

RENT ROLL

Six Units in Victorville

15563 5th Street

UNIT #	UNIT MIX	ACTUAL RENT	MARKET RENT	ANNUAL RENT
Unit 15565 Front Duplex	2 bedroom, 1 bath	\$1,350 Month to month	\$1,600 See: 14952 Ritter St, #C Victorville, CA	\$ 16,200 actual \$19,200 market
Unit 15567 Front Duplex	2 bedroom, 1 bath	\$1,350 month to month	\$1,600 See: 14952 Ritter St, #C Victorville, CA	\$16,200 actual \$19,200 market
Unit 15575 Freestanding (Middle) House	2 bedroom, 1 bath	\$1,750 month to month	\$1,900 See: : 16705 C St. Victorville, CA	\$21,000 actual \$22,800 market
Unit 15571 Rear Triplex	1 bedroom, 1bath	\$1,075 Month to month	\$1,400 See: : 16691 Forrest Ave, #2, Victorville, CA	\$12,900 actual \$16,800 market
Unit 15573 Rear Triplex	1 bedroom, 1bath	\$1,075 month to month	\$1,400 See: : 16691 Forrest Ave, #2, Victorville, CA	\$12,900 actual \$16,800 market
Unit 15575 Rear Triplex	2 bedroom, 1bath	\$1,350 month to month	\$1,600 See: 14952 Ritter St, #C Victorville, CA	\$16,200 actual \$19,200 market
TOTAL		\$ 7,950	\$9,500	\$ 95,400 actual \$114,000 market

Customer Short

14952 Ritter St # C, Victorville 92394
S. of Village Dr.

STATUS: **Expired**

LIST PRICE: **\$1,600**



BED / BATH: **2/1,0,0,0**
SQFT(src): **864 (A)**
LOT(src): **0.4132/18,000 (A)**
PARKING SPACES: **1**
YEAR BLT(src): **1985 (ASR)**
SUB TYPE: **QUAD (A)**
DAM / CDAM: **105/105**

MORTGAGE STATUS:
ML#: **CV25058989**
SCH DIST: **Victor Valley Unified**
VIEW: **No**
POOL / SPA: **No/No**
AREA: **VIC - Victorville**

PRICE PER SQFT: **\$1.85**
ORIGINAL \$: **\$1,600**
DEPOSIT FOR SECURITY: **\$1,600**
PETS ALLOWED: **No**
DEPOSIT FOR PETS: **\$0**
LAUNDRY: **Common Area**
BAC:

LIST DATE: **03/17/25**
DATE LEASED:

CLOSE PRICE:

2 bedroom, 1 bathroom unit available for rent in Victorville

CUSTOMER SHORT: Residential Lease ML#: CV25058989

Printed by Tony Burton, State Lic: 01014173 on 02/23/2026
4:53:15 AM

Search Criteria

Property Type is 'Residential Lease'
Standard Status is 'Closed' 02/23/2026 to 10/11/2024
Standard Status is 'Expired' 02/23/2026 to 10/11/2024
Standard Status is 'Canceled' 02/23/2026 to 10/11/2024
Standard Status is one of 'Active', 'Act Under Contract', 'Pending', 'Hold', 'Withdrawn'
City is 'Victorville'
Current Price Range is 1600+
Bedrooms Total is 2
Bathrooms Total Integer is 1
Selected 1 of 14 results.

**2 BED,
1 BATH,
RENT
COMP**

Customer Short

16705 C St, Victorville 92395

Exit south on D st from 15 freeway, right on 3rd st



BED / BATH: 2/1,0,0,0
SQFT(src): 620 (A)
LOT(src): 0.0826/3,600 (A)
PARKING SPACES: 2
YEAR BLT(src): 1928 (ASR)
SUB TYPE: SFR (D)
DAM / CDAM: 140/140

STATUS: Active

LIST PRICE: \$1,900 ↓

MORTGAGE STATUS: Standard
ML#: CV25232517
SCH DIST: Victor Valley Unified
VIEW: Yes
POOL / SPA: No/No
AREA: VIC - Victorville

PRICE PER SQFT: \$3.06
ORIGINAL \$: \$1,995
DEPOSIT FOR SECURITY: \$1,995
PETS ALLOWED: No
DEPOSIT FOR PETS: \$0
LAUNDRY: Inside
BAC:

LIST DATE: 10/03/25
DATE LEASED:

CLOSE PRICE:

Welcome to this freshly updated home featuring new flooring, paint, and modern finishes throughout. Enjoy 2 comfortable bedrooms, 1 updated bathroom with a new shower and vanity, and an upgraded kitchen with brand-new cabinets. Includes indoor laundry for added convenience. Located near schools, parks, shopping, and the 15 Freeway, this home offers move-in-ready comfort in a peaceful, family-friendly neighborhood

CUSTOMER SHORT: Residential Lease ML#: CV25232517

Printed by Tony Burton, State Lic: 01014173 on 02/21/2026
5:30:17 AM

Search Criteria

Property Type is 'Residential Lease'
City is 'Victorville'
Current Price Range is 1900+
Bedrooms Total is 2
Bathrooms Total Integer is 1
Selected 1 of 3 results.

FREE STANDING
MIDDLE
HOUSE
RENT
COMP

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

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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 Roshan 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	123,750	15%
Improvements	701,250	85%
Personal Property		
Total	825,000	100%

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price	825,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	660,000
Equals Initial	165,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$735,200	\$3,694	12	5.37%	30	30
2nd			12			

	\$137,500	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME			95,400	8.65 Gross Rent Multiplier
2	Less: Vacancy & Cr. Losses		(of PRI)		
3	EFFECTIVE RENTAL INCOME			95,400	
4	Plus: Other Income (collectable)				
5	GROSS OPERATING INCOME			95,400	
	OPERATING EXPENSES:				
7	Real Estate Taxes		9,900		tax roll says 1.2%
8	Personal Property Taxes				
9	Property Insurance		4,500		owner quote
10	Off Site Management				
11	Payroll				
12	Expenses/Benefits				
13	Taxes/Worker's Compensation				
14	Repairs and Maintenance				
	Utilities:				
15	water, trash, sewer		7,200		owner quote of \$600 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			21,600	22.64% Of Effective Rental Income
30	NET OPERATING INCOME			73,800	8.95% Cap Rate
31	Less: Annual Debt Service			44,325	1.665 Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)			-	
33	Less: Leasing Commissions			-	
34	Less: Funded Reserves			-	
35	CASH FLOW BEFORE TAXES			29,475	17.86% 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 Roshan 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	123,750	15%
Improvements	701,250	85%
Personal Property		
Total	825,000	100%

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price	825,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	660,000
Equals Initial	165,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$735,200	\$3,694	12	5.37%	30	30
2nd			12			

\$137,500

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

ALL FIGURES ARE ANNUAL

COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME			114,000	7.24	Gross Rent Multiplier
2	Less: Vacancy & Cr. Losses		(of PRI)		
3	EFFECTIVE RENTAL INCOME			114,000		
4	Plus: Other Income (collectable)					
5	GROSS OPERATING INCOME			114,000		
	OPERATING EXPENSES:					
7	Real Estate Taxes			9,900		tax roll says 1.2%
8	Personal Property Taxes					
9	Property Insurance			4,500		owner quote
10	Off Site Management					
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance					
	Utilities:					
15	water, trash, sewer			7,200		owner quote of \$600 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			21,600	18.95%	Of Effective Rental Income
30	NET OPERATING INCOME			92,400	11.20%	Cap Rate
31	Less: Annual Debt Service			44,325	2.085	Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)			-		
33	Less: Leasing Commissions			-		
34	Less: Funded Reserves			-		
35	CASH FLOW BEFORE TAXES			48,075	29.14%	Cash on Cash, 80% LTV, 5.37% APF

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Prepared for: **Prospects**

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