

Interlocal Lease Agreement Between FEMA and Clark County

**INTERLOCAL LEASE AGREEMENT
BETWEEN FEMA AND CLARK COUNTY**

THIS INTERLOCAL LEASE AGREEMENT ("Lease") is made and entered into this _____ day of _____, 2024, by and between CLARK COUNTY ("COUNTY"), a political subdivision of the State of Nevada, as lessor, and the Federal Emergency Management Agency ("FEMA" or "Lessee") as tenant as operated by and under the supervision of the Clark County Fire Department ("CCFD"), individually a "Party" and collectively the "Parties".

WHEREAS, the COUNTY may lease real property to a governmental entity pursuant to the authority of NRS 244.281(1)(e)(2) and 277.050 on terms authorized by the Board of County Commissioners ("Board") without conducting a public auction as otherwise required by NRS 244.283 if the real property is used for a public use and the Board adopts a resolution declaring its intention to lease it, describing the real property to be leased, specifying the lease terms, finding that the lease will be in the best interest of the COUNTY, and setting a time for a public hearing at which objections to the Lease may be made ("Resolution");

WHEREAS, the Resolution adopted by the Board has been published as required by NRS 277.050;

WHEREAS, it is deemed that the lease of real property hereinafter set forth for office space is in the best interest of the COUNTY and its inhabitants; and

NOW, THEREFORE, in consideration of the aforesaid premises, the Parties mutually agree as follows:

1. DESCRIPTION OF PREMISES.

COUNTY will lease to FEMA approximately 45,464 square feet of space in the facility owned by the COUNTY ("Premises") as shown on the attached Exhibit "A," located at 1280 W. Cheyenne Las Vegas, NV, Clark County, Nevada ("Building").

2. TERM.

2.1 This Lease shall be effective on January 1, 2023 ("Effective Date"). The initial term of this Lease is Five Hundred and Fifty-Eight Months (558) Months or Forty-Six and One Half (46.5) years commencing on the Effective Date.

2.2 In the event COUNTY's future development of the Premises affects FEMA's use described herein as determined solely by COUNTY, FEMA will relocate at its

Interlocal Lease Agreement Between FEMA and Clark County

own expense, but not earlier than after the notice period specified below in Section 9 unless mutually agreed otherwise by the Parties.

3. RENT.

3.1 FEMA agrees to pay a total of Eight Million Three Hundred Seventy Thousand Nine Hundred and Ninety-Seven Dollars (\$8,370,997.00) ("Total Rent") with monthly installments of no less than Fifteen Thousand Dollars (\$15,000), commencing on the Effective Date as shown on Table "A" of Exhibit "B" attached hereto and incorporated herein. At its option and sole discretion, FEMA may elect to make additional payments to the Total Rent with prior written approval of the County as effective by written amendment to this Lease, and update Table "A" and Table "C" of Exhibit "B".

3.2 Notwithstanding the monetary obligations of this Lease, the total amount of FEMA's payment obligations, are subject to all statutory requirements. This Lease shall terminate, and FEMA's liability and payment obligations thereunder shall be extinguished at the end of the fiscal year in which FEMA fails to appropriate monies for the ensuing year for the payment of all amounts which will then become due.

3.3 An estimation of the County's subsidization is documented on Table "C" of Exhibit "B" based on current comparable fair market rent with standard escalations as shown on Table "B" of Exhibit "B".

4. USE OF THE PREMISES.

4.1 FEMA shall use the Premises only for disaster preparedness and emergency operation purposes. No other use of the Premises shall be allowed unless prior written consent is obtained from the Director of Real Property Management or their designee (hereinafter referred to as "Director") in their sole discretion.

4.2 FEMA shall observe and enforce all established rules and regulations of COUNTY in connection with FEMA's use of the Premises. FEMA shall not use or occupy the Premises in violation of any law, covenant, condition, restriction, rule, or regulation affecting the Premises. Upon notice from COUNTY, FEMA shall immediately discontinue any use of the Premises which is declared by any governmental authority having jurisdiction to be a violation of a law, covenant, condition or restriction, rule, or regulation.

4.3 FEMA shall not knowingly do or permit to be done anything which will increase the risk of fire or create a hazard on or about the Premises, and shall comply with all

Interlocal Lease Agreement Between FEMA and Clark County

rules, orders, regulations, requirements and recommendations of COUNTY's risk manager, or any other person or organization performing a similar function.

4.4 FEMA shall not do or permit anything to be done in or about the Premises which will in any way obstruct or interfere with the rights of other leases or occupants of the Building, or injure or annoy them, or use or allow the Premises to be used for any unlawful purposes.

4.5 FEMA shall not cause, maintain, or permit any nuisance or waste in, on or about the Premises.

5. REPAIRS, MAINTENANCE AND ACCESS.

5.1 COUNTY shall, at its sole cost and expense, repair and maintain the Premises and Building, structural or building systems, heating, air conditioning equipment, interior and exterior walls, exterior roof, fire suppression system, cement-embedded or sub-surface accessible and non-accessible plumbing, mechanical, electrical and low voltage systems serving the Premises, sidewalks, driveways, landscaping and parking lots, fixtures in common areas, and appurtenances furnished in common areas by COUNTY under this Lease, in good repair and tenantable condition, except that FEMA shall reimburse COUNTY, for any costs incurred by COUNTY in repair and maintenance of damage to said portions caused by the intentional or negligent acts of FEMA, its officers, agents or employees. FEMA'S failure to repair and maintain the Premises to COUNTY's satisfaction gives COUNTY the right to terminate this Lease in accordance with Section 9.

5.2 Upon the expiration or earlier termination of this Lease, FEMA shall return the Premises to COUNTY in the same condition as on the date FEMA took possession, except for normal and ordinary wear and tear. Any damage to the Premises, including any damage resulting from FEMA's use of the Premises or resulting from the removal of FEMA's property from the Premises shall be repaired by FEMA at its expense. If FEMA fails to repair any damage to the Premises before vacating the Premises, FEMA agrees to pay for such repairs performed by COUNTY or its contractor within thirty (30) days of receipt of COUNTY invoice.

5.3 FEMA shall comply with all applicable Nevada laws, ordinances and rules of any public authority relating to its use and occupancy of the Premises.

6. SERVICES AND UTILITIES.

Interlocal Lease Agreement Between FEMA and Clark County

6.1 COUNTY shall provide, at no additional cost to FEMA, the following utilities, and services: phone/data/internet, intrusion alarm, water, sewer, gas, electricity and normal trash removal.

6.2 FEMA shall be responsible for staffing the Premises and shall be responsible for any and all administrative and overhead cost associated with its operations on the Premises. FEMA shall provide and pay the cost of all supplies and equipment required for its use of the Premises.

7. ALTERATIONS AND IMPROVEMENTS.

7.1 FEMA shall have the right, at its expense, to make any non-structural improvements to the Premises, provided (a) FEMA requests permission, in writing, to make such improvements, and provided (b) Director, in their sole discretion, gives written approval of the requested non-structural improvements, and (c) all necessary permits and approvals have been obtained by FEMA.

7.2 Upon the termination of this Lease, FEMA shall have the right, at its expense, to remove any personal property or fixtures which FEMA has installed or placed on the Premises only if required by FEMA's federal grant. FEMA shall completely repair, at its expense, any and all damage resulting from such removal as provided above in Section 5.

7.3 All fixtures or other improvements remaining upon relocation, expiration or termination of this Lease shall be deemed to be the property of COUNTY.

8. INSURANCE.

Subject to the limitation of Chapter 41 of the Nevada Revised Statutes, FEMA its officer, employees and volunteers, at its expense, will maintain the following insurance coverage or the self-funded equivalent during the initial and any extended terms of this Lease:

8.1 Workers compensation in accordance with Nevada law.

8.2 Commercial general liability with a combined single limit for bodily injury and property damage of not less than One Million Dollars (\$1,000,000) per occurrence to protect the County, Lessee and Lessee's contractors and agents against claims for bodily injury or death and damage to the property of others.

8.3 Fire insurance with extended coverage with policy limits of Two Hundred Fifty Thousand Dollars (\$250,000). Lessor shall not be liable for injury to the Premises by

Interlocal Lease Agreement Between FEMA and Clark County

fire or other casualty so covered by this type of insurance, no matter how caused, it being understood that in case of damage, Lessee shall look solely to the insurer for reimbursement and not to Lessor.

8.4 Any and all insurance policies required shall be "occurrence" policies and shall not be "claims made" policies.

8.5 Lessee shall provide and maintain, or provide evidence of, liability insurance for itself and for all service providers working or volunteering on the Premises against any claim for damages arising out of any injury or death resulting from the services performed. Such insurance policies shall provide coverage with policy limits of at least One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) in the aggregate per year.

9. TERMINATION.

For any reason other than breach of this Lease as provided for in Section 10 herein, either Party may terminate this Lease upon sixty (60) days written notice to the other Party.

10. BREACH.

In the event of FEMA's default or breach of this Lease, COUNTY shall give FEMA written notice of the breach, FEMA shall have thirty (30) days after receipt of said Notice of Breach to cure the breach or vacate the Premises. FEMA'S failure to cure the breach or vacate the Premises within such thirty (30) day period, gives COUNTY the right to immediately retake possession of the Premises in compliance with Nevada law.

11 NOTICES.

All notices, approvals and demands allowed or required to be given under this Lease shall be in writing and deemed duly served or given if personally delivered or sent by certified or registered U.S. mail, postage prepaid and addressed as follows:

To COUNTY:

Clark County Department of Real Property Management
Attention: Director of Real Property Management
500 S. Grand Central Parkway, 4th Floor
Las Vegas, NV 89155

Interlocal Lease Agreement Between FEMA and Clark County

To FEMA:

Clark County Fire Department

Attention: Fire Chief

575 East Flamingo Road

Las Vegas, NV 89119

12. WAIVER.

COUNTY's failure to enforce or delay in the enforcement of any provision hereof or any right hereunder shall not be construed as a waiver of such provision or right. COUNTY's exercise of any right hereunder shall not preclude or prejudice the exercise thereafter of the same or any other right.

13. RELATIONSHIP OF PARTIES.

Nothing contained in this Lease shall be deemed or construed by the Parties or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any other association between COUNTY and FEMA. No provisions of this Lease, or any acts of the Parties hereto, shall be deemed to create any relationship between COUNTY and FEMA other than as set forth in this Lease.

14. REMEDIES CUMULATIVE.

The various rights, options, elections, and remedies of COUNTY contained in this Lease shall be cumulative, and no one of them shall be construed as exclusive of any other, or of any right, priority or remedy allowed or provided by law and not expressly waived in this Lease.

15. GOVERNING LAW.

The laws of the State of Nevada shall govern the validity, construction, performance, and effect of this Lease.

16. ENTIRE AGREEMENT.

This Lease sets forth the entire understanding and agreement between the Parties hereto and supersedes all previous communications, negotiations, and agreements, whether oral or written, with respect to the subject matter hereof. No addition to or modification of this Lease shall be binding on either party unless reduced to writing and duly executed by or on behalf of the Parties hereto. No representation or statement not expressly contained in

Interlocal Lease Agreement Between FEMA and Clark County

this Lease or in any written, properly executed amendment to this Lease shall be binding upon COUNTY or FEMA as a warranty or otherwise.

17. ASSIGNMENT AND SUBLEASE.

Any attempt by FEMA to assign any rights or delegate any duties arising from this Lease or to sublease the Premises without the written consent of COUNTY shall be void.

18. THIRD PARTY BENEFICIARY.

This Lease is not intended to create any rights, powers, or interest in any third party; and this Lease is entered into for the exclusive benefit of the undersigned Parties.

19. NON-DISCRIMINATION.

FEMA shall not unlawfully discriminate against any person in the use of the Premises.

20. INDEMNIFICATION.

FEMA agrees to hold harmless, indemnify and defend the COUNTY, its agents, officers and employees against any and all claims or liability of any kind, including liability for attorneys' fees and other litigation costs and expenses, for any personal injury, wrongful death, or damage to property arising out of LESSEE's operations or use of the Premises, occurring in, on or in the vicinity of the Premises, including the adjacent streets or sidewalks or any part thereof, due to the alleged negligence, fault, act or omission of LESSEE, its agents, officers, employees or invitees.

[SIGNATURE PAGE TO FOLLOW]

Interlocal Lease Agreement Between FEMA and Clark County

IN WITNESS WHEREOF, we have executed this Lease the day and year first written above.

CLARK COUNTY

FEMA

By _____
Shauna Bradley, Acting Director
Real Property Management

By _____
John Steinbeck, Chief
Clark County Fire Department

Approved as to form:


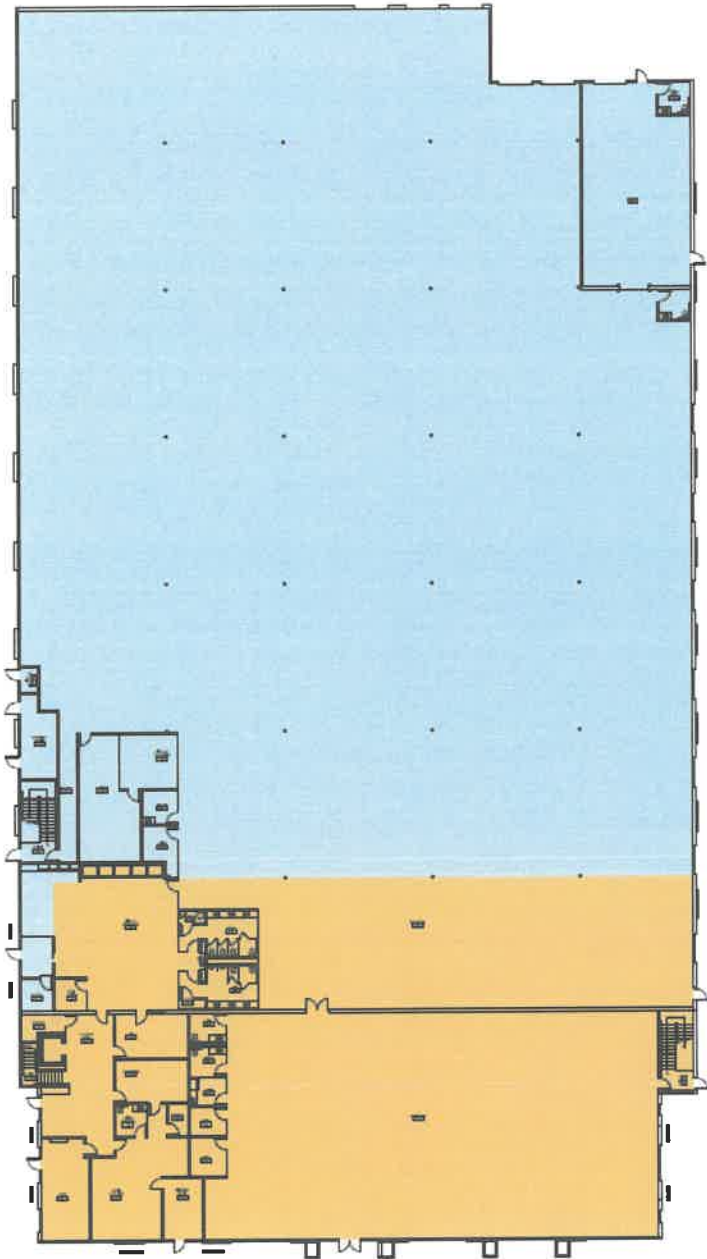
By  _____
Nichole Kazimirovich
Deputy District Attorney

EXHIBIT A
Page 1 of 2



ELECTIONS	17,160 SF
FEMA	62,240 SF

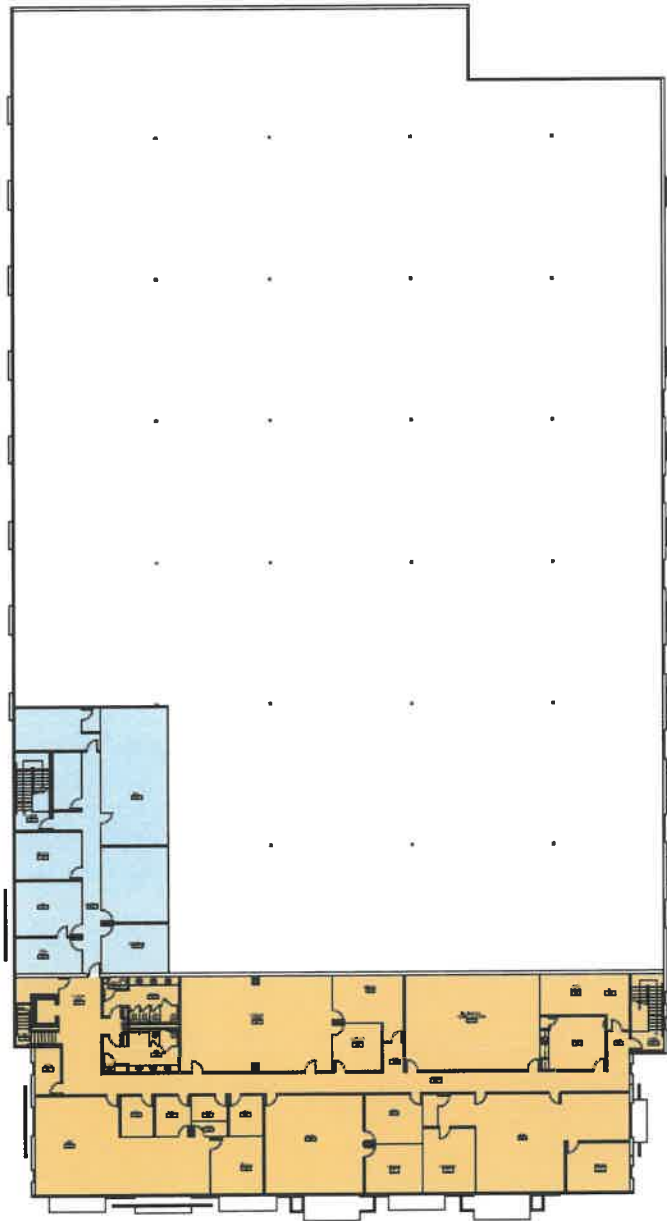
FIRST FLOOR

1280 W CHEYENNE AVE, NORTH LAS VEGAS 89030

NOT TO SCALE
5/4/2023



EXHIBIT A
Page 2 of 2



ELECTIONS	10,704 SF
FEMA	3,224 SF

SECOND FLOOR
1280 W CHEYENNE AVE, NORTH LAS VEGAS 89030

NOT TO SCALE
5/4/2023



Interlocal Lease Agreement Between FEMA and Clark County

EXHIBIT B

	TABLE "A" COUNTY RATE					TABLE "B" FAIR MARKET RATE W/ 3% ANNUAL INCREASE/ 45,464 SF					TABLE "C" PROJECTED ANNUAL SUBSIDY FROM COUNTY
PERIOD	BASE RENT	CAM RATE	UTILITY RATE	MONTHLY	ANNUAL	BASE RENT (\$1.16/SF)	CAM RATE (\$0.18/SF)	UTILITY RATE (\$0.15/SF)	MONTHLY	ANNUAL	
Jan 1,2023-Dec 31, 2023	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 52,738.24	\$ 8,183.52	\$ 6,819.60	\$ 67,741.36	\$ 812,896.32	\$ (632,896.32)
Jan 1,2024-Dec 31, 2024	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 54,320.39	\$ 8,429.03	\$ 7,024.19	\$ 69,773.60	\$ 837,283.21	\$ (657,283.21)
Jan 1,2025-Dec 31, 2025	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 55,950.00	\$ 8,681.90	\$ 7,234.91	\$ 71,866.81	\$ 862,401.71	\$ (682,401.71)
Jan 1,2026-Dec 31, 2026	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 57,628.50	\$ 8,942.35	\$ 7,451.96	\$ 74,022.81	\$ 888,273.76	\$ (708,273.76)
Jan 1,2027-Dec 31, 2027	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 59,357.35	\$ 9,210.62	\$ 7,675.52	\$ 76,243.50	\$ 914,921.97	\$ (734,921.97)
Jan 1,2028-Dec 31, 2028	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 61,138.07	\$ 9,486.94	\$ 7,905.79	\$ 78,530.80	\$ 942,369.63	\$ (762,369.63)
Jan 1,2029-Dec 31, 2029	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 62,972.22	\$ 9,771.55	\$ 8,142.96	\$ 80,886.73	\$ 970,640.72	\$ (790,640.72)
Jan 1,2030-Dec 31, 2030	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 64,861.38	\$10,064.70	\$ 8,387.25	\$ 83,313.33	\$ 999,759.94	\$ (819,759.94)
Jan 1,2031-Dec 31, 2031	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 66,807.22	\$10,366.64	\$ 8,638.87	\$ 85,812.73	\$ 1,029,752.74	\$ (849,752.74)
Jan 1,2032-Dec 31, 2032	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 68,811.44	\$10,677.64	\$ 8,898.03	\$ 88,387.11	\$ 1,060,645.32	\$ (880,645.32)
Jan 1,2033-Dec 31, 2033	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 70,875.78	\$10,997.97	\$ 9,164.97	\$ 91,038.72	\$ 1,092,464.68	\$ (912,464.68)
Jan 1,2034-Dec 31, 2034	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 73,002.06	\$11,327.91	\$ 9,439.92	\$ 93,769.88	\$ 1,125,238.62	\$ (945,238.62)
Jan 1,2035-Dec 31, 2035	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 75,192.12	\$11,667.74	\$ 9,723.12	\$ 96,582.98	\$ 1,158,995.78	\$ (978,995.78)
Jan 1,2036-Dec 31, 2036	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 77,447.88	\$12,017.78	\$ 10,014.81	\$ 99,480.47	\$ 1,193,765.65	\$ (1,013,765.65)
Jan 1,2037-Dec 31, 2037	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 79,771.32	\$12,378.31	\$ 10,315.26	\$ 102,464.89	\$ 1,229,578.62	\$ (1,049,578.62)
Jan 1,2038-Dec 31, 2038	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 82,164.46	\$12,749.66	\$ 10,624.71	\$ 105,538.83	\$ 1,266,465.98	\$ (1,086,465.98)
Jan 1,2039-Dec 31, 2039	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 84,629.39	\$13,132.15	\$ 10,943.46	\$ 108,705.00	\$ 1,304,459.96	\$ (1,124,459.96)
Jan 1,2040-Dec 31, 2040	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 87,168.28	\$13,526.11	\$ 11,271.76	\$ 111,966.15	\$ 1,343,593.76	\$ (1,163,593.76)
Jan 1,2041-Dec 31, 2041	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 89,783.32	\$13,931.90	\$ 11,609.91	\$ 115,325.13	\$ 1,383,901.57	\$ (1,203,901.57)
Jan 1,2042-Dec 31, 2042	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 92,476.82	\$14,349.85	\$ 11,958.21	\$ 118,784.88	\$ 1,425,418.62	\$ (1,245,418.62)
Jan 1,2043-Dec 31, 2043	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 95,251.13	\$14,780.35	\$ 12,316.96	\$ 122,348.43	\$ 1,468,181.18	\$ (1,288,181.18)
Jan 1,2044-Dec 31, 2044	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 98,108.66	\$15,223.76	\$ 12,686.46	\$ 126,018.88	\$ 1,512,226.61	\$ (1,332,226.61)
Jan 1,2045-Dec 31, 2045	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 101,051.92	\$15,680.47	\$ 13,067.06	\$ 129,799.45	\$ 1,557,593.41	\$ (1,377,593.41)
Jan 1,2046-Dec 31, 2046	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 104,083.48	\$16,150.88	\$ 13,459.07	\$ 133,693.43	\$ 1,604,321.21	\$ (1,424,321.21)
Jan 1,2047-Dec 31, 2047	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 107,205.98	\$16,635.41	\$ 13,862.84	\$ 137,704.24	\$ 1,652,450.85	\$ (1,472,450.85)
Jan 1,2048-Dec 31, 2048	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 110,422.16	\$17,134.47	\$ 14,278.73	\$ 141,835.36	\$ 1,702,024.37	\$ (1,522,024.37)
Jan 1,2049-Dec 31, 2049	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 113,734.83	\$17,648.51	\$ 14,707.09	\$ 146,090.43	\$ 1,753,085.11	\$ (1,573,085.11)
Jan 1,2050-Dec 31, 2050	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 117,146.87	\$18,177.96	\$ 15,148.30	\$ 150,473.14	\$ 1,805,677.66	\$ (1,625,677.66)
Jan 1,2051-Dec 31, 2051	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 120,661.28	\$18,723.30	\$ 15,602.75	\$ 154,987.33	\$ 1,859,847.99	\$ (1,679,847.99)
Jan 1,2052-Dec 31, 2052	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 124,281.12	\$19,285.00	\$ 16,070.83	\$ 159,636.95	\$ 1,915,643.43	\$ (1,735,643.43)
Jan 1,2053-Dec 31, 2053	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 128,009.55	\$19,863.55	\$ 16,552.96	\$ 164,426.06	\$ 1,973,112.73	\$ (1,793,112.73)
Jan 1,2054-Dec 31, 2054	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 131,849.84	\$20,459.46	\$ 17,049.55	\$ 169,358.84	\$ 2,032,306.11	\$ (1,852,306.11)
Jan 1,2055-Dec 31, 2055	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 135,805.33	\$21,073.24	\$ 17,561.03	\$ 174,439.61	\$ 2,093,275.30	\$ (1,913,275.30)
Jan 1,2056-Dec 31, 2056	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 139,879.49	\$21,705.44	\$ 18,087.87	\$ 179,672.80	\$ 2,156,073.55	\$ (1,976,073.55)
Jan 1,2057-Dec 31, 2057	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 144,075.88	\$22,356.60	\$ 18,630.50	\$ 185,062.98	\$ 2,220,755.76	\$ (2,040,755.76)
Jan 1,2058-Dec 31, 2058	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 148,398.15	\$23,027.30	\$ 19,189.42	\$ 190,614.87	\$ 2,287,378.43	\$ (2,107,378.43)
Jan 1,2059-Dec 31, 2059	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 152,850.10	\$23,718.12	\$ 19,765.10	\$ 196,333.32	\$ 2,355,999.79	\$ (2,175,999.79)
Jan 1,2060-Dec 31, 2060	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 157,435.60	\$24,429.66	\$ 20,358.05	\$ 202,223.32	\$ 2,426,679.78	\$ (2,246,679.78)
Jan 1,2061-Dec 31, 2061	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 162,158.67	\$25,162.55	\$ 20,968.79	\$ 208,290.01	\$ 2,499,480.17	\$ (2,319,480.17)
Jan 1,2062-Dec 31, 2062	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 167,023.43	\$25,917.43	\$ 21,597.86	\$ 214,538.71	\$ 2,574,464.58	\$ (2,394,464.58)
Jan 1,2063-Dec 31, 2063	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 172,034.13	\$26,694.95	\$ 22,245.79	\$ 220,974.88	\$ 2,651,698.52	\$ (2,471,698.52)
Jan 1,2064-Dec 31, 2064	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 177,195.16	\$27,495.80	\$ 22,913.17	\$ 227,604.12	\$ 2,731,249.47	\$ (2,551,249.47)
Jan 1,2065-Dec 31, 2065	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 182,511.01	\$28,320.67	\$ 23,600.56	\$ 234,432.25	\$ 2,813,186.96	\$ (2,633,186.96)
Jan 1,2066-Dec 31, 2066	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 187,986.34	\$29,170.29	\$ 24,308.58	\$ 241,465.21	\$ 2,897,582.57	\$ (2,717,582.57)
Jan 1,2067-Dec 31, 2067	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 193,625.93	\$30,045.40	\$ 25,037.84	\$ 248,709.17	\$ 2,984,510.04	\$ (2,804,510.04)
Jan 1,2068-Dec 31, 2068	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 180,000.00	\$ 199,434.71	\$30,946.77	\$ 25,788.97	\$ 256,170.45	\$ 3,074,045.34	\$ (2,894,045.34)
Jan 1,2069-June 30, 2069	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 90,000.00	\$ 205,417.75	\$31,875.17	\$ 26,562.64	\$ 263,855.56	\$ 1,583,133.35	\$ (1,493,133.35)
Jul 1,2069	\$ 997.00	\$ -	\$ -	\$ 997.00	\$ 997.00	\$ 211,580.28	\$32,831.42	\$ 27,359.52	\$ 271,771.23	\$ 331,962.17	\$ (330,965.17)
LIFE OF TERM					\$ 8,370,997.00					\$ 80,360,774.98	\$ (71,989,777.98)

Select Query Type

Submit

Clear

Property Information

Parcel 13909801010

Owner Name(s): CLARK

COUNTY

Site Address 1280 W CHEYENNE AVE

Jurisdiction: North Las Vegas -

89030

Sale Date: 06/2007

Sale Price: \$16,500,000

Estimated Lot Size: 4.41

Construction Year: 2005

Recorded Doc Number: 20211109

00003138

Aerial Flight Date: 2023-10-20

Zoning and Planned Land Use

Legal Description

Ownership

Appraisal

Flood Zone

