

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, 1bath	\$1.195 Month to month	\$1,400 See: : 16691 Forrest Ave, #2, Victorville, CA	\$14,340 actual \$16,800 market
Unit 15529	1 bedroom, 1bath	\$1,260 month to month	\$1,400 See: : 16691 Forrest Ave, #2, Victorville, CA	\$15,120 actual \$16,800 market
Unit 15531	1 bedroom, 1bath	\$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

3 BED, 2 BATH RENT COMP

[For Rent ▾](#)[\\$2.4K ▾](#)[3+ bd, 2+ ba ▾](#)[Home Type ▾](#)[More ▾](#)[Save search](#)[Schools ▾](#)[Remove Boundary X](#)

Victorville CA Rental Listings



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



1 rentals available

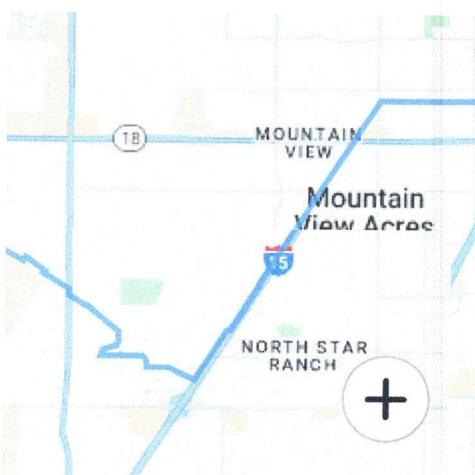
[Sort: Homes for You ▾](#)**\$2,400/mo**

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 Laundry
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



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

LIST/CLOSE: \$1,389/\$1,400 [▲](#)
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.

I BED,
 I BATH,
 RENT
 COMP

Property Name	Apple Valley 6 units	
Location	Apple Valley	
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:		

\$153,167 \$/SQ FT %
ALL FIGURES ARE ANNUAL \$/Unit of GOI

1 POTENTIAL RENTAL INCOME				9.94	Gross Rent Multiplier
2 Less: Vacancy & Cr. Losses		(of PRI)	92,460	
3 EFFECTIVE RENTAL INCOME				92,460	
4 Plus: Other Income (collectable)				92,460	
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	19.24%	Of Effective Rental Income
30 NET OPERATING INCOME			74,670	8.13%	Cap Rate
31 Less: Annual Debt Service			49,375	1.512	Debt Coverage Ratio
32 Less: Participation Payments (from Assumptions)			-		
33 Less: Leasing Commissions			-		
34 Less: Funded Reserves			-		
35 CASH FLOW BEFORE TAXES			25,295	13.76%	Cash on Cash, 80% LTV, 5.37% APR

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The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

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			

					COMMENTS/FOOTNOTES
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29			17,790		
30			74,670	19.24%	Of Effective Rental Income
31			49,375	8.13%	Cap Rate
32			-	1.512	Debt Coverage Ratio
33			-		
34			-		
35			25,295	13.76%	Cash on Cash, 80% LTV, 5.37% APR

Prepared for: **Prospects**

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

Property Name	Apple Valley 6 units	
Location	Apple Valley	
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:		

\$153,167 \$/SQ FT %
ALL FIGURES ARE ANNUAL \$/SQ FT or \$/Unit % of GOI

Annual Property Operating Data

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

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

			COMMENTS/FOOTNOTES	
1 POTENTIAL RENTAL INCOME			8.15	Gross Rent Multiplier
2 Less: Vacancy & Cr. Losses		(112,800	
3 EFFECTIVE RENTAL INCOME		of PRI)	112,800	
4 Plus: Other Income (collectable)			112,800	
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% APR

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