

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%
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use this site to calculate payment amount

<http://realestate.yahoo.com/calculators/amortization.html>

ALL CASH

50% LEVERAGED

gross ROI as %		6.26%	\$72,000.00	4.13%	\$23,754.24
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
			<u>\$1,155,000.00</u>		<u>\$580,000.00</u>
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	
- mange 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
NET ROI as a percentage			4.69%		1.03%