

# RENT ROLL

Six Units In Victorville  
15521 4<sup>th</sup> Street

UNIT #	UNIT MIX	ACTUAL RENT	MARKET RENT	ANNUAL RENT
Unit 15521	3 bedroom, 2 bath	\$1,430 Month to month	\$2,400 See: 15798 Placida Rd., #1 Victorville, CA	\$ 17,160 actual \$28,800 market
Unit 15523	1 bedroom, 1 bath	\$1,265 month to month	\$1,400 See: : 16691 Forrest Ave, #2, Victorville, CA	\$15,180 actual \$16,800 market
Unit 15525	1 bedroom, 1 bath	\$1,260 month to month	\$1,400 See: : 16691 Forrest Ave, #2, Victorville, CA	\$15,120 actual \$16,800 market
Unit 15527	1 bedroom, 1 bath	\$1,195 Month to month	\$1,400 See: : 16691 Forrest Ave, #2, Victorville, CA	\$14,340 actual \$16,800 market
Unit 15529	1 bedroom, 1 bath	\$1,260 month to month	\$1,400 See: : 16691 Forrest Ave, #2, Victorville, CA	\$15,120 actual \$16,800 market
Unit 15531	1 bedroom, 1 bath	\$1,295 month to month	\$1,400 See: : 16691 Forrest Ave, #2, Victorville, CA	\$15,540 actual \$16,800 market
<b>TOTAL</b>		<b>\$ 7,705</b>	<b>\$9,400</b>	<b>\$ 92,460 actual</b> <b>\$112,800 market</b>

# 3 BED, 2 BATH RENT COMP

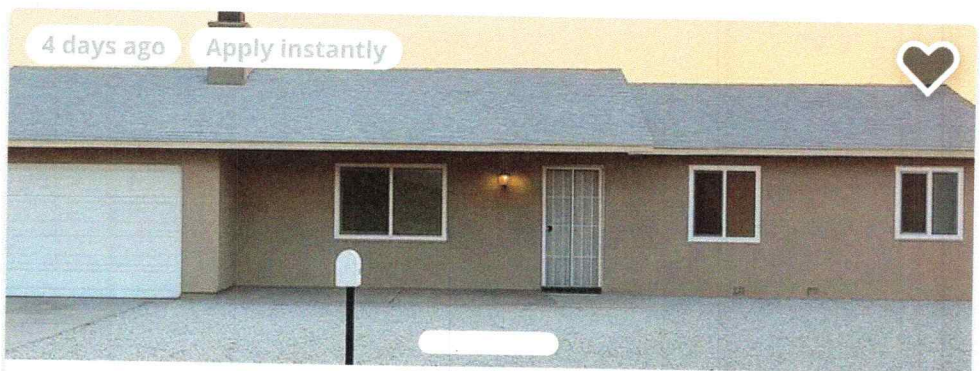
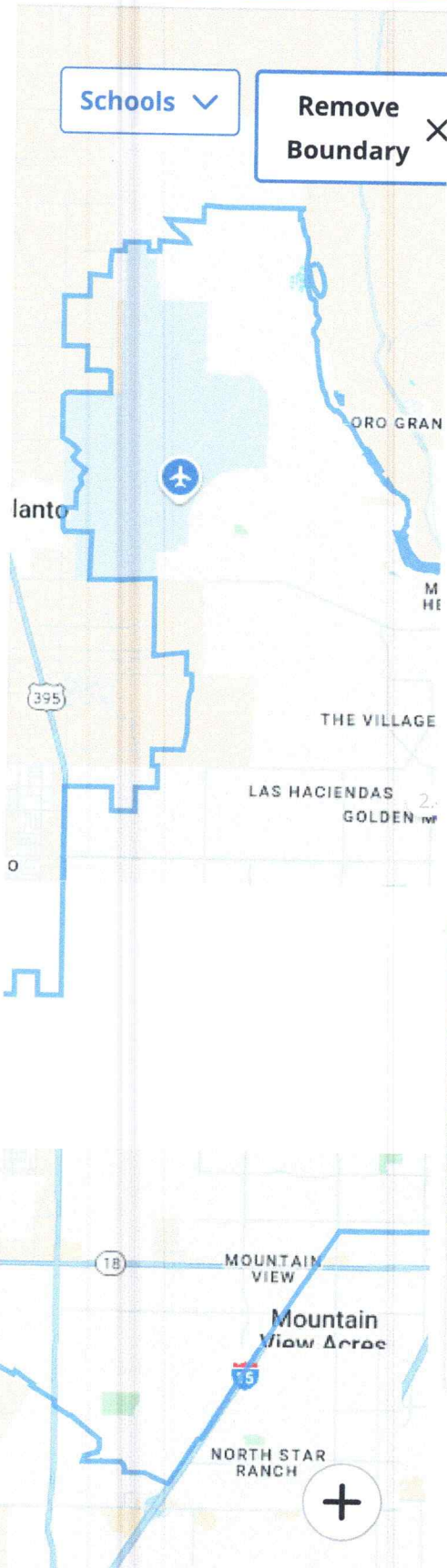
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 [3+ bd, 2+ ba](#) ▾
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## Victorville CA Rental Listings

Showing results for Victorville CA. Search "["victorville"](#) instead.
×

1 rentals available Sort: Homes for You ▾



4 days ago Apply instantly

**\$2,400/mo** ○○○

3 bds | 2 ba | 1,401 sqft - Apartment for rent  
 15798 Placida Rd #1, Victorville, CA 92394

[Request a tour](#)



**Monrovia Villas**

Pet Friendly | Fitness Center | Swimming Pool | Onsite Launc  
 Rent Starting at \$2,600/mo

[Learn More](#) ↗

Save this search to get email alerts when listings hit the market.

### Customer Short

**16691 Forrest Ave # 2, Victorville 92395** STATUS: **Closed**  
SE Corner of Don and Forrest

LIST/CLOSE: **\$1,389/\$1,400** ↑



BED / BATH: **1/1,0,0,0**  
SQFT(src): **500 (A)**  
LOT(src): **0.0422/1,837 (E)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1949 (ASR)**  
SUB TYPE: **DPLX (D)**  
DAM / CDAM: **32/34**

MORTGAGE STATUS: **Standard**  
ML#: **CV24106689**  
SCH DIST: **Victor Valley Unified**  
VIEW: **No**  
POOL / SPA: **No/No**  
AREA: **VIC - Victorville**

PRICE PER SQFT: **\$2.80**  
ORIGINAL \$: **\$1,389**  
DEPOSIT FOR SECURITY: **\$1,769**  
PETS ALLOWED: **Size Limit, Yes**  
DEPOSIT FOR PETS: **\$0**  
LAUNDRY: **Gas Dryer Hookup, Washer Hookup**  
BAC: **\$100**

LIST DATE: **05/26/24**  
DATE LEASED: **07/02/24**

CLOSE PRICE: **\$1,400**

**Cozy 1-bedroom house seeking new residents! Enjoy comfortable living with air conditioning, perfect for beating the heat. This charming home offers a quiet escape while still being conveniently located. Don't miss out, schedule a showing today!**

CUSTOMER SHORT: Residential Lease ML#: CV24106689

Printed by Tony Burton, State Lic: 01014173 on 04/06/2026  
2:02:42 PM

#### Search Criteria

Property Type is 'Residential Lease'  
Street Number Numeric is 16691  
Street Name is like 'forrest\*'  
Selected 1 of 3 results.

**1 BED,  
1 BATH,  
RENT  
COMP**

Property Name Winston Six Units  
 Location Victorville  
 Type of Property multifamily  
 Size of Property 6 (Sq. Ft./Units)

Purpose of analysis Analysis at ACTUAL RENTS

Assessed/Appraised Values		
Land	233,740	26%
Improvements	665,260	74%
Personal Property		
Total	899,000	100%

Adjusted Basis as of: \_\_\_\_\_

## Annual Property Operating Data

Purchase Price	899,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	719,200
Equals Initial	179,800

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$719,200	\$4,025	12	5.37%	30	30
2nd			12			

**\$149,833**

\$/SQ FT  
or \$/Unit %  
of GOI

COMMENTS/FOOTNOTES

ALL FIGURES ARE ANNUAL					
1	POTENTIAL RENTAL INCOME			92,460	9.72 Gross Rent Multiplier
2	Less: Vacancy & Cr. Losses		( of PRI )		
3	EFFECTIVE RENTAL INCOME			92,460	
4	Plus: Other Income (collectable)				
5	GROSS OPERATING INCOME			92,460	
OPERATING EXPENSES:					
7	Real Estate Taxes			8,990	California base property tax rate is 1%
8	Personal Property Taxes				
9	Property Insurance			3,200	AAA bid
10	Off Site Management				
11	Payroll				
12	Expenses/Benefits				
13	Taxes/Worker's Compensation				
14	Repairs and Maintenance				
Utilities:					
15	water, trash, sewer			5,400	owner quote of \$465 monthly
16					
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			17,590	19.02% Of Effective Rental Income
30	NET OPERATING INCOME			74,870	8.33% Cap Rate
31	Less: Annual Debt Service			48,301	1.550 Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)			-	
33	Less: Leasing Commissions			-	
34	Less: Funded Reserves			-	
35	CASH FLOW BEFORE TAXES			26,569	14.78% Cash on Cash, 80% LTV, 5.37% APF

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

Prepared for: Prospects

Prepared by: Anthony C. Burton, CCIM

Property Name Winston Six Units  
 Location Victorville  
 Type of Property multifamily  
 Size of Property 6 (Sq. Ft./Units)

Purpose of analysis Analysis at MARKET RENTS

Assessed/Appraised Values		
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## Annual Property Operating Data

Purchase Price	899,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	719,200
Equals Initial	179,800

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$735,200	\$4,025	12	5.37%	30	30
2nd			12			

**\$149,833**

\$/SQ FT or \$/Unit % of GOI

ALL FIGURES ARE ANNUAL			COMMENTS/FOOTNOTES		
1	<b>POTENTIAL RENTAL INCOME</b>			112,800	<b>7.97 Gross Rent Multiplier</b>
2	Less: Vacancy & Cr. Losses		(		of PRI )
3	<b>EFFECTIVE RENTAL INCOME</b>			112,800	
4	Plus: Other Income (collectable)				
5	<b>GROSS OPERATING INCOME</b>			112,800	
OPERATING EXPENSES:					
7	<b>Real Estate Taxes</b>			8,990	California base property tax rate is 1%
8	Personal Property Taxes				
9	<b>Property Insurance</b>			3,200	AAA bid
10	<b>Off Site Management</b>				
11	Payroll				
12	Expenses/Benefits				
13	Taxes/Worker's Compensation				
14	Repairs and Maintenance				
Utilities:					
15	<b>water, trash, sewer</b>			5,580	owner quote of \$465 monthly
16					
17					
18					
19	Accounting and Legal				
20	Licenses/Permits				
21	Advertising				
22	Supplies				
23	Miscellaneous Contract Services:				
24					
25					
26					
27					
28					
29	<b>TOTAL OPERATING EXPENSES</b>			17,770	<b>15.75% Of Effective Rental Income</b>
30	<b>NET OPERATING INCOME</b>			95,030	<b>10.57% Cap Rate</b>
31	Less: Annual Debt Service			48,301	<b>1.967 Debt Coverage Ratio</b>
32	Less: Participation Payments (from Assumptions)			-	
33	Less: Leasing Commissions			-	
34	Less: Funded Reserves			-	
35	<b>CASH FLOW BEFORE TAXES</b>			46,729	<b>25.99% Cash on Cash, 80% LTV, 5.37% APF</b>

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Prepared for: **Prospects**

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