



Michael Stavinoha

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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:

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

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.

## Property Photos





## 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
- Rehab Cost  
\$15,000
- After Repair Value (ARV)  
\$73,000

### Financing

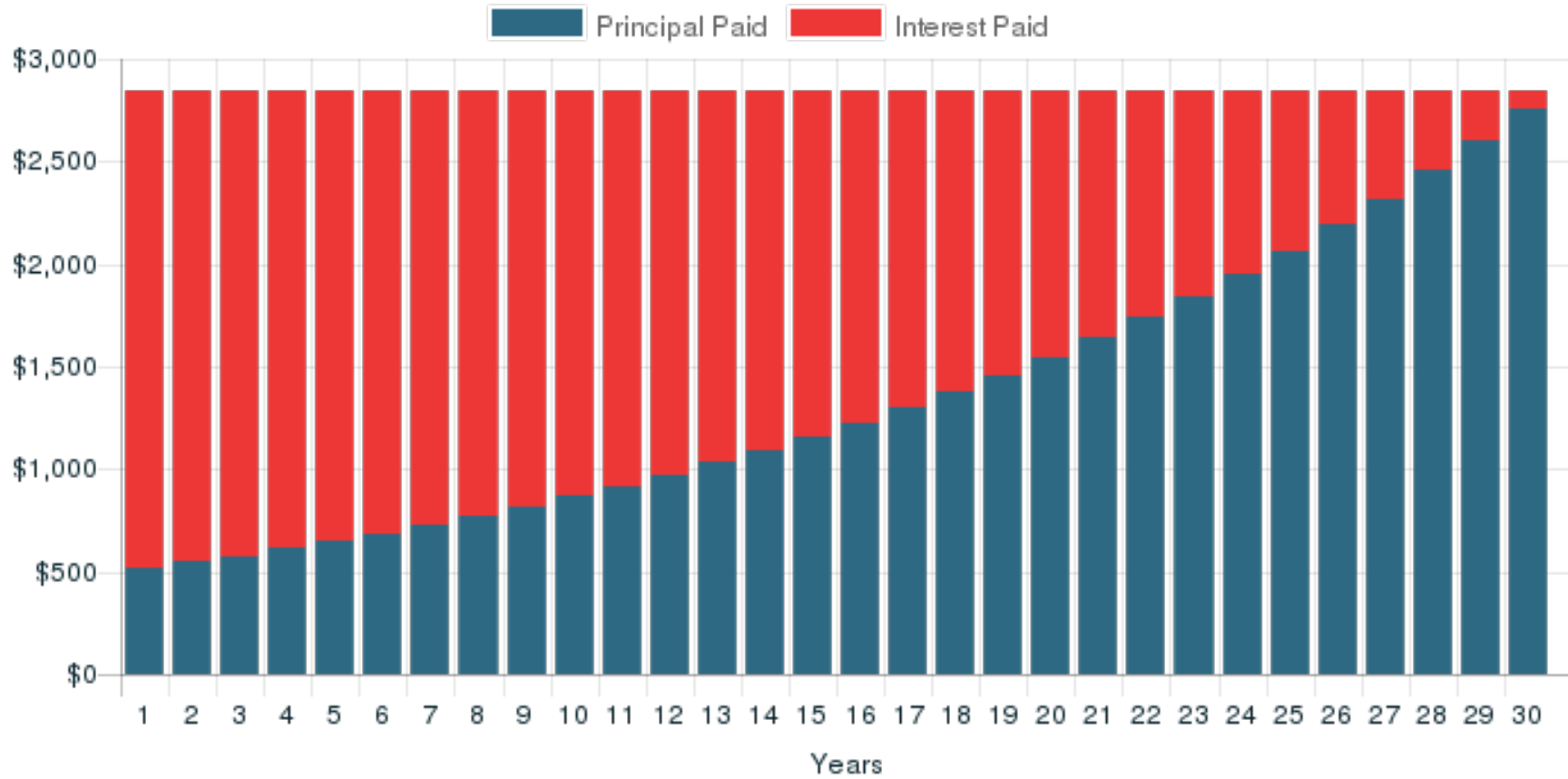
- Loan Type  
Conventional
- Down Payment  
\$10,112
- Loan Amount  
\$40,448
- Interest Rate  
5.8%
- Monthly PMI  
\$0
- Added Monthly Payment  
\$0

### Monthly Expenses

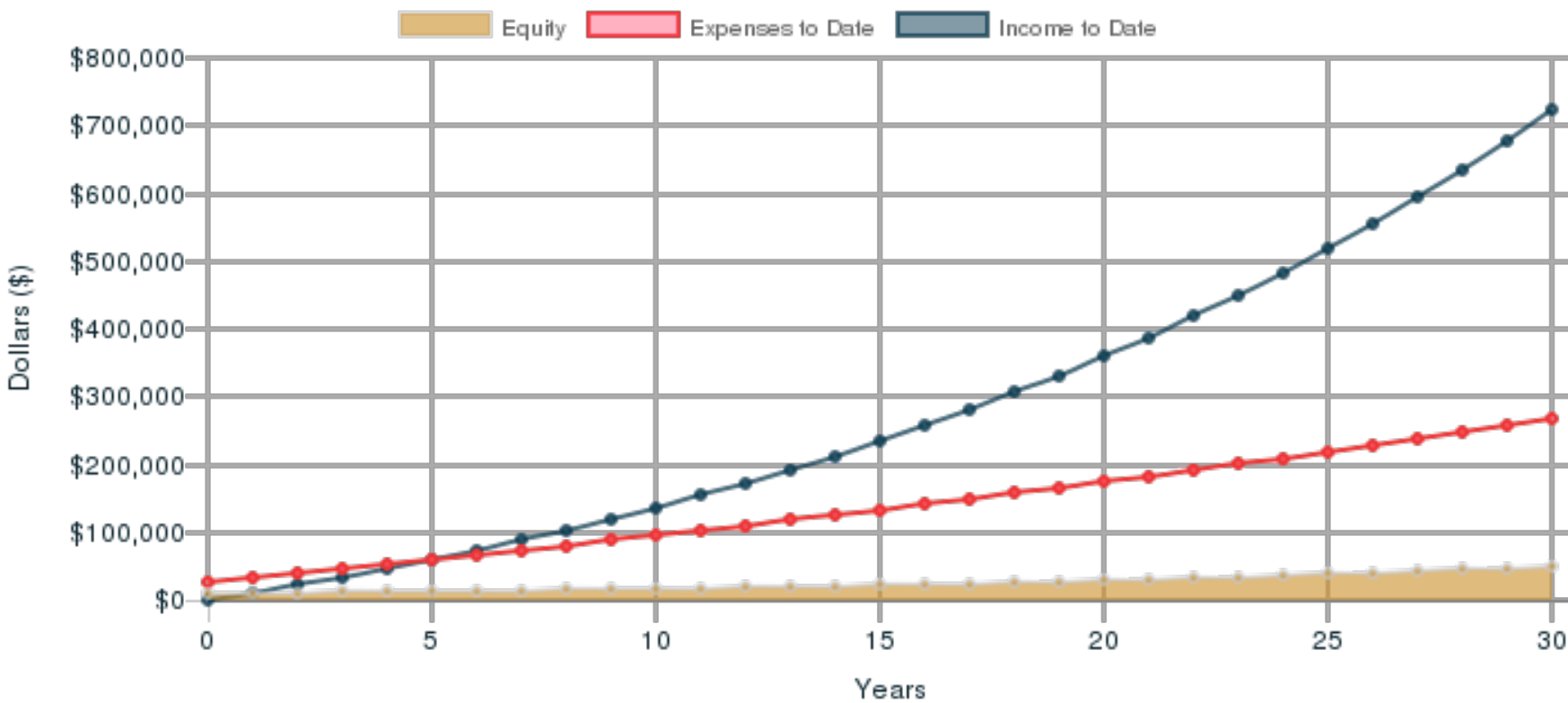
- Property Taxes  
\$94.71
- Insurance  
\$100
- HOA/Association Fees  
\$0
- Management Fees  
\$0
- Maintenance  
\$35
- Other Costs  
\$30

### Monthly Income

- Number of Units  
1
- Total Monthly Income  
\$900
- Projected Vacancy  
0 Month, 15 Days
- Property Appreciation  
4% Annually
- Income Growth  
5% Annually



Monthly Payment	Total Principal Paid
\$237.33	\$40,448
Total Amount Paid	Total Interest Paid
\$85,438	\$44,990



Point Of Sale: 2 Years

#### Overview

Monthly Income	Monthly Expenses
\$900	\$497
Total Investment	
\$26,629	

#### Investment Performance

Cash-on-Cash Return	Total Net Cashflow	Appreciated Home Value
69.66% Annually	\$9,154	\$78,957
Avg. Annual Cashflow	Equity	Total ROI at Sale
\$4,577	\$11,174	56.29%

#### Key Ratios

Debt Ratio Coverage	Loan-to-Value Ratio
3.1	1.8
Gross Rent Multiplier	
4.68	

# Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$11,340	\$11,907	\$12,502	\$13,784	\$17,592	\$28,656	\$46,677
Vacancy Loss	\$466	\$489	\$514	\$566	\$723	\$1,178	\$1,918
Operating Income	\$10,874	\$11,418	\$11,988	\$13,218	\$16,869	\$27,478	\$44,759
Expenses							
Property Taxes	\$1,707	\$1,775	\$1,846	\$1,996	\$2,429	\$3,595	\$5,322
Insurance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Maintenance	\$420	\$420	\$420	\$420	\$420	\$420	\$420
Other Costs	\$360	\$360	\$360	\$360	\$360	\$360	\$360
Operating Expenses	\$3,687	\$3,755	\$3,826	\$3,976	\$4,409	\$5,575	\$7,302
Debt Service							
Principal Payment	\$516	\$546	\$579	\$650	\$868	\$1,548	\$2,760
Interest Payment	\$2,332	\$2,302	\$2,269	\$2,198	\$1,980	\$1,300	\$87
Ending Loan Balance	\$39,932	\$39,386	\$38,807	\$37,544	\$33,667	\$21,572	\$0
Loan Payment	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848
Cash Flow							
Operating Income	\$10,874	\$11,418	\$11,989	\$13,217	\$16,869	\$27,478	\$44,759
Operating Expenses	\$3,687	\$3,755	\$3,826	\$3,976	\$4,409	\$5,575	\$7,302
Net Operating Income	\$7,187	\$7,663	\$8,163	\$9,241	\$12,460	\$21,903	\$37,457
Debt Service	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848	\$2,848
Cash Flow	\$4,339	\$4,815	\$5,315	\$6,393	\$9,612	\$19,055	\$34,609
Cash-On-Cash Return	66.41%	72.92%	79.64%	93.68%	132.46%	226.21%	340.99%
Equity							
Appreciated Home Value	\$75,920	\$78,957	\$82,115	\$88,816	\$108,058	\$159,952	\$236,768
Loan Balance	\$39,932	\$39,386	\$38,807	\$37,544	\$33,667	\$21,572	\$0
Total Equity	\$35,988	\$39,571	\$43,308	\$51,272	\$74,391	\$138,380	\$236,768
Point of Sale Returns							
Sale Price	\$75,920	\$78,957	\$82,115	\$88,816	\$108,058	\$159,952	\$236,768
Closing Costs	\$6,833	\$7,106	\$7,390	\$7,993	\$9,725	\$14,396	\$21,309
Loan Balance	\$39,932	\$39,386	\$38,807	\$37,544	\$33,667	\$21,572	\$0
Initial Investment	\$26,629	\$26,629	\$26,629	\$26,629	\$26,629	\$26,629	\$26,629
Profit on Sale	\$2,526	\$5,836	\$9,289	\$16,650	\$38,037	\$97,355	\$188,830
Accumulative Cash Flow	\$4,339	\$9,154	\$14,469	\$26,702	\$68,002	\$212,181	\$481,905
Total Net Profit	\$6,865	\$14,990	\$23,758	\$43,352	\$106,039	\$309,536	\$670,735
Total ROI	25.78%	56.29%	89.22%	162.8%	398.21%	1162.4%	2518.81%

Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$15,000
Total				\$15,000