

Hillcrest Legal Suited House Fort St. John, BC	
Realtor Name:	Mitch Collins * PREC
Property Type:	Legally Suited House (Furnished)



Brand New, Turn Key, Custom legally suited house. Basement Comes Furnished, Property Management Fees Paid for 2 Years!

List Price: **\$624,900**

MONTHLY GROSS RENTAL INCOME	\$4,395
Rental Vacancy Rate	3% \$132
MONTHLY GROSS OPERATING INCOME (GOI)	\$4,263

MONTHLY OPERATING EXPENSES	
Property Taxes	\$430
Insurance	\$150
Utilities	\$300
Repairs & Maintenance Reserve	1% \$57
Property Management	0% \$0
Condo/Strata/HOA Fees	NA
Cleaning	
Gifts	0% \$13
Lawn Maintenance/Snow Removal	
Other	

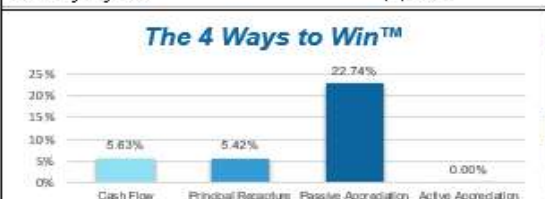
TOTAL NET OPERATING EXPENSES (NOE)	\$950
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NET OPERATING INCOME (GOI - NOE)	\$3,313
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MONTHLY DEBT SERVICE	
Mortgage Payment	\$2,668.03
2nd Mortgage or LOC Payment	
TOTAL MONTHLY DEBT SERVICE	\$2,668
ESTIMATED NET MONTHLY CASH FLOW	\$645

PASSIVE APPRECIATION	5.00%
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LIST PRICE *****	
Down Payment	20% \$124,980
Mortgage Amount	\$499,920
Interest Rate	5.00%
Amortization (years)	30
Monthly Payment	\$2,668.03



CASH REQUIRED TO CLOSE	
Down Payment	\$124,980
Initial Improvements	\$0
Building Inspection	\$600
Appraisal	\$300
Land Transfer Tax	\$10,000
Legal Fees	\$1,500
TOTAL CASH REQUIRED	\$137,380

The 4 Ways to Win™	
Cash Flow	\$ 7,737.64
Principal Recapture	\$ 7,444.12
Passive Appreciation	\$ 31,245.00
Active Appreciation	
Year One Total ROI	33.79%



Hillcrest Legally Suited House Photos

Custom Built Investment Property in Canada's
Strongest Economic Region offering nearly
\$700/mth in NET cash flow!

Exterior – Double Heated Garage, Concrete Driveway, Aggregate parking pad for lower suite. Full sod coverage.

- Legal Suite (Correct Zoning, City Approved)
- Finished, Heated Double Garage
- Separate Heating, Hot Water, Electrical Systems
- All utilities separately metered – tenants pay utilities!
- Industry leading soundproofing installed
- Each suite has private laundry
- No common areas
- Designed and built with 15+ years of property management experience in mind
- Optional larger version with island in kitchen and bonus room above garage





Upper Suite – 3 Bdrm, 2 Bath. Bonus room above Garage, additional Den downstairs. Heated Garage + Covered Deck. Gorgeous units!

Unique Mechanical Construction

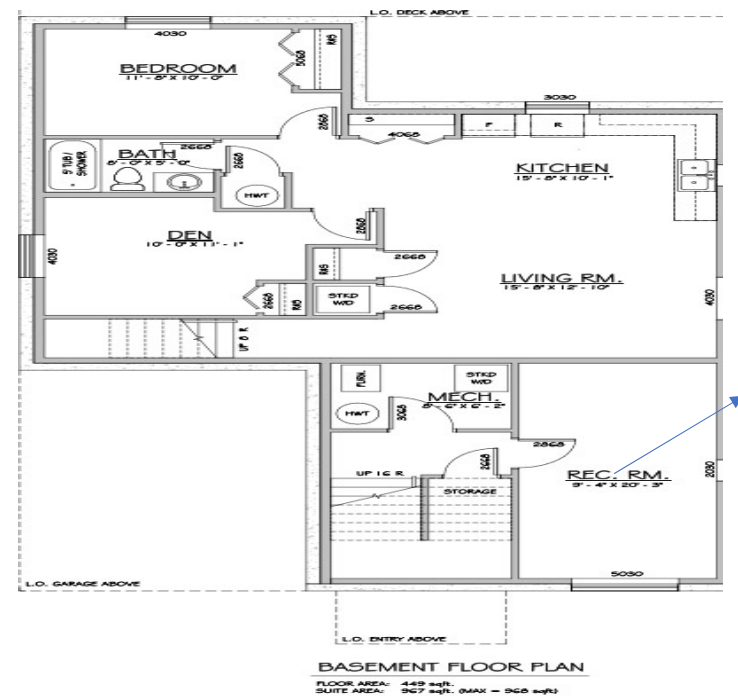
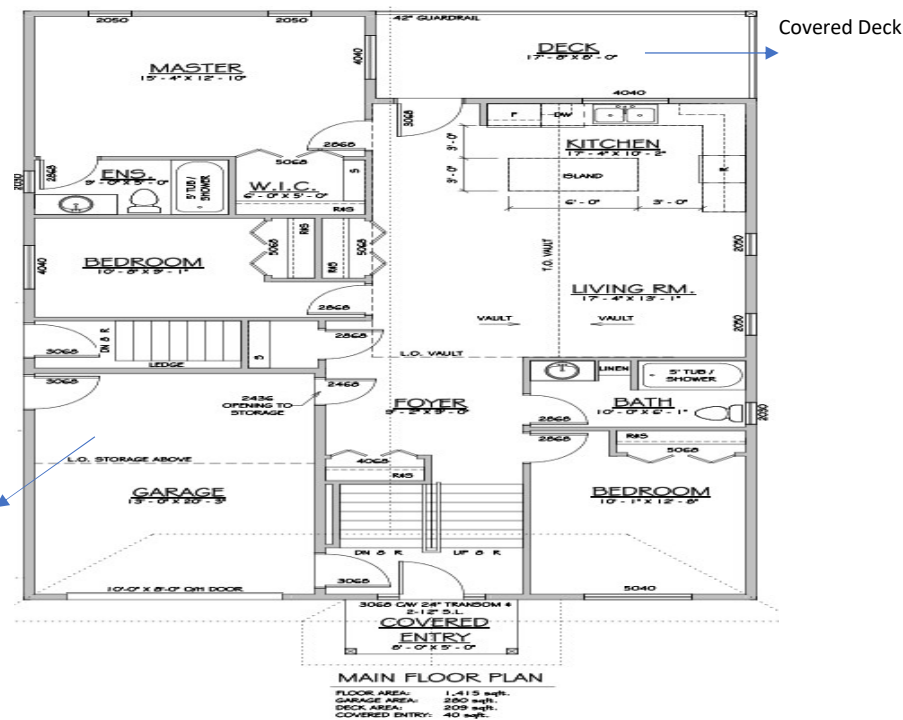
- Each unit has it's own 100 AMP electrical panels and meters
- Seperate 40 Gallon Hot Water Tanks, water systems and water meters
- 2 heating systems
- Soundproofing Installed between Units
- Double Concrete Driveway for Upper suite, separate aggregate parking pad for basement suite
- Legal and approved with City



Hillcrest Suited Home Basement Suite

- 9' Ceilings
- 2 large bedrooms, 1 bathroom
- Full daylight windows throughout
- Custom kitchen with stainless appliances and ceiling pot lights
- High grade vinyl laminate flooring throughout, warm and inviting carpets in bedrooms
- Private entrance, no common areas
- Private in suite laundry and storage space.
- Furniture for basement included in price!





Next Steps to Move Forward

- Schedule a 1 on 1 Consultation with Mitch Collins (or text 250-262-9338) Email at mitch@mitchcollins.com
- We will review your goals and determine if this is the right fit
- We will review lot availability to select your lot and property type
- Once done, we will sign a purchase contract
- You will have plenty of time to arrange financing prior to subject removal
- Upon final removals, a 10% deposit is taken and construction begins
- Cash flow begins by Spring / Summer 2023!