

## MULTIFAMILY FOR SALE NW MIAMI FL

Four Units for Sale on High-Traffic Corner  
in NW Miami!

3066 NW 92 St, Miami FL 33147  
9164 - 9174 NW 30 Ct, Miami FL 33147



**ASK PRICE \$ 1,470,000.00**



Incredible investment opportunity NW Miami 10 Bed / 6 Bath  
Strong Rental Income – Turnkey Investment  
Duplex zoning allows for future expansion  
High rental demand in NW Miami  
Excellent cap rate potential  
Ideal for 1031 exchange, first-time investors, or house-hackers  
Live in one unit and rent the others!

### LOCATION

- Rapidly developing neighborhood
- 15 mins to Wynwood, Midtown & Miami International Airport
- Nearby schools, parks, and public transportation
- Future city infrastructure upgrades planned in area

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# FOR SALE DUPLEX IN MIAMI



**9164 NW 30th Ct, Miami, FL 33147**

**ASK PRICE \$620,000.00**

- Two Unit (2 Bed / 1 Bath each) – Fully Rented  
Income-Producing – Ideal for Investors or Owner-Occupants  
Central A/C systems  
Separate electric and water meters
- Building: 1,620 SQ FT
  - Lote Size: 8,400 SQ FT
  - Zoning: RU-3B (Great rental potential in a high-demand area)

This beautifully renovated duplex is a rare opportunity to own income-producing property in one of Miami's most accessible neighborhoods. Whether you're an investor seeking immediate cash flow or a homeowner looking to offset your mortgage, this property offers the perfect balance of comfort, convenience, and financial opportunity.

Located just minutes from Miami's most vibrant districts, this duplex offers urban convenience with strong long-term

- Easy access to I-95, US-27, Wynwood, Design District & Downtown Miami
- Close to Miami International Airport
- Surrounded by growing retail and residential developments

An ideal location for tenants or owner-occupants seeking central access to everything Miami has to offer.



Income	
Unit # 1 (2/1)	\$2,324 Month / \$27,888 Year
Unit # 2 (2/1)	\$2,324 Month / \$27,888 Year
<b>Gross Monthly Income</b>	<b>\$4,648.00</b>
<b>Gross Yearly Income</b>	<b>\$55,776.00</b>
Expenses	
Landscaping (Yearly)	\$1,200.00
R.E Tax	\$8,477.28
Insurance	\$3,576.00
<b>Total Expense</b>	<b>\$13,253.28</b>
<b>NOI</b>	<b>\$42,522.72</b>
<b>CAP RATE</b>	<b>6.86%</b>

**Alberto Barrera**

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# FOR SALE DUPLEX IN MIAMI



**3066 NW 92 St, Miami, FL 33147**

**ASK PRICE \$850,000.00**

Two Modern Units (3 Beds / 2 Baths each)- Fully Rented  
Income-Producing – Ideal for Investors or Owner-Occupants  
New impact-resistant windows (hurricane-rated)  
Central A/C, Ceramic Flooring  
Recessed Lighting Updated Kitchens with Stainless Steel Appliances  
Washer & Dryer in each unit  
Private Fenced Yards  
Concrete Block Construction  
Gated Driveway with private parking for each unit  
Separate electric and water meters  
- Building: 2,236 SQ FT  
- Lote Size: 8,400 SQ FT  
- Zoning: RU-3B (Great rental potential in a high-demand area)

This beautifully new duplex offers a rare opportunity to own a modern, income-producing property in the heart of Miami.  
Turnkey Investment  
(No repairs needed, fully leased, ready to generate income)  
thoughtfully designed with contemporary finishes and premium upgrades. Built in 2021.  
Ideal for 1031 Exchange, buy-and-hold investors, or owner-occupants  
Don't miss this incredible opportunity to own a cash-flowing, low-maintenance duplex in a fast-growing Miami neighborhood!

Income	
Unit # 1 (3/2)	\$2,900 Month / \$34,800 Year
Unit # 2 (3/2)	\$2,700 Month / \$32,400 Year
Gross Monthly Income	\$5,600.00
Gross Yearly Income	\$67,200.00
Expenses	
Landscaping (Yearly)	\$1,200.00
R.E Tax	\$13,504.56
Insurance	\$6,000.00
Total Expense Yearly	\$20,704.56
NOI	\$46,495.44
Proforma	
Unit # 1 (3/2)	\$3,250 Month / \$39,000 Year
Unit # 2 (3/2)	\$3,250 Month / \$39,000 Year
Total Monthly Income	\$6,500.00
Total Yearly Income	\$78,000.00
NOI	\$57,295.44
CAP RATE	6.74%

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