



Rare Opportunity  
Ocean View 7PLEX  
5% Cap Rate

15474 Victoria Ave  
White Rock, BC  
V4B 1H5





**RARE INVESTMENT OPPORTUNITY!!**  
**OCEAN VIEW 7-PLEX!** Welcome to a very unique, **CASH FLOW** property situated in a prime White Rock location with **5% CAP RATE!** Sitting on a 4,500 sq ft (45' x 100") hillside CORNER lot with panoramic ocean views. This property features 7 updated residential units and a bonus 8th unit rented out as storage space. 3 levels having 4,211 of interior living space. The main level is approx. 2,030 sqft containing four suites, two of which are south facing. The bottom level is approx. 1,440 sqft containing two south facing walk out suites. On the top level, the south facing penthouse is approx. 741 sqft featuring a massive 700+ sqft private rooftop over looking Semiahmoo Bay. The exterior has been updated with new roof, paint, deck, railings, hardy plank, kitchen, appliances, lighting and flooring. The property is legal non conforming.





# INCOME/EXPENSE REPORT

## Current Rental Income:

### First Floor

**Unit 1** (1 Bed 1 Bath) - Vacant  
(Market Rent \$2500)

**Unit 2** (1 Bed 1 Bath) - \$2100 + Util.

### Second Floor

**Unit 3** (Bachelor Suite) \$1350 + Util.

**Unit 4** (1 Bed 1 Bath) - AirBnB  
Makes \$8000 - \$10,000 during  
peak season, offseason around  
\$3000

**Unit 5** (1 Bed 1 Bath) \$2000 + Util.

**Unit 6** (1 Bed + 2 Den) \$1650 + Util.

### Third Floor

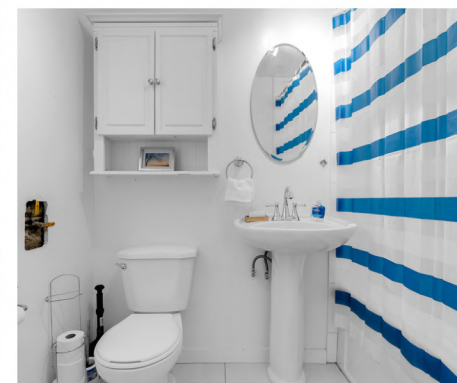
**Unit 7** (Penthouse 2 Bed 1 Bath)  
\$2250 + Util.

### Extra

**Unit 8** (Storage Space) - \$500

## CURRENT MONTHLY RENT:

\$12,850 - \$19,850





# INCOME/EXPENSE REPORT

**MONTHLY RENTAL INCOME IF ALL  
UNITS RENTED OUT TO LONG  
TERM TENANTS:**

\$14,850\*

**GROSS ANNUAL INCOME:**

\$178,200\*

**EXPENSES:**

**Taxes 2024**

\$10,267.05

**Insurance 2024**

Approx. \$3,921

**Maintenance 2024**

\$8,200\*

**Total Yearly Expenses**

Approx. \$22,388.05\*

**Annual Net Income**

\$155,811.95\*

**Asking Price**

\$3,100,000

**Cap Rate**

5.03%\*

\*Estimated



**FOR MORE INFO CONTACT**



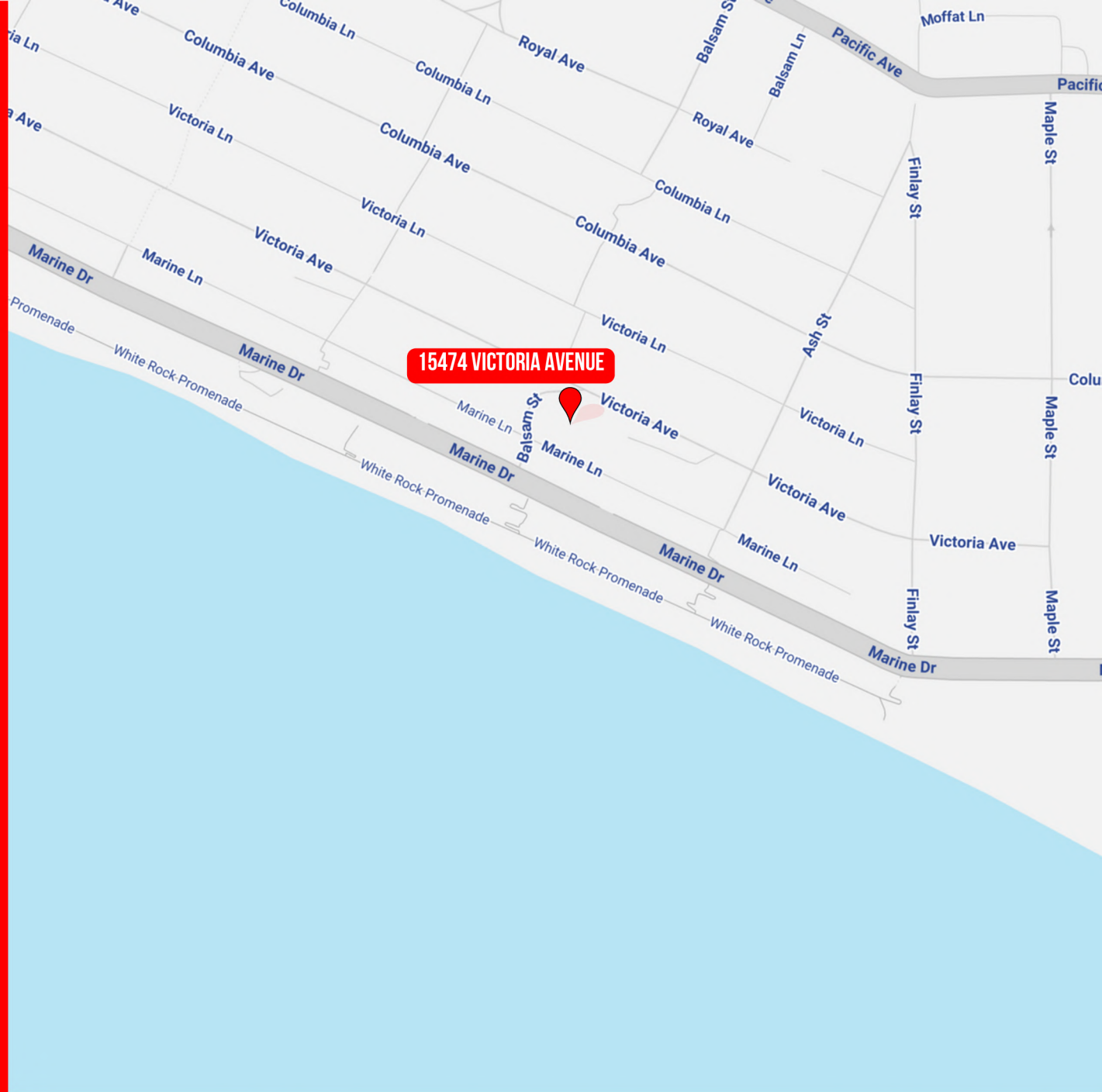
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**15474 VICTORIA AVENUE**

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