



# Michael Stavinoha Keller Williams Keller Williams Memorial mstavi@kw.com 979) 320-4303



Texas native born and raised in the Houston area. I am focused on using my analytical background to create accurate ad helpful analysis to find the perfect properties for my clients!

Expertise:

Web Dev

Single Family home Buyers and
Sellers
Investment Properties Flips and
Rentals
Investment analysis and
negotiations
Tech background in Coding and

Certifications/Education:

University of Houston-Undergraduate in Economics Masters Degree in Economics with a focus in Econometrics

Coding in C++, C Sharpe, HTML/CSS

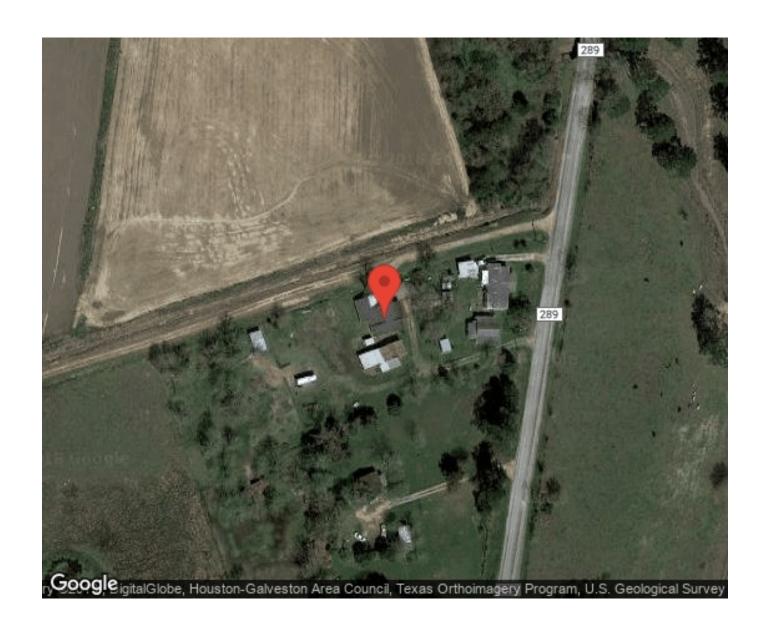
and Python

Awards/Recognition: Tech Awards in 2018



# **Property Information**

723 County Road 289 East Bernard, TX 77435



#### **Property Details**

Property Type: Single-Family

Bed(s): 2
Full-Bath(s): 1
Half-Bath(s): 0

Building Sqft: 1200

Lot Size: 16640

Tax Rate: 2.2478

County: Wharton

#### **Listing Information**

List Price: \$50,560

List Status: Active
MLS Number: 2668978

Days on Market: 73

#### **Property Description**

The house was flooded in Harvey so probably needs to be torn down or completely remodeled. It's a two bedroom, one bath with a kitchen, formal dining room, mud room and covered patio.









## 723 County Road 289

East Bernard, TX 77435

\$50,560

2 Bed(s) 1 Full Baths 1200 Sqft Tax Rate 2.2478% Elementary School: East Bernard Elementary School Middle School: East Bernard J H High School: East Bernard High School



### Investment Cost

Offer Price \$50,560

Loan Origination Fees \$506

Purchase Closing Cost

\$1,011

Sale Closing Cost

\$11,700

Rehab Cost \$35,000

After Repair Value (ARV) \$130,000

# Financing

Loan Type Hard Money

Holding Period 6 Months

Down Payment

\$19,864

Loan Amount \$79,457

Interest Rate 11%

Points Borrowed 2%

Gap Lender No

## Monthly Expenses

Property Taxes

\$94.71

Insurance

\$100

**HOA/Association Fees** 

\$0

Maintenance

\$0

Other Costs \$350 
 Cost Per Month
 Cost Per Week
 Cost Per Day

 \$1,273.07
 \$318.27
 \$45.47

Month	Arv	Total Cash Investment	Total Loan Cost	Net Profit	Roi
0	\$130,000	\$98,777	\$1,589	\$29,634	30%
1	\$130,000	\$99,322	\$2,317	\$28,361	28.55%
2	\$130,000	\$99,866	\$3,046	\$27,088	27.12%
3	\$130,000	\$100,411	\$3,774	\$25,815	25.71%
4	\$130,000	\$100,956	\$4,503	\$24,541	24.31%
5	\$130,000	\$101,501	\$5,231	\$23,268	22.92%
6	\$130,000	\$102,045	\$5,959	\$21,996	21.55%
7	\$130,000	\$102,590	\$6,688	\$20,722	20.20%
8	\$130,000	\$103,135	\$7,416	\$19,449	18.86%
9	\$130,000	\$103,679	\$8,144	\$18,177	17.53%
10	\$130,000	\$104,224	\$8,873	\$16,903	16.22%
11	\$130,000	\$104,769	\$9,601	\$15,630	14.92%
12	\$130,000	\$105,314	\$10,329	\$14,357	13.63%

#### Overview

Total Cash Investment Rehab \$102,045 \$35,000

ARV Holding Period \$130,000 6 Months

#### **Investment Performance**

Net Profit Return-On-Investment \$21,996 21.55%

#### **Holding Costs**

Total Loan Cost Cost of Points \$5,959 \$1,589

Monthly Loan Interest Monthly Expenses \$728 \$545



Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$35,000
			Total	\$35,000