

16247 Viho Road, Apple Valley, CA 92307

Listing

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STATUS: **Active**

LIST PRICE: **\$949,500**

US Highway 18 to Apple Valley Rd. north to Viho Rd, turn right to PIQ.



OF UNITS TOTAL: **4**
 SQFT(src): **3,388**
 PRICE PER SQFT: **\$280.25**
 LOT(src): **24,500/0.5624 (A)**
 LEVELS:
 YEAR BLT(src): **1985 (ASR)**
 DOM / CDOM: **64/64**
 SLC: **Standard**
 TOTAL OP. EXP: **\$7,049.00**
 NET OP. INCOME: **\$61,502**
 PARCEL #: **0473353030000**
 LISTING ID: **HD24179539**

Submit Offer

DESCRIPTION

Desert Knolls Four Unit. Three 2-bedroom 1 bath units and one 3 bedroom 2 bath unit. Scheduled annual gross income \$79,200

EXCLUSIONS:

AREA: **APPV - Apple Valley**
 SUBDIVISION: /
 COUNTY: **San Bernardino**
 55+: **No**
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: **\$949,500**
 SUB TYPE: **APT/A**
 CMN WALLS: **2+ Common Walls**
 PARKING:
 # OF BUILDINGS TOTAL: **1**
 RENT CONTROL?: **Yes**
 PROPERTY ATTACHED?: **Yes**

INCLUSIONS:

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER:
 ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: **Mutual Water Companies**

COOLING:
 HEATING:
 VIEW:
 WATERFRONT:
 LAUNDRY: **In Garage**
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **\$79,200**
 VACANCY ALLOWANCE \$/:%: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: **\$61,502**
 OPERATING EXPENSE \$/:%: **\$17,700/**
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:%: /
 PERSONAL PROPERTY \$/:%: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$7,049**
 ELECTRIC:
 GAS:
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: **\$3,403**
 CABLE TV:
 GARDENER:
 INSURANCE: **\$2,001**

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: **\$3,445**

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH
1:	1	3	2	1	Unfurnished	\$2,000	\$2,000	\$2,000	SEPARATE ELECTRIC: 4
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$1,750	GAS METERS: 4
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,750	WATER METERS: 0
4:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,750	

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: **2/2**
 FIREPLACE:

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 SEWER: **Sewer Paid**

LOT: **Level with Street, Lot 20000-39999 Sqft, Rectangular Lot, Level**
 POOL: **None**

FENCING:
 SPA:

BUILDING

BUILDER NAME:
 BUILDER MODEL:

ARCH STYLE:
 DOORS:
 WINDOWS:

ROOF:
 FOUNDATION DTLS:
 PROP CONDITION:

CONSTR MTRLS:
 OTHER STRUCTURES:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES:

PARKING TOTAL: **4**

GARAGE SPACES: **4**

CARPOR SPACES:

GREEN

GREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA DUES 1: **\$0**

HOA DUES 2:

HOA DUES 3:

COMMUNITY: **Biking , Curbs, Golf,
Park, Mountainous**

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA 1 NAME:

HOA 2 NAME:

HOA 3 NAME:

HOA PHONE 1:

HOA PHONE 2:

HOA PHONE 3:

HOA AMENITIES:

STORIES TOTAL: **2**

LAND

LAND LEASE?: **No**

COMMON INTEREST: **Community
Apartment**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:

ELEVATION:

ASSESSMENTS:

PARCEL #: **0473353030000**

ADDITIONAL PARCEL(s): **No**

TAX LOT: **266**

LOT SIZE DIM:

TAX BLOCK:

TAX TRACT #: **7802**

ZONING:

LISTING

BAC:

BAC REMARKS:

DUAL/VARI. RATE?: **No**

CURRENT FINANCING:

POSSESSION:

FINANCIAL INFO AS OF:

CONTINGENCY LIST:

LIST TERMS: **Cash, Cash to New Loan**

LIST AGRMT: **Exclusive Right To Sell**

LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES:

INTERNET, AVM?/COMM?: **Yes/Yes**

INTERNET?/ADDRESS?: **Yes/Yes**

NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **09/09/24**

START SHOWING DATE:

ON MARKET DATE: **09/09/24**

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: **09/09/24**

MOD TIMESTAMP: **09/09/24**

EXPIRED DATE: **03/31/25**

PURCH CONTRACT DATE:

ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**

SHOW CONTACT NAME:

SHOW CONTACT PHONE:

SHOWING INSTRUCTIONS: **All offers subject to inspection**

DRIVING DIRECTIONS: **US Highway 18 to Apple Valley Rd. north to Viho Rd, turn right to PIQ.**

LOCK BOX LOCATION:

LOCK BOX DESCRIPTION:

OWNER'S NAME:

 **Schedule a Showing**

AGENT / OFFICE

LA: (**HD18733**) **Robert Basen**

CoLA: **Jerrad Schendel**

LO: (**HD6795**) **Coldwell Banker Commercial
Rea**

LO PHONE: **760-684-8000**

CoLO: **Coldwell Banker Commercial Rea**

CoLO PHONE: **760-684-8000**

LA State License: **00521368**

CoLA State License: **01971338**

LO State License: **01857050**

LO FAX: **760-243-9700**

CoLO State License: **01857050**

CoLO FAX: **760-243-9700**

Offers Email: jerrad.schendel@cbcinland.com

CONTACT PRIORIT

1.LA CELL: **7607928622**

2.LA CELL: **7607928622**



Photos

