

Suited Duplex

Investment Property - Buy & Hold

10909 104A Ave, Fort St John, BC V1J 0J3

Multi-Family · 2 Units · 1,925 Sq.Ft.

\$ 389,900 Purchase Price · \$ 389,900 ARV

\$ 86,800 Cash Needed · \$ 159/mo Cash Flow · 4.4% Cap Rate · 2.2% COC

Prepared by:



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Fort St John, BC



Property Description

ADDRESS

10909 104A Ave
Fort St John, BC V1J 0J3

DESCRIPTION

| | |
|----------------|--------------|
| Property Type: | Multi-Family |
| Year Built: | 2013 |
| Parking: | Garage |
| Lot Size: | 3,100 sq.ft. |
| Zoning: | R2 |
| MLS Number: | |

UNIT INFORMATION

| | |
|-----------------------|-------|
| Total Units/Spaces: | 2 |
| Total Square Footage: | 1,925 |

UNITS & RENT ROLL

1 Unit - Residential (Upper Suite)

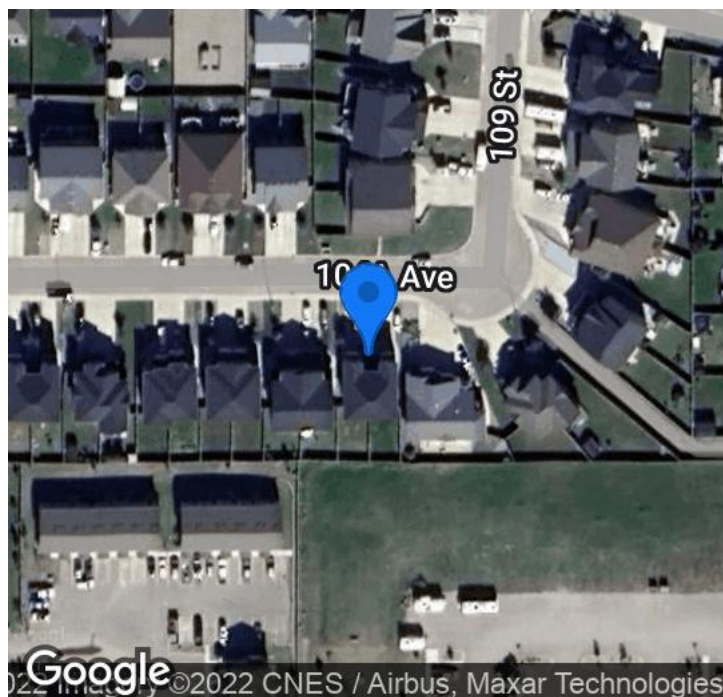
3 Beds / 2 Baths / 1,350 Sq.Ft.

Gross Rent: \$ 1,450 Per Month

1 Unit - Residential (Lower Suite)

1 Beds / 1 Baths / 575 Sq.Ft.

Gross Rent: \$ 875 Per Month



Purchase Analysis & Returns

PURCHASE

| | | |
|---------------------------|----------|------------------|
| Purchase Price: | | \$ 389,900 |
| Amount Financed: | - | \$ 311,920 |
| Down Payment: | = | \$ 77,980 |
| Purchase Costs: | + | \$ 8,820 |
| Rehab Costs: | + | \$ 0 |
| Total Cash Needed: | = | \$ 86,800 |
| After Repair Value: | | \$ 389,900 |
| ARV Per Square Foot: | | \$ 202.5 |
| Price Per Square Foot: | | \$ 202.5 |
| Price Per Unit: | | \$ 194,950 |

RETURNS & RATIOS (Year 1)

| | |
|-----------------------------|-------------|
| Cap Rate (Purchase/Market): | 4.4% / 4.4% |
| Cash on Cash Return: | 2.2% |
| Return on Equity: | 1.8% |
| Return on Investment: | 3.4% |
| Internal Rate of Return: | 3.4% |
| Rent to Value: | 0.6% |
| Gross Rent Multiplier: | 13.97 |
| Equity Multiple: | 1.03 |
| Break Even Ratio: | 88.2% |
| Debt Coverage Ratio: | 1.12 |
| Debt Yield: | 5.5% |

FINANCING (PURCHASE)

| | |
|----------------------|--|
| Loan Type: | Amortizing, 30 Year |
| Interest Rate: | 2.8% |
| Loan Amount: | \$ 311,920 |
| Loan to Cost (LTC): | 80% |
| Loan to Value (LTV): | 80% |
| Finance Rehab Costs: | No |
| Loan Payments: | \$ 1,282 Per Month \$ 15,380 Per Year |

ASSUMPTIONS & PROJECTIONS

| | |
|---------------------|-------------------|
| Rehab Cost Overrun: | 0% |
| Vacancy Rate: | 5% |
| Appreciation: | 5% Per Year |
| Income Increase: | 5% Per Year |
| Expense Increase: | 3% Per Year |
| Selling Costs: | 4% of Sales Price |

PURCHASE COSTS

| | |
|--------------------------|-----------------|
| Appraisal: | \$ 300 |
| Home Inspection: | \$ 600 |
| Property Transfer Taxes: | \$ 5,800 |
| Legal Fees: | \$ 1,800 |
| GST: | \$ 0 |
| Title Insurance: | \$ 320 |
| Total: | \$ 8,820 |

Rehab Costs

| | |
|------------------------|------|
| Exterior: | \$ 0 |
| Interior: | \$ 0 |
| Electrical: | \$ 0 |
| Plumbing: | \$ 0 |
| Appliances: | \$ 0 |
| Landscaping: | \$ 0 |
| Cost Overrun (0%): | \$ 0 |
| <hr/> | |
| Total: | \$ 0 |
| Total Per Square Foot: | \$ 0 |

Cash Flow (Year 1)

| | | Monthly | Yearly |
|------------------------------|---|-----------------|------------------|
| CASH FLOW | | | |
| Gross Rent: | | \$ 2,325 | \$ 27,900 |
| Vacancy (5%): | - | \$ 116 | \$ 1,395 |
| Other Income: | + | \$ 0 | \$ 0 |
| Operating Income: | = | \$ 2,209 | \$ 26,505 |
| Operating Expenses (34.8%): | - | \$ 768 | \$ 9,220 |
| Net Operating Income: | = | \$ 1,441 | \$ 17,285 |
| Loan Payments: | - | \$ 1,282 | \$ 15,380 |
| Cash Flow: | = | \$ 159 | \$ 1,905 |
| Cash Flow Per Unit: | | \$ 80 | \$ 953 |

| | | Monthly | Yearly |
|---------------------|--|-------------|-------------|
| OTHER INCOME | | | |
| Parking: | | \$ 0 | \$ 0 |
| Laundry: | | \$ 0 | \$ 0 |
| Storage Rental: | | \$ 0 | \$ 0 |
| Total: | | \$ 0 | \$ 0 |

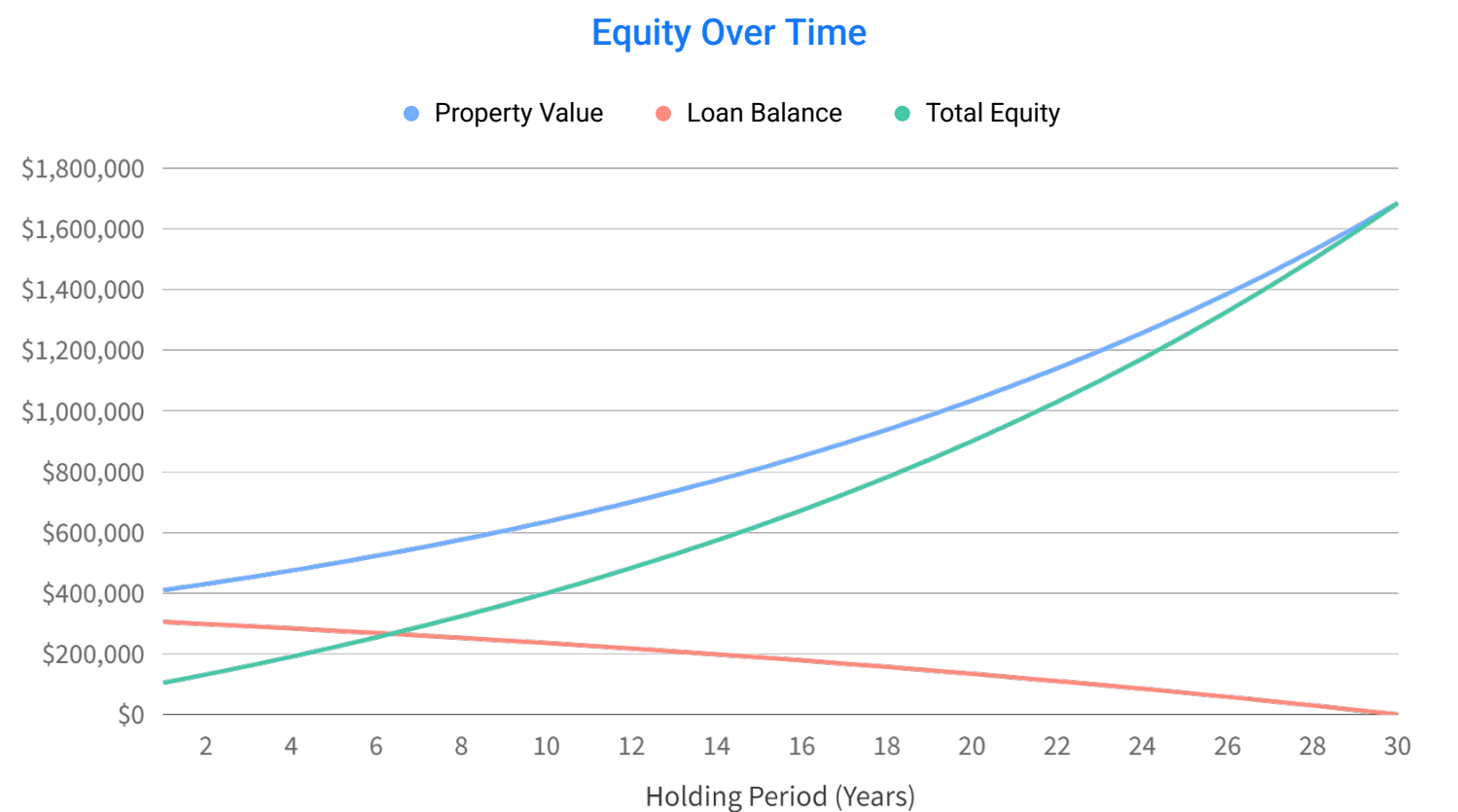
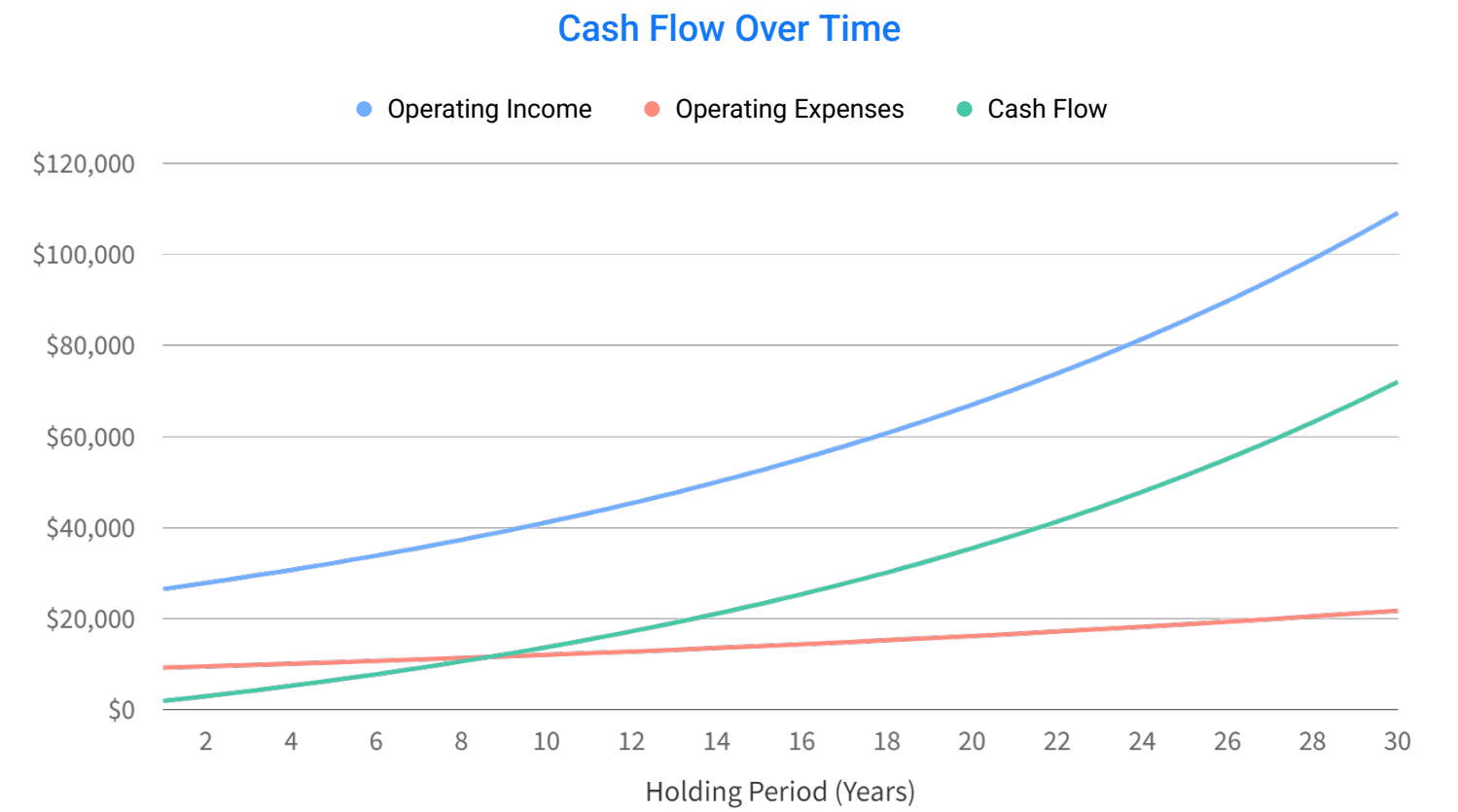
| | | Monthly | Yearly |
|--------------------------|--|---------|----------|
| EXPENSES | | | |
| Property Taxes: | | \$ 258 | \$ 3,100 |
| Insurance: | | \$ 125 | \$ 1,500 |
| Landscaping: | | \$ 0 | \$ 0 |
| Property Management: | | \$ 235 | \$ 2,820 |
| Power: | | \$ 30 | \$ 360 |
| Natural Gas: | | \$ 40 | \$ 480 |
| Water / Sewer: | | \$ 30 | \$ 360 |
| Repairs And Maintenance: | | \$ 50 | \$ 600 |
| Cable / Internet: | | \$ 0 | \$ 0 |
| Suite Cleaning: | | \$ 0 | \$ 0 |
| Snow Removal: | | \$ 0 | \$ 0 |

| | | |
|--------|--------|----------|
| Total: | \$ 768 | \$ 9,220 |
|--------|--------|----------|

Buy & Hold Projections

| | APPRECIATION 5% Per Year | INCOME INCREASE 5% Per Year | EXPENSE INCREASES 3% Per Year | SELLING COSTS 4% of Price | | |
|--------------------------------------|-----------------------------|--------------------------------|----------------------------------|------------------------------|--------------------|---------------------|
| | Year 1 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
| INCOME | | | | | | |
| Gross Rent: | \$ 27,900 | \$ 30,760 | \$ 33,913 | \$ 43,282 | \$ 70,502 | \$ 114,840 |
| Vacancy: | - \$ 1,395 | - \$ 1,538 | - \$ 1,696 | - \$ 2,164 | - \$ 3,525 | - \$ 5,742 |
| Vacancy Rate: | 5% | 5% | 5% | 5% | 5% | 5% |
| Other Income: | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 |
| Operating Income: | = \$ 26,505 | = \$ 29,222 | = \$ 32,217 | = \$ 41,118 | = \$ 66,977 | = \$ 109,098 |
| Income Increase: | 5% | 5% | 5% | 5% | 5% | 5% |
| EXPENSES | | | | | | |
| Property Taxes: | \$ 3,100 | \$ 3,289 | \$ 3,489 | \$ 4,045 | \$ 5,436 | \$ 7,305 |
| Insurance: | + \$ 1,500 | + \$ 1,591 | + \$ 1,688 | + \$ 1,957 | + \$ 2,630 | + \$ 3,535 |
| Landscaping: | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 |
| Property Management: | + \$ 2,820 | + \$ 2,992 | + \$ 3,174 | + \$ 3,679 | + \$ 4,945 | + \$ 6,646 |
| Power: | + \$ 360 | + \$ 382 | + \$ 405 | + \$ 470 | + \$ 631 | + \$ 848 |
| Natural Gas: | + \$ 480 | + \$ 509 | + \$ 540 | + \$ 626 | + \$ 842 | + \$ 1,131 |
| Water / Sewer: | + \$ 360 | + \$ 382 | + \$ 405 | + \$ 470 | + \$ 631 | + \$ 848 |
| Repairs And Maintenance: | + \$ 600 | + \$ 637 | + \$ 675 | + \$ 783 | + \$ 1,052 | + \$ 1,414 |
| Cable / Internet: | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 |
| Suite Cleaning: | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 |
| Snow Removal: | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 | + \$ 0 |
| Operating Expenses: | = \$ 9,220 | = \$ 9,782 | = \$ 10,376 | = \$ 12,030 | = \$ 16,167 | = \$ 21,727 |
| Expense Increase: | 3% | 3% | 3% | 3% | 3% | 3% |
| CASH FLOW | | | | | | |
| Operating Income: | \$ 26,505 | \$ 29,222 | \$ 32,217 | \$ 41,118 | \$ 66,977 | \$ 109,098 |
| Operating Expenses: | - \$ 9,220 | - \$ 9,782 | - \$ 10,376 | - \$ 12,030 | - \$ 16,167 | - \$ 21,727 |
| Expense Ratio: | 34.8% | 33.5% | 32.2% | 29.3% | 24.1% | 19.9% |
| Net Operating Income: | = \$ 17,285 | = \$ 19,440 | = \$ 21,841 | = \$ 29,088 | = \$ 50,810 | = \$ 87,371 |
| Loan Payments: | - \$ 15,380 | - \$ 15,380 | - \$ 15,380 | - \$ 15,380 | - \$ 15,380 | - \$ 15,380 |
| Cash Flow: | = \$ 1,905 | = \$ 4,060 | = \$ 6,461 | = \$ 13,708 | = \$ 35,430 | = \$ 71,991 |
| Cash Flow Per Unit: | \$ 953 | \$ 2,030 | \$ 3,231 | \$ 6,854 | \$ 17,715 | \$ 35,996 |
| TAX BENEFITS & DEDUCTIONS | | | | | | |
| Operating Expenses: | \$ 9,220 | \$ 9,782 | \$ 10,376 | \$ 12,030 | \$ 16,167 | \$ 21,727 |
| Loan Interest: | + \$ 8,648 | + \$ 8,261 | + \$ 7,851 | + \$ 6,721 | + \$ 3,927 | + \$ 231 |
| Total Deductions: | = \$ 17,868 | = \$ 18,043 | = \$ 18,227 | = \$ 18,751 | = \$ 20,094 | = \$ 21,958 |

| | Year 1 | Year 3 | Year 5 | Year 10 | Year 20 | Year 30 |
|----------------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|-----------------------|
| EQUITY ACCUMULATION | | | | | | |
| Property Value: | \$ 409,395 | \$ 451,358 | \$ 497,622 | \$ 635,106 | \$ 1,034,521 | \$ 1,685,125 |
| Appreciation: | 5% | 5% | 5% | 5% | 5% | 5% |
| Loan Balance: | - \$ 305,188 | - \$ 291,145 | - \$ 276,295 | - \$ 235,323 | - \$ 134,009 | - \$ 0 |
| LTV Ratio: | 74.5% | 64.5% | 55.5% | 37.1% | 13% | - |
| Total Equity: | = \$ 104,207 | = \$ 160,213 | = \$ 221,327 | = \$ 399,783 | = \$ 900,512 | = \$ 1,685,125 |
| SALE ANALYSIS | | | | | | |
| Equity: | \$ 104,207 | \$ 160,213 | \$ 221,327 | \$ 399,783 | \$ 900,512 | \$ 1,685,125 |
| Selling Costs (4%): | - \$ 16,376 | - \$ 18,054 | - \$ 19,905 | - \$ 25,404 | - \$ 41,381 | - \$ 67,405 |
| Sale Proceeds: | = \$ 87,831 | = \$ 142,158 | = \$ 201,422 | = \$ 374,379 | = \$ 859,132 | = \$ 1,617,720 |
| Cumulative Cash Flow: | + \$ 1,905 | + \$ 8,918 | + \$ 20,608 | + \$ 73,883 | + \$ 321,069 | + \$ 860,916 |
| Total Cash Invested: | - \$ 86,800 | - \$ 86,800 | - \$ 86,800 | - \$ 86,800 | - \$ 86,800 | - \$ 86,800 |
| Total Profit: | = \$ 2,936 | = \$ 64,276 | = \$ 135,230 | = \$ 361,462 | = \$ 1,093,401 | = \$ 2,391,836 |
| INVESTMENT RETURNS | | | | | | |
| Cap Rate (Purchase Price): | 4.4% | 5% | 5.6% | 7.5% | 13% | 22.4% |
| Cap Rate (Market Value): | 4.2% | 4.3% | 4.4% | 4.6% | 4.9% | 5.2% |
| Cash on Cash Return: | 2.2% | 4.7% | 7.4% | 15.8% | 40.8% | 82.9% |
| Return on Equity: | 1.8% | 2.5% | 2.9% | 3.4% | 3.9% | 4.3% |
| Return on Investment: | 3.4% | 74.1% | 155.8% | 416.4% | 1,259.7% | 2,755.6% |
| Internal Rate of Return: | 3.4% | 20.7% | 21.5% | 19.5% | 16.9% | 15.8% |
| FINANCIAL RATIOS | | | | | | |
| Rent to Value: | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% |
| Gross Rent Multiplier: | 14.67 | 14.67 | 14.67 | 14.67 | 14.67 | 14.67 |
| Equity Multiple: | 1.03 | 1.74 | 2.56 | 5.16 | 13.6 | 28.56 |
| Break Even Ratio: | 88.2% | 81.8% | 75.9% | 63.3% | 44.7% | 32.3% |
| Debt Coverage Ratio: | 1.12 | 1.26 | 1.42 | 1.89 | 3.3 | 5.68 |
| Debt Yield: | 5.7% | 6.7% | 7.9% | 12.4% | 37.9% | - |



Property Photos



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