

# 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

Sign in

- For Rent ▾
- \$2.4K ▾
- 3+ bd, 2+ ba ▾
- Home Type ▾
- More ▾
- Save search

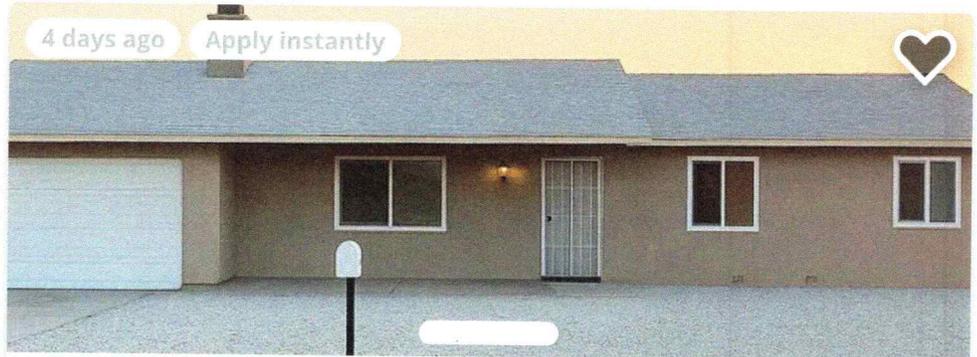


## Victorville CA Rental Listings

**i** Showing results for Victorville CA. Search "["victorville"](#)" instead. **X**

1 rentals available

Sort: Homes for You ▾



### \$2,400/mo

ooo

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 11/24/2025  
11:12:36 AM

#### Search Criteria

Property Type is 'Residential Lease'  
Standard Status is 'Closed' 11/24/2025 to 02/28/2023  
City is 'Victorville'  
Bedrooms Total is 1  
Bathrooms Total Integer is 1  
Selected 1 of 6 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	238,940	26%
Improvements	680,060	74%
Personal Property		
Total	919,000	100%

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

## Annual Property Operating Data

Purchase Price	919,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	735,200
Equals Initial	183,800

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$735,200	\$4,115	12	5.37%	30	30
2nd			12			

**\$153,167**

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

ALL FIGURES ARE ANNUAL

COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME			92,460		<b>9.94 Gross Rent Multiplier</b>
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			9,190		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			17,790		<b>19.24% Of Effective Rental Income</b>
30	NET OPERATING INCOME			74,670		<b>8.13% Cap Rate</b>
31	Less: Annual Debt Service			49,375		<b>1.512 Debt Coverage Ratio</b>
32	Less: Participation Payments (from Assumptions)			-		
33	Less: Leasing Commissions			-		
34	Less: Funded Reserves			-		
35	CASH FLOW BEFORE TAXES			25,295		<b>13.76% Cash on Cash, 80% LTV, 5.37% APF</b>

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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		
Land	238,940	26%
Improvements	680,060	74%
Personal Property		
Total	919,000	100%

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

## Annual Property Operating Data

Purchase Price	919,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	735,200
Equals Initial	183,800

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$735,200	\$4,115	12	5.37%	30	30
2nd			12			

**\$153,167**

ALL FIGURES ARE ANNUAL \$/SQ FT or \$/Unit % of GOI

COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME			112,800		8.15 Gross Rent Multiplier
2	Less: Vacancy & Cr. Losses		(			of PRI )
3	EFFECTIVE RENTAL INCOME			112,800		
4	Plus: Other Income (collectable)					
5	GROSS OPERATING INCOME			112,800		
	OPERATING EXPENSES:					
7	Real Estate Taxes			9,190		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			5,580		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	TOTAL OPERATING EXPENSES			17,970	15.93%	Of Effective Rental Income
30	NET OPERATING INCOME			94,830	10.32%	Cap Rate
31	Less: Annual Debt Service			49,375	1.921	Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)			-		
33	Less: Leasing Commissions			-		
34	Less: Funded Reserves			-		
35	CASH FLOW BEFORE TAXES			45,455	24.73%	Cash on Cash, 80% LTV, 5.37% APF

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