

# Old Town Victorville

## 6-Unit Multifamily for Sale



the  
**ELIFANT GROUP**



## Commercial Properties

For more information:

**Joseph Lee**  
The Elifant Group

www.elifantgroup.com  
301 N Lake Ave, Suite 600  
Pasadena CA | 91101  
626.993.5415  
CA DRE License #01920869  
Corporate License #01992119



## 6-Unit Multifamily Property for Sale

Old Town Victorville, Victorville, CA

### Space Highlights

**Sales Price: \$845,000**

**Space Size: 6-Units**

**In-place 7.65%**

Multifamily complex featuring three separate structures:

Single-Family Home: 2-bed/1-bath

Triplex: Two 2-bed/1-bath units; One 1-Bed/1-Bath

Duplex: Two 2-bed/1-bath units

Each unit has separately metered electric and gas, with tenants responsible for their own utilities; ownership covers water, sewer, and trash services. Provides stable occupancy, consistent income stream, and an opportunity to increase rents upon lease expiration.

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Unit	Month	Annual	Expenses	Month	Annual
<b>Duplex</b>					
15563 (750/sf)	\$1,350	\$16,200	Vacancy (5%)	\$395	\$4,740
15565 (750sf)	\$1,350	\$16,200	Water/Trash	\$600	\$7,200
<b>SFR</b>			Repair/Maint.	\$300	\$3,600
15567 (850sf)	\$1,750	\$21,000	Tax	\$845	\$10,140
<b>Triplex</b>			Insurance	\$375	\$4,500
15571 (600sf)	\$1,075	\$12,900			
15573 (600sf)	\$1,075	\$12,900			
15575 (750sf)	\$1,300	\$15,600			
<b>Effective Gross Income</b>	<b>\$7,900</b>	<b>\$94,800</b>	<b>Total Op Ex</b>	<b>\$2,515</b>	<b>\$30,180</b>

**Net Operating Income**      **\$64,620**  
**Sales Price**                      **\$845,000**  
**Cap Rate**                              **7.65%**





# Old Town Victorville - 6 Unit



Front Units



Front Units (Side)



Rear of Front Units



Middle Unit



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# Old Town Victorville - 6 Unit



Rear Units



Rear Units



Rear of Rear Units



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