

RENT ROLL

Six Units In Victorville
15521 4th 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
TOTAL		\$ 7,705	\$9,400	\$ 92,460 actual \$112,800 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	240,500	26%
Improvements	684,500	74%
Personal Property		
Total	925,000	100%

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price	925,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	740,000
Equals Initial	185,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$740,000	\$4,437	12	6.0%	30	30
2nd			12			

\$154,167

\$/SQ FT
or \$/Unit

%
of GOI

ALL FIGURES ARE ANNUAL

COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME			92,460	10.00	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			11,562		Estimated at 1.25% of asking price
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			20,162	21.81%	Of Effective Rental Income
30	NET OPERATING INCOME			72,298	7.82%	Cap Rate
31	Less: Annual Debt Service			53,240	1.358	Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)			-		
33	Less: Leasing Commissions			-		
34	Less: Funded Reserves			-		
35	CASH FLOW BEFORE TAXES			19,058	10.30%	Cash on Cash, 80% LTV, 6.00% 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

Annual Property Operating Data

Purchase Price 925,000
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages 740,000
 Equals Initial 185,000

Assessed/Appraised Values
 Land 240,500 26%
 Improvements 684,500 74%
 Personal Property _____
 Total 925,000 100%

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$740,000	\$4,437	12	6.0%	30	30
2nd			12			

Adjusted Basis as of: _____

\$154,167 \$/SQ FT %
 or \$/Unit of GOI

ALL FIGURES ARE ANNUAL

COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME			<u>112,800</u>		8.20 Gross Rent Multiplier
2	Less: Vacancy & Cr. Losses		(of PRI)
3	EFFECTIVE RENTAL INCOME			<u>112,800</u>		
4	Plus: Other Income (collectable)					
5	GROSS OPERATING INCOME			<u>112,800</u>		
	OPERATING EXPENSES:					
7	Real Estate Taxes			<u>11,562</u>		
8	Personal Property Taxes					Estimated at 1.25% of asking price
9	Property Insurance			<u>3,200</u>		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			<u>5,580</u>		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			<u>20,342</u>	18.03%	Of Effective Rental Income
30	NET OPERATING INCOME			<u>92,458</u>	10.00%	Cap Rate
31	Less: Annual Debt Service			<u>53,240</u>	1.737	Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)			-		
33	Less: Leasing Commissions			-		
34	Less: Funded Reserves			-		
35	CASH FLOW BEFORE TAXES			<u>39,218</u>	21.20%	Cash on Cash, 80% LTV, 6.00% APF

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