

Listing Report

This report was automatically generated as of 2021-10-01. | Report created by: Kevin Kwan

Property Highlights

Valuation Highlights

Original List Price	List Price	Total Valuation	Valuation Variance	Valuation Variance %
\$379,900	\$379,900	\$345,961	-\$33,939	-8.93%

Cash Flow Highlights

Estimated Rent Price	Effective Rent Price	Property Expenses	Rental Profit	Mortgage Payment	Free Cash Flow	Rental Profit Yield	Cash on Cash ROI
\$1,866	\$1,631	\$876	\$755	\$1,288	-\$533	2.38%	-7.01%

Property Details

Address: 2320 Erlton Street SW #311
Community: Erlton
List Price: \$379,900
Original List Price: \$379,900
SqFt: 1,080
\$/SqFt: \$351.76
Beds: 2
Full Baths: 2
Half Baths: 0
DOM: 4
Property Sub Type: Apartment
Structure Type: Low Rise (2-4 stories)
Style: Apartment, Low-Rise(1-4)
Construction: Brick, Stucco, Wood Frame
Zoning: M-C2 d219
Year Built: 2000
Condo Type: Conventional
Condo Fee: \$587.28
Tax Amount: \$2,322.00
Tax Year: 2021
Restrictions: Board Approval, Condo/Strata Approval
Property Management: MAGNUM YORK

Valuation Summary

Valuations

List Price	\$379,900
Total Valuation	\$345,961
Rental Valuation	\$64,279
Property Valuation	\$281,682
Valuation Variance	-\$33,939
Valuation Variance %	-8.93%

Assumptions

General Assumptions

Discount Rate: 0.05
Inflation Rate: 0.04

Property Valuation Assumptions

Property Appreciation Rate: 0.02

Mortgage Estimation Assumptions

Interest Rate: 0.03
Downpayment %: 0.2
Amortization Periods: 300

Cash Flow Estimation Assumptions

Rental Safety Factor: 0.05
Vacancy Safety Factor: 0.08
Maintenance Factor: 0.0
Management Factor: 0.0
Insurance Factor: 0.003

Cash Flow Forecast Assumptions

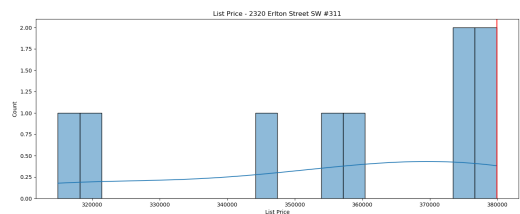
Duration: 10
Rent Growth Rate: 0.025
Condo Fee Growth Rate: 0.04
Property Maintenance Cost Growth Rate: 0.04
Property Management Cost Growth Rate: 0.04
Property Insurance Cost Growth Rate: 0.04
Property Tax Cost Growth Rate: 0.04

Listing Comparison

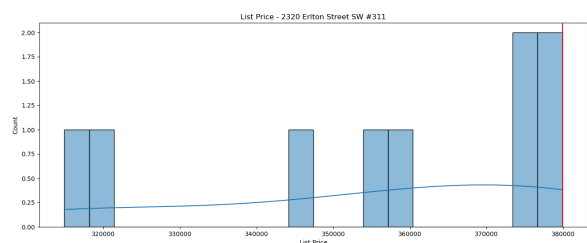
Erlton-Apartment-2-2

List Price

Community

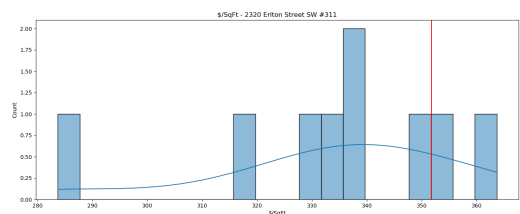


Comparables

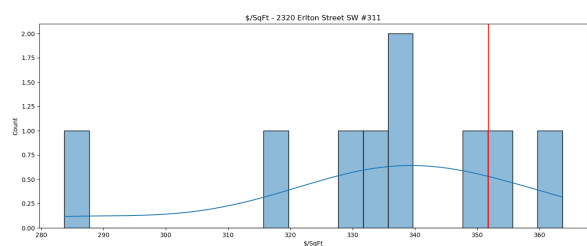


List Price per SqFt

Community

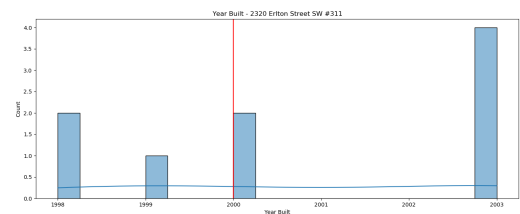


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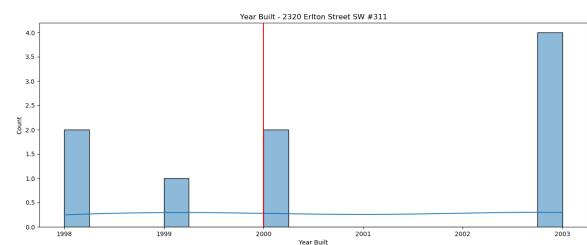


Year Built

Community

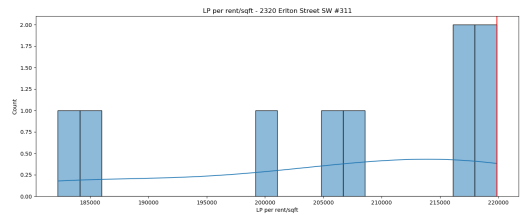


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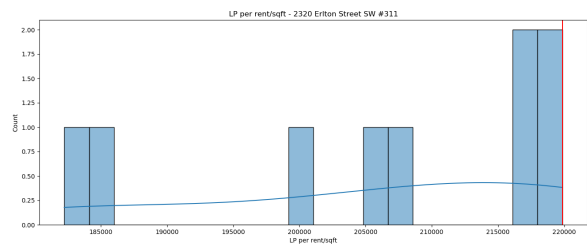


LP per Rent per SqFt

Community

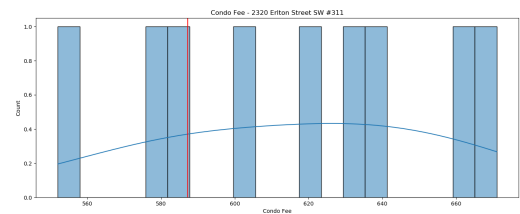


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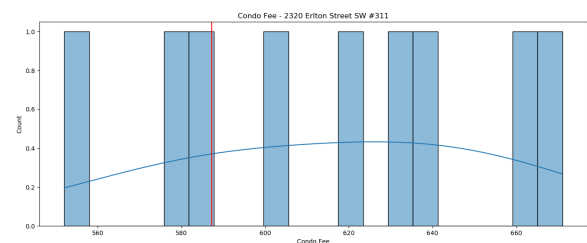


Condo Fee

Community

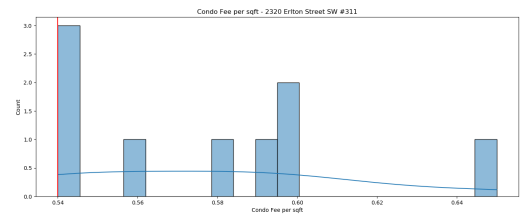


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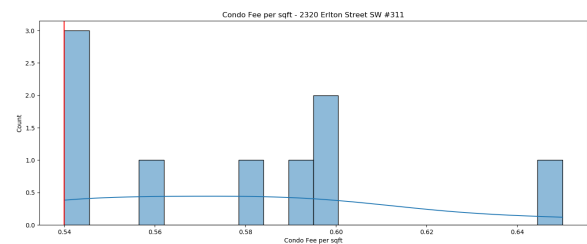


Condo Fee per sqft

Community

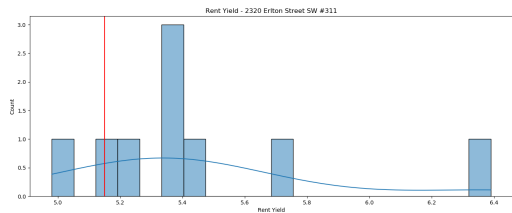


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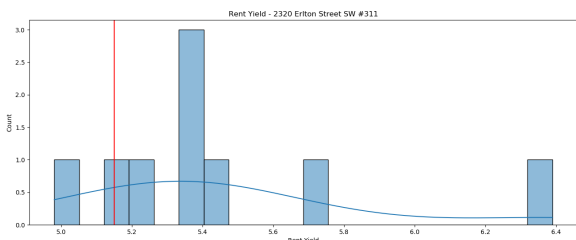


Rent Yield

Community

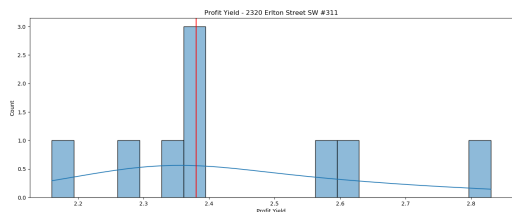


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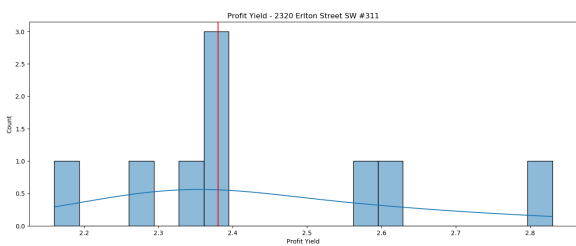


Profit Yield

Community

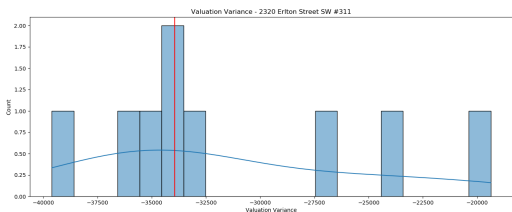


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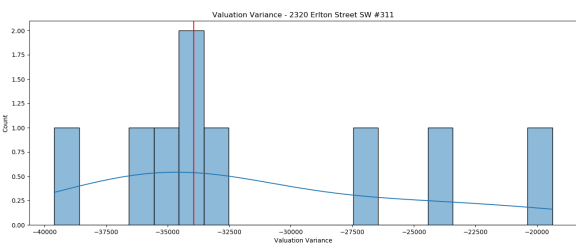


Valuation Variance

Community

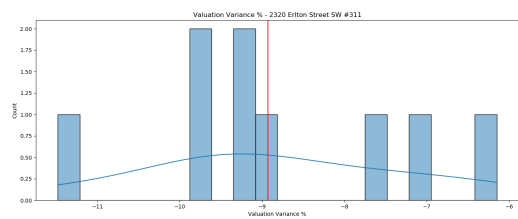


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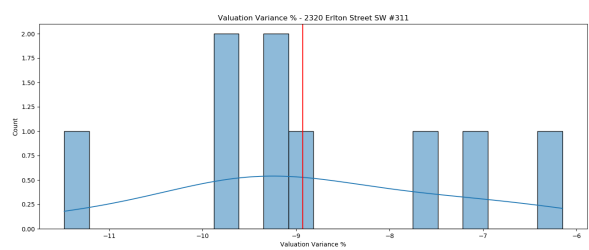


Valuation Variance %

Community

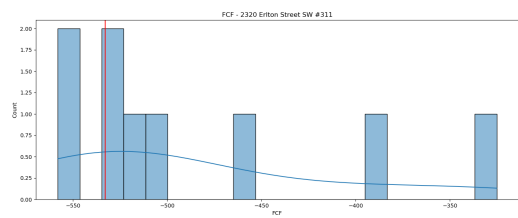


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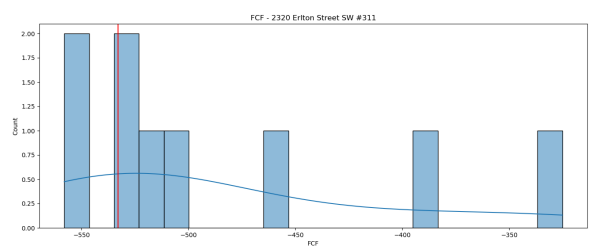


FCF

Community

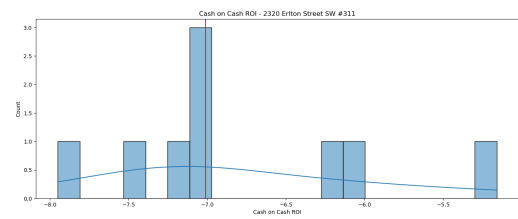


Comparables

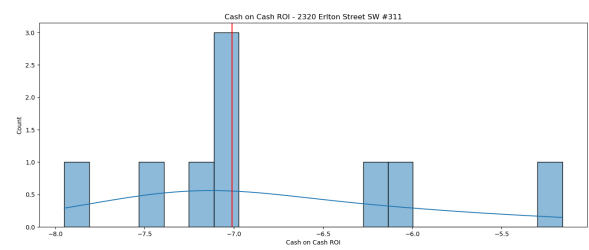


Cash on Cash ROI

Community



Comparables

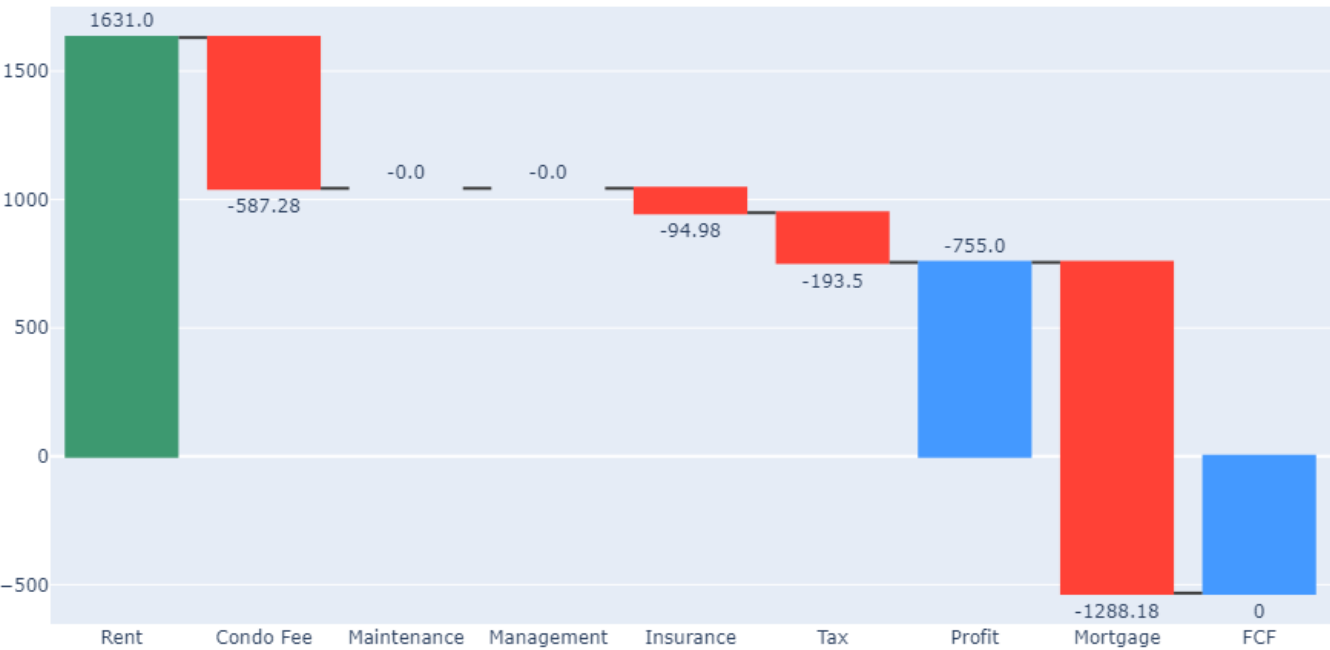


Listing Comparables

Address	List Price	Liv Area SF	\$/SqFt	Property Valuation	Rent Valuation	Total Valuation	Valuation Variance	Valuation Variance %
2320 Erlton Street SW #311	\$379,900	1,080	\$351.76	\$281,682	\$64,279	\$345,961	-\$33,939	-8.93%
2419 Erlton Road SW #507	\$379,900	1,146	\$331.50	\$281,682	\$70,962	\$352,644	-\$27,256	-7.17%
2416 Erlton Street SW #402	\$354,900	1,053	\$336.95	\$263,146	\$56,932	\$320,078	-\$34,822	-9.81%
2416 Erlton Street SW #205	\$359,900	1,073	\$335.51	\$266,853	\$59,641	\$326,494	-\$33,406	-9.28%
2419 Erlton Road SW #209	\$319,500	1,007	\$317.18	\$236,898	\$58,219	\$295,117	-\$24,383	-7.63%
2411 Erlton Road SW #310	\$314,900	1,110	\$283.69	\$233,487	\$62,041	\$295,528	-\$19,372	-6.15%
2320 Erlton Street SW #206	\$373,800	1,075	\$347.72	\$277,160	\$62,406	\$339,566	-\$34,234	-9.16%
60 24 Avenue SW #116	\$374,900	1,031	\$363.63	\$277,975	\$60,431	\$338,406	-\$36,494	-9.73%
2416 Erlton Street SW #403	\$344,900	1,023	\$337.15	\$255,731	\$49,565	\$305,296	-\$39,604	-11.48%

Cash Flow Summary

Cash Flow Details



Estimated Rent	\$1,631
Condo Fees	\$587
Property Maintenance	\$0
Property Insurance	\$95
Property Management	\$0
Property Tax	\$194
Rent Profit	\$755
Monthly Mortgage Payment	\$1,288
Free Cash Flow	\$-533

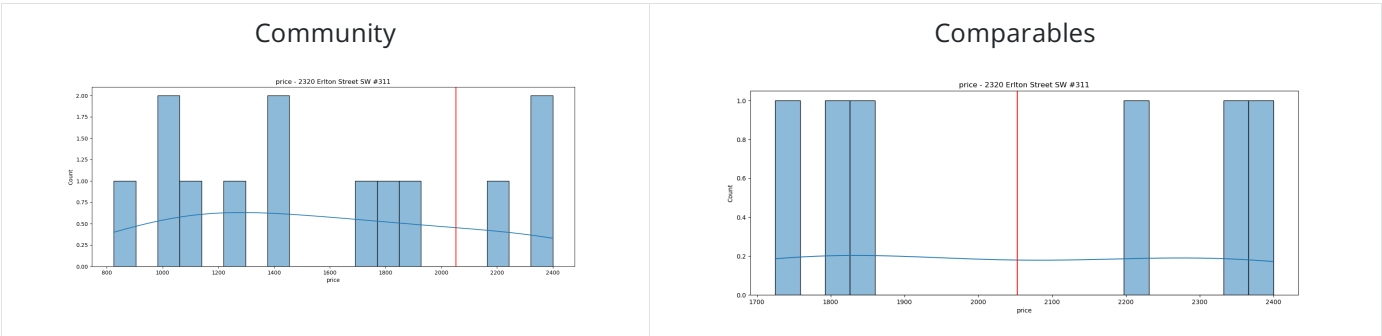
Rental Summary

Rental Assumptions	
Community	Erlton
Type	Apartment
Comparables	Erlton-Apartment-2-2
SqFt	1080.0
Bed	2
Baths	2.0
Rent Growth Rate	0.025
Rental Safety Factor	0.05
Vacancy Safety Factor	0.08
Inflation Rate	0.05
Maintenance Factor	0.0
Management Factor	0.0
Insurance Factor	0.003

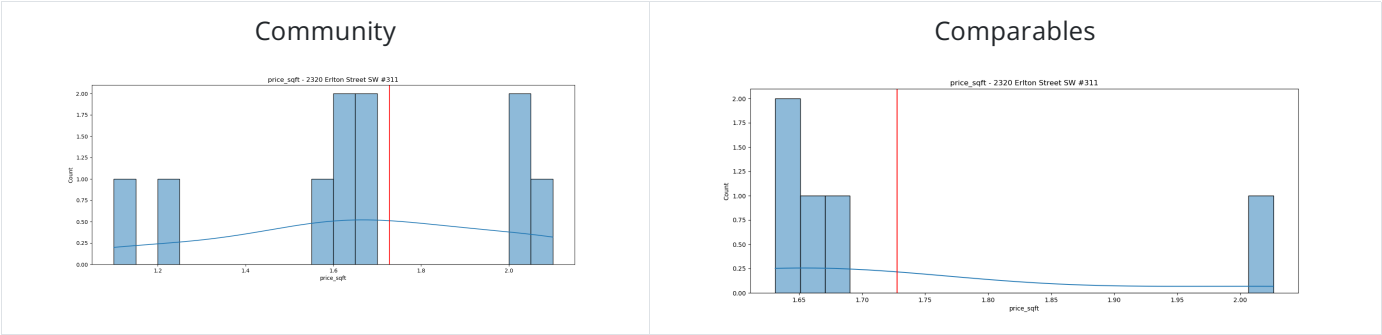
Rental Estimation	
Average Rent/SqFt in Comparables	\$1.728/SqFt
SqFt	1,080 SqFt
Estimated Rent	\$1,866
Risked Rent	\$1,773
Estimated Effective Rent	\$1,631
Average Rent in Comparables	\$2,053

Rental Charts

Rent Price



Rent Price per SqFt



Rental Comparables

Erlton-Apartment-2-2

Address	Type	Rent	SqFt	Rent/SqFt	Beds	Baths	Heat	Water	Electricity	Internet	Cable
59 22 Avenue SW	Condo	\$1,725	1,051	\$1.6413	2.0	NaN	✓	✓	✗	✗	✗
2422 Erlton Road SW	Condo	\$1,795	1,065	\$1.6854	2.0	NaN	✓	✓	✗	✗	✗
93 34 Avenue SW	Condo	\$1,850	913	\$2.0263	2.0	NaN	✓	✓	✗	✗	✗
2419 Erlton Road SW	Condo	\$2,200	nan	\$nan	2.0	NaN	✓	✓	✗	✗	✗
59 22 Avenue SW	Condo	\$2,349	1,440	\$1.6313	2.0	NaN	✓	✓	✓	✗	✗
2320 Erlton Street SW	Condo	\$2,400	1,450	\$1.6552	2.0	NaN	✓	✓	✗	✗	✗