b>27.7%</b>	<b>25.7%</b>	<b>23.0%</b>	<b>22.1%</b>
Return on Investment	4%	46%	92%	192%	509%	1,520%	3,297%

## Graphs

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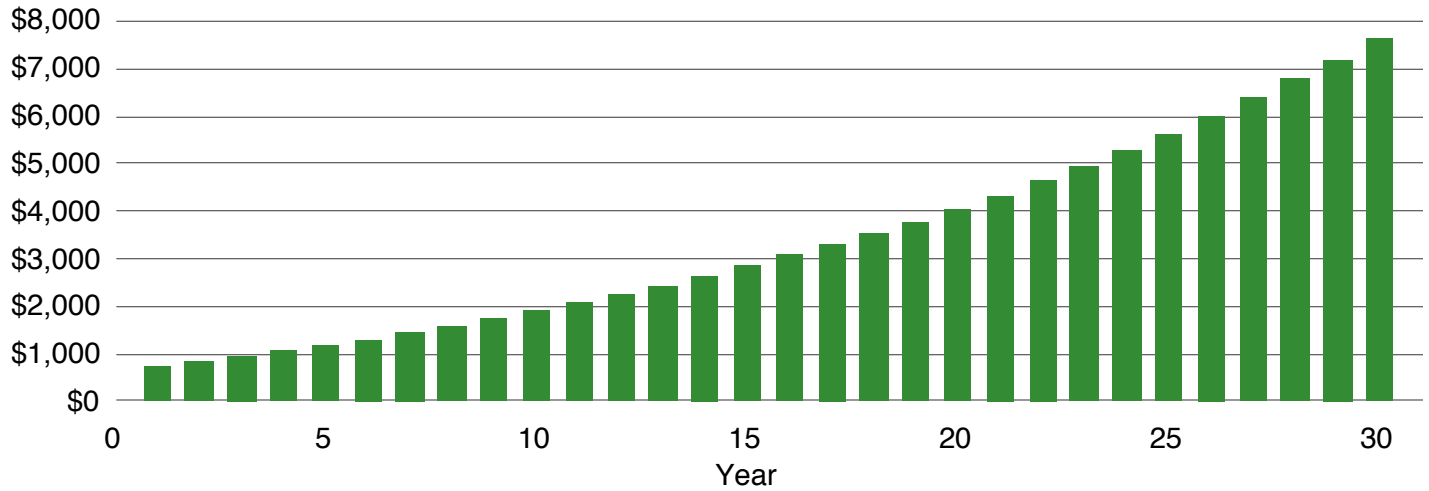
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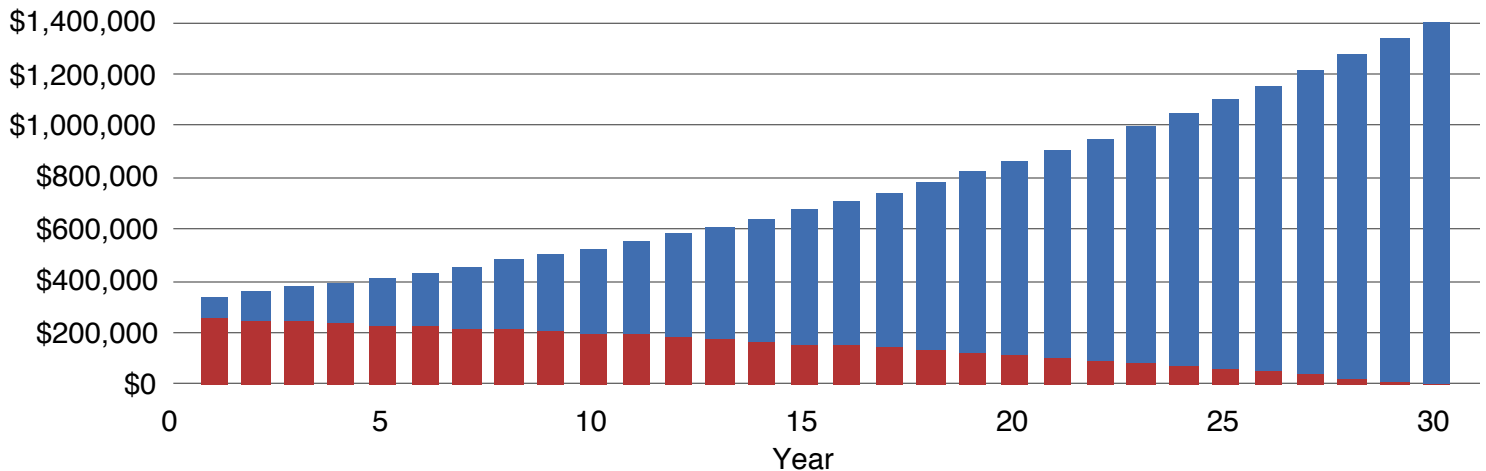
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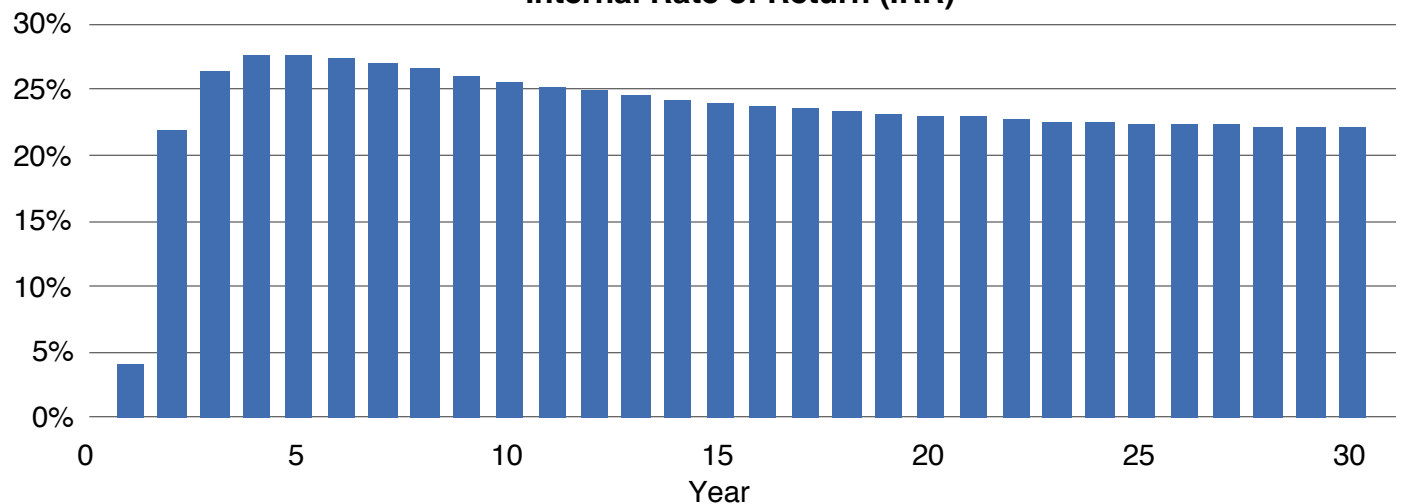
### Monthly Cash Flow



■ 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)
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
<b>Total</b>				<b>\$3,500.00</b>

## Itemized Closing Costs

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### Buying Costs

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



## Photos

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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!



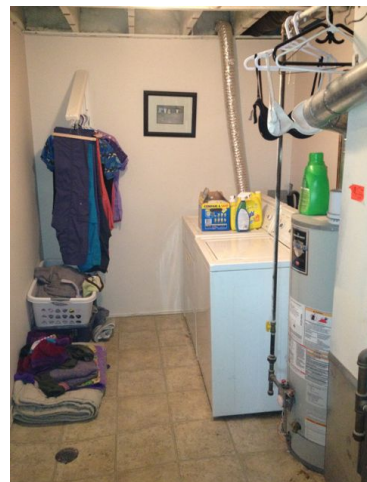
Lower suite private entrance.



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!