



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

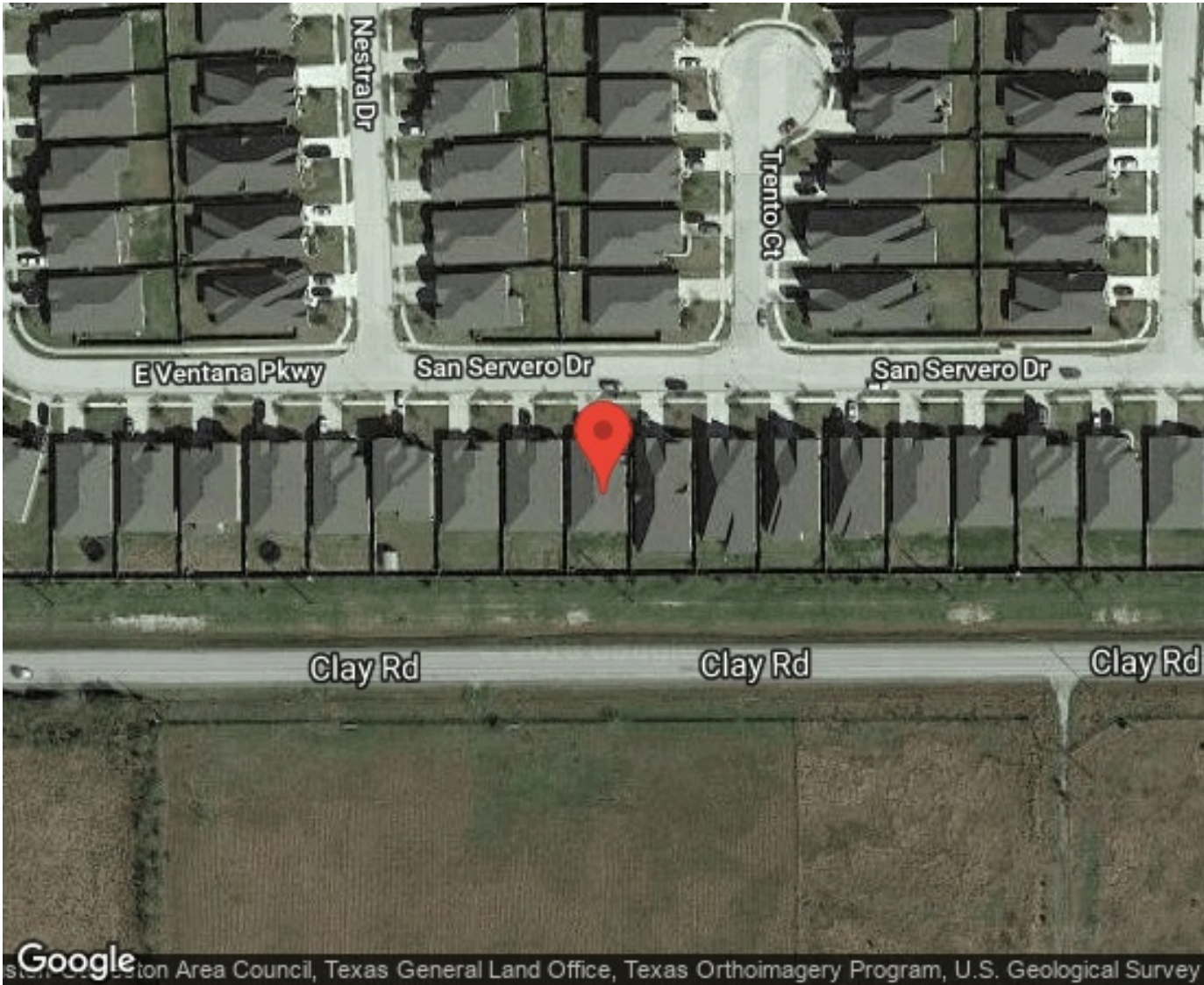
Coding in C++, C Sharpe, HTML/CSS and Python

Awards/Recognition:

Tech Awards in 2018

Property Information

23635 San Servero Drive
Katy, TX 77493



Property Details

Property Type:	Single-Family
Bed(s):	5
Full-Bath(s):	2
Half-Bath(s):	0
Building Sqft:	2175
Lot Size:	6499
Tax Rate:	3.6713
County:	Harris

Listing Information

List Price:	\$220,000
List Status:	Active
MLS Number:	61299413
Days on Market:	13

Property Description

Ready to move in the high reputation subdivision Ventana Lakes. Home built in 2015, new remodeling include new paint, new carpet, new shower door, new stainless steel appliances, epoxy garage and auto garage door opener. Open living with island kitchen, split floor plan with 5 bedrooms. Master bathroom with double sink and walk-in closet. Quiet neighborhood and lots amenities in the community. All measurement are approximate.

Property Photos





23635 San Servero Drive
Katy, TX 77493

\$220,000
5 Bed(s) 2 Full Baths 2175 Sqft Tax Rate 3.6713%
School District: 30 - Katy
Elementary School: Bethke Elementary School
Middle School: Stockdick Junior High School
High School: Paetow High School



Investment Cost

Offer Price
\$210,000

Loan Origination Fees
\$4,200

Purchase Closing Cost
\$4,200

Broker Fees
\$2,000

Rehab Cost
\$0

Financing

Loan Type
Conventional

Down Payment
\$42,000

Loan Amount
\$168,000

Interest Rate
5.8%

Monthly PMI
\$0

Added Monthly Payment
\$0

Monthly Expenses

Property Taxes
\$642.48

Insurance
\$130

HOA/Association Fees
\$50

Management Fees
\$0

Maintenance
\$50

Other Costs
\$40

Monthly Income

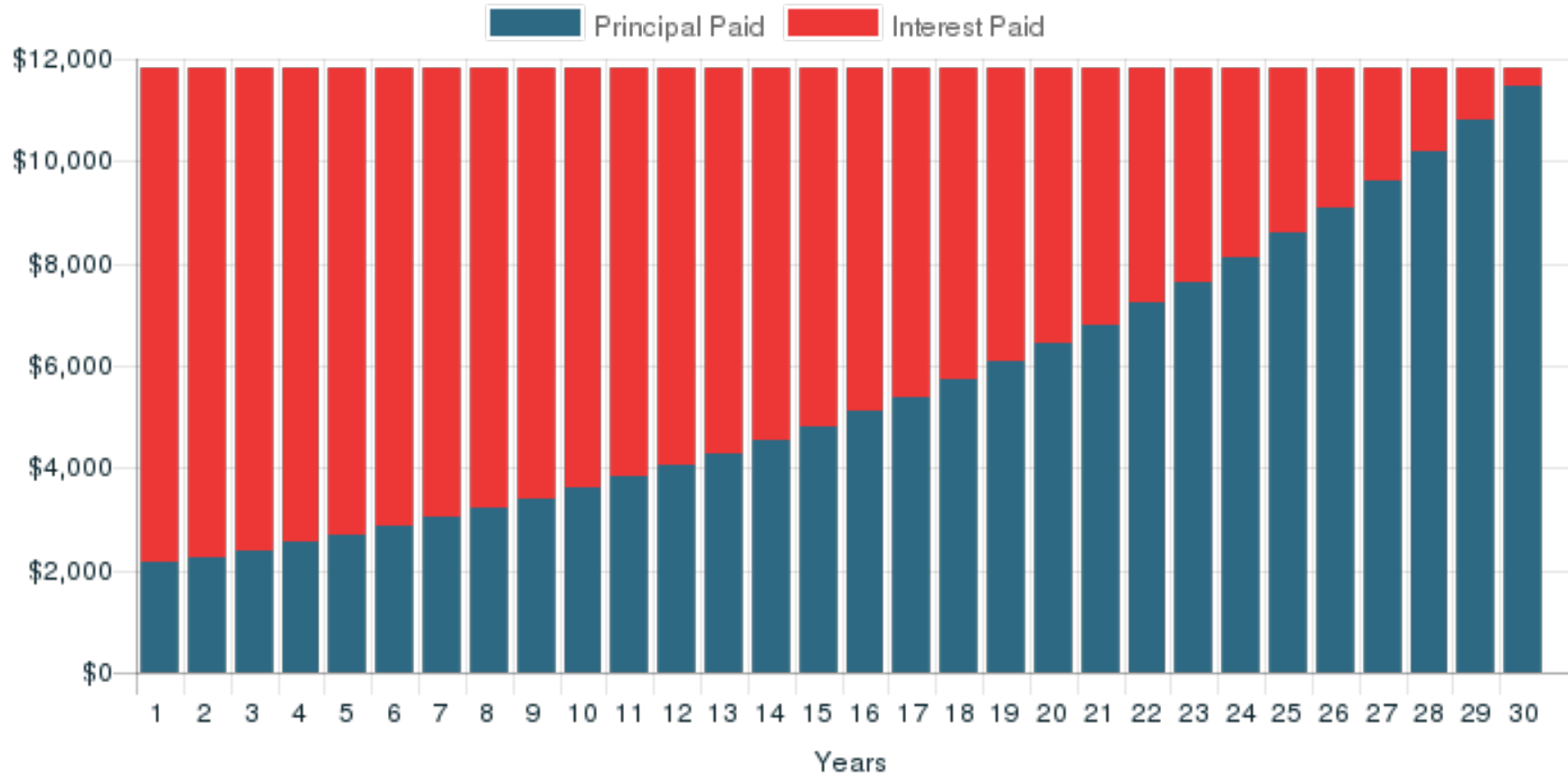
Number of Units
1

Total Monthly Income
\$2,000

Projected Vacancy
0 Month, 15 Days

Property Appreciation
3% Annually

Income Growth
3% Annually

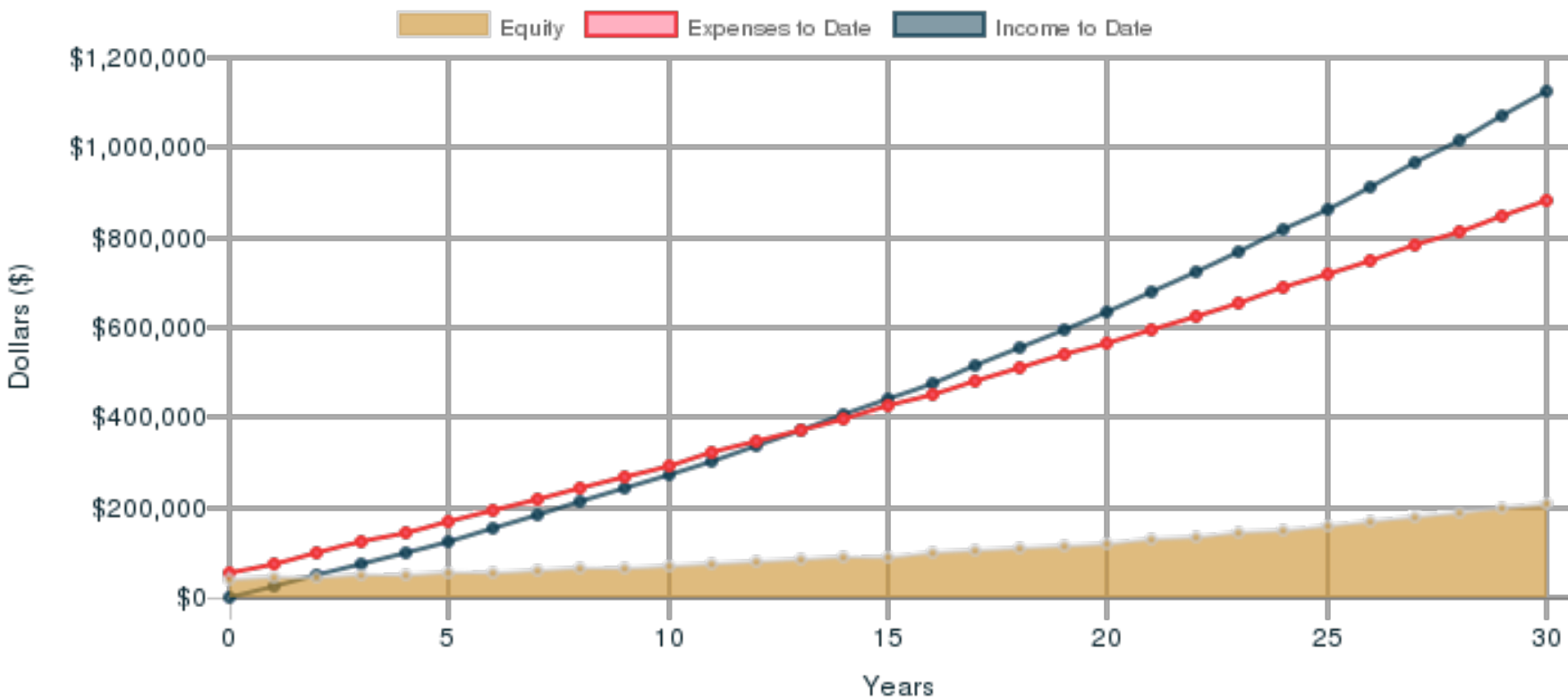


Monthly Payment
\$985.75

Total Principal Paid
\$168,000

Total Amount Paid
\$354,865

Total Interest Paid
\$186,865



Point Of Sale: 1 Year

Overview

Monthly Income	Monthly Expenses
\$2,000	\$1,898
Total Investment	
\$52,400	

Investment Performance

Cash-on-Cash Return	Total Net Cashflow	Appreciated Home Value
3.02% Annually	\$694	\$216,300
Avg. Annual Cashflow	Equity	Total ROI at Sale
\$694	\$44,141	-39.56%

Key Ratios

Debt Ratio Coverage	Loan-to-Value Ratio
1.76	1.25
Gross Rent Multiplier	
8.75	

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$24,720	\$25,462	\$26,225	\$27,823	\$32,254	\$43,347	\$58,254
Vacancy Loss	\$1,016	\$1,046	\$1,078	\$1,143	\$1,326	\$1,781	\$2,394
Operating Income	\$23,704	\$24,416	\$25,147	\$26,680	\$30,928	\$41,566	\$55,860
Expenses							
Property Taxes	\$7,941	\$8,179	\$8,425	\$8,938	\$10,361	\$13,925	\$18,714
Insurance	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
HOA Fees	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Other Costs	\$480	\$480	\$480	\$480	\$480	\$480	\$480
Operating Expenses	\$11,181	\$11,419	\$11,665	\$12,178	\$13,601	\$17,165	\$21,954
Debt Service							
Principal Payment	\$2,141	\$2,269	\$2,404	\$2,699	\$3,604	\$6,429	\$11,461
Interest Payment	\$9,688	\$9,560	\$9,425	\$9,130	\$8,225	\$5,400	\$363
Ending Loan Balance	\$165,859	\$163,590	\$161,186	\$155,940	\$139,833	\$89,596	\$0
Loan Payment	\$11,829	\$11,829	\$11,829	\$11,829	\$11,829	\$11,829	\$11,824
Cash Flow							
Operating Income	\$23,704	\$24,415	\$25,148	\$26,679	\$30,928	\$41,565	\$55,860
Operating Expenses	\$11,181	\$11,419	\$11,665	\$12,178	\$13,601	\$17,165	\$21,954
Net Operating Income	\$12,523	\$12,996	\$13,483	\$14,501	\$17,327	\$24,400	\$33,906
Debt Service	\$11,829	\$11,829	\$11,829	\$11,829	\$11,829	\$11,829	\$11,824
Cash Flow	\$694	\$1,167	\$1,654	\$2,673	\$5,498	\$12,572	\$22,082
Cash-On-Cash Return	3.02%	5.02%	7.04%	11.13%	21.62%	43.36%	65.37%
Equity							
Appreciated Home Value	\$216,300	\$222,789	\$229,473	\$243,448	\$282,222	\$379,283	\$509,725
Loan Balance	\$165,859	\$163,590	\$161,186	\$155,940	\$139,833	\$89,596	\$0
Total Equity	\$50,441	\$59,199	\$68,287	\$87,508	\$142,389	\$289,687	\$509,725
Point of Sale Returns							
Sale Price	\$216,300	\$222,789	\$229,473	\$243,448	\$282,222	\$379,283	\$509,725
Closing Costs	\$19,467	\$20,051	\$20,653	\$21,910	\$25,400	\$34,135	\$45,875
Loan Balance	\$165,859	\$163,590	\$161,186	\$155,940	\$139,833	\$89,596	\$0
Initial Investment	\$52,400	\$52,400	\$52,400	\$52,400	\$52,400	\$52,400	\$52,400
Profit on Sale	\$-21,426	\$-13,252	\$-4,766	\$13,198	\$64,589	\$203,152	\$411,450
Accumulative Cash Flow	\$694	\$1,861	\$3,515	\$8,344	\$30,017	\$122,181	\$297,871
Total Net Profit	\$-20,732	\$-11,391	\$-1,251	\$21,542	\$94,606	\$325,333	\$709,321
Total ROI	-39.56%	-21.74%	-2.39%	41.11%	180.55%	620.86%	1353.67%