



## Michael Stavinoha

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Keller Williams Memorial  
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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:

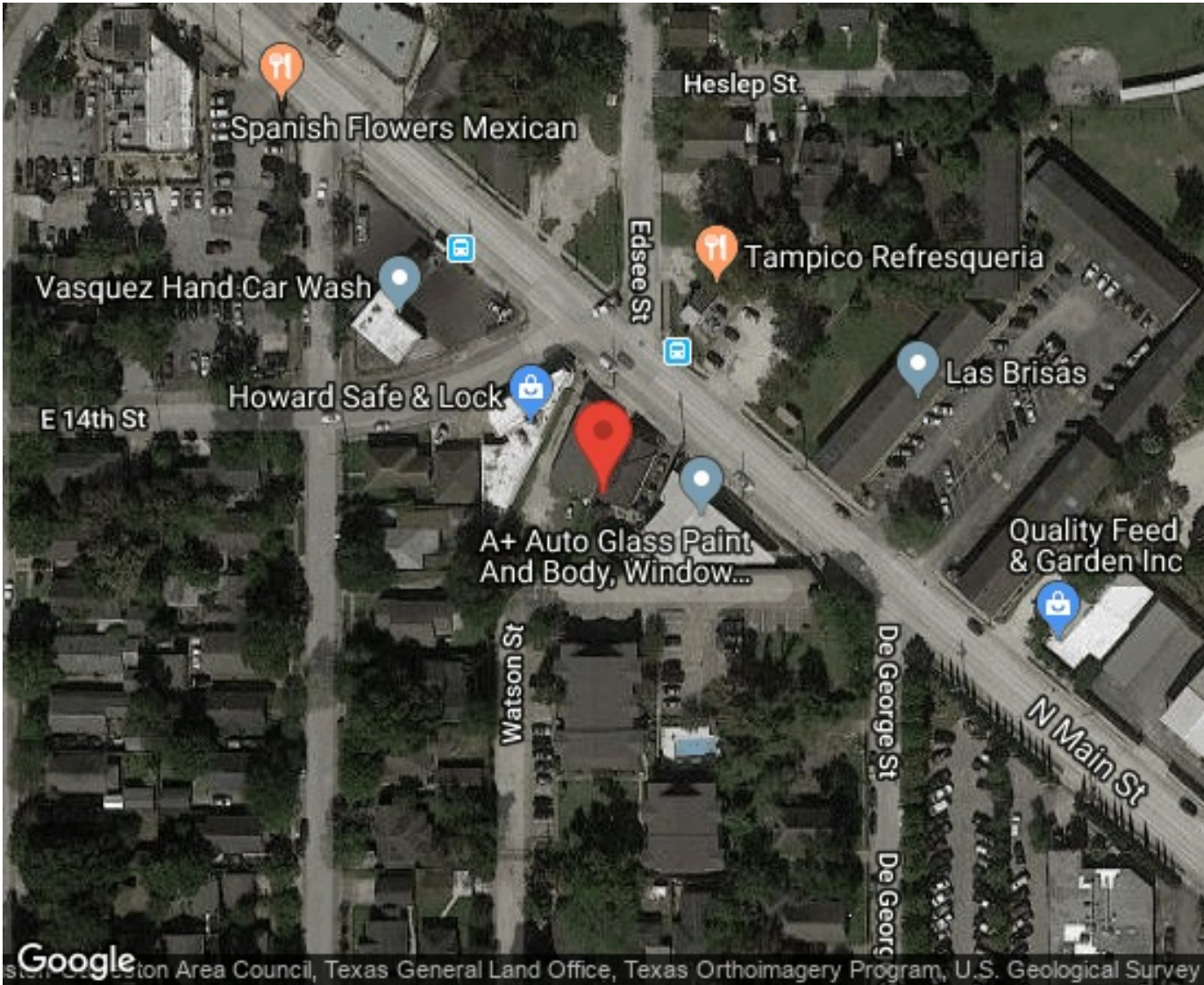
University of Houston- Undergraduate in Economics  
Masters Degree in Economics with a focus in Econometrics  
  
Coding in C++, C Sharpe, HTML/CSS and Python

### Awards/Recognition:

Tech Awards in 2018

# Property Information

4519 Main Street  
Houston, TX 77009



## Property Details

Property Type:	Single-Family
Bed(s):	3
Full-Bath(s):	1
Half-Bath(s):	0
Building Sqft:	990
Lot Size:	5428
Tax Rate:	2.5264
County:	Harris

## Listing Information

List Price:	\$319,900
List Status:	Active
MLS Number:	81611597
Days on Market:	130

## Property Description

Nicely remolded 3 bedroom, 1 bath home. 2 car detached garage. Popular location. Located near "Historic District" . This property boundaries the Heights, Brooksmith, & Norhill areas. Great investment opportunity!!! Lease already in place! The sq. footage is larger (1400+) then tax record showa, per seller. Bedroom sizes are estimates. As is. No repairs.

## Property Photos





## 4519 Main Street

Houston, TX 77009

\$319,900

3 Bed(s) 1 Full Baths 990 Sqft Tax Rate 2.5264%

Elementary School: Browning Elementary School

Middle School: Hogg Middle School (houston)

High School: Heights High School



## Investment Cost

- Offer Price  
\$319,900
- Loan Origination Fees  
\$6,398
- Purchase Closing Cost  
\$6,398
- Broker Fees  
\$2,900
- Rehab Cost  
\$25,000
- After Repair Value (ARV)  
\$350,000

## Financing

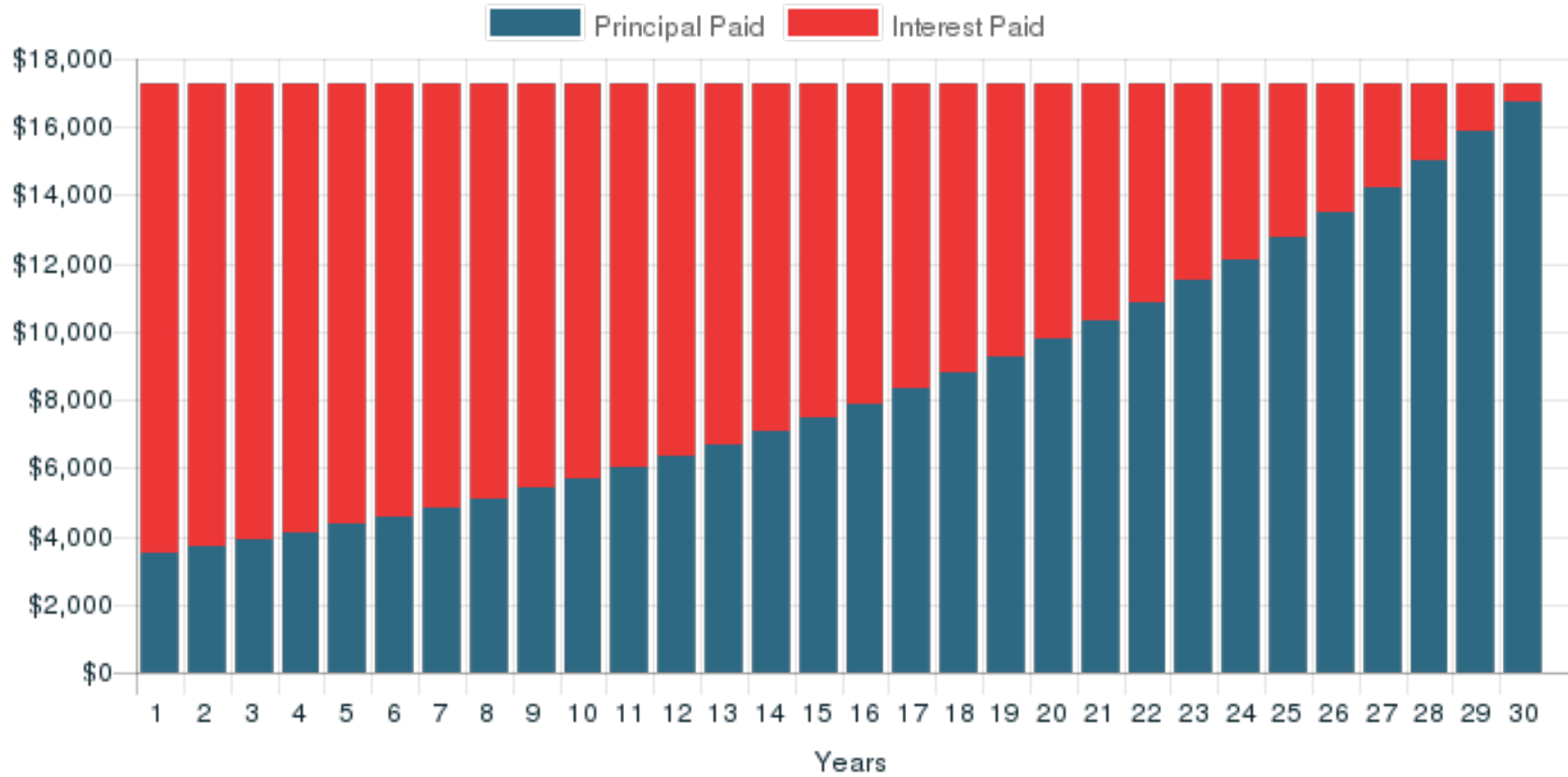
- Loan Type  
Conventional
- Down Payment  
\$63,980
- Loan Amount  
\$255,920
- Interest Rate  
5.4%
- Monthly PMI  
\$0

## Monthly Expenses

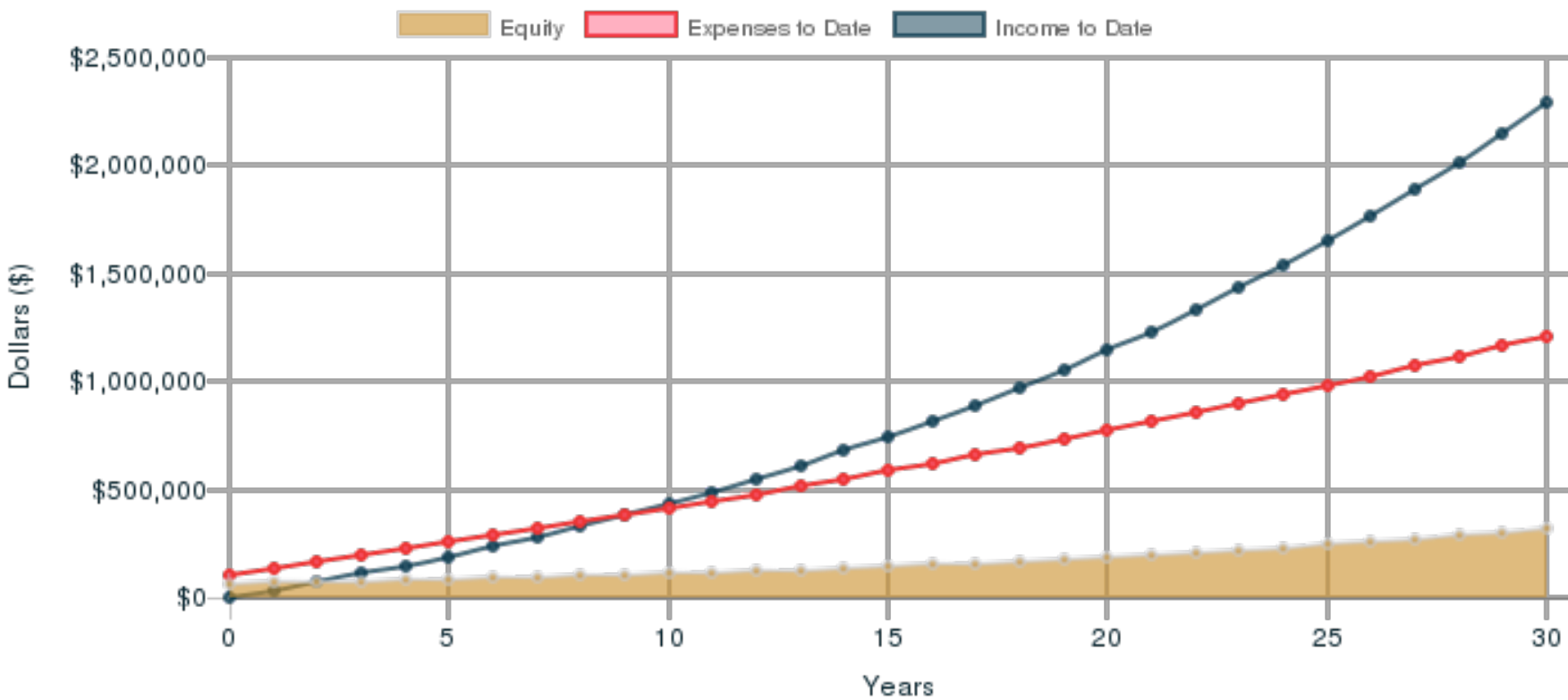
- Property Taxes  
\$673.50
- Insurance  
\$125
- HOA/Association Fees  
\$0
- Management Fees  
\$0
- Maintenance  
\$50
- Other Costs  
\$35

## Monthly Income

- Number of Units  
1
- Total Monthly Income  
\$2,900
- Projected Vacancy  
0 Month, 20 Days
- Property Appreciation  
4% Annually
- Income Growth  
5% Annually



Monthly Payment	Total Principal Paid
\$1,437.07	\$255,920
Total Amount Paid	Total Interest Paid
\$517,345	\$261,425



Point Of Sale: 8 Years

### Overview

Monthly Income	Monthly Expenses
\$2,900	\$2,321
Total Investment	
\$104,676	

### Investment Performance

Cash-on-Cash Return	Total Net Cashflow	Appreciated Home Value
35.46% Annually	\$86,952	\$478,999
Avg. Annual Cashflow	Equity	Total ROI at Sale
\$10,869	\$98,158	187.65%

### Key Ratios

Debt Ratio Coverage	Loan-to-Value Ratio
1.87	1.37
Gross Rent Multiplier	
9.19	

# Analysis Projections

	Year 1	Year 2	Year 3	Year 5	Year 8	Year 10
Income						
Total Rent	\$36,540	\$38,367	\$40,285	\$44,415	\$51,415	\$56,686
Vacancy Loss	\$2,002	\$2,102	\$2,207	\$2,434	\$2,817	\$3,106
Operating Income	\$34,538	\$36,265	\$38,078	\$41,981	\$48,598	\$53,580
Expenses						
Property Taxes	\$9,196	\$9,564	\$9,947	\$10,758	\$12,101	\$13,089
Insurance	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Maintenance	\$600	\$600	\$600	\$600	\$600	\$600
Other Costs	\$420	\$420	\$420	\$420	\$420	\$420
Operating Expenses	\$11,716	\$12,084	\$12,467	\$13,278	\$14,621	\$15,609
Debt Service						
Principal Payment	\$3,511	\$3,706	\$3,911	\$4,356	\$5,120	\$5,702
Interest Payment	\$13,734	\$13,539	\$13,334	\$12,889	\$12,125	\$11,543
Ending Loan Balance	\$252,409	\$248,703	\$244,792	\$236,310	\$221,742	\$210,636
Loan Payment	\$17,245	\$17,245	\$17,245	\$17,245	\$17,245	\$17,245
Cash Flow						
Operating Income	\$34,538	\$36,265	\$38,078	\$41,981	\$48,598	\$53,579
Operating Expenses	\$11,716	\$12,084	\$12,467	\$13,278	\$14,621	\$15,609
Net Operating Income	\$22,822	\$24,181	\$25,611	\$28,703	\$33,977	\$37,970
Debt Service	\$17,245	\$17,245	\$17,245	\$17,245	\$17,245	\$17,245
Cash Flow	\$5,577	\$6,936	\$8,367	\$11,458	\$16,732	\$20,726
Cash-On-Cash Return	19.26%	23.65%	28.16%	37.54%	52.51%	63.08%
Equity						
Appreciated Home Value	\$364,000	\$378,560	\$393,702	\$425,829	\$478,999	\$518,086
Loan Balance	\$252,409	\$248,703	\$244,792	\$236,310	\$221,742	\$210,636
Total Equity	\$111,591	\$129,857	\$148,910	\$189,519	\$257,257	\$307,450
Point of Sale Returns						
Sale Price	\$364,000	\$378,560	\$393,702	\$425,829	\$478,999	\$518,086
Closing Costs	\$32,760	\$34,070	\$35,433	\$38,325	\$43,110	\$46,628
Loan Balance	\$252,409	\$248,703	\$244,792	\$236,310	\$221,742	\$210,636
Initial Investment	\$104,676	\$104,676	\$104,676	\$104,676	\$104,676	\$104,676
Profit on Sale	\$-25,845	\$-8,889	\$8,801	\$46,518	\$109,471	\$156,146
Accumulative Cash Flow	\$5,577	\$12,513	\$20,880	\$42,211	\$86,953	\$126,357
Total Net Profit	\$-20,268	\$3,624	\$29,681	\$88,729	\$196,424	\$282,503
Total ROI	-19.36%	3.46%	28.36%	84.77%	187.65%	269.88%

Rehab Report

Item	Material Grade	Area (Sqft)	Price (per Sqft)	Budget (\$)
Other costs				\$25,000
Total				\$25,000