



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

705 Nicholson St
HOUSTON, TX 77007

Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	2
Half-Bath(s):	1
Building Sqft:	2,386
Lot Size:	7524
Tax Rate:	2.33

Listing Information

List Price:	\$1,300,000
List Status:	Not Listed

Property Photos





705 Nicholson St

HOUSTON, TX 77007

\$1,300,000

3 Bed(s) 2 Full Baths Half-bath 1 2,386 Sqft Tax Rate 2.33%

Investment Cost

Offer Price

\$1,000,000

Loan Origination Fees

\$10,000

Purchase Closing Cost

\$10,000

Rehab Cost

\$0

Financing

Loan Type

Cash

Point of Sale

1 Year

Monthly Expenses

Property Taxes

\$1,941.67

Insurance

\$150

HOA/Association Fees

\$0

Management Fees

\$0

Maintenance

\$50

Other Costs

\$10

Monthly Income

Number of Units

1

Total Monthly Income

\$5,500

Projected Vacancy

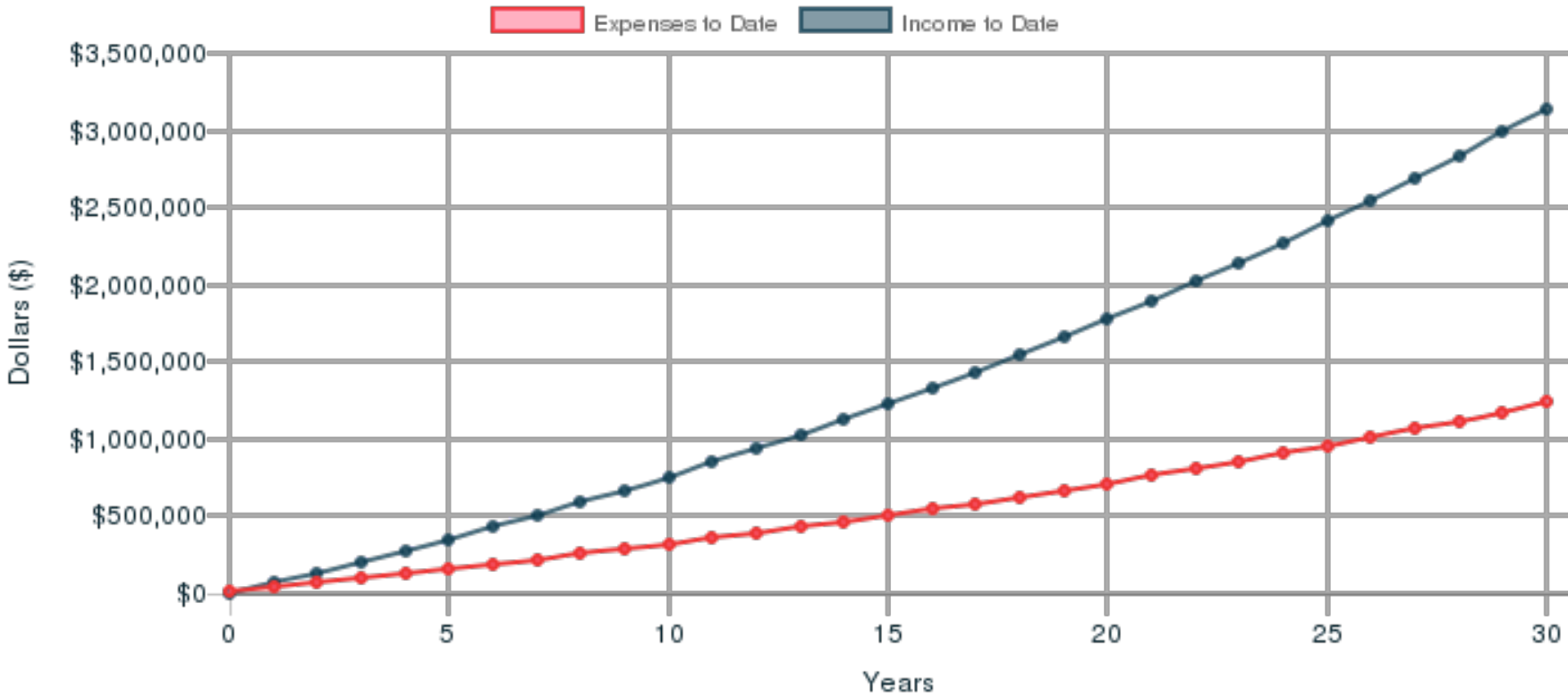
0 Month, 10 Days

Property Appreciation

3% Annually

Income Growth

3% Annually



Point Of Sale: 1 Year

Overview

Monthly Income	Monthly Expenses
\$5,500	\$2,152
Total Investment	
\$1,020,000	

Investment Performance

Cash-on-Cash Return	Total Net Cashflow	Appreciated Home Value
149.32% Annually	\$39,599	\$1,030,000
Avg. Annual Cashflow	Total ROI at Sale	
\$39,599	42.13%	

Key Ratios

Gross Rent Multiplier	Financial Leverage
15.15	Up to \$800,000

Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 8	Year 10
Income						
Total Rent	\$67,980	\$70,019	\$72,120	\$76,512	\$83,607	\$88,698
Vacancy Loss	\$1,862	\$1,918	\$1,976	\$2,096	\$2,291	\$2,430
Operating Income	\$66,118	\$68,101	\$70,144	\$74,416	\$81,316	\$86,268
Expenses						
Property Taxes	\$23,999	\$24,719	\$25,461	\$27,011	\$29,516	\$31,313
Insurance	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600
Other Costs	\$120	\$120	\$120	\$120	\$120	\$120
Operating Expenses	\$26,519	\$27,239	\$27,981	\$29,531	\$32,036	\$33,833
Cash Flow						
Operating Income	\$66,118	\$68,101	\$70,144	\$74,416	\$81,316	\$86,268
Operating Expenses	\$26,519	\$27,239	\$27,981	\$29,531	\$32,036	\$33,833
Cash Flow	\$39,599	\$40,862	\$42,163	\$44,885	\$49,280	\$52,435
Cash-On-Cash Return	149.32%	150.01%	150.69%	151.99%	153.83%	154.98%
Equity						
Appreciated Home Value	\$1,030,000	\$1,060,900	\$1,092,727	\$1,159,274	\$1,266,770	\$1,343,916
Total Equity	\$1,030,000	\$1,060,900	\$1,092,727	\$1,159,274	\$1,266,770	\$1,343,916
Point of Sale Returns						
Sale Price	\$1,030,000	\$1,060,900	\$1,092,727	\$1,159,274	\$1,266,770	\$1,343,916
Closing Costs	\$92,700	\$95,481	\$98,345	\$104,335	\$114,009	\$120,952
Initial Investment	\$1,020,000	\$1,020,000	\$1,020,000	\$1,020,000	\$1,020,000	\$1,020,000
Profit on Sale	\$-82,700	\$-54,581	\$-25,618	\$34,939	\$132,761	\$202,964
Accumulative Cash Flow	\$39,599	\$80,461	\$122,625	\$211,014	\$354,373	\$457,642
Total Net Profit	\$-43,101	\$25,880	\$97,007	\$245,953	\$487,134	\$660,606
Total ROI	-4.23%	2.54%	9.51%	24.11%	47.76%	64.77%