



TWIN LAKES

Duplex with Legal Suites (4 units)

**GST & PTT
EXEMPT!**

OPPORTUNITY HIGHLIGHTS

- Brand new purpose built rental with four 2-unit apartments (2 up 2 down)
- Centrally located near schools/transit in Fort St. John, BC
- Substantial positive monthly cash flow



THE TWIN LAKES

ASKING PRICE
\$839,000.00

THE OPPORTUNITY

To acquire a 100% interest in a two bedroom up, two bedroom down duplex with legal suites (4-unit) with built in equity and positive cash flow.

LOCATION

More than 20,000 people, mostly young families with children, call Fort St. John home. The City, located in the heart of the majestic Peace River country, is the largest regional service center in northeastern BC, servicing 64,000 people in outlying areas. A safe, clean and nourishing community, it is an excellent place to live, raise families, do business, have fun and retire.

THE ECONOMY

The most important centre for enterprise in the northeast region of British Columbia, Fort St. John's key industries are oil and gas, agriculture and forestry. Area residents, Fort St. John's greatest assets, are skilled employees, entrepreneurs, franchise owners and wealth creators. An excellent transportation network of air, rail, and highway links keep Fort St. John plugged in to major markets in British Columbia, Alberta and beyond.

RENT ROLL

BASED ON BUILD COMPLETED IN 2025

UNIT	MONTHLY RENT	ANNUAL RENT	% OF TOTAL REVENUE
UPPER A	\$2050.00	\$24,600.00	26.97%
LOWER A	\$1750.50	\$21,000.00	23.03%
UPPER B	\$2050.00	\$24,600.00	26.97%
LOWER B	\$1750.00	\$21,000.00	23.03%
TOTAL	\$7600.00	\$91,200.00	100.00%

INCOME & EXPENSES STATEMENT

REVENUE

RENT.....	\$91,200.00
GROSS INCOME.....	\$91,200.00
TOTAL	\$91,200.00

EXPENSES

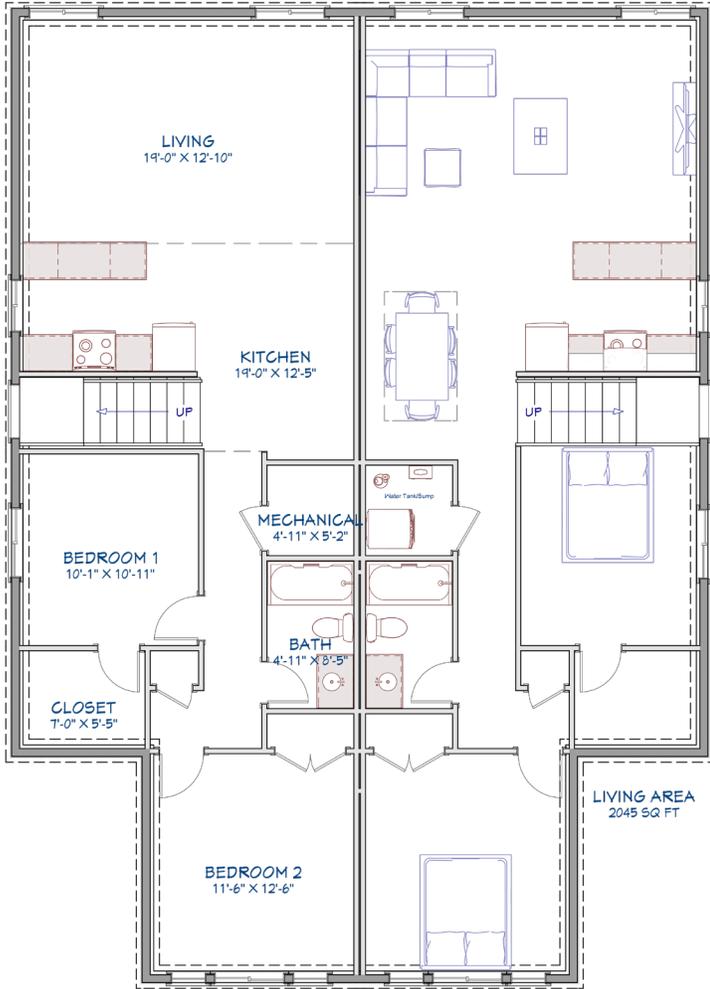
Licenses and Permits	\$0.00	
Property Tax	\$6,893.00	
Management Fees	\$4,560.00	
Lawn and Grounds Maintenance	\$2736.00	
Building Repairs/Maintenance	\$0.00	
Maintenance Supplies	\$0.00	
BC Hydro	\$0.00	
Rental Insurance	\$3,200.00	
TOTAL EXPENSES	\$17,389.00	19.06%

NET INCOME \$73,811.00

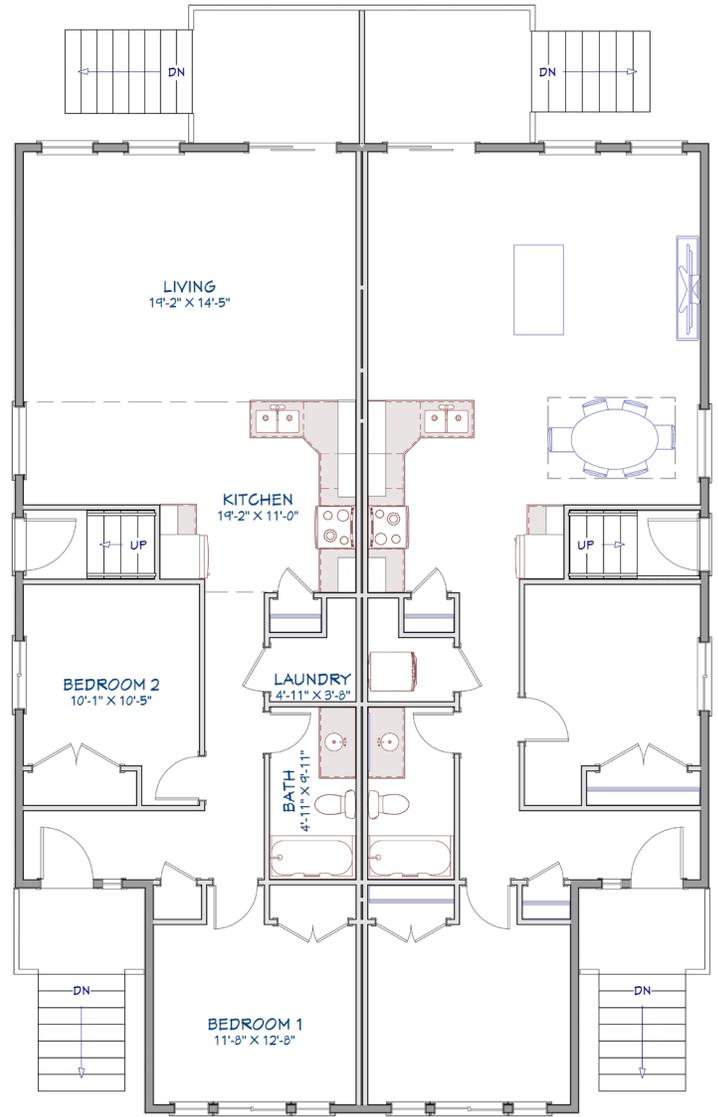
Cap Rate.....	9.23%
Price Per Unit.....	\$199,750.00

ASKING PRICE \$839,000.00

FLOOR PLAN



BASEMENT LEVEL



UPPER LEVEL

LIVING AREA
2013 SQ FT



OUR MISSION

Our mission is to help make your dream of home ownership a tangible reality. Through innovative financial solutions, empowering sales & leasing models, and a commitment to excellence, we aim to enable individuals to own their very own dream home and enjoy unparalleled living standards, fostering happier, healthier communities.

ABOUT KONA REAL ESTATE

Kona Real Estate is a residential construction company local to Fort St John, BC, Canada. Specializing in New Construction single and multi-family Housing. Since 2010, Owner/Operator Josh Wiggers has been involved in the construction of hundreds of homes under the Kona brand. From volume-built investment homes to high end custom homes and everything between Kona Carpentry is known for holding our finished product to the highest standard as well as providing a painless building process where timelines and budgets are of the utmost priority.

GET IN TOUCH WITH OUR TEAM TO LEARN MORE



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