

11/10/2025

Property Address: 2313 Seco Adobe Circle  
 city: North Las Vegas, NV  
 details 6000 per month gross rents

	months	annual GRI
purchase price	\$1,150,000.00	(purchase price )
monthly rent	\$6,000.00	X 12      \$72,000.00
percentage down	50.00%	
downpayment req'd	\$575,000.00	
Loan Amount:	\$575,000.00	

Mthly Payment \$4,020.48 X 12 \$48,245.76 at a rate of investment property 7.5%

use this site to calculate payment amount  
<http://realestate.yahoo.com/calculators/amortization.html>

**ALL CASH**

**50% LEVERAGED**

<b>gross ROI as %</b>	<b>6.26%</b>	<b>\$72,000.00</b>	<b>4.13%</b>	<b>\$23,754.24</b>
purchase price	\$1,150,000.00		\$1,150,000.00	
Loan Amount:	\$0.00		\$575,000.00	
(cash out of pocket)		\$1,150,000.00		\$575,000.00
closing costs \$5000		\$5,000.00		\$5,000.00
		\$1,155,000.00		\$580,000.00
monthly rent	\$6,000.00		\$6,000.00	
- prop tax	-\$583.00		-\$583.00	
- home ins	-\$100.00		-\$100.00	
- trash	-\$163.63	0	-\$163.63	
- mngt fee	-\$460.00		-\$460.00	
- misc fees	\$0.00		\$0.00	
- mth mtg	\$0.00		-\$4,020.48	
sewer/water	-\$176.00		-\$176.00	
Mth NOI	\$4,517.37		\$496.89	
x 12mth =annual NOI		X 12 mth \$54,208.44	X 12 mths	\$5,962.68
<b>NET ROI as a percentage</b>	<b>4.69%</b>			<b>1.03%</b>