



## **103 Creekside Cir, Villa Rica (Fin)**

103 Creekside Cir  
Villa Rica, GA 30180

Presented by:

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# Overview

## 103 Creekside Cir, Villa Rica (Fin)

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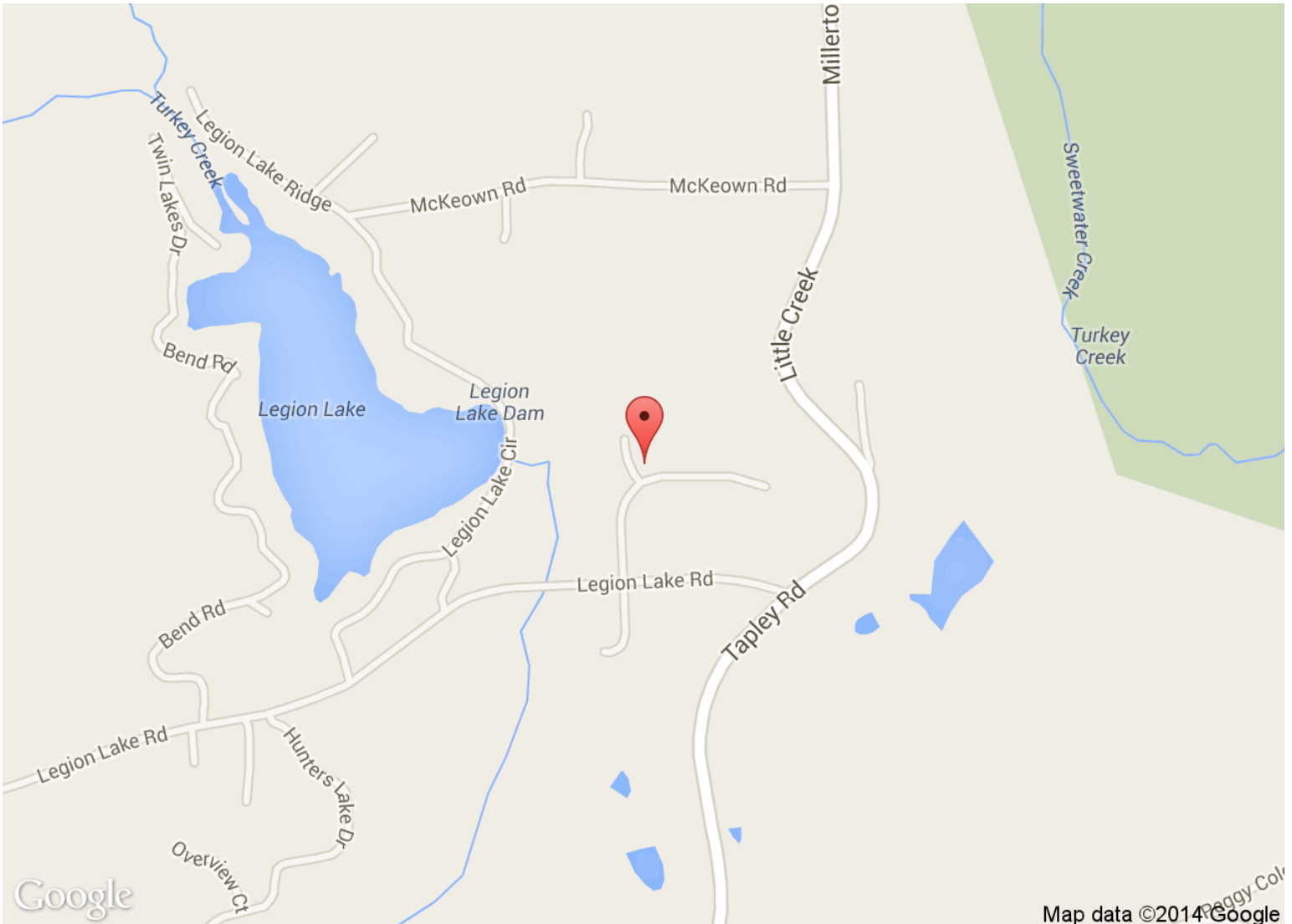


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Purchase Info	
Square Feet	1 627
Purchase Price	US\$128 000
Initial Cash Invested	US\$69 200

Income Analysis	Monthly	Annual
Net Operating Income	US\$821	US\$9 853
Cash Flow	US\$53	US\$636

Financial Metrics	
Cap Rate (Purchase Price)	7.7%
Cash on Cash Return (Year 1)	0.9%
Internal Rate of Return (Year 10)	11.5%
Sale Price (Year 10)	US\$229 229



# Purchase Analysis

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Purchase Info	
Purchase Price	US\$128 000
- First Mortgage	(US\$64 000)
- Second Mortgage	(US\$0)
<b>= Downpayment</b>	<b>US\$64 000</b>
+ Buying Costs	US\$5 200
+ Initial Improvements	US\$0
<b>= Initial Cash Invested</b>	<b>US\$69 200</b>
Square Feet	1 627
Cost per Square Foot	US\$79
Monthly Rent per Square Foot	US\$0.68

Mortgages	First	Second
Loan-To-Cost Ratio	50%	0%
Loan-To-Value Ratio	50%	0%
Loan Amount	US\$64 000	US\$0
Loan Type	Amortizing	
Term	15 Years	
Interest Rate	12%	
<b>Payment</b>	<b>US\$768.11</b>	<b>US\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.7
Operating Expense Ratio	25.4%
Debt Coverage Ratio	1.07
Cap Rate (Purchase Price)	7.7%
<b>Cash on Cash Return</b>	<b>0.9%</b>

Assumptions	
Appreciation Rate	6.0%
Vacancy Rate	0.0%
Income Inflation Rate	2.0%
Expense Inflation Rate	2.0%
LTV for Refinance	70.0%
Selling Costs	US\$7 680

Income	Monthly	Annual
Gross Rent	US\$1 100	US\$13 200
Vacancy Loss	(US\$0)	(US\$0)
<b>Operating Income</b>	<b>US\$1 100</b>	<b>US\$13 200</b>

Expenses (% of Income)	Monthly	Annual
Insurance (3%)	(US\$36)	(US\$434)
Management Fees (10%)	(US\$110)	(US\$1 320)
Taxes (9%)	(US\$100)	(US\$1 194)
Association Fees (0%)	(US\$0)	(US\$0)
Landlord protection plan (3%)	(US\$33)	(US\$399)
<b>Operating Expenses (25%)</b>	<b>(US\$279)</b>	<b>(US\$3 347)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>US\$821</b>	<b>US\$9 853</b>
- Mortgage Payments	(US\$768)	(US\$9 217)
- Year 1 Improvements	(US\$0)	(US\$0)
<b>= Cash Flow</b>	<b>US\$53</b>	<b>US\$636</b>

# Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	US\$13 200	US\$13 464	US\$13 733	US\$14 288	US\$15 775	US\$19 230	US\$23 441
Vacancy Loss	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)
<b>Operating Income</b>	<b>US\$13 200</b>	<b>US\$13 464</b>	<b>US\$13 733</b>	<b>US\$14 288</b>	<b>US\$15 775</b>	<b>US\$19 230</b>	<b>US\$23 441</b>

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	(US\$434)	(US\$443)	(US\$452)	(US\$470)	(US\$519)	(US\$632)	(US\$771)
Management Fees	(US\$1 320)	(US\$1 346)	(US\$1 373)	(US\$1 429)	(US\$1 578)	(US\$1 923)	(US\$2 344)
Taxes	(US\$1 194)	(US\$1 218)	(US\$1 242)	(US\$1 292)	(US\$1 427)	(US\$1 739)	(US\$2 120)
Association Fees	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)
Landlord protection plan	(US\$399)	(US\$407)	(US\$415)	(US\$432)	(US\$477)	(US\$581)	(US\$709)
<b>Operating Expenses</b>	<b>(US\$3 347)</b>	<b>(US\$3 414)</b>	<b>(US\$3 482)</b>	<b>(US\$3 623)</b>	<b>(US\$4 000)</b>	<b>(US\$4 876)</b>	<b>(US\$5 944)</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>US\$9 853</b>	<b>US\$10 050</b>	<b>US\$10 251</b>	<b>US\$10 665</b>	<b>US\$11 775</b>	<b>US\$14 354</b>	<b>US\$17 497</b>
- Mortgage Payments	(US\$9 217)	(US\$9 217)	(US\$9 217)	(US\$9 217)	(US\$9 217)	(US\$0)	(US\$0)
- Improvements	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)
<b>= Cash Flow</b>	<b>US\$636</b>	<b>US\$833</b>	<b>US\$1 034</b>	<b>US\$1 448</b>	<b>US\$2 558</b>	<b>US\$14 354</b>	<b>US\$17 497</b>
Cap Rate (Purchase Price)	7.7%	7.9%	8.0%	8.3%	9.2%	11.2%	13.7%
Cap Rate (Market Value)	7.3%	7.0%	6.7%	6.2%	5.1%	3.5%	2.4%
<b>Cash on Cash Return</b>	<b>0.9%</b>	<b>1.2%</b>	<b>1.5%</b>	<b>2.1%</b>	<b>3.7%</b>	<b>20.7%</b>	<b>25.3%</b>
Return on Equity	0.9%	1.0%	1.1%	1.2%	1.3%	3.5%	2.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	US\$135 680	US\$143 821	US\$152 450	US\$171 293	US\$229 229	US\$410 513	US\$735 167
- Loan Balance	(US\$62 375)	(US\$60 544)	(US\$58 481)	(US\$53 537)	(US\$34 530)	(US\$0)	(US\$0)
<b>= Equity</b>	<b>US\$73 305</b>	<b>US\$83 276</b>	<b>US\$93 969</b>	<b>US\$117 756</b>	<b>US\$194 699</b>	<b>US\$410 513</b>	<b>US\$735 167</b>
Loan-to-Value Ratio	46.0%	42.1%	38.4%	31.3%	15.1%	0.0%	0.0%
Potential Cash-Out Refi	US\$32 601	US\$40 130	US\$48 234	US\$66 368	US\$125 930	US\$287 359	US\$514 617

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	US\$73 305	US\$83 276	US\$93 969	US\$117 756	US\$194 699	US\$410 513	US\$735 167
- Selling Costs	(US\$8 141)	(US\$8 629)	(US\$9 147)	(US\$10 278)	(US\$13 754)	(US\$24 631)	(US\$44 110)
<b>= Proceeds After Sale</b>	<b>US\$65 164</b>	<b>US\$74 647</b>	<b>US\$84 822</b>	<b>US\$107 478</b>	<b>US\$180 945</b>	<b>US\$385 883</b>	<b>US\$691 057</b>
+ Cumulative Cash Flow	US\$636	US\$1 468	US\$2 502	US\$5 189	US\$15 714	US\$101 143	US\$261 458
- Initial Cash Invested	(US\$69 200)	(US\$69 200)	(US\$69 200)	(US\$69 200)	(US\$69 200)	(US\$69 200)	(US\$69 200)
<b>= Net Profit</b>	<b>(US\$3 400)</b>	<b>US\$6 916</b>	<b>US\$18 124</b>	<b>US\$43 467</b>	<b>US\$127 459</b>	<b>US\$417 826</b>	<b>US\$883 315</b>
<b>Internal Rate of Return</b>	<b>-4.9%</b>	<b>4.9%</b>	<b>8.1%</b>	<b>10.4%</b>	<b>11.5%</b>	<b>11.2%</b>	<b>10.7%</b>
Return on Investment	-5%	10%	26%	63%	184%	604%	1 276%

# Graphs

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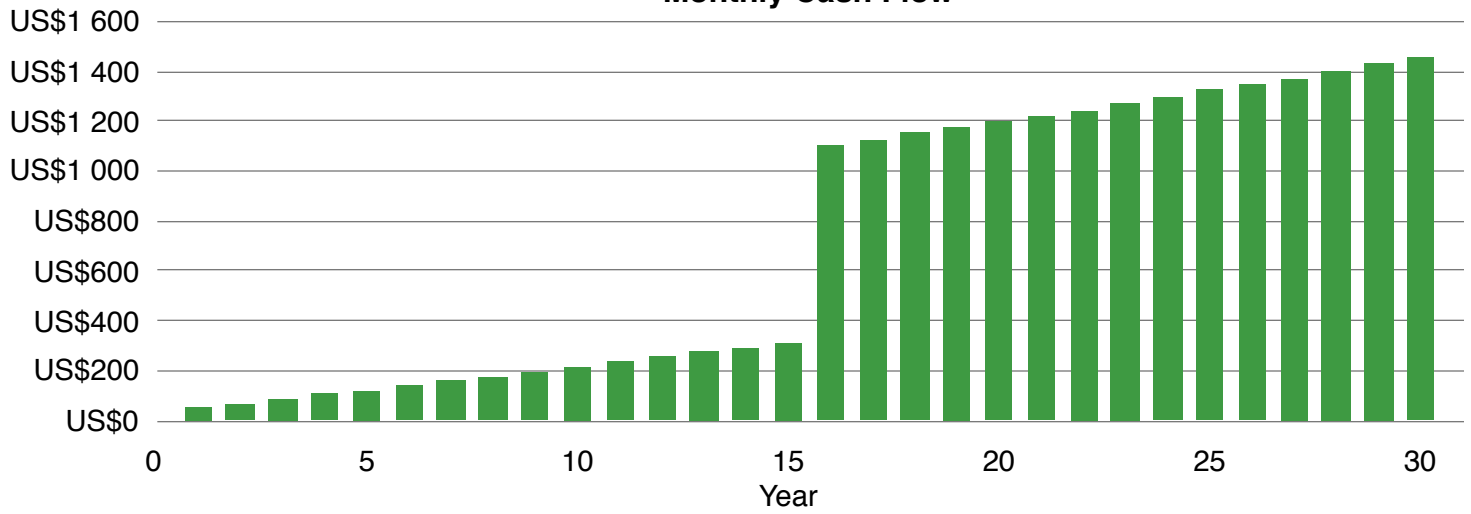
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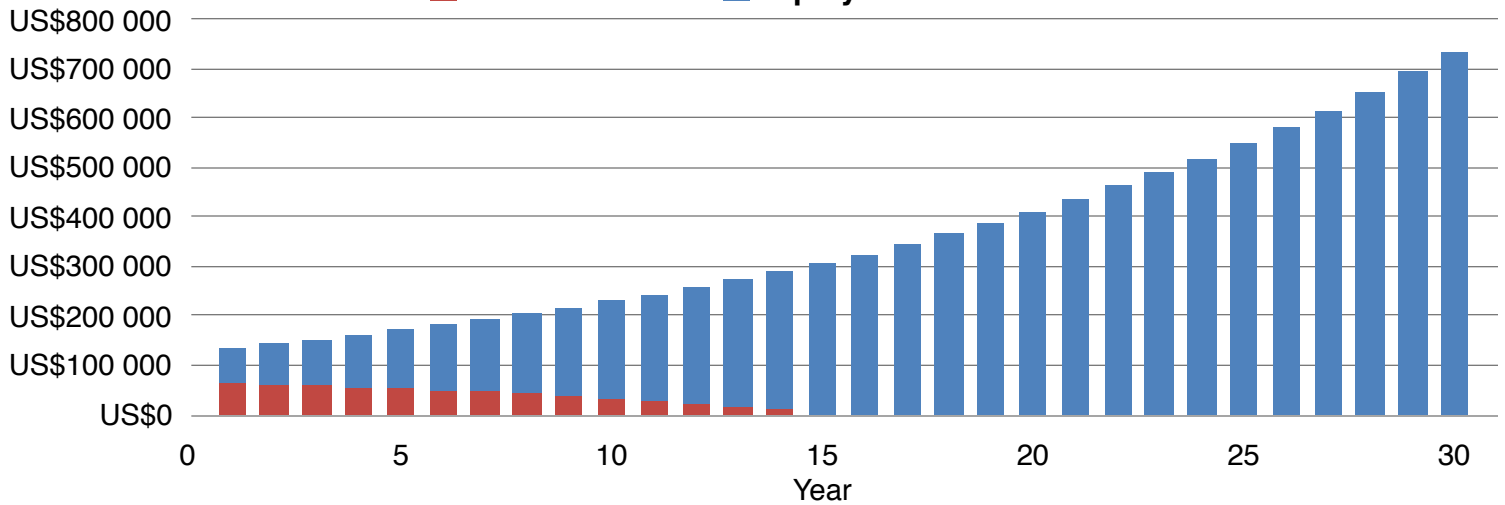
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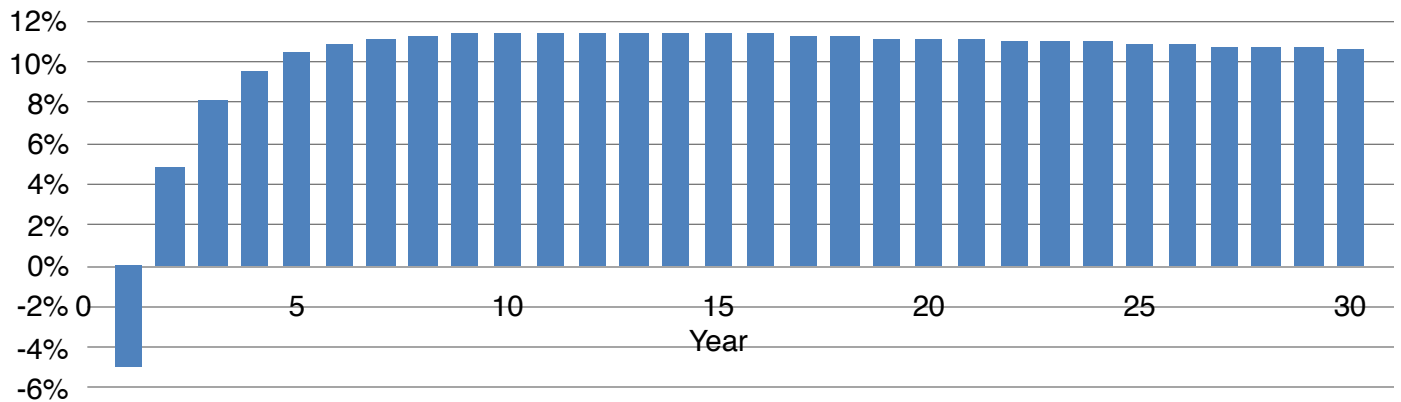
## Monthly Cash Flow



## Loan Balance + Equity = Market Value



## Internal Rate of Return (IRR)



## Itemized Closing Costs

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### Buying Costs

Loan Origination Fee	US\$3 200
Recording Fee	US\$2 000
<b>Total</b>	<b>US\$5 200</b>