



Exclusively Listed By:

Thomas Beniamen

Vice President, Investments
D: 949.996.7679
E: tbeniamen@cricommercial.com
DRE # 02206360

Dimitre Petrov

Executive Vice President
D: 949.996.7096
E: dpetrov@cricommercial.com
DRE # 02071423

15564 Hesperia Rd

Victorville, CA 92395

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Property Summary



Price	\$1,125,000
Current CAP	6.89%
Year 1 CAP	7.67%
Units	10
Year Built	1951
Est. Rentable SF	±4,960
Est. Lot Size	±0.49 AC
Number of Buildings	2
Amenities	Private Laundry Facility & Private Patios
Parking Spaces	10-Space Parking Lot + Street Parking
Electric	Tenant Pays
Gas	Tenant Pays
Water & Sewer	Landlord Pays
Trash	Landlord Pays





Overview:

Prime 10-unit multifamily investment at 15564 Hesperia Rd in Victorville, featuring eight 1-bed/1-bath units and two studios. Built in 1951, the property offers updated electrical and plumbing with 9 of 10 units fully remodeled, minimizing near-term capital needs. The asset delivers a 6.89% cap rate with rents currently well below market, creating significant upside for investors. Located along a major corridor, it benefits from strong visibility and consistent tenant demand. With modernized interiors and stable occupancy, the property is well-positioned for immediate income growth. This is an attractive opportunity for investors seeking both dependable cash flow and long-term value-add potential in the Inland Empire.

Location Highlights:

Situated at a prime midpoint between Los Angeles and Las Vegas, Victorville has become a central hub for industry and retail in the High Desert. The city continues to grow, with roughly 137,000 residents and several major employers calling it home. Locals enjoy wide-open desert views, clean air, and plenty of family-friendly outdoor activities. Stunning sunsets and clear star-filled nights give the area its own unique charm. Victorville also offers easy access to Southern California's best destinations - from beaches and mountain getaways to national parks - and Ontario International Airport is conveniently less than an hour's drive away.

Property Overview



Financial Analysis

Current			Year 1		
Annual			Annual		
Income (Annualized)					
Gross Potential Rent			\$121,901		
Laundry Income			\$295		
Gross Potential Income			\$122,196		
Vacancy (4.00%)			\$4,876		
Effective Gross Income			\$117,320		
Expenses**					
Real Estate Taxes – 1.1979%			\$13,175		
Special Assessment			\$194		
Insurance			\$8,124		
Labor/Repairs			\$4,457		
Maintenance & Cleaning			\$5,620		
Management Fees – 6.00%			\$7,039		
Utilities			\$1,059		
Supplies & Office			\$107		
Total Expenses			\$39,775		
Net Operating Income			\$77,545		
Expenses / EGI			33.90%		
			32.36%		
Current			Year 1		
Units	Type	SF (est.)	Rent	\$/SF	Gross
2	Studios	480	\$971	2.02	\$1,942
8	1 Bd/ 1 Bth	500	\$1,027	2.05	\$8,217
10	Total / Avg.	496	\$1,016	2.04	\$10,158
					\$1,097
					2.21
					\$10,971

**2.00% increase

Price	\$1,125,000
Units	10
Price / Unit	\$112,500
Est. Rentable SF	±4,960
Price / SF	\$227
Current CAP	6.89%
Year 1 CAP	7.67%
Current GIM	9.21
Year 1 GIM	8.53
Year Built	1951
Est. Lot Size	±0.49 AC
County	San Bernardino
Zoning	Multifamily Residential
APN / Parcel	0478-214-09

Rent Roll

Unit	Unit Type	Current Rent	Unit Size	Year 1 Rent	Deposit
1	Studio	\$966.60	480 SF	\$1,044	\$895.00
2	Studio	\$975.00	480 SF	\$1,053	\$975.00
3	1 Bed 1 Bath	\$975.00	500 SF	\$1,053	\$975.00
4	1 Bed 1 Bath	\$1,026.00	500 SF	\$1,108	\$950.00
5	1 Bed 1 Bath	\$1,087.04	500 SF	\$1,174	\$915.00
6	1 Bed 1 Bath	\$1,009.80	500 SF	\$1,091	\$850.00
7	1 Bed 1 Bath	\$995.00	500 SF	\$1,075	\$995.00
8	1 Bed 1 Bath	\$995.00	500 SF	\$1,075	\$995.00
9	1 Bed 1 Bath	\$995.00	500 SF	\$1,075	995.00
10	1 Bed 1 Bath	\$1,134.00	500 SF	\$1,225	\$1,050.00
Total		\$10,158.44	4,960 SF	\$17,545	\$9,595.00

Sales Comps

Property Address		Units	Built	Building Size	Price	Price / Unit	Price / SF	CAP Rate	Sale Date
15564 Hesperia Rd Victorville, CA		10	1951	±4,960 SF	\$1,125,000	\$112,500	\$227	6.89%	TBD
1) 15747 Sueno Ln Victorville, CA		12	1964	±10,154 SF	\$1,750,000	\$145,833	\$172	6.00%	6/7/2024
2) 19170 Highway 18 Apple Valley, CA		11	1959	±7,606 SF	\$1,525,000	\$138,636	\$201	5.96%	10/27/2025
3) 15781 Sago Rd Apple Valley, CA		8	1986	±6,528 SF	\$1,100,000	\$137,500	\$169	Not Reported	10/17/2025
4) 18411 Reiman St Adelanto, CA		19	1952	±16,200 SF	\$2,500,000	\$131,579	\$154	Not Reported	9/23/2025
5) 16675 Mojave Dr Victorville, CA		10	1951	±5,323 SF	\$1,300,000	\$130,000	\$244	4.65%	6/9/2025
				Averages:	\$136,710	\$188		5.54%	

All sale comps are sorted by Price / unit

Sales Comps Map



**15564 Hesperia Rd
Victorville, CA**

1)

**15747 Sueno Ln
Victorville, CA**

2)

**19170 Highway 18
Apple Valley, CA**

3)

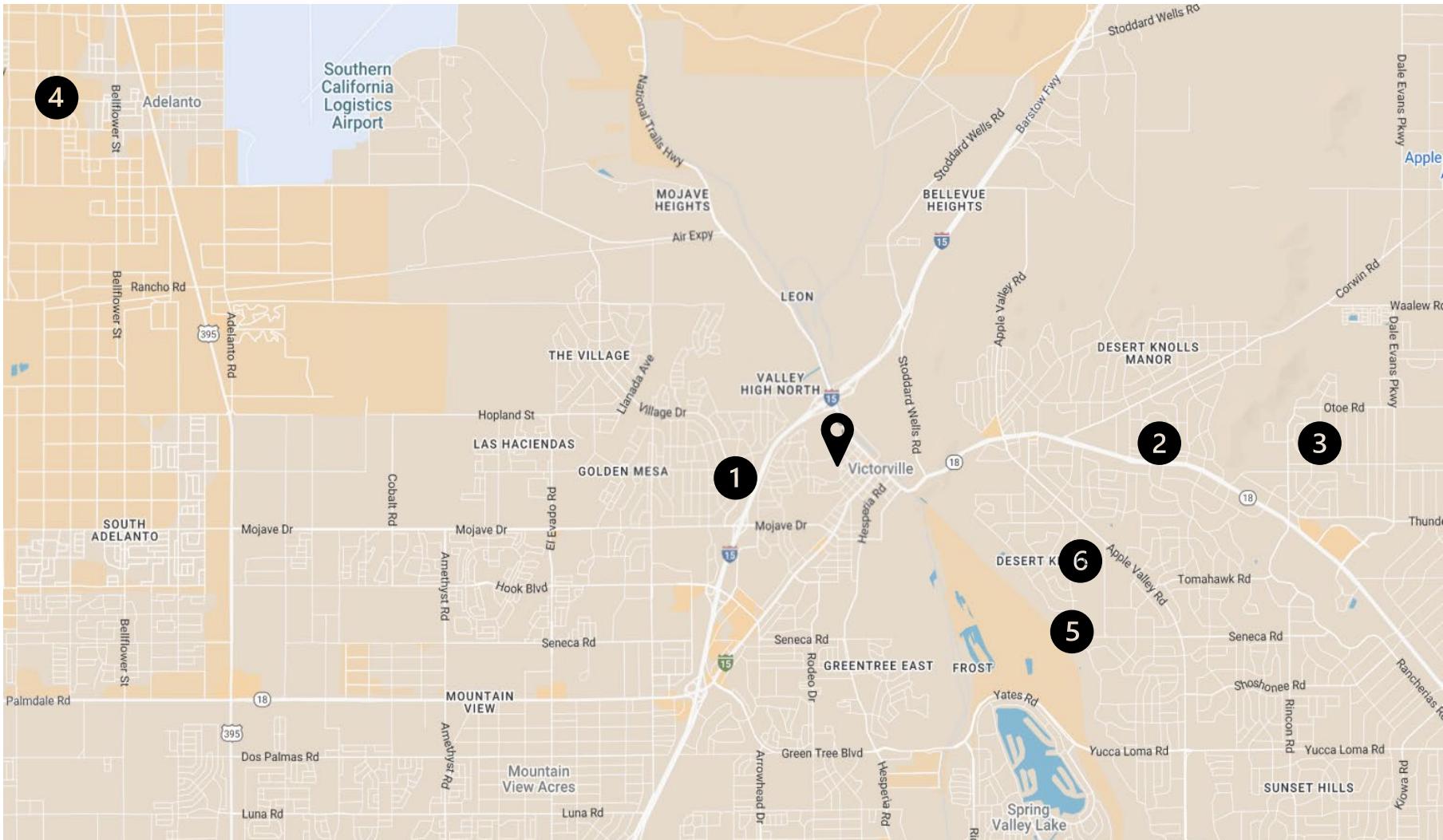
**15781 Sago Rd
Apple Valley, CA**

4)

**18411 Reiman St
Adelanto, CA**

5)

**16675 Mojave Dr
Victorville, CA**



Demographics



\$430,777
Median Home Value



\$70,663
Average Household Income



137,000
Total Population



39,786
Total Households



\$1,424
Average Rent
(one bedroom)



All information provided by the City of Victorville, US Census Bureau, Zillow

Area Amenities



Outdoor & Recreation

- Mojave Narrows Regional Park – lakes, fishing, trails, camping, and green spaces
- Spring Valley Lake – boating, paddleboarding, private beach & walking paths
- Proximity to Big Bear Lake, Lake Arrowhead, and Wrightwood Mountain Resort
- Year-round activities including skiing, snowboarding, hiking, and lake recreation

Golf

- Green Tree Golf Course
- Spring Valley Lake Country Club

Entertainment, Shopping & Culture

- California Route 66 Museum
- Victorville Desert Sky Mall & major retailers
- Restaurants, cafes, and entertainment options along Bear Valley Road
- Cinemas, parks, family attractions, and local event venues

Transportation & Connectivity

- Immediate access to I-15, Highway 18, and Route 395
- Convenient routes to the Inland Empire, Las Vegas, and Southern California beaches
- Close to major logistics, industrial, and healthcare employment hubs

Listing Team



Thomas Beniamen

949.996.7679

tbeniamen@cricommercial.com

DRE Lic: #02206360



Dimitre Petrov

949.996.7096

dpetrov@cricommercial.com

DRE Lic: #02071423



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