



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

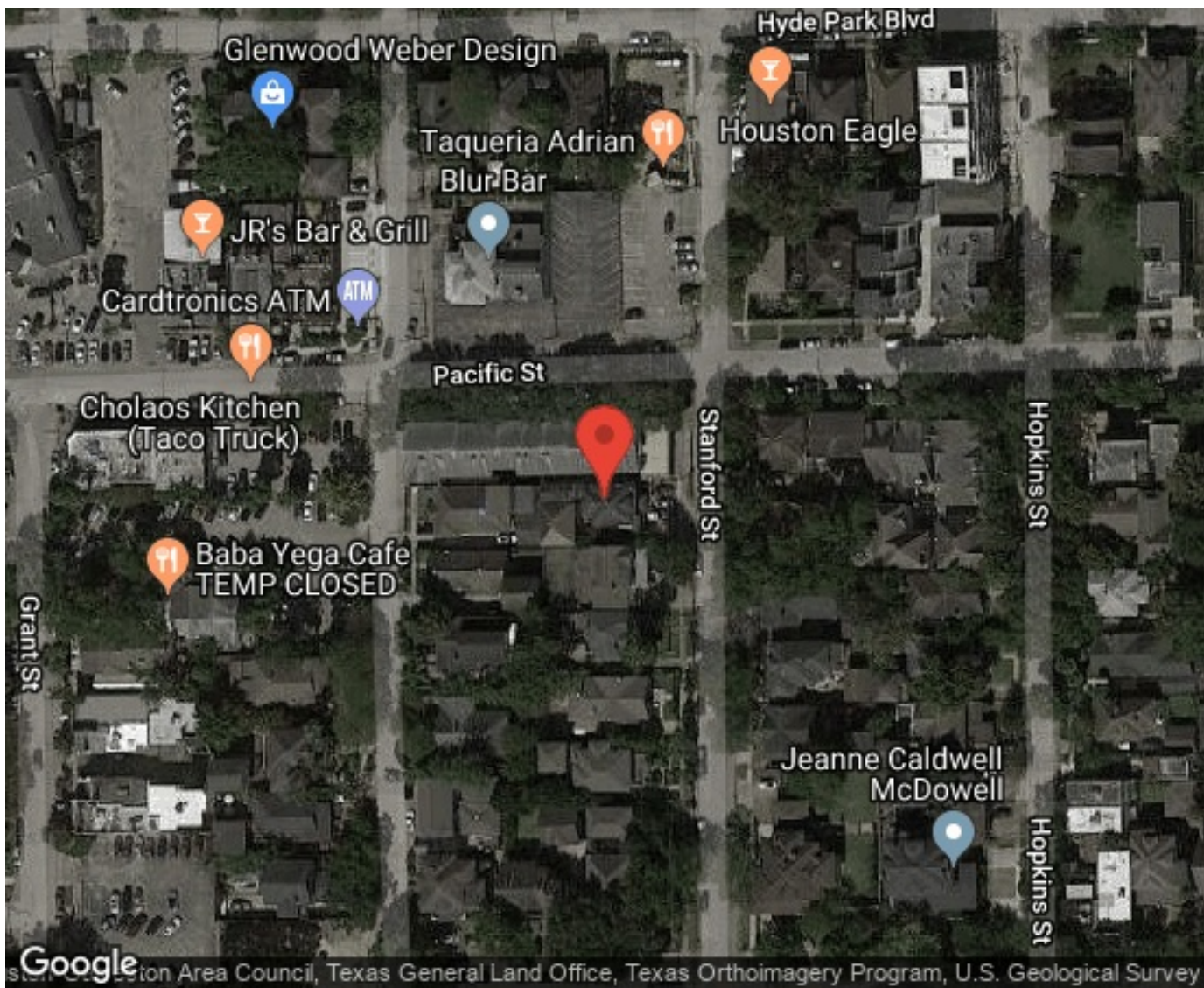
Awards/Recognition:

Tech Awards in 2018



# Property Information

2606 Stanford  
Houston, TX 77006



## Property Details

Property Type:	Multi-Family
Bed(s):	2
Full-Bath(s):	0
Half-Bath(s):	0
Building Sqft:	3863
Lot Size:	5000
Tax Rate:	2.5264
County:	Harris

## Listing Information

List Price:	\$675,000
List Status:	Active
MLS Number:	89563754
Days on Market:	33

## Property Description

This historical home has high ceilings & original hardwoods. Great investment property for owner/occupant or investor - Four units - Main house in front with 3 income producing rental units in back (#1-2,080 SF, #2-720 SF, #3-720 SF, #4-studio ~350SF). All units have full size washer/dryers inside. Total 3,863 living space. Lovely wood deck in back shared with tenants. No maintenance fee required. On site parking for 4-5 vehicles is great for tenants as well. Close to shops and Downtown.

## Property Photos







## 2606 Stanford

Houston, TX 77006

\$675,000

2 Bed(s) 0 Full Baths 3863 Sqft Tax Rate 2.5264%

Elementary School: William Wharton K-8 Dual Language Academy

Middle School: Gregory-lincoln Middle School

High School: Lamar High School (houston)



## Investment Cost

Offer Price  
\$640,000

Loan Origination Fees  
\$12,800

Purchase Closing Cost  
\$12,800

Rehab Cost  
\$0

## Financing

Loan Type  
Conventional

Down Payment  
\$135,000

Loan Amount  
\$505,000

Interest Rate  
5.5%

Monthly PMI  
\$0

Added Monthly Payment  
\$0

## Monthly Expenses

Property Taxes  
\$1,347.41

Insurance  
\$150

HOA/Association Fees  
\$0

Management Fees  
\$0

Maintenance  
\$100

Other Costs  
\$0

## Monthly Income

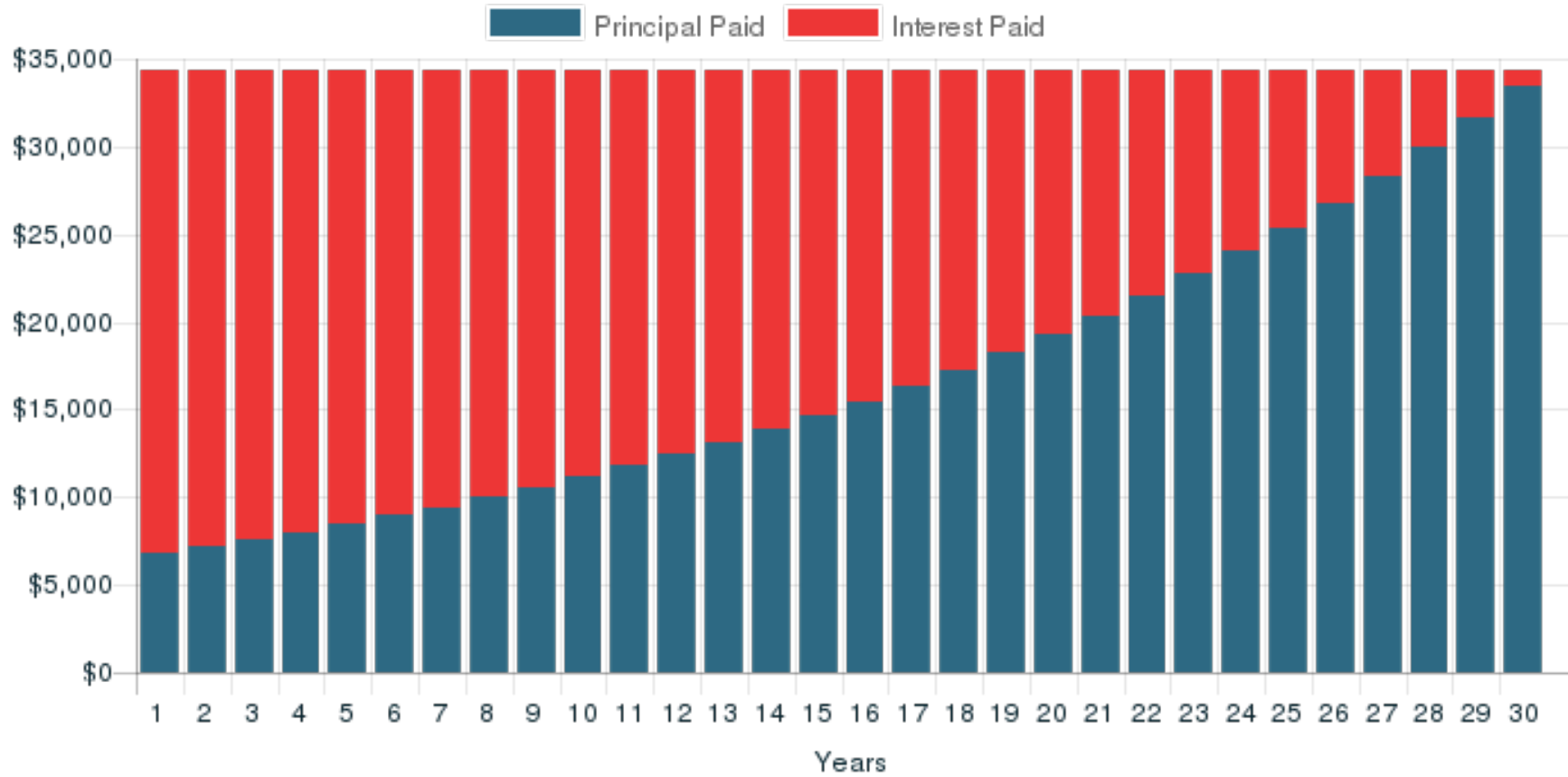
Number of Units  
4

Total Monthly Income  
\$4,600

Projected Vacancy  
0 Month, 15 Days

Property Appreciation  
4% Annually

Income Growth  
4% Annually

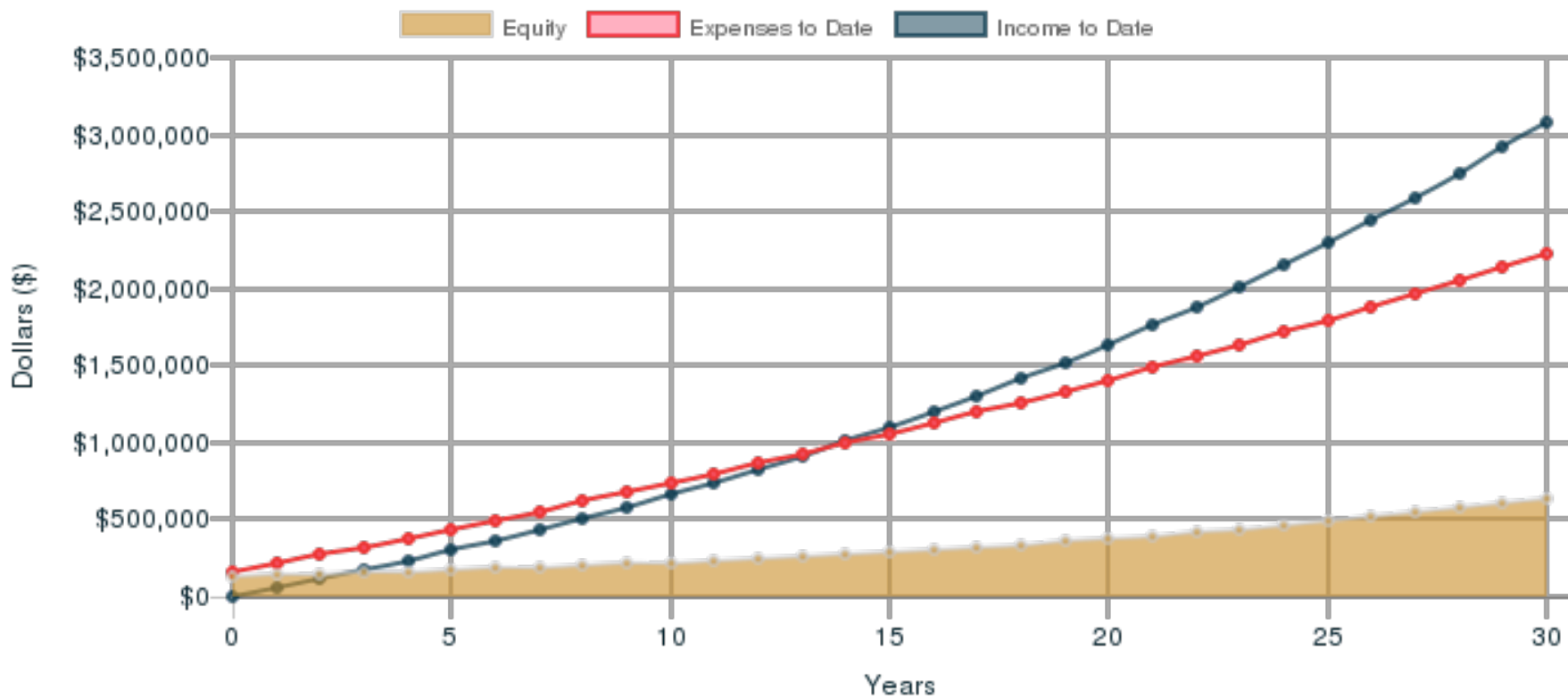


Monthly Payment  
\$2,867.33

Total Principal Paid  
\$504,996

Total Amount Paid  
\$1,032,239

Total Interest Paid  
\$527,243



Point Of Sale: 4 Years

### Overview

Monthly Income	Monthly Expenses
\$4,600	\$4,465
Total Investment	
\$160,600	

### Investment Performance

Cash-on-Cash Return	Total Net Cashflow	Appreciated Home Value
5.71% Annually	\$12,723	\$748,709
Avg. Annual Cashflow	Equity	Total ROI at Sale
\$3,181	\$164,601	36.15%

### Key Ratios

Debt Ratio Coverage	Loan-to-Value Ratio
1.52	1.27
Gross Rent Multiplier	
11.59	

# Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$57,408	\$59,704	\$62,092	\$67,159	\$81,709	\$120,950	\$179,036
Vacancy Loss	\$2,359	\$2,454	\$2,552	\$2,760	\$3,358	\$4,971	\$7,358
Operating Income	\$55,049	\$57,250	\$59,540	\$64,399	\$78,351	\$115,979	\$171,678
Expenses							
Property Taxes	\$16,816	\$17,488	\$18,188	\$19,672	\$23,934	\$35,428	\$52,442
Insurance	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Maintenance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Operating Expenses	\$19,816	\$20,488	\$21,188	\$22,672	\$26,934	\$38,428	\$55,442
Debt Service							
Principal Payment	\$6,803	\$7,186	\$7,592	\$8,472	\$11,147	\$19,297	\$33,404
Interest Payment	\$27,605	\$27,221	\$26,816	\$25,935	\$23,261	\$15,111	\$1,004
Ending Loan Balance	\$498,197	\$491,011	\$483,419	\$466,926	\$416,833	\$264,208	\$4
Loan Payment	\$34,408	\$34,408	\$34,408	\$34,408	\$34,408	\$34,408	\$34,408
Cash Flow							
Operating Income	\$55,049	\$57,251	\$59,541	\$64,399	\$78,352	\$115,979	\$171,678
Operating Expenses	\$19,816	\$20,488	\$21,188	\$22,672	\$26,934	\$38,428	\$55,442
Net Operating Income	\$35,233	\$36,763	\$38,353	\$41,727	\$51,418	\$77,551	\$116,236
Debt Service	\$34,408	\$34,408	\$34,408	\$34,408	\$34,408	\$34,408	\$34,408
Cash Flow	\$825	\$2,354	\$3,945	\$7,319	\$17,010	\$43,143	\$81,828
Cash-On-Cash Return	1.52%	4.29%	7.1%	12.82%	27.73%	59.23%	91.07%
Equity							
Appreciated Home Value	\$665,600	\$692,224	\$719,913	\$778,658	\$947,356	\$1,402,319	\$2,075,774
Loan Balance	\$498,197	\$491,011	\$483,419	\$466,926	\$416,833	\$264,208	\$4
Total Equity	\$167,403	\$201,213	\$236,494	\$311,732	\$530,523	\$1,138,111	\$2,075,770
Point of Sale Returns							
Sale Price	\$665,600	\$692,224	\$719,913	\$778,658	\$947,356	\$1,402,319	\$2,075,774
Closing Costs	\$59,904	\$62,300	\$64,792	\$70,079	\$85,262	\$126,209	\$186,820
Loan Balance	\$498,197	\$491,011	\$483,419	\$466,926	\$416,833	\$264,208	\$4
Initial Investment	\$160,600	\$160,600	\$160,600	\$160,600	\$160,600	\$160,600	\$160,600
Profit on Sale	\$-53,101	\$-21,687	\$11,102	\$81,053	\$284,661	\$851,302	\$1,728,350
Accumulative Cash Flow	\$825	\$3,179	\$7,124	\$20,042	\$84,950	\$390,346	\$1,022,058
Total Net Profit	\$-52,276	\$-18,508	\$18,226	\$101,095	\$369,611	\$1,241,648	\$2,750,408
Total ROI	-32.55%	-11.52%	11.35%	62.95%	230.14%	773.13%	1712.58%