



554 Windy Mill Way, Temple (Fin)

554 Windy Mill Way,
Temple, GA 30179

Presented by:

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Overview

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Purchase Info

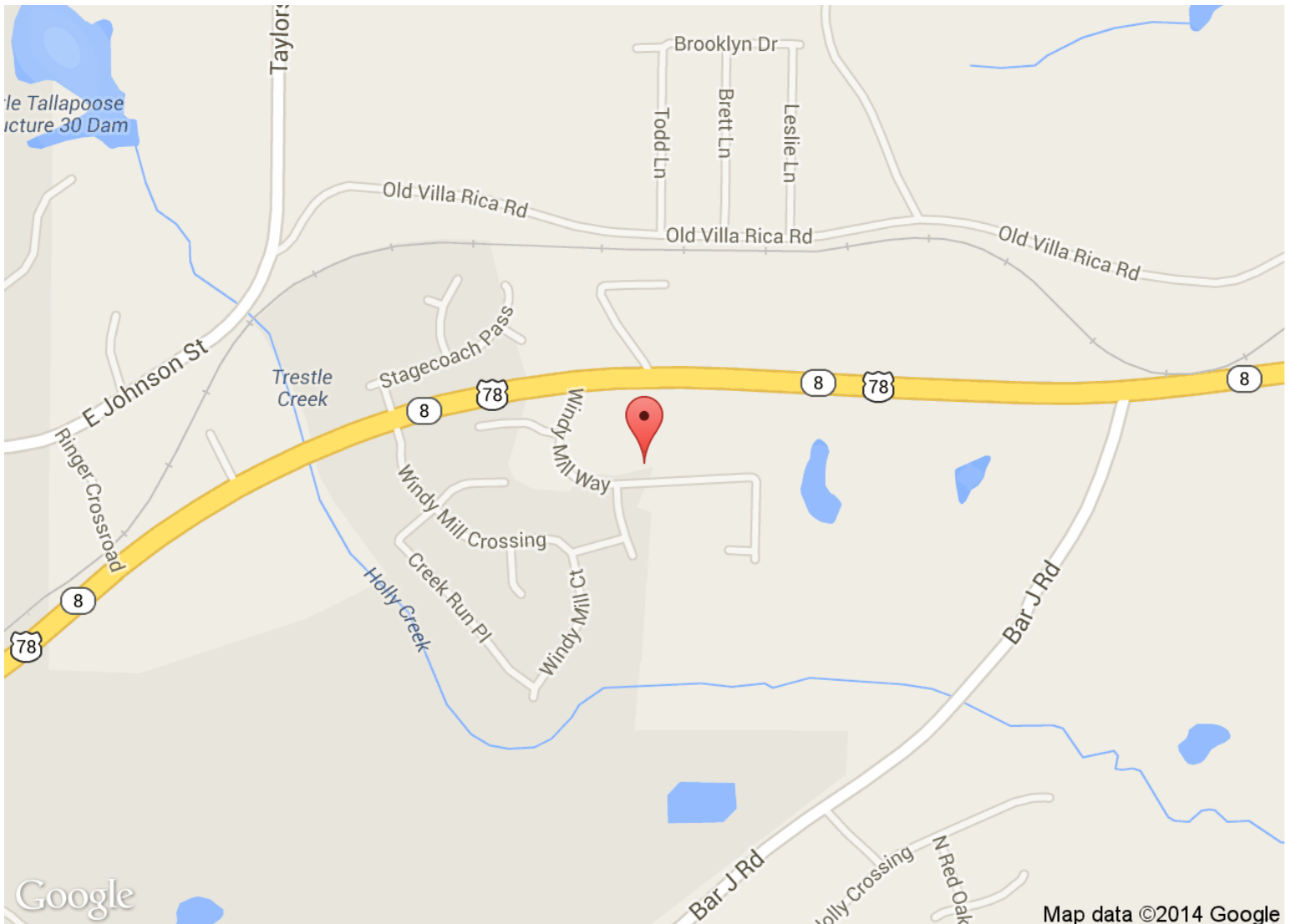
Square Feet	3 458
Purchase Price	US\$163 000
Initial Cash Invested	US\$87 575

Income Analysis

	Monthly	Annual
Net Operating Income	US\$1 007	US\$12 084
Cash Flow	US\$29	US\$346

Financial Metrics

Cap Rate (Purchase Price)	7.4%
Cash on Cash Return (Year 1)	0.4%
Internal Rate of Return (Year 10)	11.1%
Sale Price (Year 10)	US\$291 908



Purchase Analysis

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Purchase Info	
Purchase Price	US\$163 000
- First Mortgage	(US\$81 500)
- Second Mortgage	(US\$0)
= Downpayment	US\$81 500
+ Buying Costs	US\$6 075
+ Initial Improvements	US\$0
= Initial Cash Invested	US\$87 575
Square Feet	3 458
Cost per Square Foot	US\$47
Monthly Rent per Square Foot	US\$0.40

Mortgages	First	Second
Loan-To-Cost Ratio	50%	0%
Loan-To-Value Ratio	50%	0%
Loan Amount	US\$81 500	US\$0
Loan Type	Amortizing	
Term	15 Years	
Interest Rate	12%	
Payment	US\$978.14	US\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.7
Operating Expense Ratio	28.1%
Debt Coverage Ratio	1.03
Cap Rate (Purchase Price)	7.4%
Cash on Cash Return	0.4%

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\$9 780

Income	Monthly	Annual
Gross Rent	US\$1 400	US\$16 800
Vacancy Loss	(US\$0)	(US\$0)
Operating Income	US\$1 400	US\$16 800

Expenses (% of Income)	Monthly	Annual
Insurance (5%)	(US\$63)	(US\$759)
Management Fees (10%)	(US\$140)	(US\$1 680)
Taxes (11%)	(US\$156)	(US\$1 878)
Association Fees (0%)	(US\$0)	(US\$0)
Landlord protection plan (2%)	(US\$33)	(US\$399)
Operating Expenses (28%)	(US\$393)	(US\$4 716)

Net Performance	Monthly	Annual
Net Operating Income	US\$1 007	US\$12 084
- Mortgage Payments	(US\$978)	(US\$11 738)
- Year 1 Improvements	(US\$0)	(US\$0)
= Cash Flow	US\$29	US\$346

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\$16 800	US\$17 136	US\$17 479	US\$18 185	US\$20 078	US\$24 474	US\$29 834
Vacancy Loss	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)
Operating Income	US\$16 800	US\$17 136	US\$17 479	US\$18 185	US\$20 078	US\$24 474	US\$29 834

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	(US\$759)	(US\$774)	(US\$790)	(US\$822)	(US\$907)	(US\$1 106)	(US\$1 348)
Management Fees	(US\$1 680)	(US\$1 714)	(US\$1 748)	(US\$1 818)	(US\$2 008)	(US\$2 447)	(US\$2 983)
Taxes	(US\$1 878)	(US\$1 916)	(US\$1 954)	(US\$2 033)	(US\$2 244)	(US\$2 736)	(US\$3 335)
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)
Operating Expenses	(US\$4 716)	(US\$4 810)	(US\$4 907)	(US\$5 105)	(US\$5 636)	(US\$6 870)	(US\$8 375)

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	US\$12 084	US\$12 326	US\$12 572	US\$13 080	US\$14 441	US\$17 604	US\$21 459
- Mortgage Payments	(US\$11 738)	(US\$11 738)	(US\$11 738)	(US\$11 738)	(US\$11 738)	(US\$0)	(US\$0)
- Improvements	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)
= Cash Flow	US\$346	US\$588	US\$835	US\$1 342	US\$2 704	US\$17 604	US\$21 459
Cap Rate (Purchase Price)	7.4%	7.6%	7.7%	8.0%	8.9%	10.8%	13.2%
Cap Rate (Market Value)	7.0%	6.7%	6.5%	6.0%	4.9%	3.4%	2.3%
Cash on Cash Return	0.4%	0.7%	1.0%	1.5%	3.1%	20.1%	24.5%
Return on Equity	0.4%	0.6%	0.7%	0.9%	1.1%	3.4%	2.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	US\$172 780	US\$183 147	US\$194 136	US\$218 131	US\$291 908	US\$522 763	US\$936 189
- Loan Balance	(US\$79 431)	(US\$77 100)	(US\$74 472)	(US\$68 176)	(US\$43 972)	(US\$0)	(US\$0)
= Equity	US\$93 349	US\$106 047	US\$119 663	US\$149 954	US\$247 937	US\$522 763	US\$936 189
Loan-to-Value Ratio	46.0%	42.1%	38.4%	31.3%	15.1%	0.0%	0.0%
Potential Cash-Out Refi	US\$41 515	US\$51 103	US\$61 422	US\$84 515	US\$160 364	US\$365 934	US\$655 332

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	US\$93 349	US\$106 047	US\$119 663	US\$149 954	US\$247 937	US\$522 763	US\$936 189
- Selling Costs	(US\$10 367)	(US\$10 989)	(US\$11 648)	(US\$13 088)	(US\$17 514)	(US\$31 366)	(US\$56 171)
= Proceeds After Sale	US\$82 982	US\$95 058	US\$108 015	US\$136 867	US\$230 422	US\$491 397	US\$880 018
+ Cumulative Cash Flow	US\$346	US\$934	US\$1 769	US\$4 197	US\$14 940	US\$117 546	US\$314 161
- Initial Cash Invested	(US\$87 575)	(US\$87 575)	(US\$87 575)	(US\$87 575)	(US\$87 575)	(US\$87 575)	(US\$87 575)
= Net Profit	(US\$4 246)	US\$8 418	US\$22 209	US\$53 489	US\$157 787	US\$521 368	US\$1 106 604
Internal Rate of Return	-4.8%	4.7%	7.9%	10.1%	11.1%	10.9%	10.4%
Return on Investment	-5%	10%	25%	61%	180%	595%	1 264%

Graphs

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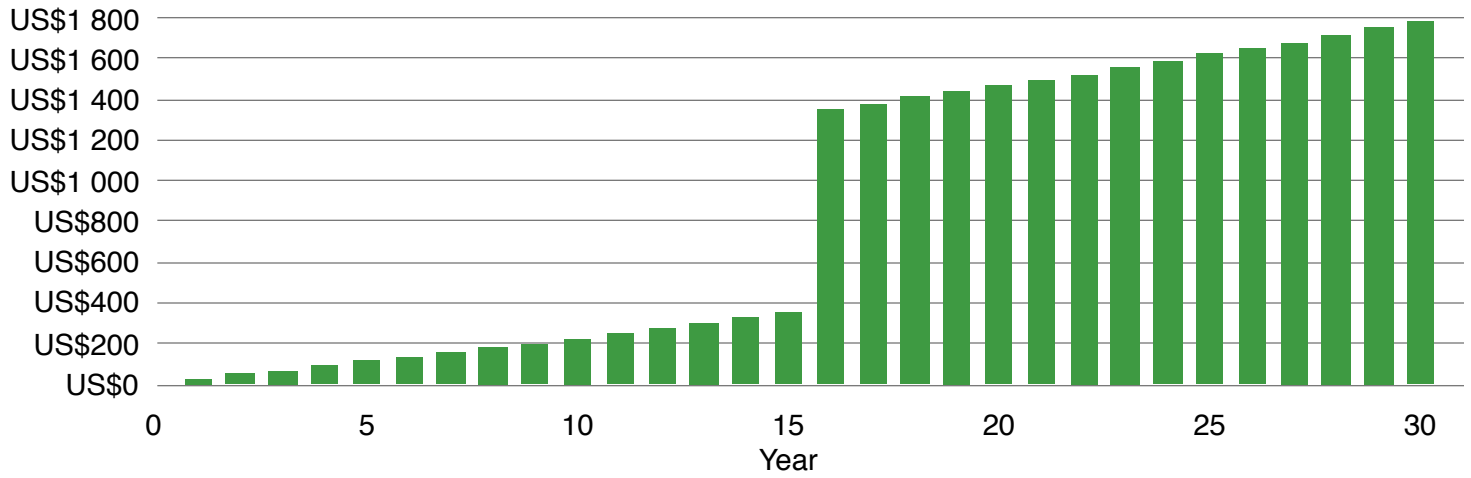
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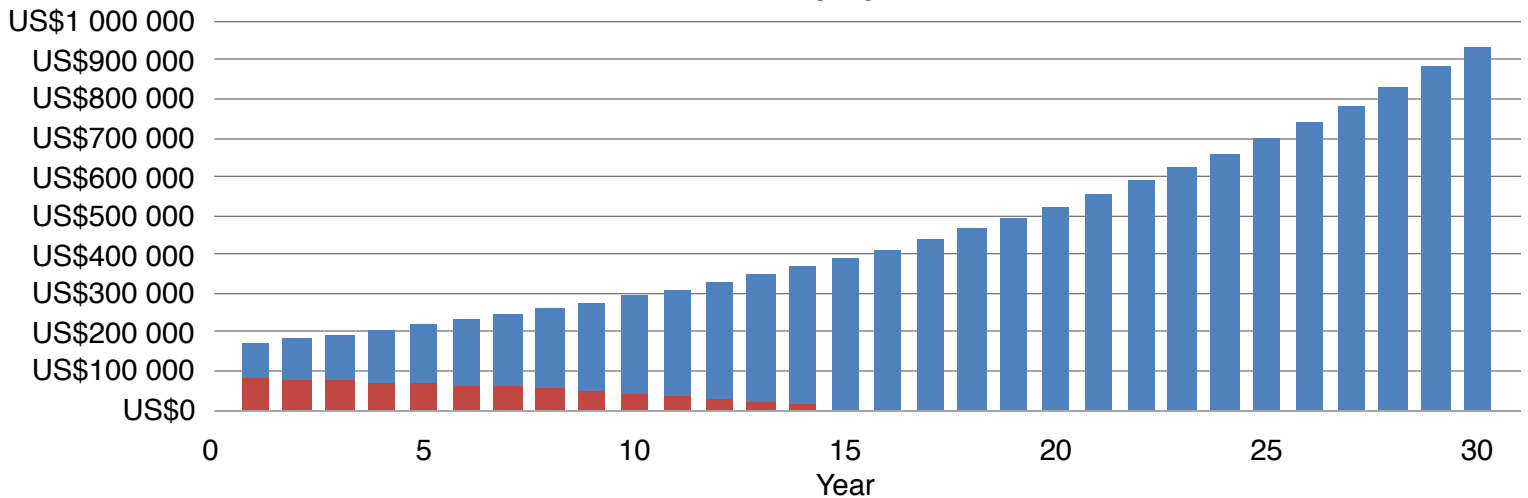
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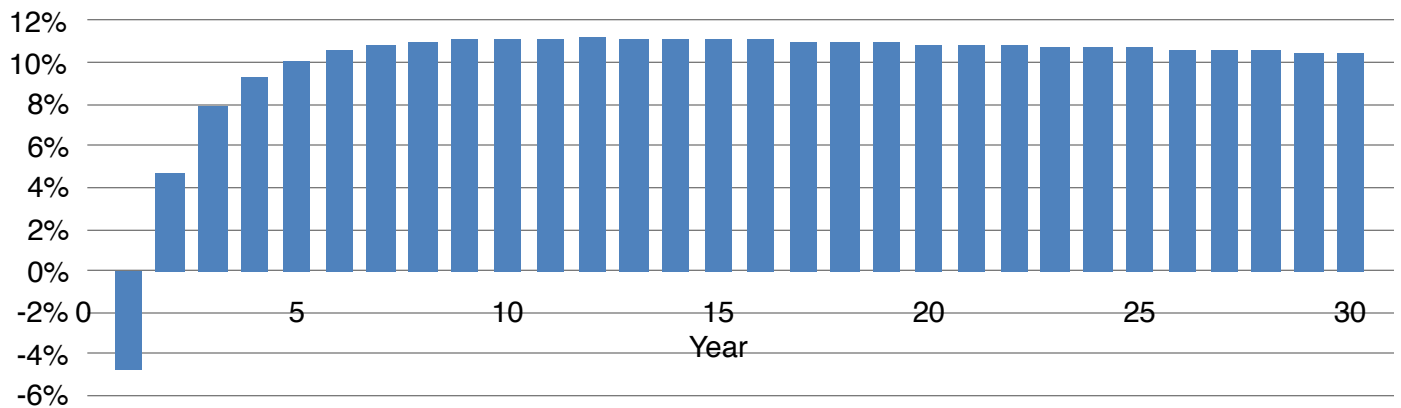
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Itemized Closing Costs

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Buying Costs		
Loan Origination Fee		US\$4 075
Recording Fee		US\$2 000
Total		US\$6 075