



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

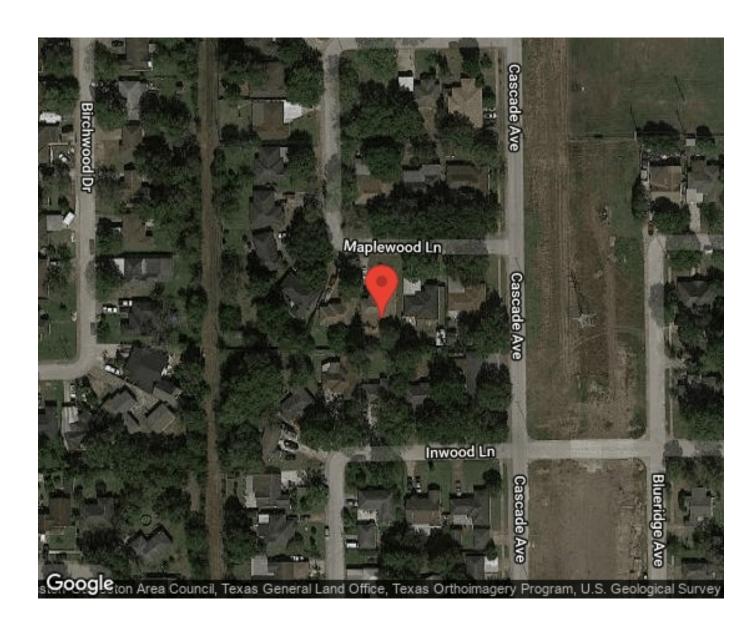
and Python

Awards/Recognition: Tech Awards in 2018



# **Property Information**

1205 Maplewood Lane Pasadena, TX 77502



### **Property Details**

Property Type: Single-Family

Bed(s): 3
Full-Bath(s): 1
Half-Bath(s): 0
Building Sqft: 1687

Tax Rate:

Lot Size: 6900

County: Harris

2.87303

## **Listing Information**

List Price: \$90,000
List Status: Not Listed

## **Property Photos**







## 1205 Maplewood Lane

Pasadena, TX 77502

\$90,000

3 Bed(s) 1 Full Baths 1687 Sqft Tax Rate 2.87303%



### Investment Cost

Offer Price \$70,000

Loan Origination Fees

\$700

Purchase Closing Cost

\$1,400

Sale Closing Cost

\$13,500

Rehab Cost

\$40,000

After Repair Value (ARV)

\$150,000

# Financing

Loan Type

Hard Money

Holding Period

5 Months

Down Payment

\$31,363

Loan Amount

\$126,167

Interest Rate

9%

Points Borrowed

2%

Gap Lender

No

## Monthly Expenses

**Property Taxes** 

\$167.59

Insurance

\$100

**HOA/Association Fees** 

\$0

Maintenance

\$0

Other Costs

\$300

 Cost Per Month
 Cost Per Week
 Cost Per Day

 \$1,513.84
 \$378.46
 \$54.07

Month	Arv	Total Cash Investment	Total Loan Cost	Net Profit	Roi
0	\$150,000	\$125,600	\$2,523	\$21,877	17.42%
1	\$150,000	\$126,168	\$3,470	\$20,362	16.14%
2	\$150,000	\$126,735	\$4,416	\$18,849	14.87%
3	\$150,000	\$127,303	\$5,362	\$17,335	13.62%
4	\$150,000	\$127,870	\$6,308	\$15,822	12.37%
5	\$150,000	\$128,438	\$7,255	\$14,307	11.14%
6	\$150,000	\$129,006	\$8,201	\$12,793	9.92%
7	\$150,000	\$129,573	\$9,147	\$11,280	8.71%
8	\$150,000	\$130,141	\$10,093	\$9,766	7.50%
9	\$150,000	\$130,708	\$11,040	\$8,252	6.31%
10	\$150,000	\$131,276	\$11,986	\$6,738	5.13%
11	\$150,000	\$131,843	\$12,932	\$5,225	3.96%
12	\$150,000	\$132,411	\$13,878	\$3,711	2.80%

#### Overview

Total Cash Investment

Rehab

\$128,438 \$40,000

ARV \$150,000 Holding Period

5 Months

#### **Investment Performance**

Net Profit \$14,307 Return-On-Investment 11.14%

### **Holding Costs**

Total Loan Cost \$7,255

Cost of Points \$2,523

Monthly Loan Interest

Monthly Expenses \$568

\$946 \$568



Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$40,000
			Total	\$40,000