RENT ROLL

Seven Units In Barstow
29867 1st Street

UNIT #	UNIT MIX	ACTUAL RENT	MARKET RENT	ANNUAL RENTS
Unit 1	3 bedroom, 1 bath	$1,025 Month to month	$1,600 **See: 616 E White Street, Barstow, CA**	$ 12,300 actual $19,200 market
Unit 2	1 bedroom, 1 bath	VACANT ON PURPOSE FOR BUYER TO GET MARKET RENT! Market rent is $1,160	$1,160 **See: : 407 Barstow Road, Barstow, CA**	$13,920 actual $13,920 market
Unit 3	1 bedroom, 1 bath	$550 month to month	$1,160 **See: : 407 Barstow Road, Barstow, CA**	$6,600 actual $13,920 market
Unit 4	1 bedroom, 1bath	$850 Month to month	$1,160 **See: : 407 Barstow Road, Barstow, CA**	$10,200 actual $13,920 market
Unit 5	1 bedroom, 1bath	VACANT ON PURPOSE FOR BUYER TO GET MARKET RENT! Market rent is $1,160	$1,160 **See: : 407 Barstow Road, Barstow, CA**	$13,920 actual $13,920 market
Unit 6	1 bedroom, 1bath	VACANT ON PURPOSE FOR BUYER TO GET MARKET RENT! Market rent is $1,160	$1,160 **See: : 407 Barstow Road, Barstow, CA**	$13,920 actual $13,920 market
Unit 7	1 bedroom, 1 bath	VACANT ON PURPOSE FOR BUYER TO GET MARKET RENT! Market rent is $1,160	$1,160 **See: : 407 Barstow Road, Barstow, CA**	$13,920 actual $13,920 market
TOTAL		**$7,065**	**$8,560**	**$ 84,780 actual** **$102,720 market**

Customer Short

616 E White St, Barstow 92311 STATUS: **Closed** LIST/CLOSE: **$1,600/$1,600**

I15 to Barstow Rd. exit, left on Barstow RD. to Main St., right on Main, left on 7th Street, left directly behind Billy's Kitchen, PIQ is on the left. Pull into the dirt lot.

BED / BATH: **3/1,0,0,0**
SQFT(src): **950 (A)**
LOT(src): **0.241/10,500 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1956 (ASR)**
SUB TYPE: **SFR (D)**
DAM / CDAM: **96/96**

MORTGAGE STATUS: **Standard**
ML#: **HD24204310**
SCH DIST: **Barstow Unified**
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **BSTW - Barstow**

PRICE PER SQFT: **$1.68**
ORIGINAL $: **$1,600**
DEPOSIT FOR SECURITY: **$1,600**
PETS ALLOWED: **No**
DEPOSIT FOR PETS: **$0**
LAUNDRY: **Individual Room**
BAC:

LIST DATE: **10/02/24**
DATE LEASED: **01/06/25**
CLOSE PRICE: **$1,600**

3br 1 bath Move in ready!!!!

CUSTOMER SHORT:Residential Lease ML#: HD24204310

Printed by Tony Burton, State Lic: 01014173 on 06/01/2026 4:50:04 AM

Search Criteria

Property Type is 'Residential Lease'
Standard Status is 'Closed' 06/01/2026 to 07/01/2024
Standard Status is one of 'Active', 'Act Under Contract', 'Pending'
State Or Province is 'California'
City is 'Barstow'
Bedrooms Total is 3
Bathrooms Total Integer is 1
Selected 1 of 4 results.

3 BED,
1 BATH,
RENT
COMP

Customer Short

407 Barstow Rd # 1, Barstow 92311 STATUS: **Closed** LIST/CLOSE: **$1,160/$1,160**

Located off Barstow Rd, between Pioneer St and Fredricks St.

BED / BATH: **1/1,0,0,0**
SQFT(src): **1,134 (A)**
LOT(src): **0.2181/9,500 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1936 (APP)**
SUB TYPE: **DPLX (A)**
DAM / CDAM: **35/35**

MORTGAGE STATUS: **Standard**
ML#: **CV25022857**
SCH DIST: **Barstow Unified**
VIEW: **No**
POOL / SPA: **No/No**
AREA: **BSTW - Barstow**

PRICE PER SQFT: **$1.02**
ORIGINAL $: **$1,160**
DEPOSIT FOR SECURITY: **$1,800**
PETS ALLOWED: **Cats OK, Dogs OK**
DEPOSIT FOR PETS: **$500**
LAUNDRY: **None**
BAC:

LIST DATE: **01/31/25**
DATE LEASED: **03/07/25** CLOSE PRICE: **$1,160**

Recently renovated Duplex 1 bedroom 1 bathroom for rent. move in ready. Gas stove and fridge included, A/C, heater. Landlord pays for water. Pets Ok with $500 deposit. Excellent location: On Main Road, close to freeways (15 & 40), schools, Public transportation, parks, Grocery/Shopping outlets and Restaurants near by. Police station is a few blocks away. This area is served by the Barstow Unified Attendance zone. Please contact Graciela Iniguez at 323-616-3705 for more information.

CUSTOMER SHORT:Residential Lease ML#: CV25022857

Printed by Tony Burton, State Lic: 01014173 on 06/01/2026 4:56:22 AM

Search Criteria

Property Type is 'Residential Lease'
Standard Status is 'Closed' 06/01/2026 to 07/01/2024
Standard Status is one of 'Active', 'Act Under Contract', 'Pending'
State Or Province is 'California'
City is 'Barstow'
Bedrooms Total is 1
Bathrooms Total Integer is 1
Selected 1 of 8 results.

1 BED,
1 BATH,
RENT
COMP

Annual Property Operating Data

Property Name	Kelcee Seven Units
Location	Victorville
Type of Property	multifamily
Size of Property	7 (Sq. Ft./Units)
Purpose of analysis	**Analysis at ACTUAL RENTS**

Purchase Price	535,000
Plus Acquisiition Costs	
Plus Loan Fees/Costs	
Less Mortgages	401,250
Equals Initial	133,750

Assessed/Appraised Values		
Land	117,700	22%
Improvements	417,300	78%
Personal Property		
Total	535,000	100%
Adjusted Basis as of:		

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	$401,250	$2,406	12	6.%	30	30
2nd			12			

	$76,429 ALL FIGURES ARE ANNUAL	$/SQ FT or $/Unit	% of GOI			COMMENTS/FOOTNOTES
1	**POTENTIAL RENTAL INCOME**				84,780	**6.31 Gross Rent Multiplier**
2	Less: Vacancy & Cr. Losses		(of PRI)			
3	**EFFECTIVE RENTAL INCOME**				84,780	
4	Plus: Other Income (collectable)					
5	**GROSS OPERATING INCOME**				84,780	
	OPERATING EXPENSES:					
7	**Real Estate Taxes**			6,152		tax roll says 1.15%, so figured at asking price
8	Personal Property Taxes					
9	**Property Insurance**			2,845		current latest owner premium
10	**Off Site Management**					
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance					
	Utilities:					
15	**water**			7,200		owner quote of $208 monthly
16	**trash**			2,904		owner quote of $242 monthly
17						
18						
19	Accounting and Legal					
20	Licenses/Permits					
21	Advertising					
22	Supplies					
23	Miscellaneous Contract Services:					
24						
25						
26						
27						
28						
29	TOTAL OPERATING EXPENSES				19,101	**22.53% Of Effective Rental Income**
30	**NET OPERATING INCOME**				65,679	**12.28% Cap Rate**
31	Less: Annual Debt Service				28,868	**2.275 Debt Coverage Ratio**
32	Less: Participation Payments (from Assumptions)				-	
33	Less: Leasing Commissions				-	
34	Less: Funded Reserves				-	
35	**CASH FLOW BEFORE TAXES**				36,811	**27.52% Cash on Cash, 75% LTV,6.00%APR**

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: **Prospects**

Prepared by: **Anthony C. Burton, CCIM**

Annual Property Operating Data

Property Name	Kelcee Seven Units
Location	Victorville
Type of Property	multifamily
Size of Property	7 (Sq. Ft./Units)
Purpose of analysis	**Analysis at MARKET RENTS**

Purchase Price	535,000
Plus Acquisiition Costs	
Plus Loan Fees/Costs	
Less Mortgages	401,250
Equals Initial	133,750

Assessed/Appraised Values		
Land	117,700	22%
Improvements	417,300	78%
Personal Property		
Total	535,000	100%
Adjusted Basis as of:		

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	$412,500	$2,406	12	6.%	30	30
2nd			12			

	ALL FIGURES ARE ANNUAL	$/SQ FT or $/Unit	% of GOI			COMMENTS/FOOTNOTES
	$76,429					
1	**POTENTIAL RENTAL INCOME**				102,720	**5.21 Gross Rent Multiplier**
2	Less: Vacancy & Cr. Losses		(	of PRI)		
3	**EFFECTIVE RENTAL INCOME**				102,720	
4	Plus: Other Income (collectable)					
5	**GROSS OPERATING INCOME**				102,720	
	OPERATING EXPENSES:					
7	**Real Estate Taxes**			6,152		tax roll says 1.15%, so figured at asking price
8	Personal Property Taxes					
9	**Property Insurance**			2,845		current latest owner premium
10	**Off Site Management**					
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance					
	Utilities:					
15	**water**			2,496		owner quote of $208 monthly
16	**trash**			2,904		owner quote of $242 monthly
17						
18						
19	Accounting and Legal					
20	Licenses/Permits					
21	Advertising					
22	Supplies					
23	Miscellaneous Contract Services:					
24						
25						
26						
27						
28						
29	TOTAL OPERATING EXPENSES				14,397	**14.02% Of Effective Rental Income**
30	**NET OPERATING INCOME**				88,323	**16.51% Cap Rate**
31	Less: Annual Debt Service				28,868	**3.060 Debt Coverage Ratio**
32	Less: Participation Payments (from Assumptions)				-	
33	Less: Leasing Commissions				-	
34	Less: Funded Reserves				-	
35	**CASH FLOW BEFORE TAXES**				59,455	**44.45% Cash on Cash, 75% LTV,6.00%APF**

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: **Prospects**

Prepared by: **Anthony C. Burton, CCIM** yahoo!scout BETA

What are the key projects in Barstow's development plan?

Barstow's development plan centers on the Barstow International Gateway, a transformative 5,000-acre rail and logistics hub led by BNSF Railway, alongside a comprehensive update to the City's General Plan extending through 2048. The BIG facility is designed to streamline freight movement and position Barstow as a regional economic powerhouse, while the updated General Plan supports the city's projected population growth to 52,833 residents by 2048.

↳ When is the estimated completion date for the Barstow downtown revitalization project?

Project	Type	Scale	Key Outcome
Barstow International Gateway (BIG)	Rail & Logistics Hub	~5,000 acres, 9M sq ft warehouse	15,000+ jobs at full build-out
Intermodal Facility	Rail Operations	State-of-the-art trains-to-warehouses transfer	Enhanced port cargo velocity
Transload Warehouse Center	Logistics	~9 million square feet	Efficient goods movement
General Plan 2048 Update	Urban Planning	Citywide growth framework	6,326 households, 18,531 residents

🏭 Barstow International Gateway (BIG)

The BIG project is a first-of-its-kind facility combining rail operations with logistics capabilities.

- **Intermodal facility** — trains-to-warehouses transfer enabling containers from the Ports of Los Angeles and Long Beach to move inland efficiently

↳ Ask a follow up

AI can make mistakes. Double check responses.