

Investment Opportunity: 6400 & 6402 Pembroke Rd, Miramar

Now available for \$1,275,000, this prime investment property offers a strong **6.42%** cap rate, making it a fantastic opportunity for investors looking for solid returns or future development potential.

Property Highlights

5 Units Generating Income

- Unit 1: \$1,800/mo
- Unit 2: \$1,400/mo
- Unit 3: \$2,000/mo
- Unit 4: \$1,350/mo
- Unit 5: \$1,200/mo
- ◆ Total Monthly Rental Income: \$7,750
- ◆ Total Annual Rental Income: \$93,000



💰 Net Operating Income (NOI): \$81,840/year

📊 Cap Rate: 6.42%

Prime Location & High Visibility

Daily Traffic Count: 33,000 cars per day – exceptional visibility for future development or business exposure

Strategically Located – Situated between 441 and Florida’s Turnpike, providing easy access to major highways and business hubs

Favorable Zoning – Allows for a variety of development opportunities

Flexible Investment Opportunity

- ✓ Fully Occupied – All tenants are currently on month-to-month leases, offering flexibility.
- ✓ Options to Extend or Redevelop – Tenants can stay, or the properties can be developed to maximize their potential in order to meet your specific real estate needs.
- ✓ High Demand Area – Prime location with excellent rental potential and future appreciation.

Whether you’re looking for immediate cash flow or a strategic development opportunity, this property is an excellent addition to any investor’s portfolio.



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