

RENT ROLL

Seven Units In Barstow
29867 1st Street

UNIT #	UNIT MIX	ACTUAL RENT	MARKET RENT	ANNUAL RENTS
Unit 1	3 bedroom, 1 bath	\$1,025 Month to month	\$1,600 See: 616 E White Street, Barstow, CA	\$ 12,300 actual \$19,200 market
Unit 2	1 bedroom, 1 bath	VACANT ON PURPOSE FOR BUYER TO GET MARKET RENT! Market rent is \$1,160	\$1,160 See: : 407 Barstow Road, Barstow, CA	\$13,920 actual \$13,920 market
Unit 3	1 bedroom, 1 bath	\$550 month to month	\$1,160 See: : 407 Barstow Road, Barstow, CA	\$6,600 actual \$13,920 market
Unit 4	1 bedroom, 1 bath	\$850 Month to month	\$1,160 See: : 407 Barstow Road, Barstow, CA	\$10,200 actual \$13,920 market
Unit 5	1 bedroom, 1 bath	VACANT ON PURPOSE FOR BUYER TO GET MARKET RENT! Market rent is \$1,160	\$1,160 See: : 407 Barstow Road, Barstow, CA	\$13,920 actual \$13,920 market
Unit 6	1 bedroom, 1 bath	VACANT ON PURPOSE FOR BUYER TO GET MARKET RENT! Market rent is \$1,160	\$1,160 See: : 407 Barstow Road, Barstow, CA	\$13,920 actual \$13,920 market
Unit 7	1 bedroom, 1 bath	VACANT ON PURPOSE FOR BUYER TO GET MARKET RENT! Market rent is \$1,160	\$1,160 See: : 407 Barstow Road, Barstow, CA	\$13,920 actual \$13,920 market
TOTAL		\$7,065	\$8,560	\$ 84,780 actual \$102,720 market

Customer Short

616 E White St, Barstow 92311

STATUS: Closed

LIST/CLOSE: \$1,600/\$1,600

I15 to Barstow Rd. exit, left on Barstow RD. to Main St., right on Main, left on 7th Street, left directly behind Billy's Kitchen, PIQ is on the left. Pull into the dirt lot.



BED / BATH: 3/1,0,0,0
SQFT(src): 950 (A)
LOT(src): 0.241/10,500 (A)
PARKING SPACES: 0
YEAR BLT(src): 1956 (ASR)
SUB TYPE: SFR (D)
DAM / CDAM: 96/96

MORTGAGE STATUS: Standard
ML#: HD24204310
SCH DIST: Barstow Unified
VIEW: Yes
POOL / SPA: No/No
AREA: BSTW - Barstow

PRICE PER SQFT: \$1.68
ORIGINAL \$: \$1,600
DEPOSIT FOR SECURITY: \$1,600
PETS ALLOWED: No
DEPOSIT FOR PETS: \$0
LAUNDRY: Individual Room
BAC:

LIST DATE: 10/02/24
DATE LEASED: 01/06/25

CLOSE PRICE: \$1,600

3br 1 bath Move in ready!!!!

CUSTOMER SHORT: Residential Lease ML#: HD24204310

Printed by Tony Burton, State Lic: 01014173 on 06/01/2026
4:50:04 AM

Search Criteria

Property Type is 'Residential Lease'
Standard Status is 'Closed' 06/01/2026 to 07/01/2024
Standard Status is one of 'Active', 'Act Under Contract', 'Pending'
State Or Province is 'California'
City is 'Barstow'
Bedrooms Total is 3
Bathrooms Total Integer is 1
Selected 1 of 4 results.

**3 BED,
1 BATH,
RENT
COMP**

Customer Short

407 Barstow Rd # 1, Barstow 92311

STATUS: Closed

LIST/CLOSE: \$1,160/\$1,160

Located off Barstow Rd, between Pioneer St and Fredricks St.



BED / BATH: 1/1,0,0,0
SQFT(src): 1,134 (A)
LOT(src): 0.2181/9,500 (A)
PARKING SPACES: 0
YEAR BLT(src): 1936 (APP)
SUB TYPE: DPLX (A)
DAM / CDAM: 35/35

MORTGAGE STATUS: Standard
ML#: CV25022857
SCH DIST: Barstow Unified
VIEW: No
POOL / SPA: No/No
AREA: BSTW - Barstow

PRICE PER SQFT: \$1.02
ORIGINAL \$: \$1,160
DEPOSIT FOR SECURITY: \$1,800
PETS ALLOWED: Cats OK, Dogs OK
DEPOSIT FOR PETS: \$500
LAUNDRY: None
BAC:

LIST DATE: 01/31/25
DATE LEASED: 03/07/25

CLOSE PRICE: \$1,160

Recently renovated Duplex 1 bedroom 1 bathroom for rent. move in ready. Gas stove and fridge included, A/C, heater. Landlord pays for water. Pets Ok with \$500 deposit. Excellent location: On Main Road, close to freeways (15 & 40), schools, Public transportation, parks, Grocery/Shopping outlets and Restaurants near by. Police station is a few blocks away. This area is served by the Barstow Unified Attendance zone. Please contact Graciela Iniguez at 323-616-3705 for more information.

CUSTOMER SHORT: Residential Lease ML#: CV25022857

Printed by Tony Burton, State Lic: 01014173 on 06/01/2026 4:56:22 AM

Search Criteria

Property Type is 'Residential Lease'
Standard Status is 'Closed' 06/01/2026 to 07/01/2024
Standard Status is one of 'Active', 'Act Under Contract', 'Pending'
State Or Province is 'California'
City is 'Barstow'
Bedrooms Total is 1
Bathrooms Total Integer is 1
Selected 1 of 8 results.

1 BED,
1 BATH,
RENT
COMP

Property Name Kelcee Seven Units
 Location Victorville
 Type of Property multifamily
 Size of Property 7 (Sq. Ft./Units)

Annual Property Operating Data

Purchase Price 550,000
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages 412,500
 Equals Initial 137,500

Purpose of analysis Analysis at ACTUAL RENTS

Assessed/Appraised Values
 Land 121,000 22%
 Improvements 429,000 78%
 Personal Property _____
 Total 550,000 100%

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$412,500	\$2,473	12	6.0%	30	30
2nd			12			

Adjusted Basis as of: _____

\$78,571

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

COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME			84,780	6.49	Gross Rent Multiplier
2	Less: Vacancy & Cr. Losses		(of PRI)
3	EFFECTIVE RENTAL INCOME			84,780		
4	Plus: Other Income (collectable)					
5	GROSS OPERATING INCOME			84,780		
	OPERATING EXPENSES:					
7	Real Estate Taxes			6,325		tax roll says 1.15%, so figured at asking price
8	Personal Property Taxes					
9	Property Insurance			2,845		current latest owner premium
10	Off Site Management					
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance					
	Utilities:					
15	water			7,200		owner quote of \$208 monthly
16	trash			2,904		owner quote of \$242 monthly
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			19,274	22.73%	Of Effective Rental Income
30	NET OPERATING INCOME			65,506	11.91%	Cap Rate
31	Less: Annual Debt Service			29,678	2.207	Debt Coverage Ratio
32	Less: Participation Payments (from Assumptions)			-		
33	Less: Leasing Commissions			-		
34	Less: Funded Reserves			-		
35	CASH FLOW BEFORE TAXES			35,828	26.06%	Cash on Cash, 75% LTV, 6.00% APF

Authored by Gary G. Tharp, CCIM Copyright© 2006 by the CCIM Institute

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 Kelcee Seven Units
 Location Victorville
 Type of Property multifamily
 Size of Property 7 (Sq. Ft./Units)

Purpose of analysis Analysis at MARKET RENTS

Assessed/Appraised Values		
Land	121,000	22%
Improvements	429,000	78%
Personal Property		
Total	550,000	100%

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price	550,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	412,500
Equals Initial	137,500

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$412,500	\$2,473	12	6.0%	30	30
2nd			12			

	\$78,571	\$/SQ FT	%			
ALL FIGURES ARE ANNUAL	or \$/Unit		of GOI			COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME				102,720		5.35 Gross Rent Multiplier
2 Less: Vacancy & Cr. Losses			(of PRI)			
3 EFFECTIVE RENTAL INCOME				102,720		
4 Plus: Other Income (collectable)						
5 GROSS OPERATING INCOME				102,720		
OPERATING EXPENSES:						
7 Real Estate Taxes				6,325		tax roll says 1.15%, so figured at asking price
8 Personal Property Taxes						
9 Property Insurance				2,845		current latest owner premium
10 Off Site Management						
11 Payroll						
12 Expenses/Benefits						
13 Taxes/Worker's Compensation						
14 Repairs and Maintenance						
Utilities:						
15 water				2,496		owner quote of \$208 monthly
16 trash				2,904		owner quote of \$242 monthly
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				14,570	14.18%	Of Effective Rental Income
30 NET OPERATING INCOME				88,150	16.03%	Cap Rate
31 Less: Annual Debt Service				29,678	2.970	Debt Coverage Ratio
32 Less: Participation Payments (from Assumptions)				-		
33 Less: Leasing Commissions				-		
34 Less: Funded Reserves				-		
35 CASH FLOW BEFORE TAXES				58,472	42.53%	Cash on Cash, 75% LTV, 6.00% APF

Authored by Gary G. Tharp, CCIM Copyright© 2006 by the CCIM Institute

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

Prepared for: Prospects

Prepared by: Anthony C. Burton, CCIM