

# Property Report

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## **60 Lassiter Dr, Covington (Fin)**

60 Lassiter Dr  
Covington, GA 30016

Presented by:

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# Overview

## 60 Lassiter Dr, Covington (Fin)

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### Purchase Info

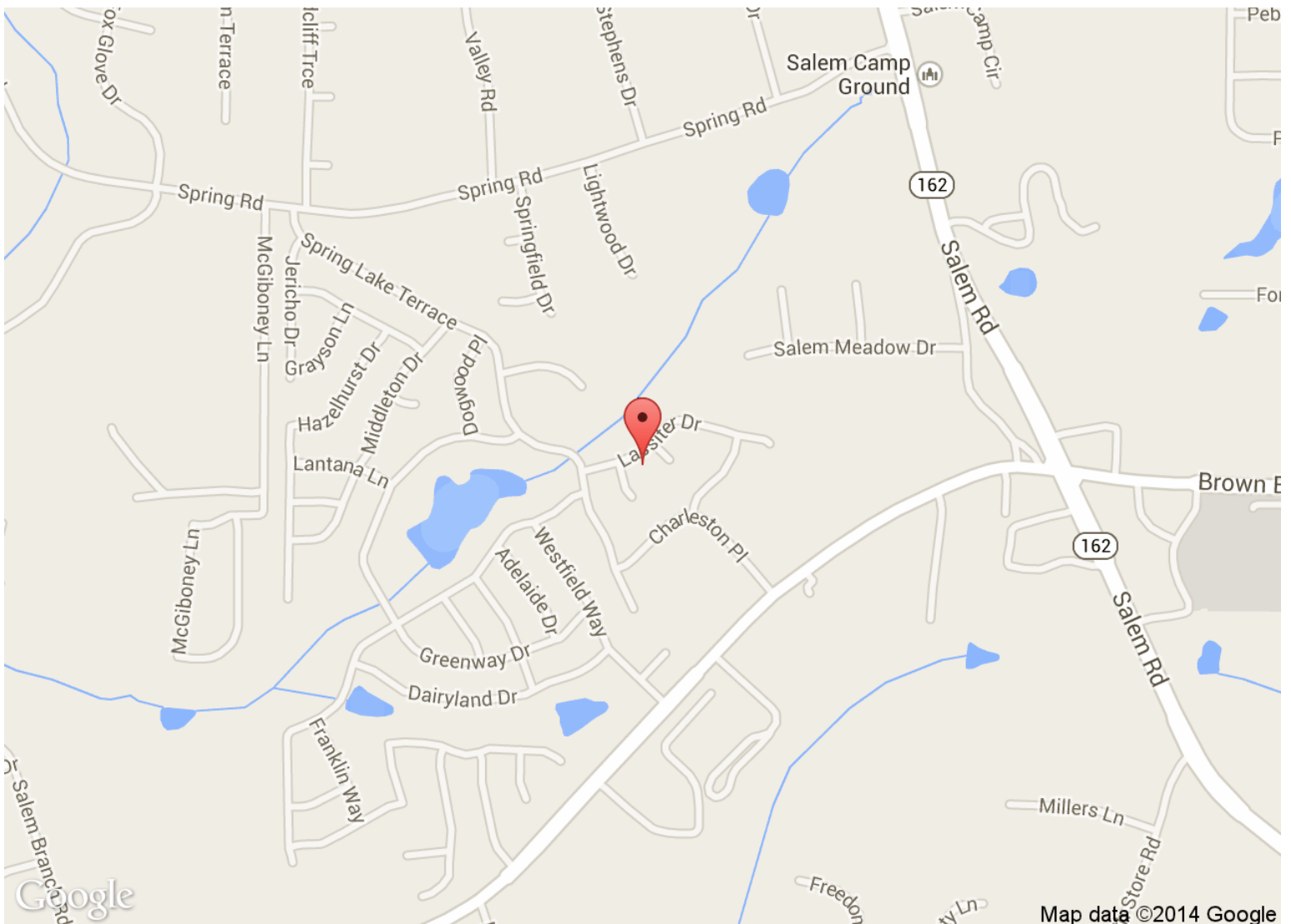
Square Feet	1 538
Purchase Price	US\$116 000
Initial Cash Invested	US\$62 900

### Income Analysis

	Monthly	Annual
Net Operating Income	US\$768	US\$9 218
Cash Flow	US\$72	US\$865

### Financial Metrics

Cap Rate (Purchase Price)	7.9%
Cash on Cash Return (Year 1)	1.4%
Internal Rate of Return (Year 10)	11.8%
Sale Price (Year 10)	US\$207 738



# Purchase Analysis

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Purchase Info	
Purchase Price	US\$116 000
- First Mortgage	(US\$58 000)
- Second Mortgage	(US\$0)
<b>= Downpayment</b>	<b>US\$58 000</b>
+ Buying Costs	US\$4 900
+ Initial Improvements	US\$0
<b>= Initial Cash Invested</b>	<b>US\$62 900</b>
Square Feet	1 538
Cost per Square Foot	US\$75
Monthly Rent per Square Foot	US\$0.65

Mortgages	First	Second
Loan-To-Cost Ratio	50%	0%
Loan-To-Value Ratio	50%	0%
Loan Amount	US\$58 000	US\$0
Loan Type	Amortizing	
Term	15 Years	
Interest Rate	12%	
<b>Payment</b>	<b>US\$696.10</b>	<b>US\$0.00</b>

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.7
Operating Expense Ratio	23.2%
Debt Coverage Ratio	1.10
Cap Rate (Purchase Price)	7.9%
<b>Cash on Cash Return</b>	<b>1.4%</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\$6 960

Income	Monthly	Annual
Gross Rent	US\$1 000	US\$12 000
Vacancy Loss	(US\$0)	(US\$0)
<b>Operating Income</b>	<b>US\$1 000</b>	<b>US\$12 000</b>

Expenses (% of Income)	Monthly	Annual
Insurance (4%)	(US\$42)	(US\$500)
Management Fees (10%)	(US\$100)	(US\$1 200)
Taxes (6%)	(US\$57)	(US\$683)
Association Fees (0%)	(US\$0)	(US\$0)
Landlord protection plan (3%)	(US\$33)	(US\$399)
<b>Operating Expenses (23%)</b>	<b>(US\$232)</b>	<b>(US\$2 782)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>US\$768</b>	<b>US\$9 218</b>
- Mortgage Payments	(US\$696)	(US\$8 353)
- Year 1 Improvements	(US\$0)	(US\$0)
<b>= Cash Flow</b>	<b>US\$72</b>	<b>US\$865</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\$12 000	US\$12 240	US\$12 485	US\$12 989	US\$14 341	US\$17 482	US\$21 310
Vacancy Loss	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)	(US\$0)
<b>Operating Income</b>	<b>US\$12 000</b>	<b>US\$12 240</b>	<b>US\$12 485</b>	<b>US\$12 989</b>	<b>US\$14 341</b>	<b>US\$17 482</b>	<b>US\$21 310</b>

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	(US\$500)	(US\$510)	(US\$520)	(US\$541)	(US\$598)	(US\$728)	(US\$888)
Management Fees	(US\$1 200)	(US\$1 224)	(US\$1 248)	(US\$1 299)	(US\$1 434)	(US\$1 748)	(US\$2 131)
Taxes	(US\$683)	(US\$697)	(US\$711)	(US\$739)	(US\$816)	(US\$995)	(US\$1 213)
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\$2 782)</b>	<b>(US\$2 838)</b>	<b>(US\$2 894)</b>	<b>(US\$3 011)</b>	<b>(US\$3 325)</b>	<b>(US\$4 053)</b>	<b>(US\$4 940)</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>US\$9 218</b>	<b>US\$9 402</b>	<b>US\$9 590</b>	<b>US\$9 978</b>	<b>US\$11 016</b>	<b>US\$13 429</b>	<b>US\$16 370</b>
- Mortgage Payments	(US\$8 353)	(US\$8 353)	(US\$8 353)	(US\$8 353)	(US\$8 353)	(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\$865</b>	<b>US\$1 049</b>	<b>US\$1 237</b>	<b>US\$1 625</b>	<b>US\$2 663</b>	<b>US\$13 429</b>	<b>US\$16 370</b>
Cap Rate (Purchase Price)	7.9%	8.1%	8.3%	8.6%	9.5%	11.6%	14.1%
Cap Rate (Market Value)	7.5%	7.2%	6.9%	6.4%	5.3%	3.6%	2.5%
<b>Cash on Cash Return</b>	<b>1.4%</b>	<b>1.7%</b>	<b>2.0%</b>	<b>2.6%</b>	<b>4.2%</b>	<b>21.3%</b>	<b>26.0%</b>
Return on Equity	1.3%	1.4%	1.5%	1.5%	1.5%	3.6%	2.5%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	US\$122 960	US\$130 338	US\$138 158	US\$155 234	US\$207 738	US\$372 028	US\$666 245
- Loan Balance	(US\$56 528)	(US\$54 868)	(US\$52 999)	(US\$48 518)	(US\$31 293)	(US\$0)	(US\$0)
<b>= Equity</b>	<b>US\$66 432</b>	<b>US\$75 469</b>	<b>US\$85 159</b>	<b>US\$106 716</b>	<b>US\$176 446</b>	<b>US\$372 028</b>	<b>US\$666 245</b>
Loan-to-Value Ratio	46.0%	42.1%	38.4%	31.3%	15.1%	0.0%	0.0%
Potential Cash-Out Refi	US\$29 544	US\$36 368	US\$43 712	US\$60 146	US\$114 124	US\$260 419	US\$466 371

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	US\$66 432	US\$75 469	US\$85 159	US\$106 716	US\$176 446	US\$372 028	US\$666 245
- Selling Costs	(US\$7 378)	(US\$7 820)	(US\$8 289)	(US\$9 314)	(US\$12 464)	(US\$22 322)	(US\$39 975)
<b>= Proceeds After Sale</b>	<b>US\$59 055</b>	<b>US\$67 649</b>	<b>US\$76 870</b>	<b>US\$97 402</b>	<b>US\$163 982</b>	<b>US\$349 706</b>	<b>US\$626 270</b>
+ Cumulative Cash Flow	US\$865	US\$1 914	US\$3 151	US\$6 205	US\$17 403	US\$98 676	US\$248 660
- Initial Cash Invested	(US\$62 900)	(US\$62 900)	(US\$62 900)	(US\$62 900)	(US\$62 900)	(US\$62 900)	(US\$62 900)
<b>= Net Profit</b>	<b>(US\$2 980)</b>	<b>US\$6 663</b>	<b>US\$17 121</b>	<b>US\$40 707</b>	<b>US\$118 484</b>	<b>US\$385 482</b>	<b>US\$812 030</b>
<b>Internal Rate of Return</b>	<b>-4.7%</b>	<b>5.2%</b>	<b>8.5%</b>	<b>10.8%</b>	<b>11.8%</b>	<b>11.4%</b>	<b>10.9%</b>
Return on Investment	-5%	11%	27%	65%	188%	613%	1 291%

# Graphs

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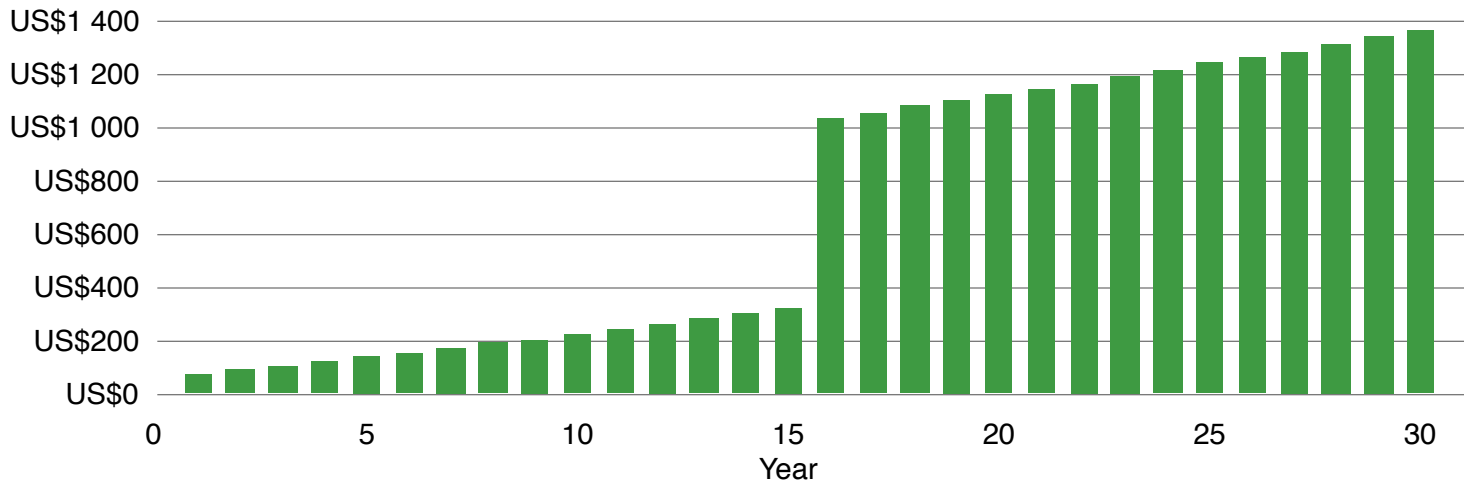
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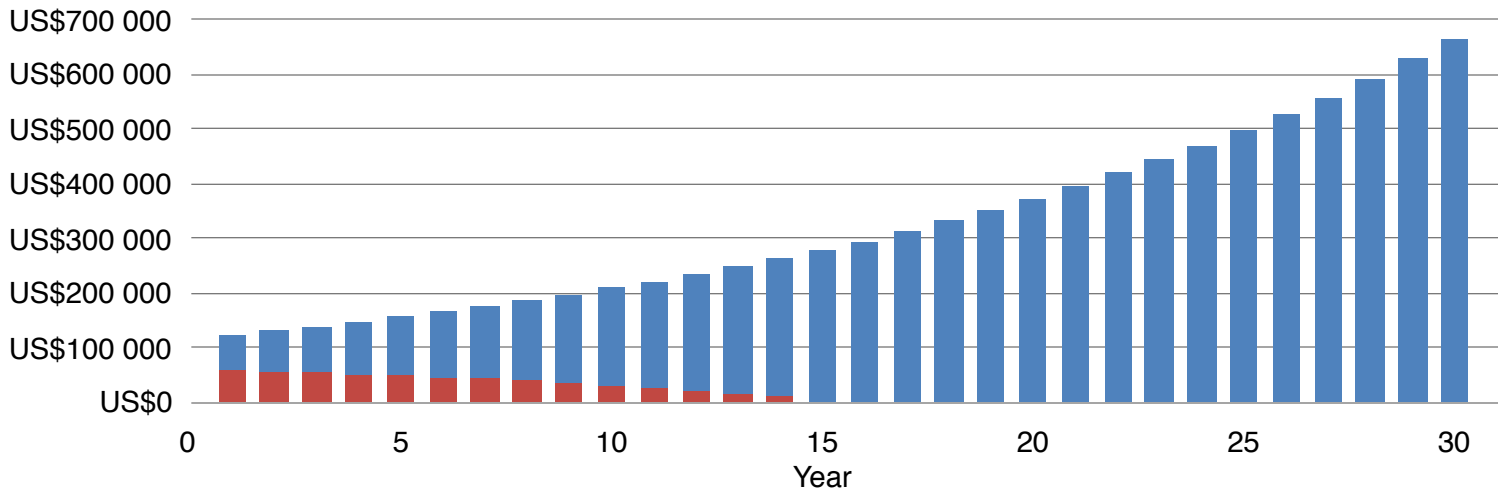
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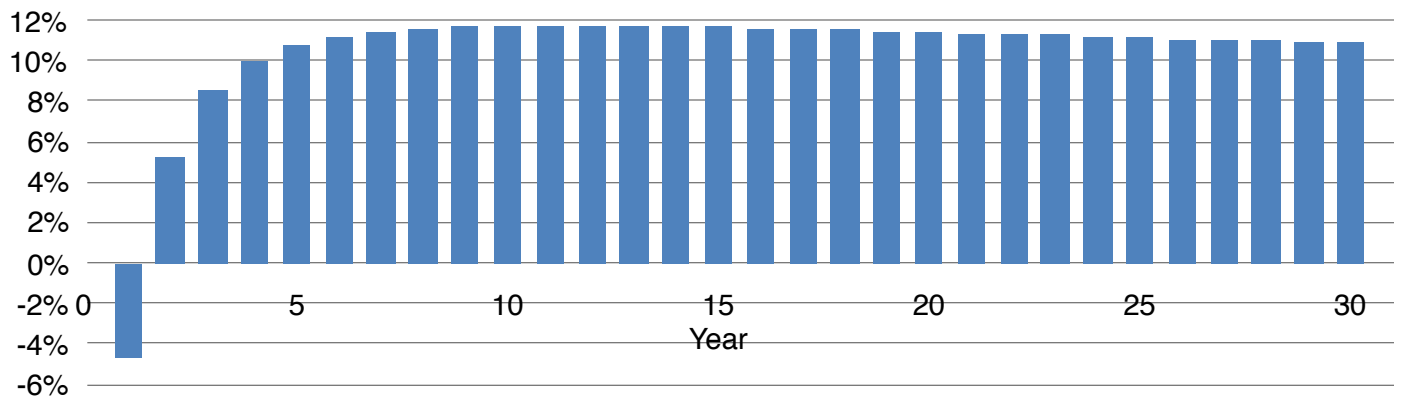
## Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



## Internal Rate of Return (IRR)



## Itemized Closing Costs

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### Buying Costs

Loan Origination Fee	US\$2 900
Recording Fee	US\$2 000
<b>Total</b>	<b>US\$4 900</b>