



## 6124 PEMBROKE RD, MIRAMAR, 330231

### PRIME MIRAMAR VALUE-ADD MULTIFAMILY WITH SELLER FINANCING

Exceptional value-add multifamily opportunity at 6124 Pembroke Road, Miramar, FL 33023. This 8-unit property includes two 1BD/1BA apartments and six studio units, offering a versatile mix in a high-demand rental corridor. Seven of the eight tenants are on month-to-month leases, allowing immediate upside through rent adjustments or renovations. The property produces \$140,520 in current annual gross income, translating to an impressive near-7% going-in cap rate from day one—without raising rents. Ideally located on highly trafficked Pembroke Road, just off 441, the asset is extremely easy to rent and centrally positioned close to major highways and essentials. Additional highlights include updated mini-split A/Cs, several renovated interiors, an on-site coin laundry room, and a large garage for storage with potential to convert into a 9th unit. Seller financing is available with very attractive terms.

**PRICE: \$1,400,000**

Building Size: 3,670 SF

Lot Size: 9,229 SF

Year Built: 1957

| LAYOUT                      | Current          | Pro Forma        |
|-----------------------------|------------------|------------------|
| 1BED/1BATH (MTM)            | \$1,600          | \$1,700          |
| 1BED/1BATH (MTM)            | \$1,500          | \$1,700          |
| Studio (MTM)                | \$1,360          | \$1,500          |
| Studio (MTM)                | \$1,400          | \$1,500          |
| Studio (MTM)                | \$1,400          | \$1,500          |
| Studio (MTM)                | \$1,600          | \$1,500          |
| Studio (MTM)                | \$1,300          | \$1,500          |
| Studio (LEASE)              | \$1,400          | \$1,500          |
| Laundry                     | \$150            | \$150            |
| <b>Income</b>               | <b>\$140,520</b> | <b>\$150,600</b> |
| EXPENSES                    | Current          | Pro Forma        |
| Real Estate Taxes           | \$23,130         | \$25,200         |
| Insurance                   | \$5,000          | \$5,000          |
| Water                       | \$6,000          | \$6,000          |
| Electric                    | \$8,400          | \$8,400          |
| Trash                       | \$3,600          | \$3,600          |
| <b>Total Expenses</b>       | <b>\$46,130</b>  | <b>\$48,200</b>  |
| <b>Net Operating Income</b> | <b>\$94,390</b>  | <b>\$102,400</b> |
| <b>Cap Rate</b>             | <b>6.74%</b>     | <b>7.31%</b>     |

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