

Custom Designed Home with 2 Basement Suites

Investment Property - Buy & Hold

8211 81a St, Fort St. John, BC V1J 0P6

Multi-Family · 3 Units · 2,550 Sq.Ft.

\$ 749,900 Purchase Price · \$ 749,900 ARV

\$ 165,398 Cash Needed · \$ 2,756/mo Cash Flow · 9.1% Cap Rate · 20% COC

Prepared by:



[Mitch Collins - Your Personal Investment REALTOR](#)

Direct : (250) 262-9338

Email : Mitch@Mitchcollins.com

Powered by eXp Realty

Fort St John, BC



Property Description

ADDRESS

8211 81a St
Fort St. John, BC V1J 0P6

DESCRIPTION

Property Type:	Multi-Family
Year Built:	2021
Zoning:	R2

UNIT INFORMATION

Total Units/Spaces:	3
Total Square Footage:	2,550

UNITS & RENT ROLL

1 Unit - Residential (Main Unit - 3 Bdrm / 2 Bath)

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

Gross Rent: \$ 3,200 Per Month

2 Units - Residential (Lower Suite)

1 Beds / 1 Baths / 600 Sq.Ft.

Gross Rent: \$ 2,100 Per Month



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 749,900
Amount Financed:	-	\$ 599,920
Down Payment:	=	\$ 149,980
Purchase Costs:	+	\$ 15,418
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 165,398
After Repair Value:		\$ 749,900
ARV Per Square Foot:		\$ 294.1
Price Per Square Foot:		\$ 294.1
Price Per Unit:		\$ 249,967

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	9.1% / 9.1%
Cash on Cash Return:	20%
Return on Equity:	16.7%
Return on Investment:	20.4%
Internal Rate of Return:	20.4%
Rent to Value:	1%
Gross Rent Multiplier:	8.44
Equity Multiple:	1.2
Break Even Ratio:	59.8%
Debt Coverage Ratio:	1.93
Debt Yield:	11.4%

FINANCING (PURCHASE)

Loan 1 - First Mortgage

Loan Type:	Amortizing, 30 Year
Interest Rate:	4.25%
Financing Of:	Price (80%)
Loan Amount:	\$ 599,920
LTC / LTV:	80% / 80%
Loan Payment:	\$ 2,951 Per Month \$ 35,415 Per Year

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	3%
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:	\$ 500
Property Transfer Taxes:	\$ 12,998
Legal Fees:	\$ 1,300
Title Insurance:	\$ 320
Total:	\$ 15,418

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:		\$ 7,400	\$ 88,800
Vacancy (3%):	-	\$ 222	\$ 2,664
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 7,178	\$ 86,136
Operating Expenses (20.5%):	-	\$ 1,471	\$ 17,650
Net Operating Income:	=	\$ 5,707	\$ 68,486
Loan Payments:	-	\$ 2,951	\$ 35,415
Cash Flow:	=	\$ 2,756	\$ 33,071
Cash Flow Per Unit:		\$ 919	\$ 11,024

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

		Monthly	Yearly
OPERATING EXPENSES			
Property Taxes:		\$ 475	\$ 5,700
Insurance:		\$ 146	\$ 1,750
Landscaping:		\$ 0	\$ 0
Property Management:		\$ 500	\$ 6,000
Power:		\$ 150	\$ 1,800
Natural Gas:		\$ 0	\$ 0
Water / Sewer:		\$ 150	\$ 1,800
Repairs And Maintenance:		\$ 50	\$ 600
Cable / Internet:		\$ 0	\$ 0
Suite Cleaning:		\$ 0	\$ 0
Snow Removal:		\$ 0	\$ 0

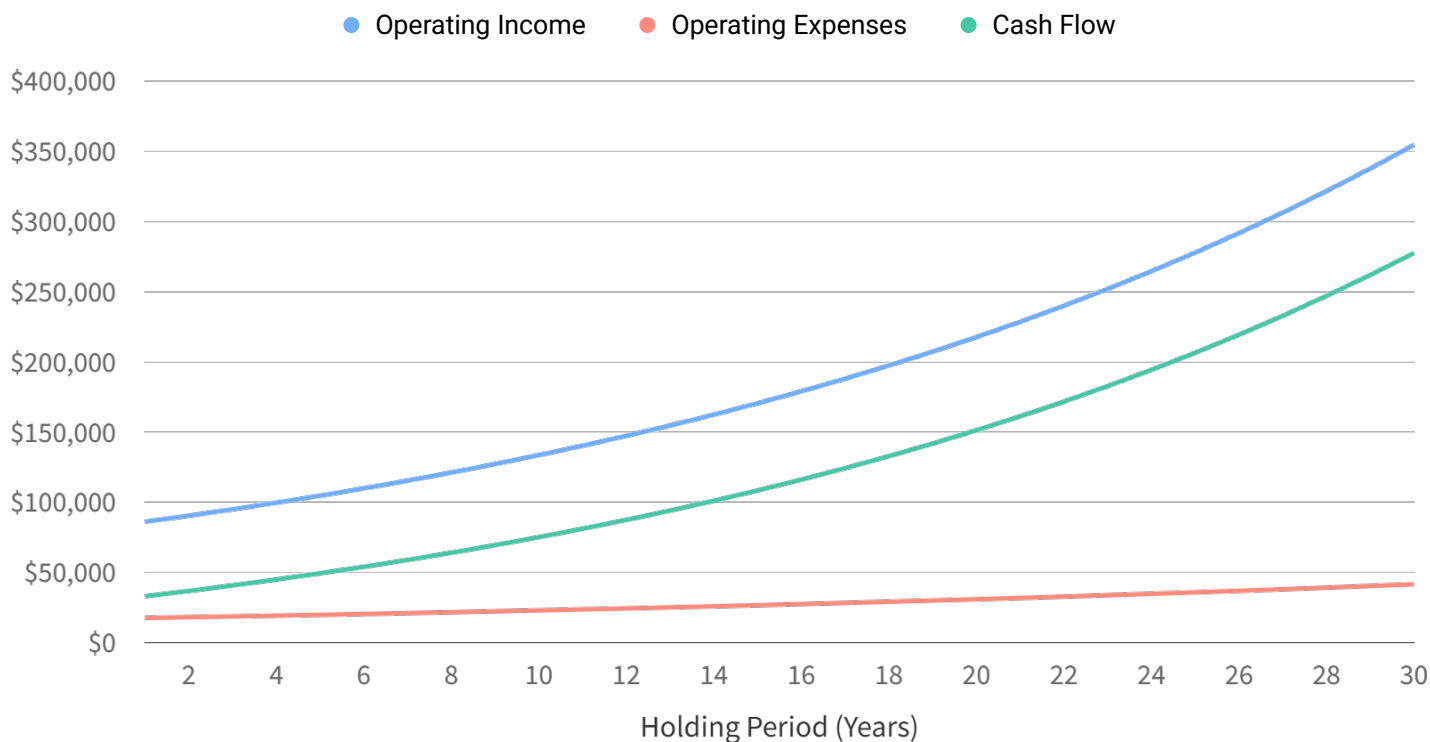
Total:	\$ 1,471	\$ 17,650
--------	----------	-----------

Buy & Hold Projections

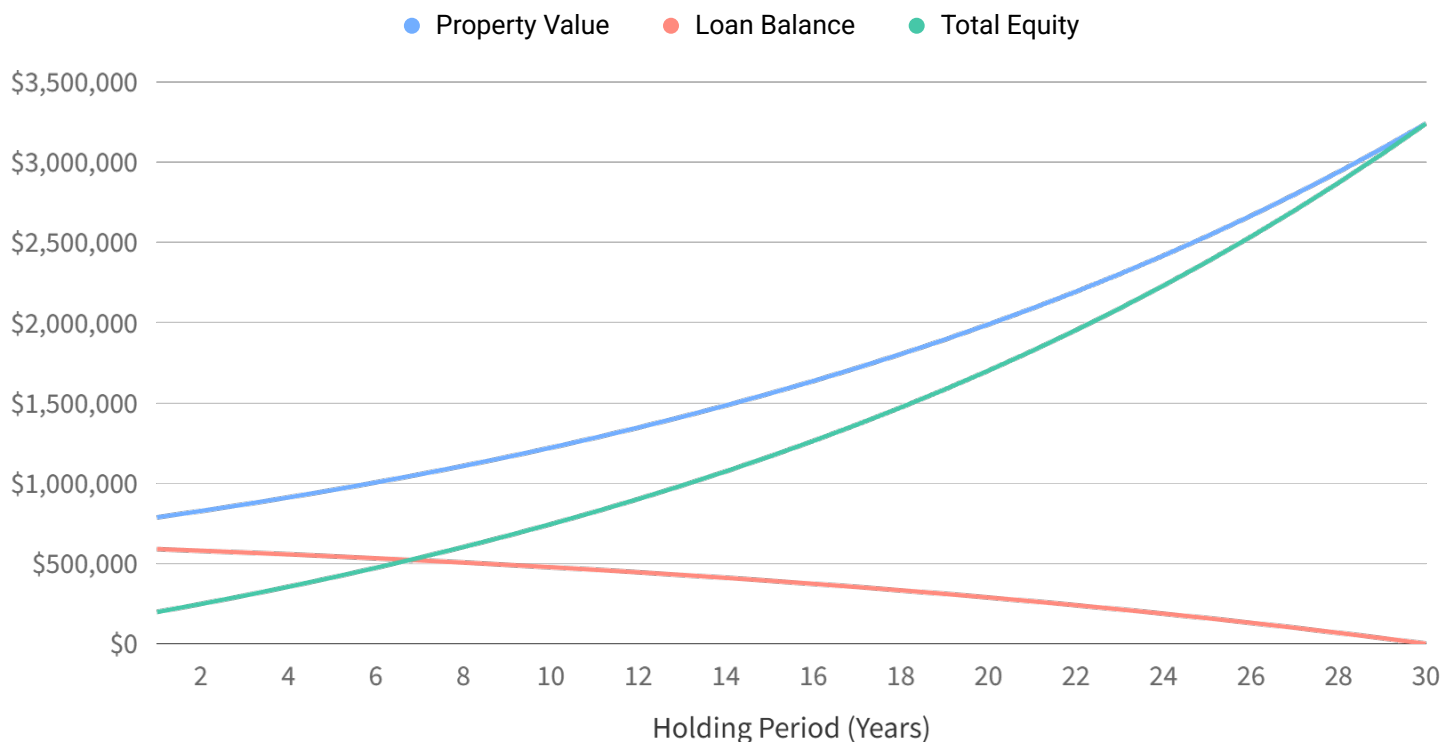
	APPRECIATION 5% Per Year	INCOME INCREASE 5% Per Year	EXPENSE INCREASES 3% Per Year	SELLING COSTS 4% of Price		
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
RENTAL INCOME						
Gross Rent:	\$ 88,800	\$ 97,902	\$ 107,937	\$ 137,758	\$ 224,393	\$ 365,513
Vacancy:	- \$ 2,664	- \$ 2,937	- \$ 3,238	- \$ 4,133	- \$ 6,732	- \$ 10,965
Vacancy Rate:	3%	3%	3%	3%	3%	3%
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 86,136	= \$ 94,965	= \$ 104,699	= \$ 133,625	= \$ 217,661	= \$ 354,548
Income Increase:	5%	5%	5%	5%	5%	5%
OPERATING EXPENSES						
Property Taxes:	\$ 5,700	\$ 6,047	\$ 6,415	\$ 7,437	\$ 9,995	\$ 13,432
Insurance:	+ \$ 1,750	+ \$ 1,857	+ \$ 1,970	+ \$ 2,283	+ \$ 3,069	+ \$ 4,124
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Property Management:	+ \$ 6,000	+ \$ 6,365	+ \$ 6,753	+ \$ 7,829	+ \$ 10,521	+ \$ 14,139
Power:	+ \$ 1,800	+ \$ 1,910	+ \$ 2,026	+ \$ 2,349	+ \$ 3,156	+ \$ 4,242
Natural Gas:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Water / Sewer:	+ \$ 1,800	+ \$ 1,910	+ \$ 2,026	+ \$ 2,349	+ \$ 3,156	+ \$ 4,242
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:	= \$ 17,650	= \$ 18,726	= \$ 19,865	= \$ 23,030	= \$ 30,949	= \$ 41,593
Expense Increase:	3%	3%	3%	3%	3%	3%
CASH FLOW						
Operating Income:	\$ 86,136	\$ 94,965	\$ 104,699	\$ 133,625	\$ 217,661	\$ 354,548
Operating Expenses:	- \$ 17,650	- \$ 18,726	- \$ 19,865	- \$ 23,030	- \$ 30,949	- \$ 41,593
Expense Ratio:	20.5%	19.7%	19%	17.2%	14.2%	11.7%
Net Operating Income:	= \$ 68,486	= \$ 76,239	= \$ 84,834	= \$ 110,595	= \$ 186,712	= \$ 312,955
Loan Payments:	- \$ 35,415	- \$ 35,415	- \$ 35,415	- \$ 35,415	- \$ 35,415	- \$ 35,415
Cash Flow:	= \$ 33,071	= \$ 40,824	= \$ 49,419	= \$ 75,180	= \$ 151,297	= \$ 277,540
Cash Flow Per Unit:	\$ 11,024	\$ 13,608	\$ 16,473	\$ 25,060	\$ 50,432	\$ 92,513
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 17,650	\$ 18,726	\$ 19,865	\$ 23,030	\$ 30,949	\$ 41,593
Loan Interest:	+ \$ 25,301	+ \$ 24,405	+ \$ 23,431	+ \$ 20,599	+ \$ 12,769	+ \$ 802
Total Deductions:	= \$ 42,951	= \$ 43,131	= \$ 43,296	= \$ 43,629	= \$ 43,718	= \$ 42,395

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION						
Property Value:	\$ 787,395	\$ 868,103	\$ 957,084	\$ 1,221,508	\$ 1,989,708	\$ 3,241,025
Appreciation:	5%	5%	5%	5%	5%	5%
Loan Balance:	- \$ 589,806	- \$ 568,245	- \$ 544,774	- \$ 476,596	- \$ 288,102	- \$ 0
LTV Ratio:	74.9%	65.5%	56.9%	39%	14.5%	-
Total Equity:	= \$ 197,589	= \$ 299,858	= \$ 412,310	= \$ 744,912	= \$ 1,701,606	= \$ 3,241,025
SALE ANALYSIS						
Equity:	\$ 197,589	\$ 299,858	\$ 412,310	\$ 744,912	\$ 1,701,606	\$ 3,241,025
Selling Costs (4%):	- \$ 31,496	- \$ 34,724	- \$ 38,283	- \$ 48,860	- \$ 79,588	- \$ 129,641
Sale Proceeds:	= \$ 166,093	= \$ 265,134	= \$ 374,027	= \$ 696,052	= \$ 1,622,018	= \$ 3,111,384
Cumulative Cash Flow:	+ \$ 33,071	+ \$ 110,743	+ \$ 205,173	+ \$ 526,918	+ \$ 1,665,609	+ \$ 3,820,618
Total Cash Invested:	- \$ 165,398	- \$ 165,398	- \$ 165,398	- \$ 165,398	- \$ 165,398	- \$ 165,398
Total Profit:	= \$ 33,766	= \$ 210,479	= \$ 413,802	= \$ 1,057,572	= \$ 3,122,229	= \$ 6,766,604
INVESTMENT RETURNS						
Cap Rate (Purchase Price):	9.1%	10.2%	11.3%	14.7%	24.9%	41.7%
Cap Rate (Market Value):	8.7%	8.8%	8.9%	9.1%	9.4%	9.7%
Cash on Cash Return:	20%	24.7%	29.9%	45.5%	91.5%	167.8%
Return on Equity:	16.7%	13.6%	12%	10.1%	8.9%	8.6%
Return on Investment:	20.4%	127.3%	250.2%	639.4%	1,887.7%	4,091.1%
Internal Rate of Return:	20.4%	36.1%	35.8%	32.7%	30.1%	29.5%
FINANCIAL RATIOS						
Rent to Value:	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%
Gross Rent Multiplier:	8.87	8.87	8.87	8.87	8.87	8.87
Equity Multiple:	1.2	2.27	3.5	7.39	19.88	41.91
Break Even Ratio:	59.8%	55.3%	51.2%	42.4%	29.6%	21.1%
Debt Coverage Ratio:	1.93	2.15	2.4	3.12	5.27	8.84
Debt Yield:	11.6%	13.4%	15.6%	23.2%	64.8%	-

Cash Flow Over Time



Equity Over Time



Property Photos



Disclaimer

This Report is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this Report.

The inclusion of this Report with any other materials does not constitute an endorsement by the Report Author of any third party or any third party's products or services. The projected valuation, financial and investment return information, conclusions and other information contained in this Report are based upon tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to the Report Author, and such information and conclusions are not guaranteed by the Report Author and should not be construed as a certified appraisal or valuation, or investment advice.

The Report Author uses or has used public and/or confidential data and assumptions provided to the Report Author by third parties, and the Report Author has not independently verified the data and assumptions used in these analyses or data sets. Attributes for properties may be inaccurate because county assessor and property data records do not always include recent additions and/or modifications to property structures. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Report.