

Green Briar North and South

Investment Property - Buy & Hold

9819 102 Ave, Fort St. John, BC V1J 2C9
Multi-Family · 24 Units · 0 Sq.Ft.

Green Briar North and South - Building Package Comprised of 2 X 11 Unit Buildings in Downtown Fort St John, BC!

\$ 2,100,000 Purchase Price · \$ 2,100,000 ARV
\$ 471,500 Cash Needed · \$ 4,022/mo Cash Flow · 7.2% Cap Rate · 10.2% 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

9819 102 Ave
Fort St. John, BC V1J 2C9

DESCRIPTION

Property Type:	Multi-Family
Year Built:	1978
Parking:	Off-Street
Zoning:	RM2

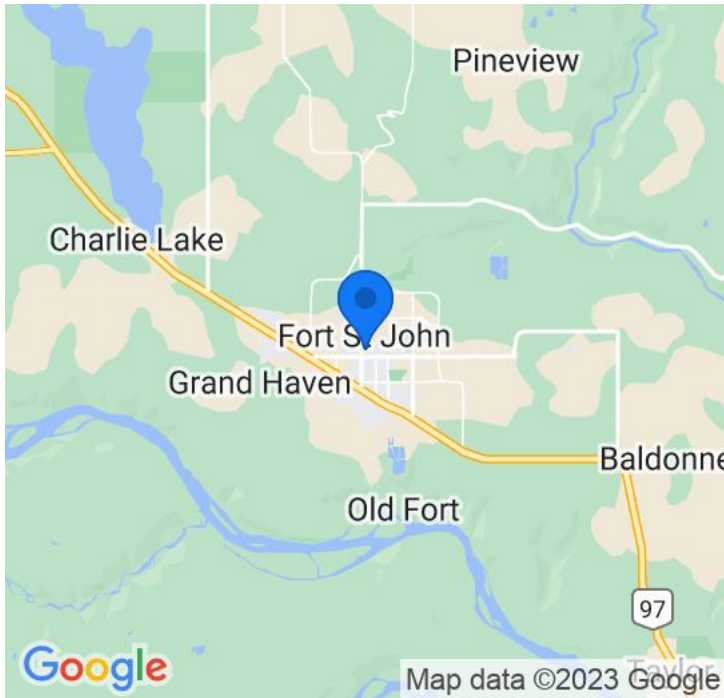
UNIT INFORMATION

Total Units/Spaces:	24
Total Square Footage:	0

UNITS & RENT ROLL

22 Units - Residential (2 Bedroom Unit)
 2 Beds / 1 Baths / 0 Sq.Ft.
 Gross Rent: \$ 920 Per Month

2 Units - Residential (1 Bedroom)
 1 Beds / 1 Baths / 0 Sq.Ft.
 Gross Rent: \$ 700 Per Month



Purchase Analysis & Returns

PURCHASE

Purchase Price:		\$ 2,100,000
Amount Financed:	-	\$ 1,680,000
Down Payment:	=	\$ 420,000
Purchase Costs:	+	\$ 51,500
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 471,500
After Repair Value:		\$ 2,100,000
ARV Per Square Foot:		\$ 0
Price Per Square Foot:		\$ 0
Price Per Unit:		\$ 87,500

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):		7.2% / 7.2%
Cash on Cash Return:		10.2%
Return on Equity:		8.7%
Return on Investment:		8.6%
Internal Rate of Return:		8.6%
Rent to Value:		1%
Gross Rent Multiplier:		8.09
Equity Multiple:		1.09
Break Even Ratio:		79.1%
Debt Coverage Ratio:		1.47
Debt Yield:		9%

FINANCING (PURCHASE)

Loan Type:	Amortizing, 30 Year
Interest Rate:	4.5%
Financing Of:	Price (80%)
Loan Amount:	\$ 1,680,000
LTC / LTV:	80% / 80%
Loan Payment:	\$ 8,512 Per Month \$ 102,148 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:	\$ 1,500
Home Inspection:	\$ 2,000
Property Transfer Taxes:	\$ 44,000
Legal Fees:	\$ 3,000
GST:	\$ 0
Title Insurance:	\$ 1,000
Total:	\$ 51,500

Rehab Costs

Exterior:	\$ 0
Interior:	\$ 0
Electrical:	\$ 0
Plumbing:	\$ 0
Appliances:	\$ 0
Landscaping:	\$ 0
Cost Overrun (0%):	\$ 0
Total:	\$ 0
Total Per Square Foot:	\$ 0

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 21,640	\$ 259,680
Vacancy (3%):	- \$ 649	\$ 7,790
Other Income:	+ \$ 150	\$ 1,800
Operating Income:	= \$ 21,141	\$ 253,690
Operating Expenses (40.7%):	- \$ 8,607	\$ 103,278
Net Operating Income:	= \$ 12,534	\$ 150,412
Loan Payments:	- \$ 8,512	\$ 102,148
Cash Flow:	= \$ 4,022	\$ 48,264
Cash Flow Per Unit:	\$ 168	\$ 2,011

	Monthly	Yearly
OTHER INCOME		
Parking:	\$ 0	\$ 0
Laundry:	\$ 150	\$ 1,800
Storage Rental:	\$ 0	\$ 0
Total:	\$ 150	\$ 1,800

	Monthly	Yearly
EXPENSES		
Property Taxes:	\$ 1,165	\$ 13,984
Insurance:	\$ 1,333	\$ 16,000
Landscaping / Snow Removal:	\$ 417	\$ 5,000
Property Management:	\$ 1,050	\$ 12,594
Repairs And Maintenance:	\$ 1,500	\$ 18,000
Janitorial and Cleaning:	\$ 667	\$ 8,000
Hydro:	\$ 183	\$ 2,200
Natural Gas:	\$ 1,333	\$ 16,000
Water / Sewer:	\$ 708	\$ 8,500
Garbage Removal:	\$ 250	\$ 3,000

Total:

\$ 8,607

\$ 103,278

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:	\$ 259,680	\$ 286,297	\$ 315,643	\$ 402,849	\$ 656,198	\$ 1,068,878
Vacancy:	- \$ 7,790	- \$ 8,589	- \$ 9,469	- \$ 12,085	- \$ 19,686	- \$ 32,066
Vacancy Rate:	3%	3%	3%	3%	3%	3%
Other Income:	+ \$ 1,800	+ \$ 1,985	+ \$ 2,188	+ \$ 2,792	+ \$ 4,549	+ \$ 7,409
Operating Income:	= \$ 253,690	= \$ 279,693	= \$ 308,362	= \$ 393,556	= \$ 641,061	= \$ 1,044,221
Income Increase:	5%	5%	5%	5%	5%	5%
EXPENSES						
Property Taxes:	\$ 13,984	\$ 14,836	\$ 15,739	\$ 18,246	\$ 24,521	\$ 32,954
Insurance:	+ \$ 16,000	+ \$ 16,974	+ \$ 18,008	+ \$ 20,876	+ \$ 28,056	+ \$ 37,705
Landscaping / Snow Removal:	+ \$ 5,000	+ \$ 5,305	+ \$ 5,628	+ \$ 6,524	+ \$ 8,768	+ \$ 11,783
Property Management:	+ \$ 12,594	+ \$ 13,885	+ \$ 15,309	+ \$ 19,538	+ \$ 31,826	+ \$ 51,841
Repairs And Maintenance:	+ \$ 18,000	+ \$ 19,096	+ \$ 20,259	+ \$ 23,486	+ \$ 31,563	+ \$ 42,418
Janitorial and Cleaning:	+ \$ 8,000	+ \$ 8,487	+ \$ 9,004	+ \$ 10,438	+ \$ 14,028	+ \$ 18,853
Hydro:	+ \$ 2,200	+ \$ 2,334	+ \$ 2,476	+ \$ 2,871	+ \$ 3,858	+ \$ 5,184
Natural Gas:	+ \$ 16,000	+ \$ 16,974	+ \$ 18,008	+ \$ 20,876	+ \$ 28,056	+ \$ 37,705
Water / Sewer:	+ \$ 8,500	+ \$ 9,018	+ \$ 9,567	+ \$ 11,091	+ \$ 14,905	+ \$ 20,031
Garbage Removal:	+ \$ 3,000	+ \$ 3,183	+ \$ 3,377	+ \$ 3,914	+ \$ 5,261	+ \$ 7,070
Operating Expenses:	= \$ 103,278	= \$ 110,092	= \$ 117,375	= \$ 137,860	= \$ 190,842	= \$ 265,544
Expense Increase:	3%	3%	3%	3%	3%	3%
CASH FLOW						
Operating Income:	\$ 253,690	\$ 279,693	\$ 308,362	\$ 393,556	\$ 641,061	\$ 1,044,221
Operating Expenses:	- \$ 103,278	- \$ 110,092	- \$ 117,375	- \$ 137,860	- \$ 190,842	- \$ 265,544
Expense Ratio:	40.7%	39.4%	38.1%	35%	29.8%	25.4%
Net Operating Income:	= \$ 150,412	= \$ 169,601	= \$ 190,987	= \$ 255,696	= \$ 450,219	= \$ 778,677
Loan Payments:	- \$ 102,148	- \$ 102,148	- \$ 102,148	- \$ 102,148	- \$ 102,148	- \$ 102,148
Cash Flow:	= \$ 48,264	= \$ 67,453	= \$ 88,839	= \$ 153,548	= \$ 348,071	= \$ 676,529
Cash Flow Per Unit:	\$ 2,011	\$ 2,811	\$ 3,702	\$ 6,398	\$ 14,503	\$ 28,189
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 103,278	\$ 110,092	\$ 117,375	\$ 137,860	\$ 190,842	\$ 265,544
Loan Interest:	+ \$ 75,046	+ \$ 72,498	+ \$ 69,711	+ \$ 61,544	+ \$ 38,522	+ \$ 2,447
Total Deductions:	= \$ 178,324	= \$ 182,590	= \$ 187,086	= \$ 199,404	= \$ 229,364	= \$ 267,991

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
EQUITY ACCUMULATION						
Property Value:	\$ 2,205,000	\$ 2,431,013	\$ 2,680,191	\$ 3,420,679	\$ 5,571,925	\$ 9,076,079
Appreciation:	5%	5%	5%	5%	5%	5%
Loan Balance:	- \$ 1,652,898	- \$ 1,594,901	- \$ 1,531,453	- \$ 1,345,503	- \$ 821,347	- \$ 0
LTV Ratio:	75%	65.6%	57.1%	39.3%	14.7%	-
Total Equity:	= \$ 552,102	= \$ 836,112	= \$ 1,148,738	= \$ 2,075,176	= \$ 4,750,578	= \$ 9,076,079

SALE ANALYSIS

Equity:	\$ 552,102	\$ 836,112	\$ 1,148,738	\$ 2,075,176	\$ 4,750,578	\$ 9,076,079
Selling Costs (4%):	- \$ 88,200	- \$ 97,241	- \$ 107,208	- \$ 136,827	- \$ 222,877	- \$ 363,043
Sale Proceeds:	= \$ 463,902	= \$ 738,872	= \$ 1,041,530	= \$ 1,938,349	= \$ 4,527,701	= \$ 8,713,036
Cumulative Cash Flow:	+ \$ 48,264	+ \$ 173,314	+ \$ 340,009	+ \$ 971,398	+ \$ 3,492,363	+ \$ 8,639,308
Total Cash Invested:	- \$ 471,500	- \$ 471,500	- \$ 471,500	- \$ 471,500	- \$ 471,500	- \$ 471,500
Total Profit:	= \$ 40,666	= \$ 440,686	= \$ 910,039	= \$ 2,438,247	= \$ 7,548,564	= \$ 16,880,844

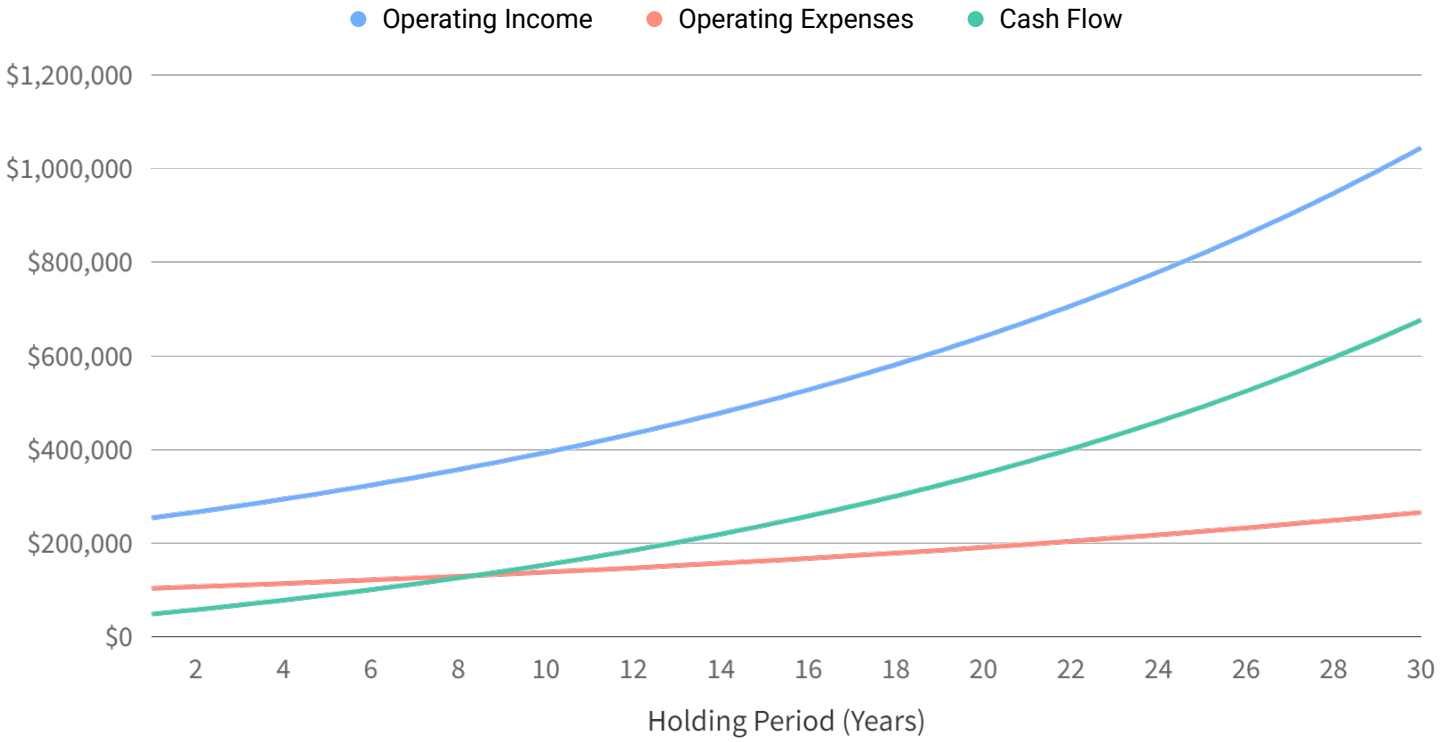
INVESTMENT RETURNS

Cap Rate (Purchase Price):	7.2%	8.1%	9.1%	12.2%	21.4%	37.1%
Cap Rate (Market Value):	6.8%	7%	7.1%	7.5%	8.1%	8.6%
Cash on Cash Return:	10.2%	14.3%	18.8%	32.6%	73.8%	143.5%
Return on Equity:	8.7%	8.1%	7.7%	7.4%	7.3%	7.5%
Return on Investment:	8.6%	93.5%	193%	517.1%	1,601%	3,580.2%
Internal Rate of Return:	8.6%	26.6%	27.5%	25.5%	23.2%	22.4%

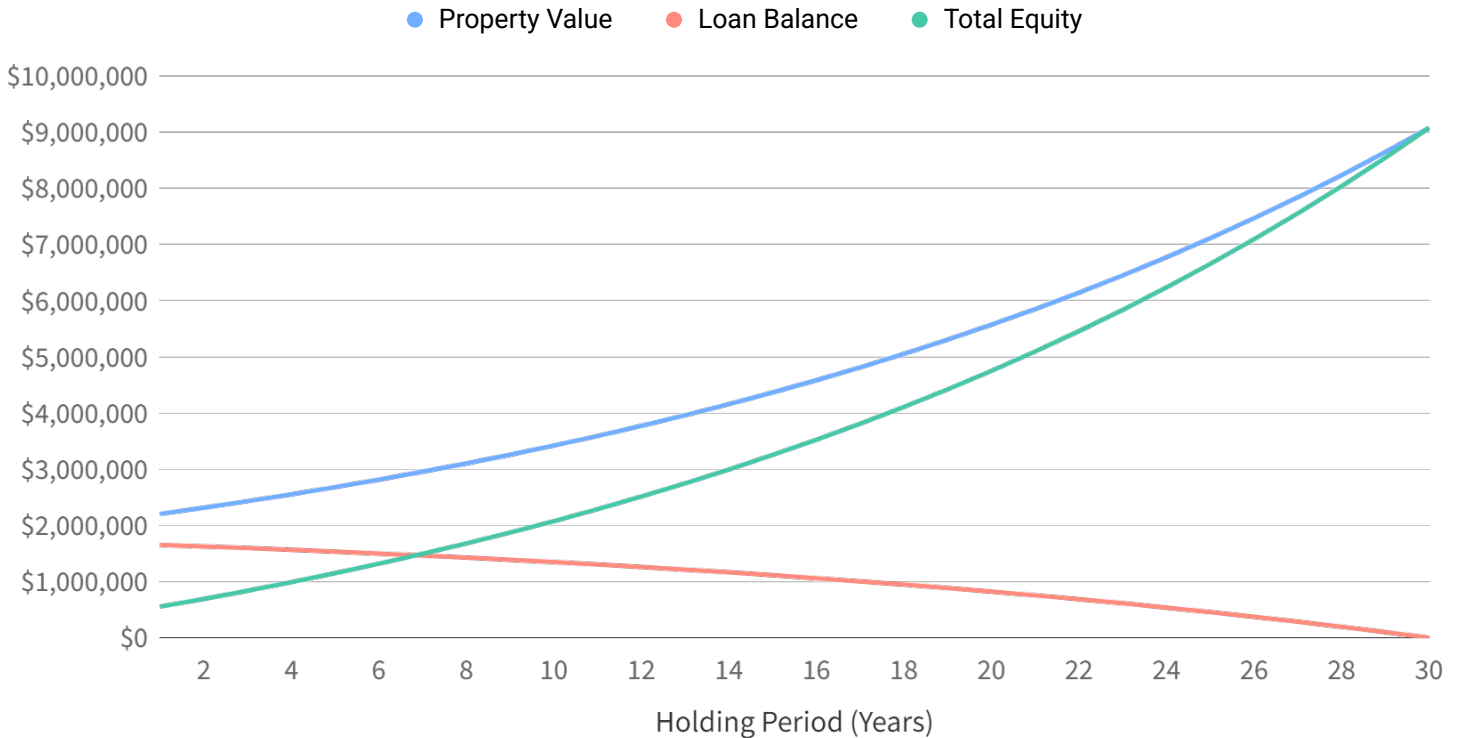
FINANCIAL RATIOS

Rent to Value:	1%	1%	1%	1%	1%	1%
Gross Rent Multiplier:	8.49	8.49	8.49	8.49	8.49	8.49
Equity Multiple:	1.09	1.93	2.93	6.17	17.01	36.8
Break Even Ratio:	79.1%	74.1%	69.5%	59.6%	44.6%	34.4%
Debt Coverage Ratio:	1.47	1.66	1.87	2.5	4.41	7.62
Debt Yield:	9.1%	10.6%	12.5%	19%	54.8%	-

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.