



Hannah Kerwynn PREC* & Rob Palm PREC*

*Personal Real Estate Company

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9167 EMERALD DRIVE, WHISTLER

Investment Information Package

rennie

Overview

WHISTLER



- Whistler remains one of British Columbia's most resilient and high-performing real estate markets, supported by strong tourism, limited supply, and ongoing rental demand.
- For investors seeking a property that combines personal enjoyment with reliable income, 9167 Emerald Drive presents a balanced opportunity
- With dual rental potential, proven cash flow, and a sought-after location in Emerald Estates, this home offers flexibility and long-term value.

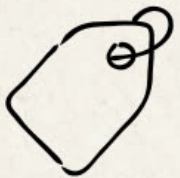
Property Overview

9167 Emerald Drive



- A welcoming alpine-inspired home that blends comfort, character, and Whistler charm. Maintained by one family for over 30 years, it offers a bright, open-concept layout, a well-equipped kitchen with a breakfast nook, and a cozy sunken living room.
- The vaulted ceilings and spacious loft provide versatility for guests or work-from-home setups. Expansive patios and tiered gardens create a peaceful retreat with mountain views
- A two-bedroom plus den suite with a private entrance offers excellent rental income potential or space for extended family.

Property Details



Price

Offered at: \$2,499,000



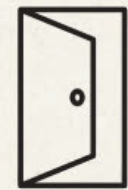
Property Type

Detached Home with
Secondary Suite



Main House

3 Bedrooms
+ Rec Room
1.5 Bathrooms



Suite

2 Bedrooms
+ Den
1 Bathrooms



Financial Highlights

Catergory	Amount (Annual)
List Price	\$2,499,000
Projected Main Home Rent	\$7,200/month = \$86,400/year
Projected Suite Rent	\$3,900/month = \$46,800/year
Total Potential Gross Income	\$133,200 / year
Property Taxes	\$5,895 / year
Insurance (estimate)	\$3,000 / year
Maintenance / Upkeep (estimate)	\$5,000 / year
Total Operating Costs	\$13,895 / year
Projected Net Income	\$119,305 / year

Investment Overview



Turnkey Condition

Thoughtfully Maintained
and Upgraded



Dual Income Streams

Three-bedroom + rec
room main residence
and Two-bedroom +
den suite.



Consistent Rental Demand

Strong year-round
rental market in
Whistler.



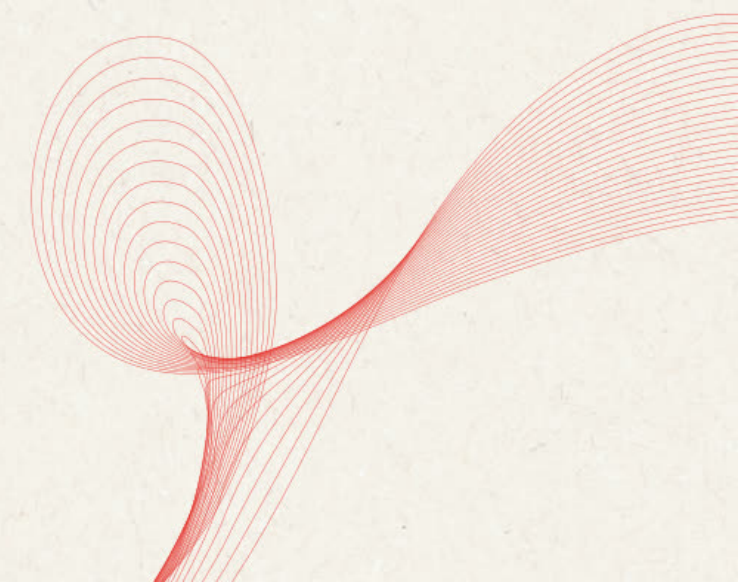
Balanced Opportunity

Combines mountain lifestyle
with proven financial
performance.



Key Features

- Vaulted Ceilings and Open Living Space
- Expansive Patio with Mountain Views
- Tiered and Landscaped Gardens
- Private Sauna
- Parking for Six Vehicles
- Steps from Bus Route and Minutes to Whistler Village



Market Context

Emerald Estates offers quiet, residential living while remaining close to Whistler Village. Homes with secondary suites are limited in supply and highly desirable for investors seeking income flexibility. With steady rental performance and long-term appreciation trends, 9167 Emerald Drive represents a strong foothold in one of Canada's premier resort markets.





Summary

9167 Emerald Drive delivers both lifestyle and return — a warm Whistler retreat with consistent income potential. Whether held as an investment or enjoyed as a full-time residence, it offers exceptional versatility, character, and value



Property Budget

Investment Opportunity

Investment Opportunity - \$2,499,000

	OO & Rental (30% Down)	Full Rental (20% Down)	Full Rental (35% Down)
Amortization (Life of Mortgage, years)	30	30	30
Annual Mortgage Rate	0.0439	0.0459	0.0459
Annual Property Taxes	\$ 5,895.00	\$ 5,895.00	\$ 5,895.00
Mortgage Breakdown	30% Down	20% Down	35% Down
Purchase Price Amount	\$ 2,499,000.00	\$ 2,499,000.00	\$ 2,499,000.00
Down Payment Required	\$ 749,700.00	\$ 499,800.00	\$ 874,650.00
Total Mortgage Amount	\$ 1,749,300.00	\$ 1,999,200.00	\$ 1,624,350.00
Closing Cost Breakdown			
Total Down Payment Needed	\$ 749,700.00	\$ 499,800.00	\$ 874,650.00
Legal Fees (approx.)	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00
Tax on Legal Fees	\$ 204.00	\$ 204.00	\$ 204.00
Property Transfer Tax	\$ 52,970.00	\$ 52,970.00	\$ 52,970.00
Total Closing Costs	\$ 804,574.00	\$ 554,674.00	\$ 929,524.00
Household Budget Breakdown			
Monthly Mortgage Payment	\$ 8,749.48	\$ 10,236.84	\$ 8,317.43
Monthly Property Taxes	\$ 491.25	\$ 491.25	\$ 491.25
Rental Income-House (\$1800/bedroom x 4)	\$ -	\$ 7,200.00	\$ 7,200.00
Rental Income-Suite (\$1300/bedroom x 3)	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00
Total Monthly Cost	\$ 5,340.73	\$ (371.91)	\$ (2,291.32)

Investment Opportunity - \$2,450,000

	OO & Rental (30% Down)	Full Rental (20% Down)	Full Rental (35% Down)
Amortization (Life of Mortgage, years)	30	30	30
Annual Mortgage Rate	0.0439	0.0459	0.0459
Annual Property Taxes	\$ 5,895.00	\$ 5,895.00	\$ 5,895.00
Mortgage Breakdown	30% Down	20% Down	35% Down
Purchase Price Amount	\$ 2,450,000.00	\$ 2,450,000.00	\$ 2,450,000.00
Down Payment Required	\$ 735,000.00	\$ 490,000.00	\$ 857,500.00
Total Mortgage Amount	\$ 1,715,000.00	\$ 1,960,000.00	\$ 1,592,500.00
Closing Cost Breakdown			
Total Down Payment Needed	\$ 735,000.00	\$ 490,000.00	\$ 857,500.00
Legal Fees (approx.)	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00
Tax on Legal Fees	\$ 204.00	\$ 204.00	\$ 204.00
Property Transfer Tax	\$ 51,500.00	\$ 51,500.00	\$ 51,500.00
Total Closing Costs	\$ 788,404.00	\$ 543,404.00	\$ 910,904.00
Household Budget Breakdown			
Monthly Mortgage Payment	\$ 8,577.92	\$ 10,036.12	\$ 8,154.35
Monthly Property Taxes	\$ 491.25	\$ 491.25	\$ 491.25
Rental Income-House (\$1800/bedroom x 4)	\$ -	\$ 7,200.00	\$ 7,200.00
Rental Income-Suite (\$1300/bedroom x 3)	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00
Total Monthly Cost	\$ 5,169.17	\$ (572.63)	\$ (2,454.40)

Thank you

For More Information or to Arrange a Private Viewing Contact:

Hannah Kerwynn PREC*

*Personal Real Estate Company
Rennie & Associates Realty Ltd.

E-mail info@hannahkerwynnrealestate.com

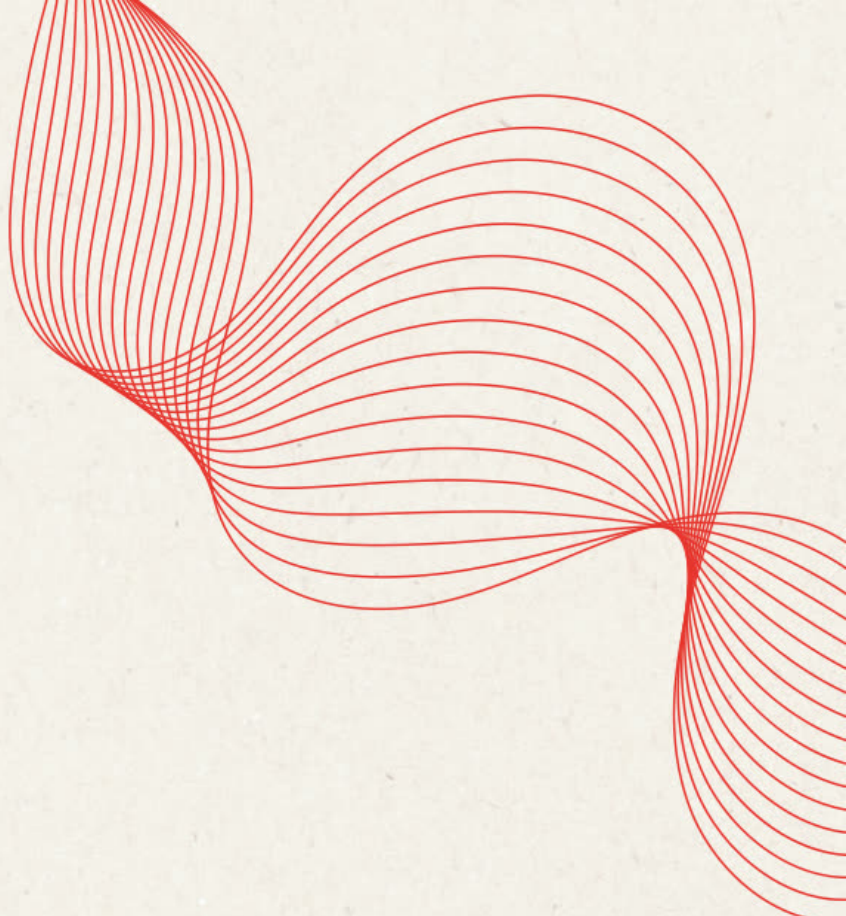
Phone 778 999-4480

Rob Palm PREC*

*Personal Real Estate Company
Rennie & Associates Realty Ltd.

E-mail rpalm@rennie.com

Phone 604 905-8833

The logo for Rennie & Associates Realty Ltd. features the word "rennie" in a bold, lowercase, red sans-serif font. The letter "r" is stylized with a dot that forms a small circle.