

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, 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
TOTAL		\$ 7,705	\$9,400	\$ 92,460 actual \$112,800 market

3 BED, 2 BATH

RENT COMP

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For Rent ▾

\$2.4K ▾

3+ bd, 2+ ba ▾

Home Type ▾

More ▾

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Victorville CA Rental Listings



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



1 rentals available

Sort: Homes for You ▾

4 days ago

Apply instantly

**\$2,400/mo**

3 bds | 2 ba | 1,401 sqft - Apartment for rent
15798 Placida Rd #1, Victorville, CA 92394

Request a tour

Sponsored

Monrovia Villas

Pet Friendly | Fitness Center | Swimming Pool | Onsite Launc
Rent Starting at \$2,600/mo

[Learn More](#)

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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 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: _____

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	%		
ALL FIGURES ARE ANNUAL		or \$/Unit	of GOI		COMMENTS/FOOTNOTES	
1	POTENTIAL RENTAL INCOME				92,460	9.94 Gross Rent Multiplier
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	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% APF

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

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: _____

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	%		
ALL FIGURES ARE ANNUAL			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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Prepared for: Prospects

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