



## **The Crossfield Duplex**

Harvest View Heights  
Dawson Creek, BC

Presented by:

**Western Canadian Properties Group Ltd.**



**WESTERN CANADIAN**  
PROPERTIES GROUP

## Overview

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Dawson Creek, BC



### Purchase Info

Square Feet (3 Units)	2,438
Purchase Price	\$384,900
Initial Cash Invested	\$84,678

### Income Analysis

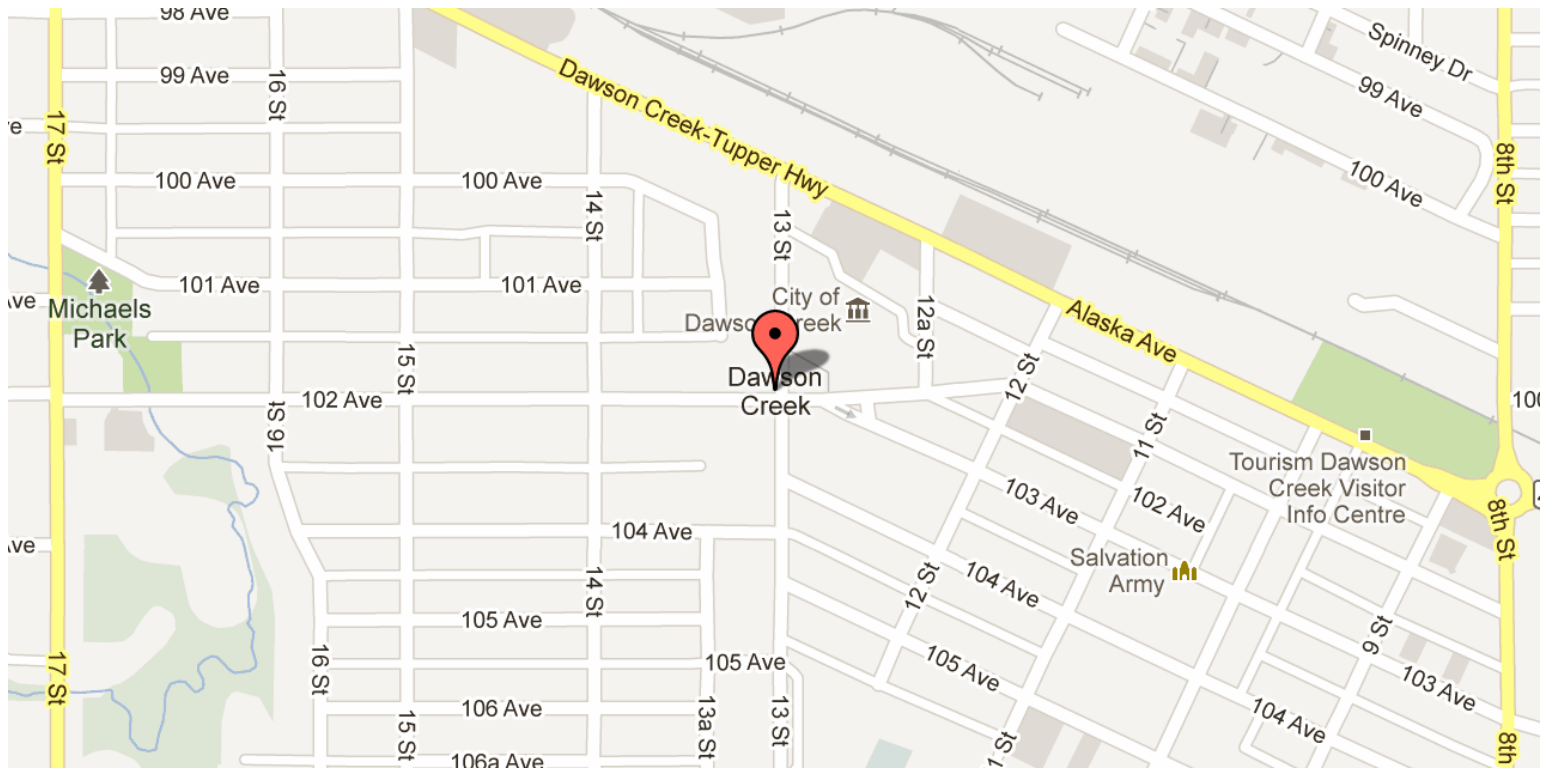
	Monthly	Annual
Net Operating Income	\$1,926	\$23,116
Cash Flow	\$455	\$5,458

### Financial Metrics

Cap Rate (Purchase Price)	6.0%
Cash on Cash Return (Year 1)	6.4%
Internal Rate of Return (Year 10)	18.3%
Sale Price (Year 10)	\$517,273



Western Canadian Properties Group is offering investors the opportunity to be among the first to own a new Duplex in the newest development in Dawson Creek - Harvest View Heights.



# Purchase Analysis

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Purchase Info	
Purchase Price	\$384,900
- First Mortgage	(\$307,920)
- Second Mortgage	(\$0)
<b>= Downpayment</b>	<b>\$76,980</b>
+ Buying Costs	\$7,698
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$84,678</b>
Square Feet (3 Units)	2,438
Cost per Square Foot	\$158
Monthly Rent per Square Foot	\$1.15
Cost per Unit	\$128,300
Average Monthly Rent per Unit	\$933

Mortgages	First	Second
Loan-To-Cost Ratio	80%	0%
Loan-To-Value Ratio	80%	0%
Loan Amount	\$307,920	\$0
Loan Type	Amortizing	
Term	25 Years	
Interest Rate	3.09%	
<b>Payment</b>	<b>\$1,471.47</b>	<b>\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	11.5
Operating Expense Ratio	27.6%
Debt Coverage Ratio	1.31
Cap Rate (Purchase Price)	6.0%
<b>Cash on Cash Return</b>	<b>6.4%</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	\$26,943

Income	Monthly	Annual
Gross Rent	\$2,800	\$33,600
Vacancy Loss	(\$140)	(\$1,680)
<b>Operating Income</b>	<b>\$2,660</b>	<b>\$31,920</b>

Expenses (% of Income)	Monthly	Annual
Insurance (4%)	(\$96)	(\$1,155)
Management Fees (10%)	(\$266)	(\$3,192)
Taxes (11%)	(\$292)	(\$3,500)
Repairs and Maintenance (3%)	(\$80)	(\$958)
<b>Operating Expenses (28%)</b>	<b>(\$734)</b>	<b>(\$8,804)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$1,926</b>	<b>\$23,116</b>
- Mortgage Payments	(\$1,471)	(\$17,658)
- Year 1 Improvements	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$455</b>	<b>\$5,458</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	\$33,600	\$34,608	\$35,646	\$37,817	\$43,840	\$58,918	\$79,181
Vacancy Loss	(\$1,680)	(\$1,730)	(\$1,782)	(\$1,891)	(\$2,192)	(\$2,946)	(\$3,959)
<b>Operating Income</b>	<b>\$31,920</b>	<b>\$32,878</b>	<b>\$33,864</b>	<b>\$35,926</b>	<b>\$41,648</b>	<b>\$55,972</b>	<b>\$75,222</b>

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	(\$1,155)	(\$1,189)	(\$1,225)	(\$1,300)	(\$1,507)	(\$2,025)	(\$2,721)
Management Fees	(\$3,192)	(\$3,288)	(\$3,386)	(\$3,593)	(\$4,165)	(\$5,597)	(\$7,522)
Taxes	(\$3,500)	(\$3,605)	(\$3,713)	(\$3,939)	(\$4,567)	(\$6,137)	(\$8,248)
Repairs and Maintenance	(\$958)	(\$986)	(\$1,016)	(\$1,078)	(\$1,249)	(\$1,679)	(\$2,257)
<b>Operating Expenses</b>	<b>(\$8,804)</b>	<b>(\$9,068)</b>	<b>(\$9,340)</b>	<b>(\$9,909)</b>	<b>(\$11,488)</b>	<b>(\$15,438)</b>	<b>(\$20,748)</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$23,116</b>	<b>\$23,809</b>	<b>\$24,523</b>	<b>\$26,017</b>	<b>\$30,161</b>	<b>\$40,534</b>	<b>\$54,474</b>
- Mortgage Payments	(\$17,658)	(\$17,658)	(\$17,658)	(\$17,658)	(\$17,658)	(\$17,658)	(\$0)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$5,458</b>	<b>\$6,152</b>	<b>\$6,866</b>	<b>\$8,359</b>	<b>\$12,503</b>	<b>\$22,876</b>	<b>\$54,474</b>
Cap Rate (Purchase Price)	6.0%	6.2%	6.4%	6.8%	7.8%	10.5%	14.2%
Cap Rate (Market Value)	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%
<b>Cash on Cash Return</b>	<b>6.4%</b>	<b>7.3%</b>	<b>8.1%</b>	<b>9.9%</b>	<b>14.8%</b>	<b>27.0%</b>	<b>64.3%</b>
Return on Equity	5.6%	5.2%	5.0%	4.6%	4.1%	3.7%	5.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$396,447	\$408,340	\$420,591	\$446,205	\$517,273	\$695,172	\$934,253
- Loan Balance	(\$299,600)	(\$291,021)	(\$282,175)	(\$263,647)	(\$212,039)	(\$81,750)	(\$0)
<b>= Equity</b>	<b>\$96,847</b>	<b>\$117,320</b>	<b>\$138,416</b>	<b>\$182,557</b>	<b>\$305,235</b>	<b>\$613,422</b>	<b>\$934,253</b>
Loan-to-Value Ratio	75.6%	71.3%	67.1%	59.1%	41.0%	11.8%	0.0%
Potential Cash-Out Refi	\$17,558	\$35,651	\$54,298	\$93,316	\$201,780	\$474,387	\$747,403

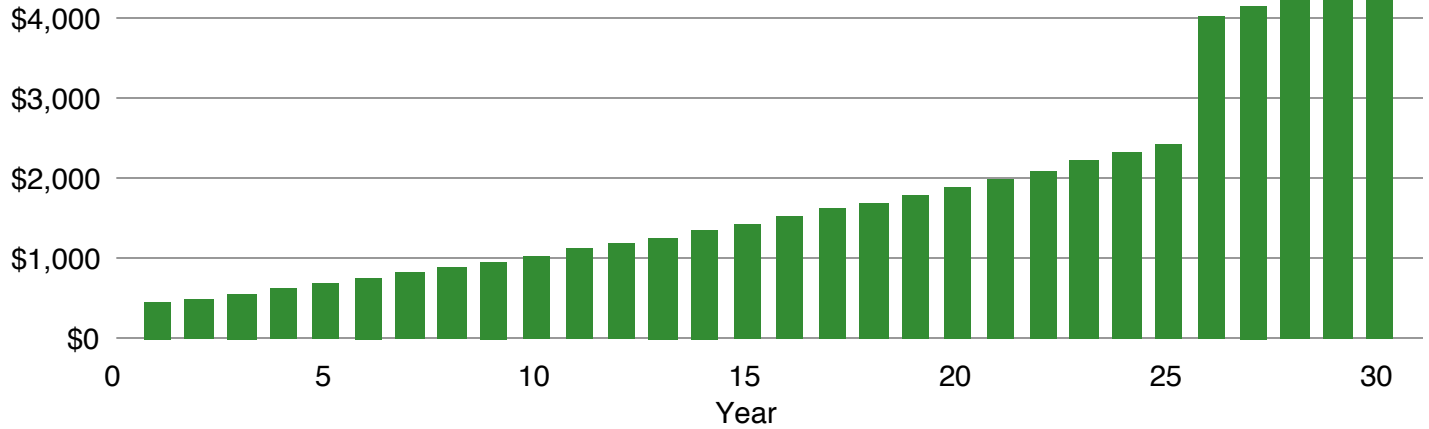
Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$96,847	\$117,320	\$138,416	\$182,557	\$305,235	\$613,422	\$934,253
- Selling Costs	(\$27,751)	(\$28,584)	(\$29,441)	(\$31,234)	(\$36,209)	(\$48,662)	(\$65,398)
<b>= Proceeds After Sale</b>	<b>\$69,096</b>	<b>\$88,736</b>	<b>\$108,975</b>	<b>\$151,323</b>	<b>\$269,026</b>	<b>\$564,760</b>	<b>\$868,856</b>
+ Cumulative Cash Flow	\$5,458	\$11,610	\$18,475	\$34,436	\$88,419	\$267,975	\$658,298
- Initial Cash Invested	(\$84,678)	(\$84,678)	(\$84,678)	(\$84,678)	(\$84,678)	(\$84,678)	(\$84,678)
<b>= Net Profit</b>	<b>(\$10,124)</b>	<b>\$15,667</b>	<b>\$42,772</b>	<b>\$101,081</b>	<b>\$272,767</b>	<b>\$748,057</b>	<b>\$1,442,476</b>
<b>Internal Rate of Return</b>	<b>-12.0%</b>	<b>9.1%</b>	<b>15.4%</b>	<b>18.7%</b>	<b>18.3%</b>	<b>16.1%</b>	<b>15.0%</b>
Return on Investment	-12%	19%	51%	119%	322%	883%	1,703%

## Graphs

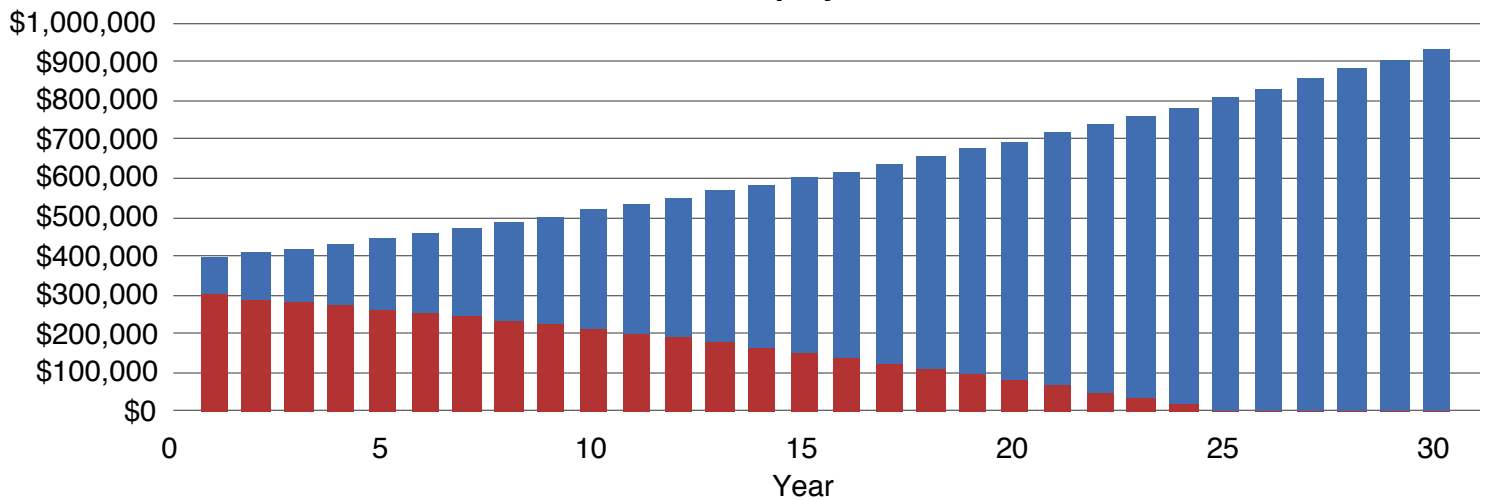
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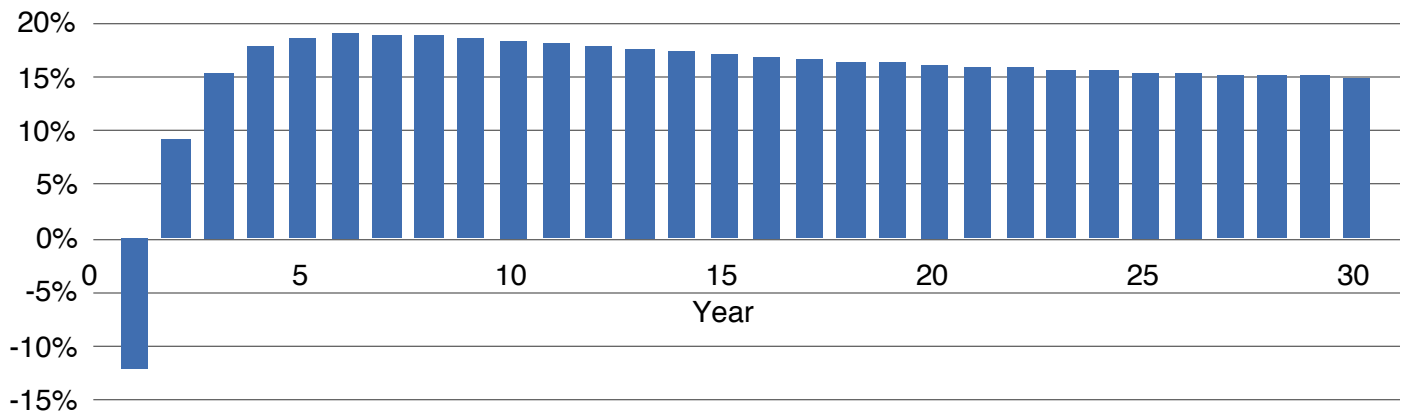
### Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



### Internal Rate of Return (IRR)



## Rent Roll

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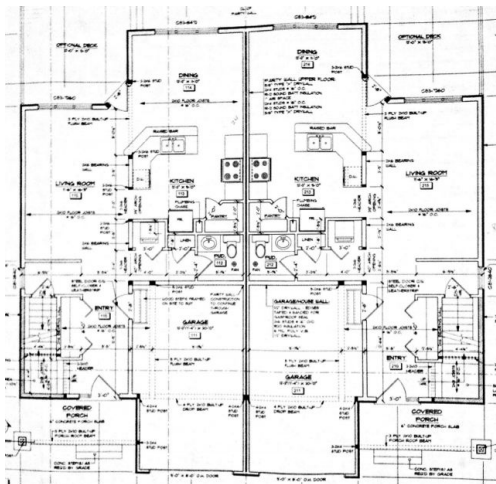
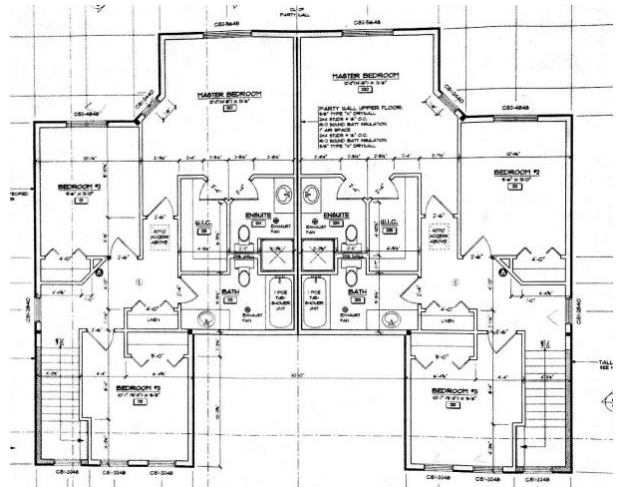
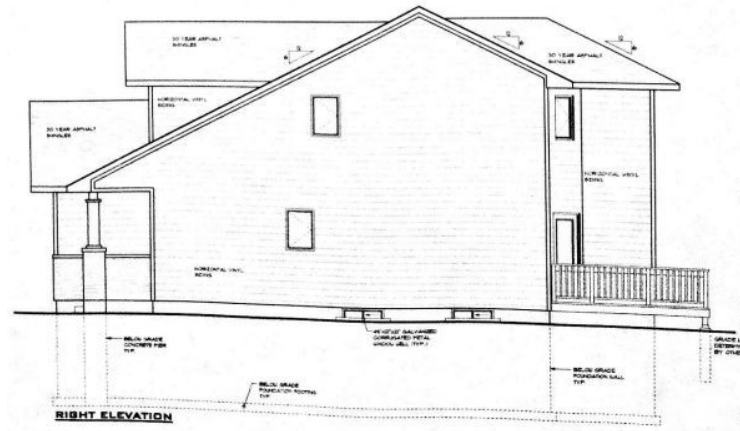
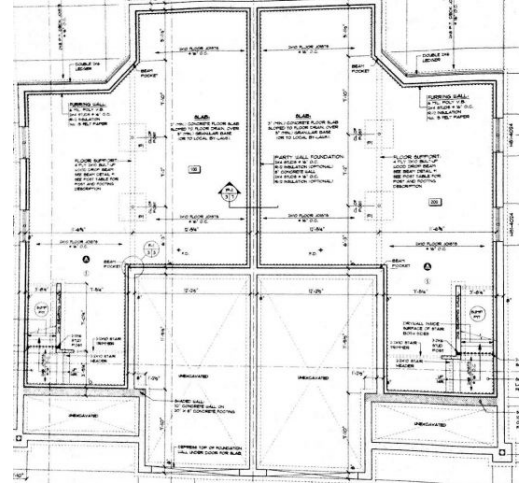


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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
Garage	160	1	\$200 Per Month
Lower Suite	710	1	\$1,000 Per Month
Upper Suite	1,568	1	\$1,600 Per Month
<b>Totals for Year 1</b>			
<b>Total Number of Units</b>			<b>3</b>
<b>Total Area (Sum of Units)</b>			<b>2,438 Square Feet</b>
<b>Total Rent (Sum of Units)</b>			<b>\$2,800 Per Month, \$33,600 Per Year</b>



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