



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

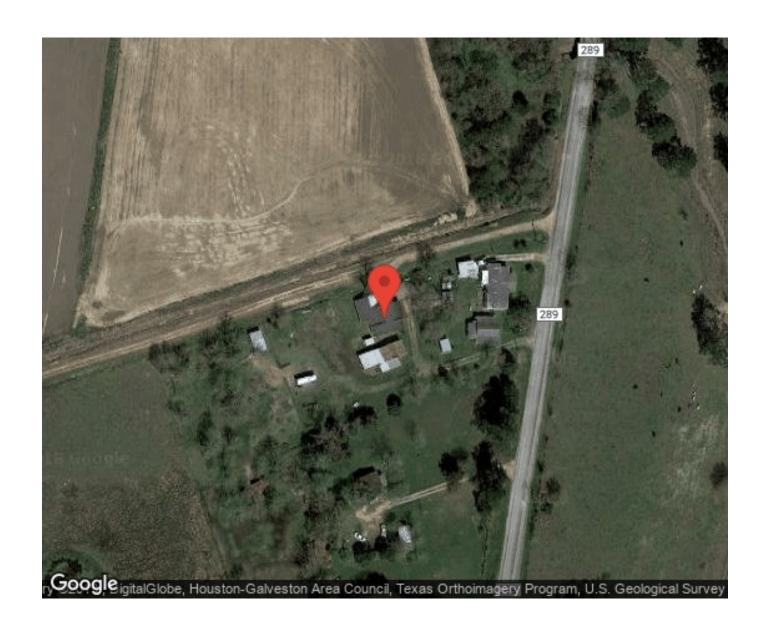
and Python

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 \$1

Purchase Closing Cost

\$1,011

Sale Closing Cost

\$11,700

Rehab Cost

\$35,000

After Repair Value (ARV)

\$130,000

Financing

Loan Type Cash

Holding Period

6 Months

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
\$544.71	\$136.18	\$19.45

Month	Arv	Total Cash Investment	Net Profit	Roi
0	\$130,000	\$98,272	\$31,728	32.29%
1	\$130,000	\$98,817	\$31,183	31.56%
2	\$130,000	\$99,361	\$30,639	30.84%
3	\$130,000	\$99,906	\$30,094	30.12%
4	\$130,000	\$100,451	\$29,549	29.42%
5	\$130,000	\$100,996	\$29,004	28.72%
6	\$130,000	\$101,540	\$28,460	28.03%
7	\$130,000	\$102,085	\$27,915	27.34%
8	\$130,000	\$102,630	\$27,370	26.67%
9	\$130,000	\$103,174	\$26,826	26%
10	\$130,000	\$103,719	\$26,281	25.34%
11	\$130,000	\$104,264	\$25,736	24.68%
12	\$130,000	\$104,809	\$25,191	24.04%

Overview

Rehab

\$35,000

Total Cash Investment \$101,540

ARV **Holding Period** \$130,000 6 Months

Investment Performance

Net Profit \$28,460

Return-On-Investment 28.03%

Holding Costs

Monthly Expenses \$545



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