

RENT ROLL

Five Units In Apple Valley
20365 Broken Bow Road

UNIT #	UNIT MIX	ACTUAL RENT	MARKET RENT	ANNUAL RENT
Unit 1	1 bedroom, 1 bath	\$1,390 Month to month	\$1,450 See: 15722 Sago Road, Apple Valley, CA	\$ 16,680 actual \$17,400 market
Unit 2	1 bedroom, 1 bath	\$760 month to month	\$1,450 See: 15722 Sago Road, Apple Valley, CA	\$9,120 actual \$17,400 market
Unit 3	Studio	\$545 month to month	\$900 See: : 23237 Roundup Way, #C, Apple Valley, CA	\$6,540 actual \$10,800 market
Unit 4	2 bedroom, 1 bath	\$1,595 Month to month	\$2,000 See: : 20448 Yuma Rd, #1, Apple Valley, CA	\$19,140 actual \$24,000 market
Unit 5	2 bedroom, 1 bath	\$1,595 month to month	\$2,000 See: : 20448 Yuma Rd, #1, Apple Valley, CA	\$19,140 actual \$24,000 market
TOTAL		\$ 5,885	\$7,800	\$70,620 actual \$93,600 market

Customer Short

15722 Sago, Apple Valley 92307

Rancherias to Carlisle t/r to Sago t/r to PIQ



BED / BATH: 1/1,0,0,0

SQFT(src): 800 (E)

LOT(src): 0.5051/22,000 (E)

PARKING SPACES: 3

YEAR BLT(src): 1971 (ASR)

SUB TYPE: DPLX (A)

DAM / CDAM: 55/55

STATUS: Closed

MORTGAGE STATUS:

ML#: HD25225493

SCH DIST: Apple Valley Unified

VIEW: Yes

POOL / SPA: No/No

AREA: APPV - Apple Valley

LIST/CLOSE: \$1,450/\$1,450

PRICE PER SQFT: \$1.81

ORIGINAL \$: \$1,500

DEPOSIT FOR SECURITY: \$1,500

PETS ALLOWED: Breed Restrictions,
Cats OK, Dogs OK, Number Limit

DEPOSIT FOR PETS: \$0

LAUNDRY: In Garage

BAC:

LIST DATE: 09/25/25

DATE LEASED: 11/19/25

CLOSE PRICE: \$1,450

?? Modern Comfort Meets Everyday Convenience Welcome to your new home—a beautifully remodeled apartment that blends style, comfort, and functionality. ? Features You'll Love: Spacious open-concept layout with abundant natural light Sleek kitchen with stainless steel appliances and quartz countertops Dish Washer In-unit washer and dryer for ultimate convenience Private patio perfect for morning coffee or evening unwinding Pet-friendly community with nearby parks and trails ?? Prime Location Perks: Minutes from shopping, dining, and entertainment Easy access to major highways and public transit

CUSTOMER SHORT: Residential Lease ML#: HD25225493

Printed by Tony Burton, State Lic: 01014173 on 06/13/2026
5:31:10 AM

Search Criteria

Property Type is 'Residential Lease'

Standard Status is 'Closed' 06/13/2026 to 07/13/2024

State Or Province is 'California'

City is 'Apple Valley'

Current Price Range is 1390+

Bedrooms Total is 1

Bathrooms Total Integer is 1

Selected 1 of 3 results.

1 BED,
1 BATH,
RENT
COMP

Customer Short

**23237 Roundup Way # C, Apple Valley
92308**

STATUS: Canceled

LIST PRICE: \$900

Take Central Avenue South on Round Up. Home is in between Cerra Vista St and Bonita Vista Street.



BED / BATH: 0/0,1,0,0

SQFT(src): 650 (O)

LOT(src): 0.7815/34,040 (A)

PARKING SPACES: 0

YEAR BLT(src): 2022 (ASR)

SUB TYPE: STUD (D)

DAM / CDAM: 10/10

MORTGAGE STATUS: Standard

ML#: PV23054732

SCH DIST: Apple Valley Unified

VIEW: Yes

POOL / SPA: No/No

AREA: APPV - Apple Valley

PRICE PER SQFT: \$1.38

ORIGINAL \$: \$900

DEPOSIT FOR SECURITY: \$900

PETS ALLOWED: Call

DEPOSIT FOR PETS: \$500

LAUNDRY: None

BAC: 3%

LIST DATE: 04/03/23

DATE LEASED:

CLOSE PRICE:

Come see this fabulous STUDIO unit built in 2022 and nestled near the mountains on Roundup Way. This property sits high on the property back from the paved road for maximum privacy & to fully enjoy the spectacular unobstructed views of the high desert! This property features three units and sits on three quarters of an acre of land. The property has a unique combination of a main house with 2 additional non permitted guest houses on the property. All 3 units are listed for lease. This studio apartment (UNIT C) sits to the LEFT of the house and is Approx 650 sq feet of living space featuring a 3/4 bath with a walk in shower, a wall AC unit and kitchen that has a refrigerator and stove included and is open to the living room. The garage was converted and this unit is non permitted There is a private entrance to the unit with a small private patio just in front of the unit to maximize the outdoor experience with your morning coffee or your evening sunsets in nature. Truly the perfect unit to enjoy & capture the essence of the high desert. Property is also listed FOR SALE.

CUSTOMER SHORT: Residential Lease ML#: PV23054732

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5:35:09 AM

Search Criteria

Property Type is 'Residential Lease'
State Or Province is 'California'
City is 'Apple Valley'
Bedrooms Total is 0
Bathrooms Total Integer is 1
Selected 1 of 8 results.

STUDIO RENT COMP

Customer Short

20448 Yuma Rd # 1, Apple Valley 92307 STATUS: Closed

LIST/CLOSE: \$2,000/\$2,000

Cross St: NW corner of Yuma Road & Sago Road



BED / BATH: 2/1,0,0,0

SQFT(src): 848 (E)

LOT(src): 0.5464/23,800 (A)

PARKING SPACES: 0

YEAR BLT(src): 1959 (ASR)

SUB TYPE: APT (A)

DAM / CDAM: 0/0

MORTGAGE STATUS: Standard

ML#: CV24166694

SCH DIST: Apple Valley Unified

VIEW: No

POOL / SPA: No/No

AREA: APPV - Apple Valley

PRICE PER SQFT: \$2.36

ORIGINAL \$: \$1,900

DEPOSIT FOR SECURITY: \$1,900

PETS ALLOWED: Breed Restrictions,
Call, Number Limit, Size Limit

DEPOSIT FOR PETS: \$500

LAUNDRY: See Remarks

BAC:

LIST DATE: 08/12/24

DATE LEASED: 08/26/24

CLOSE PRICE: \$2,000

Lovely Remodeled Unit for Rent in Duplex in Apple Valley. Unit #2 Features approx. 848 Sq. Ft., 2 Bedrooms, 1 Bathroom. Separate Laundry Hook-ups, Water Heater, Electric & Gas Meter. New quality Vinyl Flooring, New Interior Doors, Crown Molding, and Trim. New Kitchen and Bathroom. New Yard Fencing, New Windows and Slider, New Septic System, & New HVAC - AC/Heat.

CUSTOMER SHORT: Residential Lease ML#: CV24166694

Printed by Tony Burton, State Lic: 01014173 on 06/13/2026
5:32:56 AM

Search Criteria

Property Type is 'Residential Lease'

Standard Status is 'Closed' 06/13/2026 to 07/13/2024

State Or Province is 'California'

City is 'Apple Valley'

Current Price Range is 1700+

Bedrooms Total is 2

Bathrooms Total Integer is 1

Selected 1 of 9 results.

2 BED,
1 BATH,
RENT
COMP

Property Name Apple Valley Five Units
 Location Apple Valley
 Type of Property multifamily
 Size of Property 5 (Sq. Ft./Units)

Purpose of analysis Analysis at MARKET RENTS

Assessed/Appraised Values
 Land 117,000 18%
 Improvements 533,000 82%
 Personal Property _____
 Total 650,000 100%

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price 650,000
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages 487,500
 Equals Initial 162,500

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$506,250	\$2,923	12	6.0%	30	30
2nd			12			

		\$130,000	\$/SQ FT	%		
ALL FIGURES ARE ANNUAL			or \$/Unit	of GOI	COMMENTS/FOOTNOTES	
1	POTENTIAL RENTAL INCOME				93,600	6.94 Gross Rent Multiplier
2	Less: Vacancy & Cr. Losses			(of PRI)		
3	EFFECTIVE RENTAL INCOME				93,600	
4	Plus: Other Income (collectable)					
5	GROSS OPERATING INCOME				93,600	
OPERATING EXPENSES:						
7	Real Estate Taxes			7,150		tax roll says 1.10%
8	Personal Property Taxes					
9	Property Insurance			2,500		quote from Ensure
10	Off Site Management					
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance					
Utilities:						
15	sewer, water, trash			7,200		owner estimate annually
16						owner quote using larger bin
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				16,850	18.00% Of Effective Rental Income
30	NET OPERATING INCOME				76,750	11.81% Cap Rate
31	Less: Annual Debt Service				35,074	2.188 Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)				-	
33	Less: Leasing Commissions				-	
34	Less: Funded Reserves				-	
35	CASH FLOW BEFORE TAXES				41,676	25.65% Cash on Cash, 75% LTV, 6.00% APF

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Prepared for: Prospects

Prepared by: Anthony C. Burton, CCIM

Property Name Apple Valley Five Units
 Location Apple Valley
 Type of Property multifamily
 Size of Property 5 (Sq. Ft./Units)

Purpose of analysis Analysis at ACTUAL RENTS

Assessed/Appraised Values		
Land	117,000	18%
Improvements	533,000	82%
Personal Property		
Total	650,000	100%

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price	650,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	487,500
Equals Initial	162,500

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$506,250	\$2,923	12	6.0%	30	30
2nd			12			

	\$130,000	\$/SQ FT	%		
ALL FIGURES ARE ANNUAL	or \$/Unit	of GOI			COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME				70,620	9.20 Gross Rent Multiplier
2 Less: Vacancy & Cr. Losses		(	of PRI)		
3 EFFECTIVE RENTAL INCOME				70,620	
4 Plus: Other Income (collectable)					
5 GROSS OPERATING INCOME				70,620	
OPERATING EXPENSES:					
7 Real Estate Taxes			7,150		tax roll says 1.10%
8 Personal Property Taxes					
9 Property Insurance			2,500		quote from Nsure
10 Off Site Management					
11 Payroll					
12 Expenses/Benefits					
13 Taxes/Worker's Compensation					
14 Repairs and Maintenance					
Utilities:					
15 sewer, water, trash			7,200		owner estimate annually
16					owner quote using larger bin
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				16,850	23.86% Of Effective Rental Income
30 NET OPERATING INCOME				53,770	8.27% Cap Rate
31 Less: Annual Debt Service				35,074	1.533 Debt Coverage Ratio
32 Less: Participation Payments (from Assumptions)				-	
33 Less: Leasing Commissions				-	
34 Less: Funded Reserves				-	
35 CASH FLOW BEFORE TAXES				18,696	11.51% Cash on Cash, 75% LTV, 6.00% APF

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Prepared for: **Prospects**

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