



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

20902 Corisande Street
Katy, TX 77449



Property Details

Property Type:	Single-Family
Bed(s):	4
Full-Bath(s):	2
Half-Bath(s):	0
Building Sqft:	1864
Tax Rate:	3.6713
County:	Harris

Listing Information

List Price:	\$217,990
List Status:	Active
MLS Number:	96628144
Days on Market:	82

Property Description

Fantastic brand NEW DR Horton home finishing up construction! In the perfect location! Charming curb appeal with the best floor plan featuring an open kitchen, living room, and dining area! Great entertaining space! Huge master suite with a sitting area and a spacious closet! Separate garden tub and shower! Designer details and color selections at every corner! Also includes stainless steel appliances by Frigidare! Nice outdoor space with covered patio, landscape package and fully sodded yard! Come see your new home!! You do not want to miss this one!

Property Photos





20902 Corisande Street

Katy, TX 77449

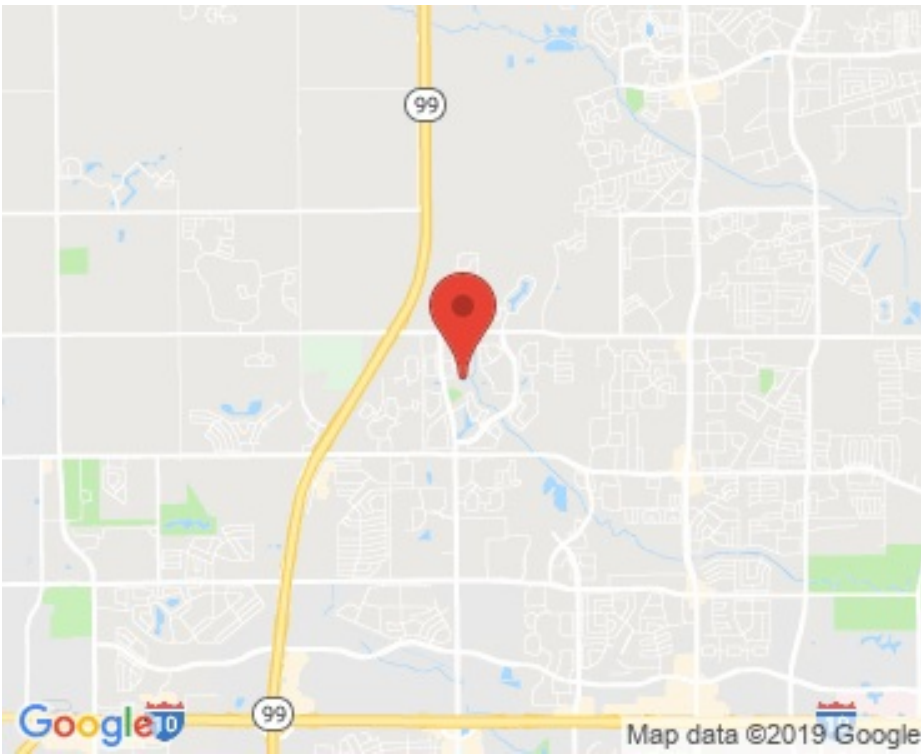
\$217,990

4 Bed(s) 2 Full Baths 1864 Sqft Tax Rate 3.6713%

Elementary School: Golbow Elementary School

Middle School: Mcdonald Junior High School

High School: Paetow High School



Investment Cost

Offer Price

\$217,990

Loan Origination Fees

\$2,180

Purchase Closing Cost

\$4,360

Broker Fees

\$2,100

Rehab Cost

\$0

Financing

Loan Type

Conventional

Down Payment

\$43,598

Loan Amount

\$174,392

Interest Rate

5.5%

Monthly PMI

\$0

Monthly Expenses

Property Taxes

\$666.92

Insurance

\$200

HOA/Association Fees

\$70

Management Fees

\$0

Maintenance

\$60

Other Costs

\$0

Monthly Income

Number of Units

1

Total Monthly Income

\$2,100

Projected Vacancy

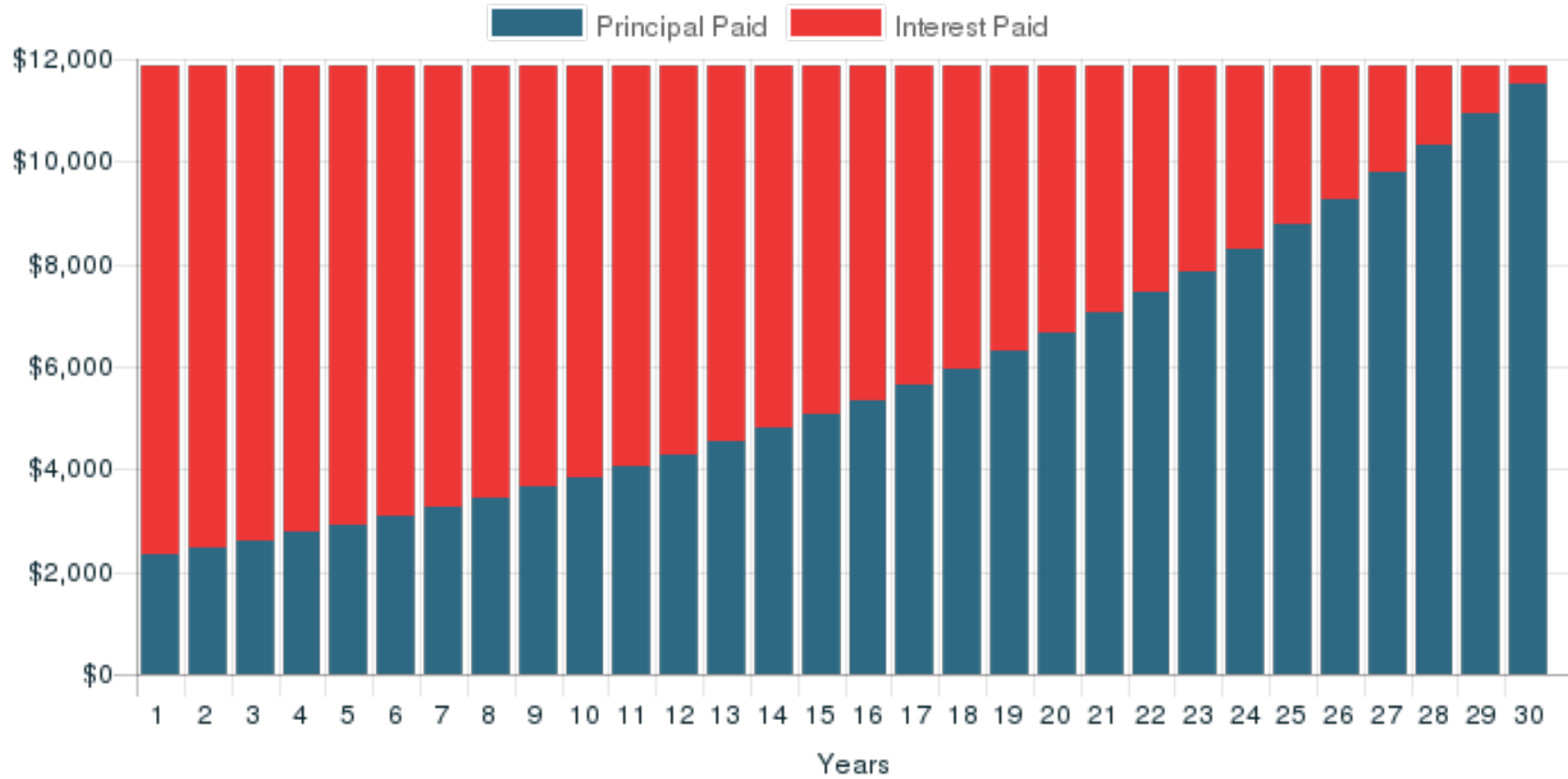
0 Month, 15 Days

Property Appreciation

4% Annually

Income Growth

5% Annually



Monthly Payment

\$990.18

Total Principal Paid

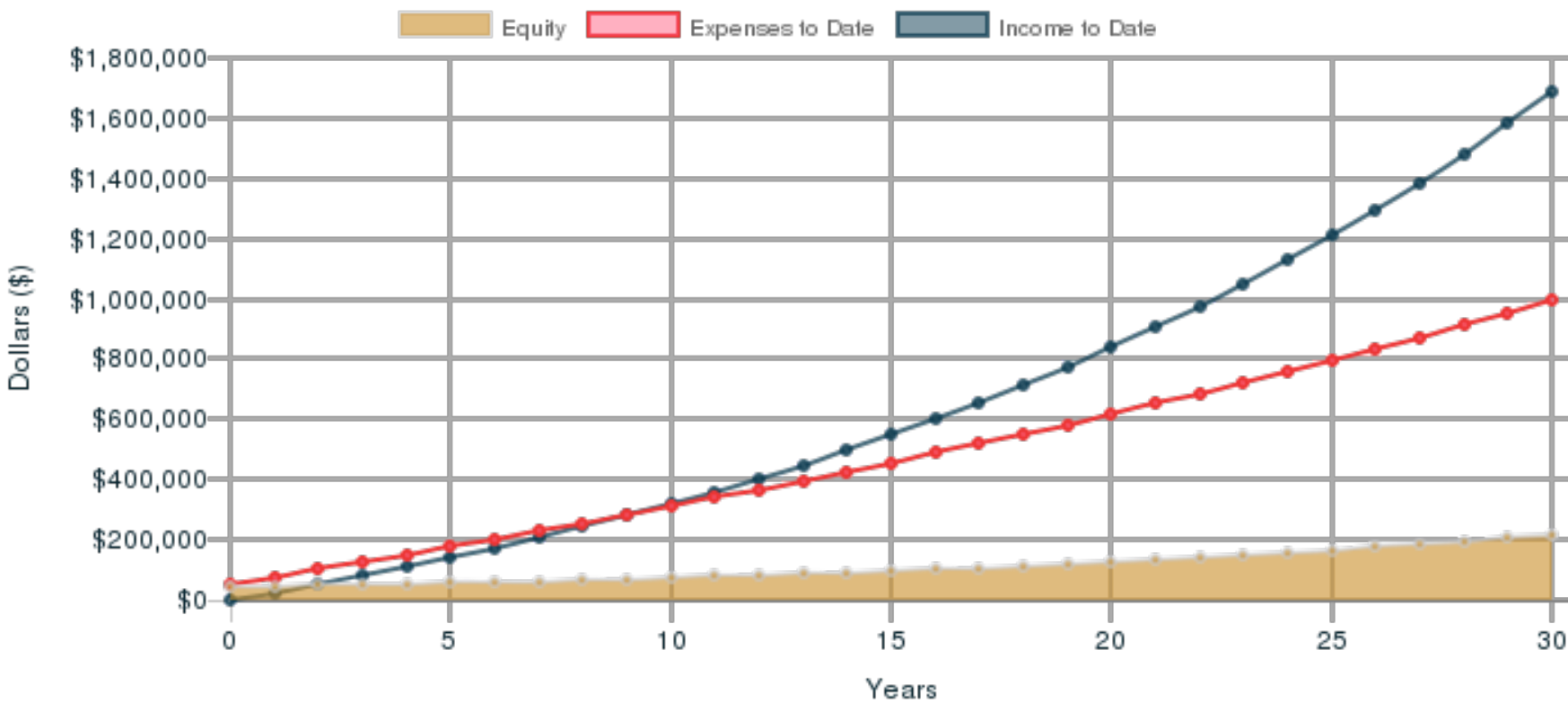
\$174,392

Total Amount Paid

\$356,464

Total Interest Paid

\$182,072



Point Of Sale: 6 Years

Overview

Monthly Income

\$2,100

Monthly Expenses

\$1,987

Total Investment

\$52,238

Investment Performance

Cash-on-Cash Return

14.69% Annually

Avg. Annual Cashflow

\$3,720

Total Net Cashflow

\$22,322

Equity

\$59,837

Appreciated Home Value

\$275,827

Total ROI at Sale

120.47%

Key Ratios

Debt Ratio Coverage

1.79

Gross Rent Multiplier

8.65

Loan-to-Value

Ratio

1.25

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Income							
Total Rent	\$26,460	\$27,783	\$29,172	\$32,162	\$41,048	\$66,863	\$108,913
Vacancy Loss	\$1,087	\$1,142	\$1,199	\$1,322	\$1,687	\$2,748	\$4,476
Operating Income	\$25,373	\$26,641	\$27,973	\$30,840	\$39,361	\$64,115	\$104,437
Expenses							
Property Taxes	\$8,323	\$8,656	\$9,002	\$9,737	\$11,846	\$17,536	\$25,957
Insurance	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
HOA Fees	\$840	\$840	\$840	\$840	\$840	\$840	\$840
Maintenance	\$720	\$720	\$720	\$720	\$720	\$720	\$720
Operating Expenses	\$12,283	\$12,616	\$12,962	\$13,697	\$15,806	\$21,496	\$29,917
Debt Service							
Principal Payment	\$2,349	\$2,482	\$2,622	\$2,926	\$3,850	\$6,664	\$11,535
Interest Payment	\$9,533	\$9,400	\$9,260	\$8,956	\$8,033	\$5,218	\$346
Ending Loan Balance	\$172,043	\$169,561	\$166,939	\$161,244	\$143,945	\$91,238	\$0
Loan Payment	\$11,882	\$11,882	\$11,882	\$11,882	\$11,882	\$11,882	\$11,881
Cash Flow							
Operating Income	\$25,373	\$26,641	\$27,973	\$30,841	\$39,361	\$64,115	\$104,437
Operating Expenses	\$12,283	\$12,616	\$12,962	\$13,697	\$15,806	\$21,496	\$29,917
Net Operating Income	\$13,090	\$14,025	\$15,011	\$17,144	\$23,555	\$42,619	\$74,520
Debt Service	\$11,882	\$11,882	\$11,882	\$11,882	\$11,882	\$11,882	\$11,881
Cash Flow	\$1,207	\$2,143	\$3,129	\$5,261	\$11,673	\$30,737	\$62,639
Cash-On-Cash Return	5%	8.75%	12.59%	20.57%	42.16%	92.09%	149.86%
Equity							
Appreciated Home Value	\$226,710	\$235,778	\$245,209	\$265,218	\$322,678	\$477,643	\$707,028
Loan Balance	\$172,043	\$169,561	\$166,939	\$161,244	\$143,945	\$91,238	\$0
Total Equity	\$54,667	\$66,217	\$78,270	\$103,974	\$178,733	\$386,405	\$707,028
Point of Sale Returns							
Sale Price	\$226,710	\$235,778	\$245,209	\$265,218	\$322,678	\$477,643	\$707,028
Closing Costs	\$20,404	\$21,220	\$22,069	\$23,870	\$29,041	\$42,988	\$63,633
Loan Balance	\$172,043	\$169,561	\$166,939	\$161,244	\$143,945	\$91,238	\$0
Initial Investment	\$52,238	\$52,238	\$52,238	\$52,238	\$52,238	\$52,238	\$52,238
Profit on Sale	\$-17,975	\$-7,241	\$3,963	\$27,866	\$97,454	\$291,179	\$591,157
Accumulative Cash Flow	\$1,207	\$3,350	\$6,479	\$15,907	\$60,783	\$274,278	\$743,658
Total Net Profit	\$-16,768	\$-3,891	\$10,442	\$43,773	\$158,237	\$565,457	\$1,334,815
Total ROI	-32.1%	-7.45%	19.99%	83.8%	302.92%	1082.46%	2555.26%