14464 Atstar Dr, Victorville, CA 92395 — Current Rent Roll Excerpt

Source: Magnum Yardi Lease Expiration report as of November 16, 2026 (8:53 AM PT), Current tenants only, plus lease-type notes from the November 22, 2026 CMA. This is an excerpt prepared for a draft sale listing. It is not the original Yardi export.

Unit	Tenant	SF (Yardi)	Rent/mo	Yardi expiration	Lease type / CAM (from CMA)
101AB	La Casita Del Pueblo	8,160	$8,000.00	10/31/2029	Net; lease CAM $0.45/SF; none collected Apr–Sep 2026. CMA lease start 11/1/2024 (Yardi “from” date 3/10/2026 is the Magnum start).
201	HD Optimal Athletics	2,940	$4,136.24	3/1/2027	Net; CAM $735/mo collected Jun, Jul, Sep 2026. CMA lease start 3/1/2022.
202	El Charro Restaurant	1,340	$2,658.47	MTM per Yardi	Net; lease CAM $0.32/SF; none collected Apr–Sep 2026. CMA start 1/23/2017 (amended 2019); amendment through 10/31/2029; CMA uses Yardi MTM figures.
210	High Desert Fight Club	2,814	$4,000.00	MTM	Gross; landlord pays taxes, common utilities, water/sewer/trash, repairs. CMA start 4/1/2025; term ended 5/1/2026.
203, 204, 205, 206, 209	Vacant	8,844 measured	—	—	Not Current in Yardi. Advertised for lease on CoStar 11/23/2026 at $13.20 NNN. Measured SF: 203=1,340; 204=1,072; 205=1,072; 206=2,144; 209=3,216.
Total leased	4 of 9 measured spaces	15,254	$18,794.71		About 62% of 24,780 SF public-record building area. Annual scheduled rent $225,536.52.

Notes

Yardi “Lease From” dates of 3/10/2026 are the Magnum management start, not the original lease start. Do not upload the full 5-page Yardi Lease Expiration PDF to a public listing; it also lists Current tenants and rents at other Magnum-managed properties.

Actual in-place NOI (CMA, Magnum April–September 2026 financials annualized): $94,204/yr. Cap rate at the $2,095,000 list price: $94,204 ÷ $2,095,000 = 4.496611% (4.50% rounded to two decimal places). The CMA’s annualized “actual” expense total includes a $3,717 assumed replacement reserve; see the CMA operating statement.

Measured unit sizes (Magnum field measure, April 22, 2026 status report; gross, not guaranteed). Vacant-suite sizes match the CoStar for-lease listing of November 23, 2026:

Unit	Measure (ft)	Implied SF	Status
101 / 101A / 101B	67 × 128	8,576	Leased (Yardi SF 8,160)
201	67 × 40	2,680	Leased (Yardi SF 2,940)
202	67 × 20	1,340	Leased (matches Yardi)
203	67 × 20	1,340	Vacant
204	67 × 16	1,072	Vacant
205	67 × 16	1,072	Vacant
206	67 × 32	2,144	Vacant
209	67 × 48	3,216	Vacant
210	67 × 42	2,814	Leased (matches Yardi)
Total measured		24,254	CMA field-measure total

Prepared November 23, 2026 for a draft (unpublished) sale listing. Not a guarantee of square footage, collections, or lease status.