



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 - Residential - Commercial
Real Estate Development and Analysis
International Marketing and Reach

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 from Keller Williams
Top 200 Agents in Houston
Keller Williams True Grit Award

Next Gen Real Estate MVP
Next Gen Real Estate Top Producer 2021
2020

HAR Tech Board
HAR International Board

Greater Houston Partnership
Real Estate - Technology - International

AREAA Houston Board
AREAA National Luxury Board

Property Information

1904 Spruce
Bay City, TX 77414

Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	2
Half-Bath(s):	0
Building Sqft:	1292
Lot Size:	6000
Tax Rate:	2.04
County:	Matagorda County

Listing Information

List Price:	\$195,000
List Status:	Not Listed

Property Description

Rental - Voucher

Property Photos





1904 Spruce

Bay City, TX 77414

\$195,000

3 Bed(s) 2 Full Baths 1292 Sqft Tax Rate 2.04%

Investment Cost

- Offer Price
- \$210,000
- Loan Origination Fees
- \$2,100
- Purchase Closing Cost
- \$2,100
- Rehab Cost
- \$0

Financing

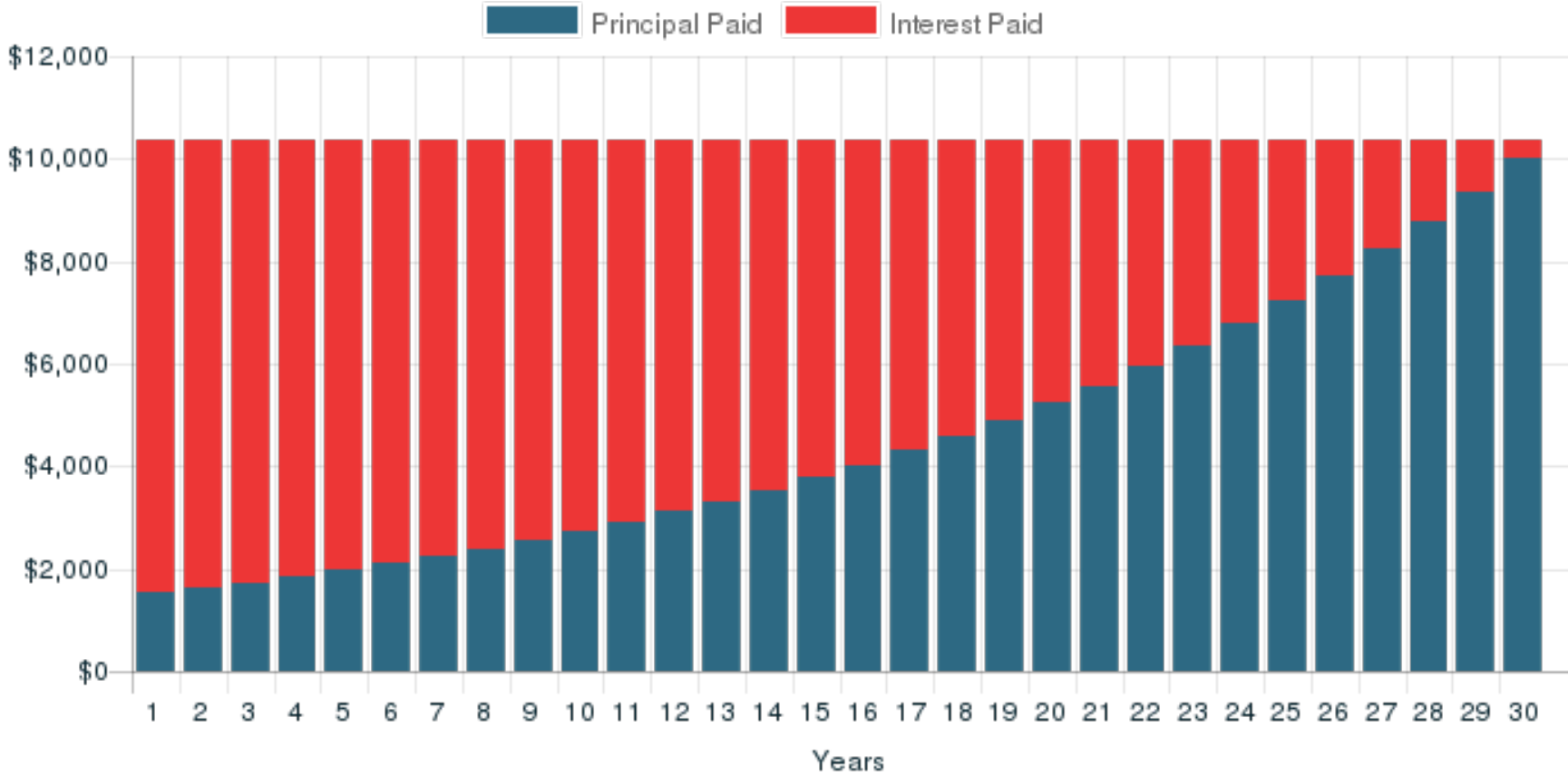
- Loan Type
- Conventional
- Down Payment
- \$73,500
- Loan Amount
- \$136,500
- Interest Rate
- 6.5%
- Monthly PMI
- \$0

Monthly Expenses

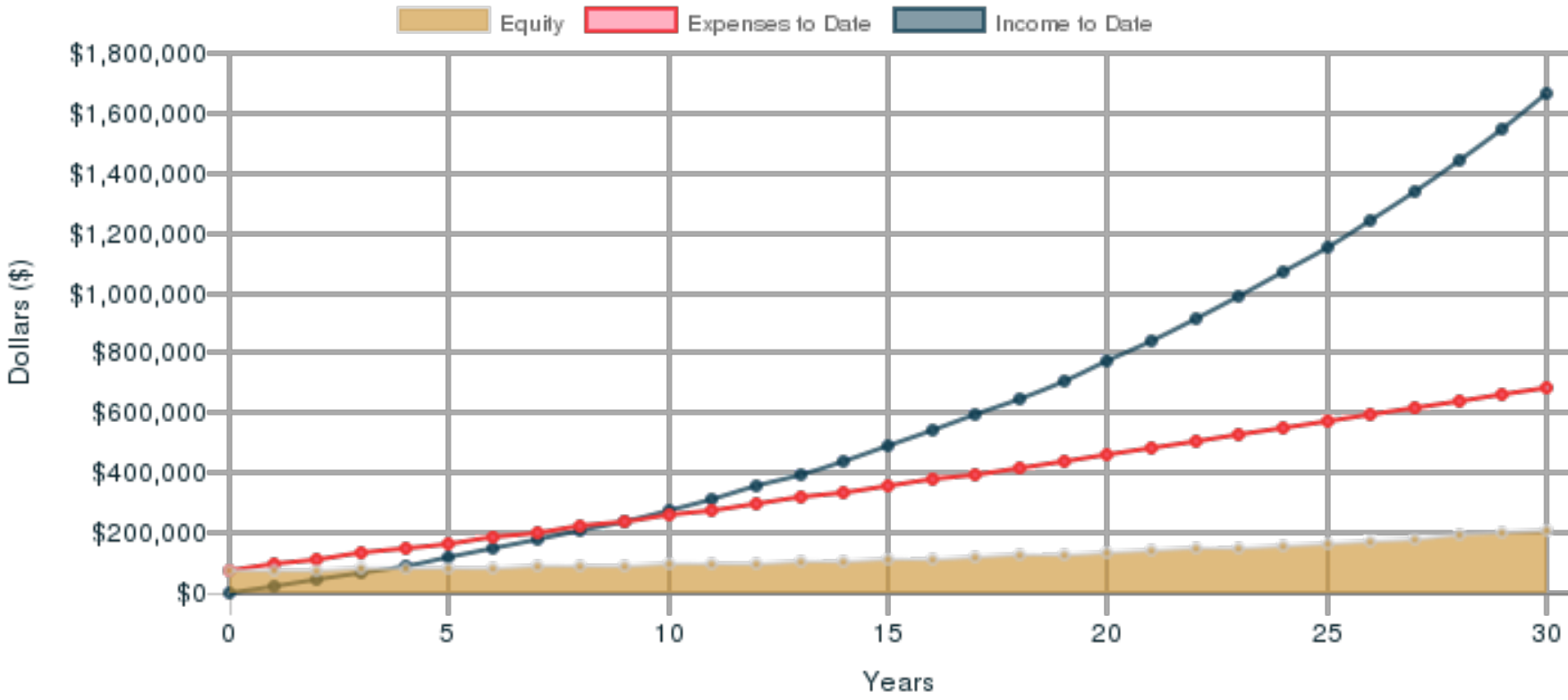
- Property Taxes
- \$402.50
- Insurance
- \$125
- HOA/Association Fees
- \$0
- Management Fees
- \$0
- Maintenance
- \$50
- Other Costs
- \$0

Monthly Income

- Number of Units
- 1
- Total Monthly Income
- \$1,700
- Projected Vacancy
- 0 Month, 10 Days
- Property Appreciation
- 3% Annually
- Income Growth
- 6% Annually



Monthly Payment	Total Principal Paid
\$862.77	\$136,497
Total Amount Paid	Total Interest Paid
\$310,597	\$174,101



Point Of Sale: 4 Years

Overview

Monthly Income	Monthly Expenses
\$1,700	\$1,440
Total Investment	
\$77,700	

Investment Performance

Cash-on-Cash Return	Total Net Cashflow	Appreciated Home Value
30.2% Annually	\$21,379	\$236,357
Avg. Annual Cashflow	Equity	Total ROI at Sale
\$5,345	\$80,243	37.33%

Key Ratios

Debt Ratio Coverage	Loan-to-Value Ratio
1.77	1.54
Gross Rent Multiplier	
10.29	

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 8	Year 10
Income						
Total Rent	\$21,624	\$22,921	\$24,297	\$27,300	\$32,515	\$36,533
Vacancy Loss	\$592	\$628	\$666	\$748	\$891	\$1,001
Operating Income	\$21,032	\$22,293	\$23,631	\$26,552	\$31,624	\$35,532
Expenses						
Property Taxes	\$4,975	\$5,124	\$5,278	\$5,599	\$6,119	\$6,491
Insurance	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600
Operating Expenses	\$7,075	\$7,224	\$7,378	\$7,699	\$8,219	\$8,591
Debt Service						
Principal Payment	\$1,526	\$1,628	\$1,737	\$1,977	\$2,402	\$2,734
Interest Payment	\$8,828	\$8,725	\$8,616	\$8,376	\$7,951	\$7,619
Ending Loan Balance	\$134,974	\$133,347	\$131,610	\$127,779	\$121,017	\$115,720
Loan Payment	\$10,353	\$10,353	\$10,353	\$10,353	\$10,353	\$10,353
Cash Flow						
Operating Income	\$21,032	\$22,293	\$23,631	\$26,552	\$31,624	\$35,532
Operating Expenses	\$7,075	\$7,224	\$7,378	\$7,699	\$8,219	\$8,591
Net Operating Income	\$13,957	\$15,069	\$16,253	\$18,853	\$23,405	\$26,941
Debt Service	\$10,353	\$10,353	\$10,353	\$10,353	\$10,353	\$10,353
Cash Flow	\$3,603	\$4,716	\$5,900	\$8,499	\$13,052	\$16,588
Cash-On-Cash Return	20.68%	26.83%	33.27%	47.08%	70.28%	87.56%
Equity						
Appreciated Home Value	\$216,300	\$222,789	\$229,473	\$243,448	\$266,022	\$282,222
Loan Balance	\$134,974	\$133,347	\$131,610	\$127,779	\$121,017	\$115,720
Total Equity	\$81,326	\$89,442	\$97,863	\$115,669	\$145,005	\$166,502
Point of Sale Returns						
Sale Price	\$216,300	\$222,789	\$229,473	\$243,448	\$266,022	\$282,222
Closing Costs	\$19,467	\$20,051	\$20,653	\$21,910	\$23,942	\$25,400
Loan Balance	\$134,974	\$133,347	\$131,610	\$127,779	\$121,017	\$115,720
Initial Investment	\$77,700	\$77,700	\$77,700	\$77,700	\$77,700	\$77,700
Profit on Sale	\$-15,841	\$-8,309	\$-490	\$16,059	\$43,363	\$63,402
Accumulative Cash Flow	\$3,603	\$8,319	\$14,219	\$29,877	\$64,293	\$95,647
Total Net Profit	\$-12,238	\$10	\$13,729	\$45,936	\$107,656	\$159,049
Total ROI	-15.75%	0.01%	17.67%	59.12%	138.55%	204.7%