



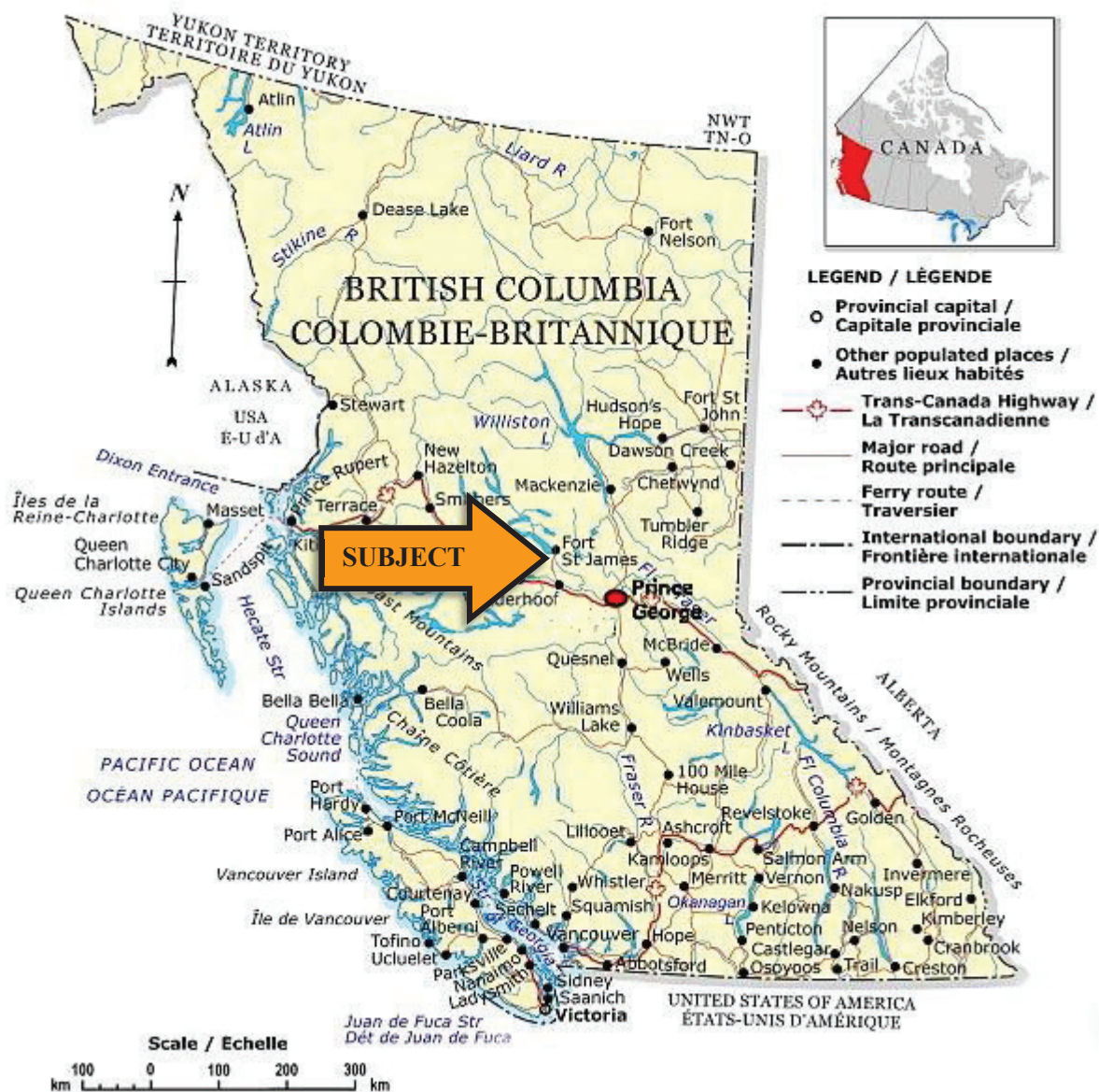
41 Unit Mobile Home Park Offered at a 9% Cap Upside of 12% Cap



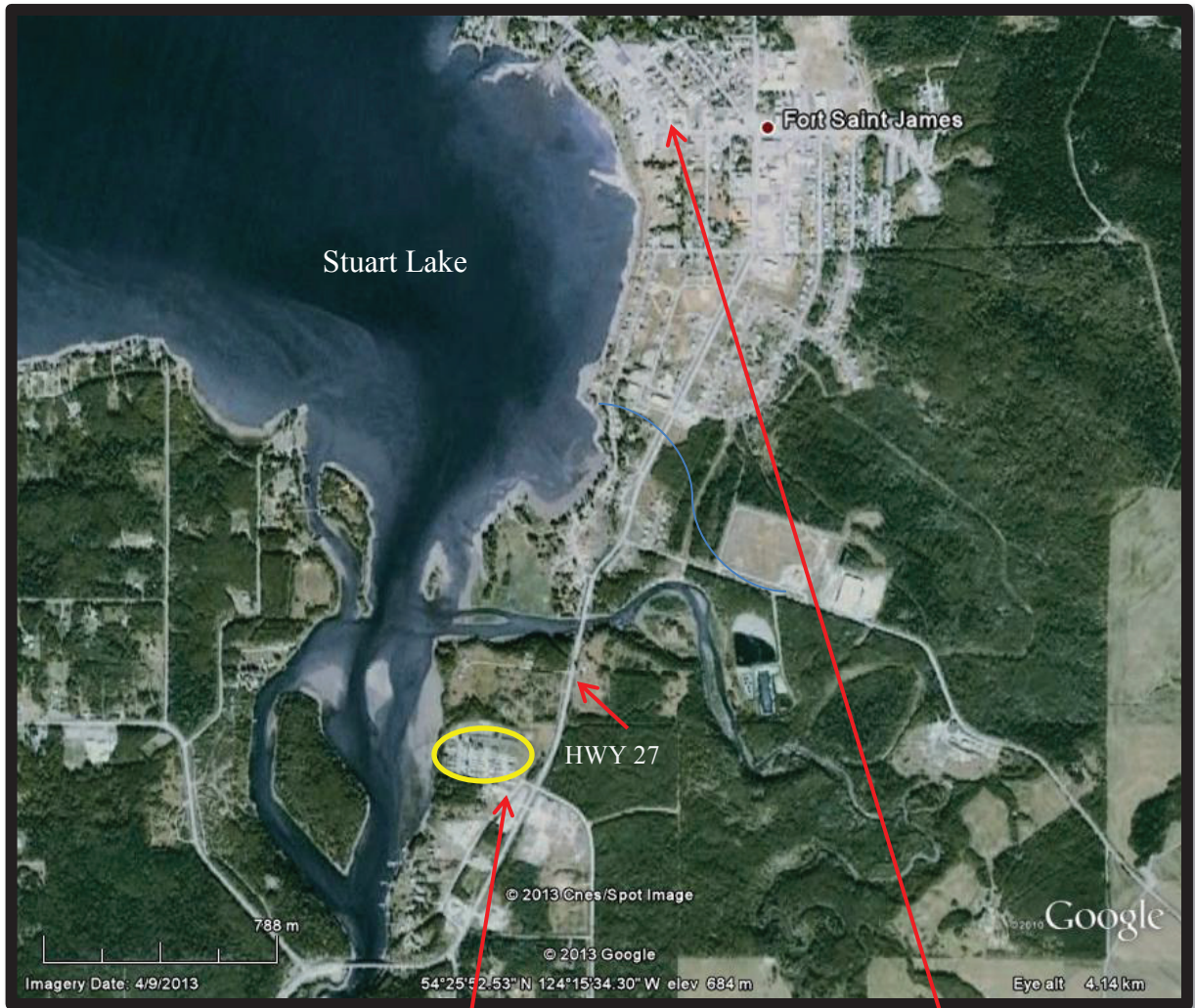
14.68 Acres Waterfront Park
Located in Ft St James, BC
2015 Net Income \$81,293.36
Potential NOI of \$105,000

For Sale
\$899,000.00

LOCATION MAP



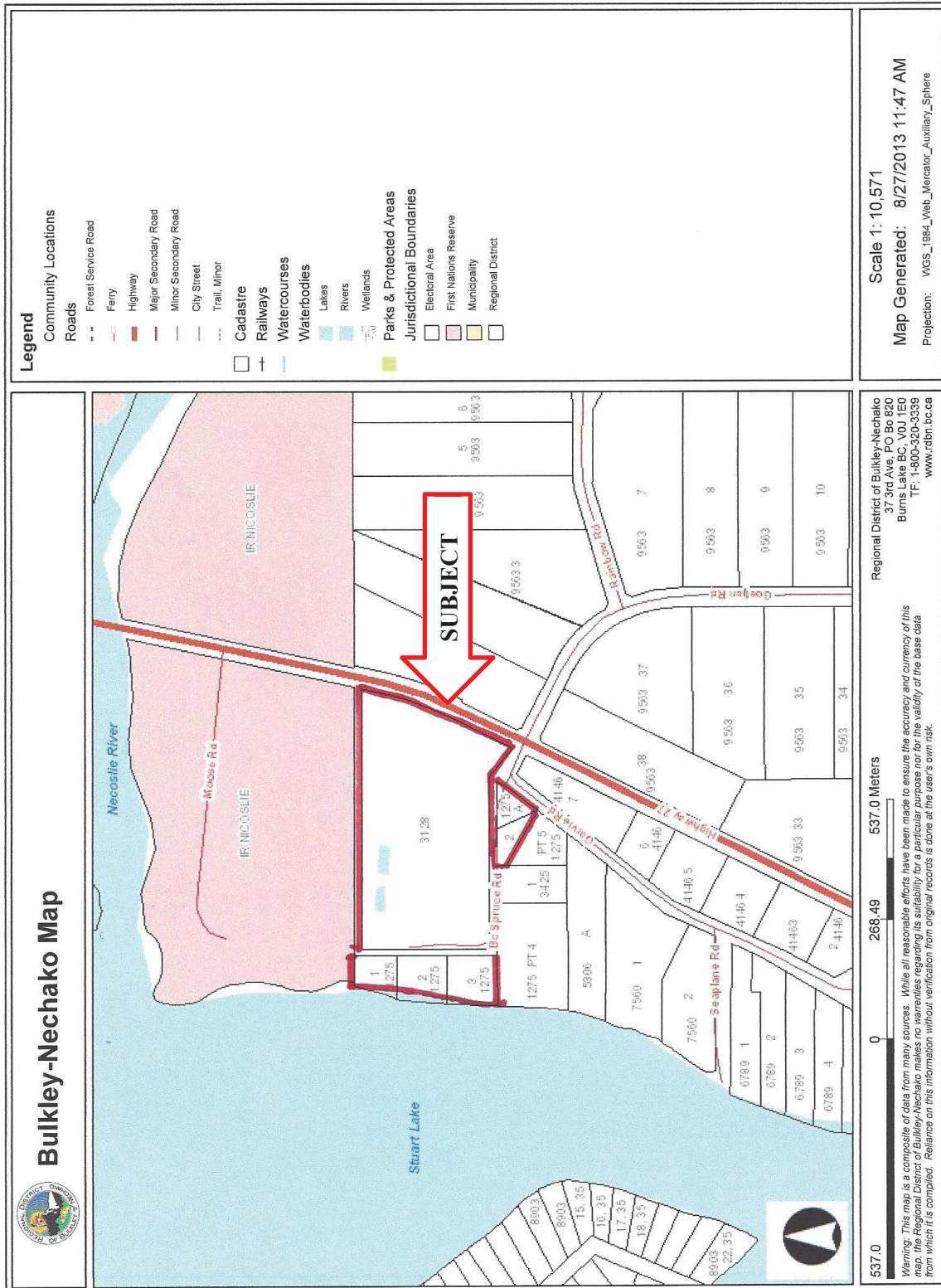
AERIAL VIEW – SUBJECT NEIGHBOURHOOD



FORT MOBILE HOME PARK

CENTRAL BUSINESS DISTRICT

LAND MAP



DESCRIPTION OF SITES

LEGAL DESCRIPTION:

There are six titles noted under appraisal, assessed under five different tax rolls. The titles have been searched through the Land Titles Office, and in addition, information has been obtained through BC Assessment. A copy of the Title Search Prints are noted in Schedule A of the Addenda at the end of this report and the BC Assessment tax reports are noted in Schedule B in the addenda. The legal descriptions are reported as:

1. *Block A District Lot 314 Range 5 Coast District Plan PRP3128*
The Parcel Identifier Number is 010-852-913
The BC Assessment Roll number is 756-00914.000
The parcel size is reported to be 11.84 acres (4.79 ha)
2. *Lot 1 District Lot 314 Range 5 Coast District Plan PRP1275*
The Parcel Identifier Number is 010-852-867
This parcel is assessed under the above roll and the parcel size is included above
3. *Lot 2 District Lot 314 Range 5 Coast District Plan PRP1275*
The Parcel Identifier Number is 010-852-883
The BC Assessment Roll number is 756-00914.002
The parcel size is reported to be 1 acre (4047 m²)
4. *Lot 3 District Lot 314 Range 5 Coast District Plan PRP1275*
The Parcel Identifier Number is 012-885-452
The BC Assessment Roll number is 756-00915.000
The parcel size is reported to be 1.09 acres (4411 m²)
5. *Lot 2 District Lot 314 Range 5 Coast District Plan PRP3425*
The Parcel Identifier Number is 008-670-854
The BC Assessment Roll number is 756-00935.000
The parcel size is reported to be 0.39 acres (1578 m²)
6. *Parcel A (Plan PRP3140) District Lot 314 Range 5 Coast District Plan PRP1275*
The Parcel Identifier Number is 010-852-948
The BC Assessment Roll number is 756-00921.000
The parcel size is reported to be 0.36 acres (1457 m²)

OWNER:

The registered owner is 561655 B.C. Ltd. Further information can be found on the title search print.

PHOTOGRAPHS OF SUBJECT PROPERTY

View of road accessing Pads 27-36



View of Lots A-1 to A-3 which have river frontage



DESCRIPTION OF SITES - *Continued*

CIVIC ADDRESS: BC Assessment reports the civic address is 862 BC Spruce Road. Block A also has frontage on Highway 27.

PARCEL SIZE: BC Assessment reports the total parcel size is 14.68 acres (5.94 ha).

SERVICES: Paved road to park, mix of paved and gravel roads within park, private water and lagoon systems, gas, schoolbus, etc.

There are no municipal water and sewer services in this area. Television and internet are provided by a local satellite service.

EASEMENTS: No easements having a significant effect on market value were noted on title.

WATER FRONTAGE: It is roughly estimated from Google Earth that there are about 190m (623 feet) frontage on the mouth of the Stuart River immediately south of Stuart Lake.

GENERAL DESCRIPTION: The land is generally level with sandy silty soils. The aspect to the Stuart River is west.

It is assumed this land conforms with Ministry of Environment regulations. As the only use of this land has been single family residential within a mobile home park, no site contamination is thought likely.

| Lot Number | Tenant Name | Pad Rent Due | Pad Rent Paid | Trailer Rent Due | Trailer Rent Paid | Late Fees |
|------------|-----------------------------------|--------------|---------------|------------------|-------------------|-----------|
| Lot 1 | Mike Seel, Mathew Kenny | \$700.00 | \$700.00 | | | |
| Lot 2 | Isabelle Burgart, Lee Ann Paula | | | \$900.00 | \$900.00 | |
| Lot 3 | Shaune Corrigan | \$200.00 | \$200.00 | | | |
| Lot 4 | Ian Berry | \$200.00 | \$200.00 | | | |
| Lot 5 | Travis Bellerive | \$350.00 | \$350.00 | | | |
| Lot 6 | Alex and Pal Gunton | \$200.00 | \$200.00 | | | |
| Lot 7 | Luc Turgeon | \$275.00 | \$275.00 | | | |
| Lot 8 | Luc Turgeon | \$250.00 | \$250.00 | | | |
| Lot 9 | | | | | | |
| Lot 10 | | | | | | |
| Lot 11 | Luc Turgeon | \$225.00 | \$225.00 | | | |
| Lot 12 | Yolanda and Doug Barnes | \$200.00 | \$200.00 | | | |
| Lot 13 | Sharlane Hamper | \$200.00 | \$200.00 | | | |
| Lot 14 | | | | | | |
| Lot 15 | Rudy Alexander | | | \$700.00 | \$700.00 | |
| Lot 16 | Joe MadDougail | \$200.00 | \$200.00 | | | |
| Lot 17 | | | | | | |
| Lot 18 | | | | | | |
| Lot 19 | Doug Barnes | \$275.00 | \$275.00 | | | |
| Lot 20 | Don and Jean Lister | \$200.00 | \$200.00 | | | |
| Lot 21 | Oksana White | \$200.00 | \$200.00 | | | |
| Lot 22 | Chris Courice | \$350.00 | \$350.00 | | | |
| Lot 23 | Aaron Baekhawe | | | \$900.00 | \$900.00 | |
| Lot 24 | | | | | | |
| Lot 25 | Dennis Cumberland | \$200.00 | | | | |
| Lot 26 | | | | | | |
| Lot 27 | Michael Vandal | \$225.00 | \$225.00 | | | |
| Lot 28 | Maureen Hobson and Andrew Poulton | \$225.00 | \$225.00 | | | |
| Lot 29 | Scott Schieke | \$200.00 | \$200.00 | | | |
| Lot 30 | Scott Schieke | \$200.00 | \$200.00 | | | |
| Lot 31 | Jacob Burgart | \$275.00 | \$275.00 | | | \$30.00 |
| Lot 32 | Morgan Buck | \$250.00 | \$250.00 | | | |
| Lot 33 | | | | | | |
| Lot 34 | Mike and Leslie Voltz | \$200.00 | \$200.00 | | | |
| Lot 35 | Jay Winters | \$200.00 | \$200.00 | | | |
| Lot 36 | Madeline and Shelley Loveseth | \$200.00 | \$200.00 | | | |
| Lot 37 | Don and Tracey Trostern and shop | | | \$1,000.00 | \$1,000.00 | |
| Lot 38 | Ernie and Kim Leclerc | \$250.00 | \$250.00 | | | |
| A1 | Charlene Harrison | \$250.00 | \$250.00 | | | |

| Lot Number | Tenant Name | Pad Rent Due | Pad Rent Paid | Trailer Rent Due | Trailer Rent Paid | Late Fees |
|---------------|-----------------|--------------|---------------|------------------|-------------------|-----------|
| B1 | Nikki Hamel | \$250.00 | \$250.00 | | | |
| A2 | Vera Legebokoff | \$180.00 | \$180.00 | | | |
| A3 | Winnie Marchand | \$250.00 | \$250.00 | | | |
| Lot 43 | | | | | | |
| Lot 44 | | | | | | |
| Lot 45 | | | | | | |
| Lot 46 | | | | | | |
| Lot 47 | | | | | | |
| Lot 48 | | | | | | |
| Lot 49 | | | | | | |
| Lot 50 | | | | | | |
| Totals | | \$7,380.00 | \$7,180.00 | \$3,500.00 | \$3,500.00 | \$30.00 |
| | | -\$200.00 | | \$0.00 | | |

0950685 BC Ltd.
Balance Sheet
 As of December 31, 2015

| | <u>Dec 31, 15</u> |
|--|--------------------------|
| ASSETS | |
| Current Assets | |
| Chequing/Savings | |
| 1000 · Integris Chequing Account | 17,571.96 |
| 1010 · Integris Equity Shares | 26.56 |
| Total Chequing/Savings | <u>17,598.52</u> |
| Total Current Assets | 17,598.52 |
| Fixed Assets | |
| 1520 · 862 BC Spruce Rd, Ft. St. James | 795,131.34 |
| 1525 · 862 BC Spruce Rd - Accum. Amort | -91,284.92 |
| Total Fixed Assets | <u>703,846.42</u> |
| TOTAL ASSETS | <u><u>721,444.94</u></u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 · Accounts Payable | 336.00 |
| Total Accounts Payable | <u>336.00</u> |
| Other Current Liabilities | |
| 2100 · Accrued Liabilities | 1,500.00 |
| 2825 · Due to/from 561655 BC Ltd. | -2,691.31 |
| 2830 · Due to/from Terrien Bros. Const | 17,148.84 |
| 2835 · Due to/fr Simons Applicating | 16,476.32 |
| Total Other Current Liabilities | <u>32,433.85</u> |
| Total Current Liabilities | 32,769.85 |
| Long Term Liabilities | |
| 2850 · Commercial Mortgage - Integris | 664,455.73 |
| 2900 · Shareholder Loans | |
| 2910 · Shareholder - Ernie Therrien | 2,543.89 |
| 2920 · Shareholder - Simon Mandel | -50.00 |
| Total 2900 · Shareholder Loans | <u>2,493.89</u> |
| Total Long Term Liabilities | <u>666,949.62</u> |
| Total Liabilities | 699,719.47 |
| Equity | |
| 3300 · Shares - Class A Voting | 2.00 |
| 3310 · Shares - Class B Non-Voting | 100.00 |
| 3900 · Retained Earnings | -18,942.85 |
| Net Income | 40,566.32 |
| Total Equity | <u>21,725.47</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>721,444.94</u></u> |

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Accrual Basis

0950685 BC Ltd.
Profit & Loss Month vs YTD
October through December 2015

| | <u>Oct - Dec 15</u> | <u>Jan - Dec 15</u> |
|------------------------------------|-------------------------|-------------------------|
| Ordinary Income/Expense | | |
| Income | | |
| 4010 · Residential Rent Income | 32,665.00 | 124,349.00 |
| 4020 · Interest Income | 0.71 | 0.71 |
| Total Income | <u>32,665.71</u> | <u>124,349.71</u> |
| Expense | | |
| 6000 · Accounting | 118.13 | 866.29 |
| 6030 · Automobile Expense | 0.00 | 87.66 |
| 6100 · Bank Service Charges | 60.00 | 259.50 |
| 6200 · Insurance Expense | 3,253.28 | 5,279.00 |
| 6300 · Interest on Long Term Debt | 10,004.45 | 40,727.04 |
| 6400 · Legal | 275.00 | 275.00 |
| 6425 · Licenses, Fees & Dues | 101.16 | 451.16 |
| 6430 · Management & Administration | 3,600.00 | 14,540.00 |
| 6500 · Office Expense | 12.61 | 49.43 |
| 6700 · Property Taxes | 0.00 | 4,732.02 |
| 6850 · Repairs and Maintenance | 1,002.59 | 12,157.92 |
| 6920 · Telephone, Fax & Internet | 184.80 | 781.25 |
| 6950 · Utilities | 520.72 | 3,577.12 |
| Total Expense | <u>19,132.74</u> | <u>83,783.39</u> |
| Net Ordinary Income | <u>13,532.97</u> | <u>40,566.32</u> |
| Net Income | <u><u>13,532.97</u></u> | <u><u>40,566.32</u></u> |

0950685 BC Ltd.
Profit & Loss
January through December 2015

| | Jan 15 | Feb 15 | Mar 15 | Apr 15 | May 15 | Jun 15 | Jul 15 | Aug 15 | Sep 15 | Oct 15 | Nov 15 | Dec 15 | TOTAL |
|------------------------------------|------------------|-----------------|------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Ordinary Income/Expense | | | | | | | | | | | | | |
| Income | | | | | | | | | | | | | |
| 4010 - Residential Rent Income | 8,130.00 | 8,510.00 | 12,225.00 | 7,980.00 | 7,505.00 | 9,590.00 | 13,420.00 | 11,456.00 | 12,868.00 | 10,710.00 | 11,465.00 | 10,490.00 | 124,349.00 |
| 4020 - Interest Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.71 | 0.71 |
| Total Income | <u>8,130.00</u> | <u>8,510.00</u> | <u>12,225.00</u> | <u>7,980.00</u> | <u>7,505.00</u> | <u>9,590.00</u> | <u>13,420.00</u> | <u>11,456.00</u> | <u>12,868.00</u> | <u>10,710.00</u> | <u>11,465.00</u> | <u>10,490.71</u> | <u>124,349.71</u> |
| Expense | | | | | | | | | | | | | |
| 6000 - Accounting | 184.80 | 197.16 | 0.00 | 141.76 | 82.69 | 0.00 | 0.00 | 141.75 | 0.00 | 0.00 | 118.13 | 0.00 | 866.29 |
| 6030 - Automobile Expense | 0.00 | 0.00 | 0.00 | 69.95 | 17.71 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 87.66 |
| 6100 - Bank Service Charges | 18.00 | 20.00 | 20.00 | 34.00 | 20.00 | 20.00 | 27.50 | 20.00 | 20.00 | 20.00 | 20.00 | 20.00 | 259.50 |
| 6200 - Insurance Expense | 225.08 | 225.08 | 225.08 | 225.08 | 225.08 | 225.08 | 225.08 | 225.08 | 225.08 | 225.08 | 2,803.08 | 225.12 | 5,279.00 |
| 6300 - Interest on Long Term Debt | 3,199.03 | 3,188.19 | 3,177.28 | 3,956.20 | 3,152.58 | 3,141.51 | 3,911.63 | 3,116.44 | 3,879.73 | 3,091.08 | 3,079.74 | 3,853.63 | 40,727.04 |
| 6400 - Legal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 275.00 |
| 6425 - Licenses, Fees & Dues | 0.00 | 0.00 | 150.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | 101.16 | 0.00 | 0.00 | 451.16 |
| 6430 - Management & Administration | 1,200.00 | 1,200.00 | 1,200.00 | 1,340.00 | 1,200.00 | 1,200.00 | 1,200.00 | 1,200.00 | 1,200.00 | 1,200.00 | 1,200.00 | 1,200.00 | 14,540.00 |
| 6500 - Office Expense | 0.00 | 0.00 | 36.82 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12.61 | 0.00 | 49.43 |
| 6700 - Property Taxes | 416.85 | 416.85 | 416.85 | 416.85 | 416.85 | 416.85 | 2,230.92 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,732.02 |
| 6850 - Repairs and Maintenance | 5,673.16 | 94.50 | 0.00 | 29.61 | 1,890.00 | 1,680.88 | 273.00 | 285.00 | 1,229.18 | 335.97 | 0.00 | 686.62 | 12,157.92 |
| 6920 - Telephone, Fax & Internet | 70.01 | 61.60 | 70.01 | 70.01 | 61.60 | 70.01 | 70.01 | 61.60 | 61.60 | 61.60 | 61.60 | 61.60 | 781.25 |
| 6950 - Utilities | 758.79 | 0.00 | 704.70 | 0.00 | 436.30 | 0.00 | 441.40 | 115.91 | 599.30 | 0.00 | 520.72 | 0.00 | 3,577.12 |
| Total Expense | <u>11,745.72</u> | <u>5,403.38</u> | <u>6,000.74</u> | <u>6,283.46</u> | <u>7,502.81</u> | <u>6,754.33</u> | <u>8,379.54</u> | <u>5,165.78</u> | <u>7,414.89</u> | <u>5,309.89</u> | <u>7,815.88</u> | <u>6,006.97</u> | <u>83,783.39</u> |
| Net Ordinary Income | <u>-3,615.72</u> | <u>3,106.62</u> | <u>6,224.26</u> | <u>1,696.54</u> | <u>2.19</u> | <u>2,835.67</u> | <u>5,040.46</u> | <u>6,290.22</u> | <u>5,453.11</u> | <u>5,400.11</u> | <u>3,649.12</u> | <u>4,483.74</u> | <u>40,566.32</u> |
| Net Income | <u>-3,615.72</u> | <u>3,106.62</u> | <u>6,224.26</u> | <u>1,696.54</u> | <u>2.19</u> | <u>2,835.67</u> | <u>5,040.46</u> | <u>6,290.22</u> | <u>5,453.11</u> | <u>5,400.11</u> | <u>3,649.12</u> | <u>4,483.74</u> | <u>40,566.32</u> |

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Accrual Basis

0950685 BC Ltd.
Profit & Loss Prev Year Comparison
January through December 2015

| | <u>Jan - Dec 15</u> | <u>Jan - Dec 14</u> | <u>\$ Change</u> |
|------------------------------------|-------------------------|--------------------------|-------------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 4010 · Residential Rent Income | 124,349.00 | 106,068.00 | 18,281.00 |
| 4020 · Interest Income | 0.71 | 0.81 | -0.10 |
| Total Income | <u>124,349.71</u> | <u>106,068.81</u> | <u>18,280.90</u> |
| Expense | | | |
| 6000 · Accounting | 866.29 | 1,643.15 | -776.86 |
| 6020 · Amortization Expense | 0.00 | 29,326.93 | -29,326.93 |
| 6030 · Automobile Expense | 87.66 | 266.45 | -178.79 |
| 6100 · Bank Service Charges | 259.50 | 1,268.50 | -1,009.00 |
| 6200 · Insurance Expense | 5,279.00 | 6,424.14 | -1,145.14 |
| 6300 · Interest on Long Term Debt | 40,727.04 | 42,873.26 | -2,146.22 |
| 6400 · Legal | 275.00 | 1,122.05 | -847.05 |
| 6425 · Licenses, Fees & Dues | 451.16 | 348.38 | 102.78 |
| 6430 · Management & Administration | 14,540.00 | 15,500.00 | -960.00 |
| 6500 · Office Expense | 49.43 | 92.30 | -42.87 |
| 6700 · Property Taxes | 4,732.02 | 5,419.46 | -687.44 |
| 6850 · Repairs and Maintenance | 12,157.92 | 12,384.08 | -226.16 |
| 6920 · Telephone, Fax & Internet | 781.25 | 806.15 | -24.90 |
| 6930 · Travel Expense | 0.00 | 119.32 | -119.32 |
| 6950 · Utilities | 3,577.12 | 4,308.42 | -731.30 |
| Total Expense | <u>83,783.39</u> | <u>121,902.59</u> | <u>-38,119.20</u> |
| Net Ordinary Income | <u>40,566.32</u> | <u>-15,833.78</u> | <u>56,400.10</u> |
| Net Income | <u><u>40,566.32</u></u> | <u><u>-15,833.78</u></u> | <u><u>56,400.10</u></u> |