



112 MILTON ST

For Sale | \$699,000

SYNERGY REALTY ADVISORS

1839 SW 27TH AVE, MIAMI, FL 33145

786.536.7287

112 MILTON ST

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Synergy Realty Advisors in compliance with all applicable fair housing and equal opportunity laws.





PROPERTY INFORMATION

Section 1

112 MILTON ST



Sale Price

\$699,000

OFFERING SUMMARY

Building Size:	2,096 SF
Lot Size:	13,504 SF
Number of Units:	2
Price per unit:	\$357,500
Proforma Cap Rate:	5.99%
NOI:	\$41,899
Year Built:	1954

PROPERTY OVERVIEW

Discover this beautifully updated duplex just minutes from the beach, nestled within one of Lantana's most private and exclusive neighborhoods. With limited entrances and surrounded by million-dollar homes overlooking the bay, this property offers a rare blend of tranquility and prime coastal living. The duplex features two separate 2-bedroom, 1-bath units, each thoughtfully upgraded with modern kitchens, contemporary appliances, in-unit washers and dryers, central A/C, and private patios ideal for relaxing or entertaining. Both units are separately metered for water and electricity, streamlining billing for tenants and enhancing operational efficiency. Dedicated parking spaces add convenience, while the move-in-ready condition makes this a compelling opportunity for investors or end users seeking strong rental potential in a highly desirable location.

112 MILTON ST



PROPERTY HIGHLIGHTS

- Minutes from the beach in a private, limited-access neighborhood
- Surrounded by million-dollar homes overlooking the bay
- Two fully updated 2-bedroom / 1-bath units
- Modern kitchens with contemporary appliances
- In-unit washers and dryers
- Central A/C in both units
- Private patios for outdoor living
- Separate water and electric meters
- Dedicated parking spaces
- Move-in ready with excellent rental potential

112 MILTON ST



PROPERTY DESCRIPTION

Discover this beautifully updated duplex just minutes from the beach, nestled within one of Lantana's most private and exclusive neighborhoods. With limited entrances and surrounded by million-dollar homes overlooking the bay, this property offers a rare blend of tranquility and prime coastal living. The duplex features two separate 2-bedroom, 1-bath units, each thoughtfully upgraded with modern kitchens, contemporary appliances, in-unit washers and dryers, central A/C, and private patios ideal for relaxing or entertaining. Both units are separately metered for water and electricity, streamlining billing for tenants and enhancing operational efficiency. Dedicated parking spaces add convenience, while the move-in-ready condition makes this a compelling opportunity for investors or end users seeking strong rental potential in a highly desirable location.

OFFERING SUMMARY

Sale Price:	\$699,000
Number of Units:	2
Lot Size:	13,504 SF
Building Size:	2,096 SF
NOI:	\$41,899.00
Cap Rate:	5.99%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	654	1,485	5,250



112 MILTON ST



LOCATION DESCRIPTION

Located in a quiet residential area of Lantana, this property offers quick access to I-95, Lantana Rd, and Dixie Hwy, making commuting easy. Just minutes from Lantana Beach, the Intracoastal, parks, shops, and local restaurants, the location provides a perfect mix of convenience and coastal living. Nearby cities like Lake Worth and Boynton Beach add even more amenities and demand to this desirable Palm Beach County area.

112 MILTON ST



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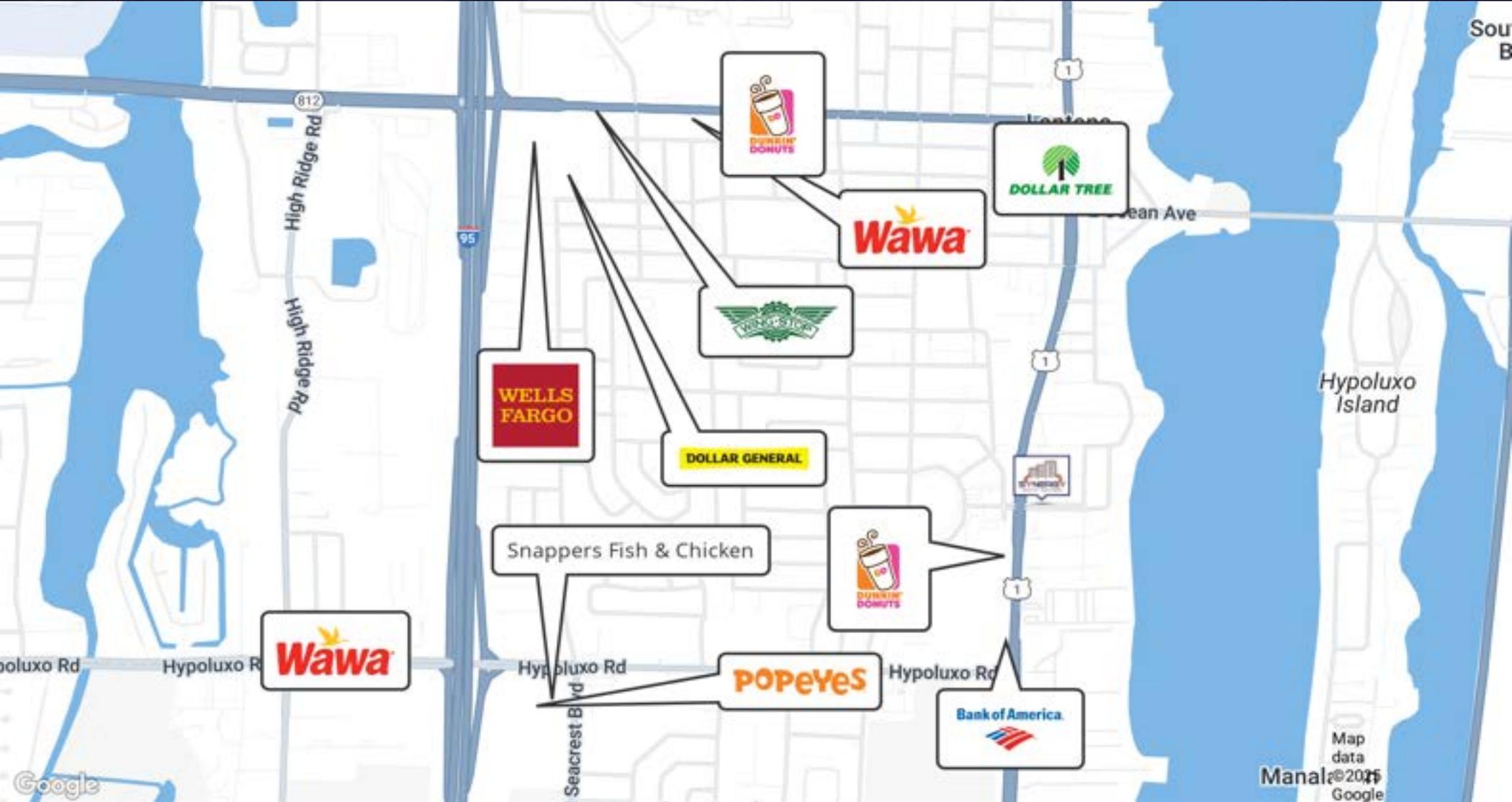




LOCATION INFORMATION

Section 2

112 MILTON ST





FINANCIAL ANALYSIS

Section 3

112 MILTON ST

INCOME SUMMARY

MILTON LANTANA DUPLEX RESIDENCES

Vacancy Cost \$0

GROSS INCOME \$57,600

EXPENSES SUMMARY

MILTON LANTANA DUPLEX RESIDENCES

Property Taxes \$10,501

Insurance \$4,000

Landscape \$1,200

OPERATING EXPENSES \$15,701

NET OPERATING INCOME \$41,899



112 MILTON ST

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT
112 Milton St	2	1	682 SF	\$2,300
114 Milton St	2	1	1,245 SF	\$2,500
TOTALS			1,927 SF	\$4,800
AVERAGES			964 SF	\$2,400

112 MILTON ST

INVESTMENT OVERVIEW

MILTON LANTANA DUPLEX RESIDENCES

Price	\$699,000
Price per SF	\$333
Price per Unit	\$357,500
GRM	12.14
CAP Rate	5.99%
Cash-on-Cash Return (yr 1)	5.99%
Total Return (yr 1)	\$41,899

OPERATING DATA

MILTON LANTANA DUPLEX RESIDENCES

Gross Scheduled Income	\$57,600
Total Scheduled Income	\$57,600
Gross Income	\$57,600
Operating Expenses	\$15,701
Net Operating Income	\$41,899
Pre-Tax Cash Flow	\$41,899

FINANCING DATA

MILTON LANTANA DUPLEX RESIDENCES

Down Payment	\$699,000
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SALE COMPARABLES

Section 4

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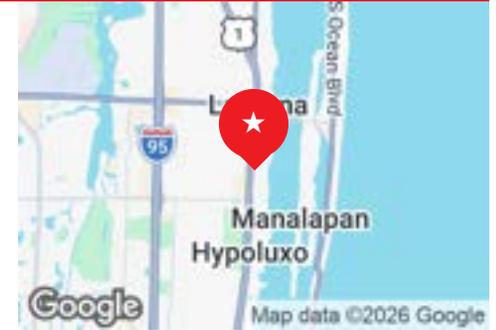


112 MILTON ST

Lantana, FL 33462

Subject Property

Price:	\$699,000	Bldg Size:	2,096 SF
Lot Size:	13,504 SF	No. Units:	2
Cap Rate:	5.99%	Year Built:	1954



651 OAK ST

Boynton Beach, FL 33435

Sold 1/31/2025

Price:	\$600,000	Bldg Size:	1,171 SF
Lot Size:	13,116 SF	No. Units:	2
Year Built:	1958		



601 N 7 ST

Lantana, FL 33462

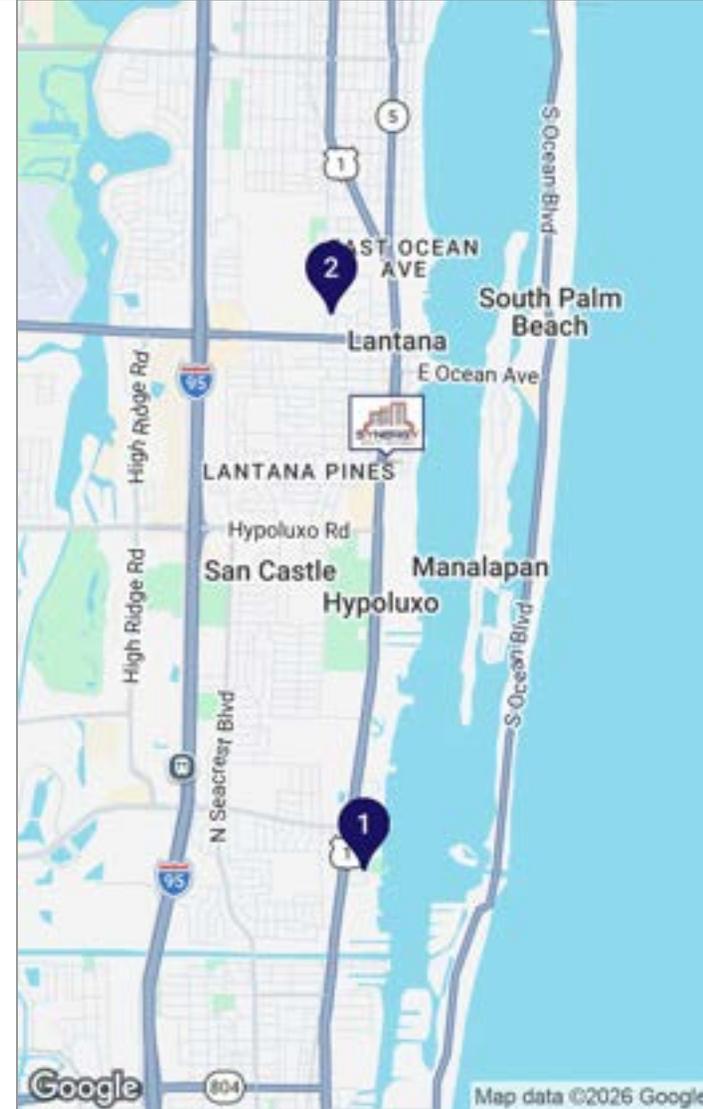
Sold 5/2/2025

Price:	\$555,000	Bldg Size:	1,864 SF
Lot Size:	5,631 SF	No. Units:	2
Year Built:	1948		



112 MILTON ST

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	112 Milton St Lantana, FL	\$699,000	2,096 SF	13,504 SF	2	5.99%
1	651 Oak St Boyton Beach, FL	\$600,000	1,171 SF	13,116 SF	2	-
2	601 N 7 St Lantana, FL	\$555,000	1,864 SF	5,631 SF	2	-
AVERAGES		\$577,500	1,518 SF	9,374 SF	2	NAN%



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LEASE COMPARABLES

Section 5

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112 MILTON ST

Lantana, FL 33462

Subject Property

RENT:

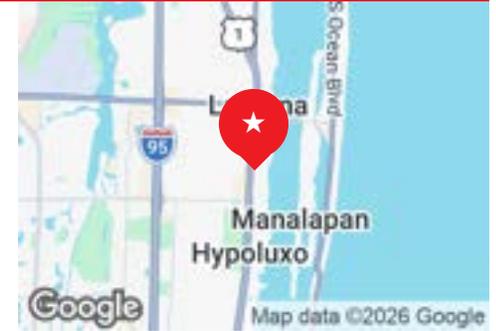
\$2,400

\$4,800

SIZE SF:

964 SF

1,928 SF



416 W MANGO ST #416

Lantana, FL 33462

Leased

RENT:

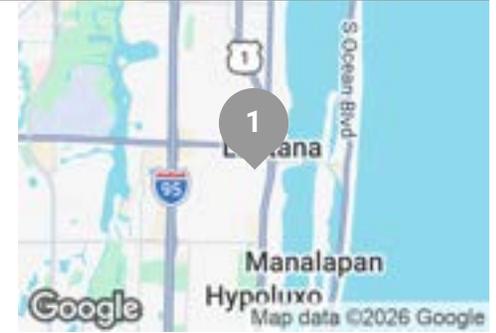
\$2,500

\$0

SIZE SF:

865 SF

0 SF



526 W PERRY STREET #A

Lantana, FL 33462

Leased

RENT:

\$2,200

\$0

SIZE SF:

783 SF

0 SF



112 MILTON ST

3



121 S LAKE DRIVE #A
Lantana, FL 33462

Leased

RENT:

\$2,375

\$0

SIZE SF:

960 SF

0 SF





DEMOGRAPHICS

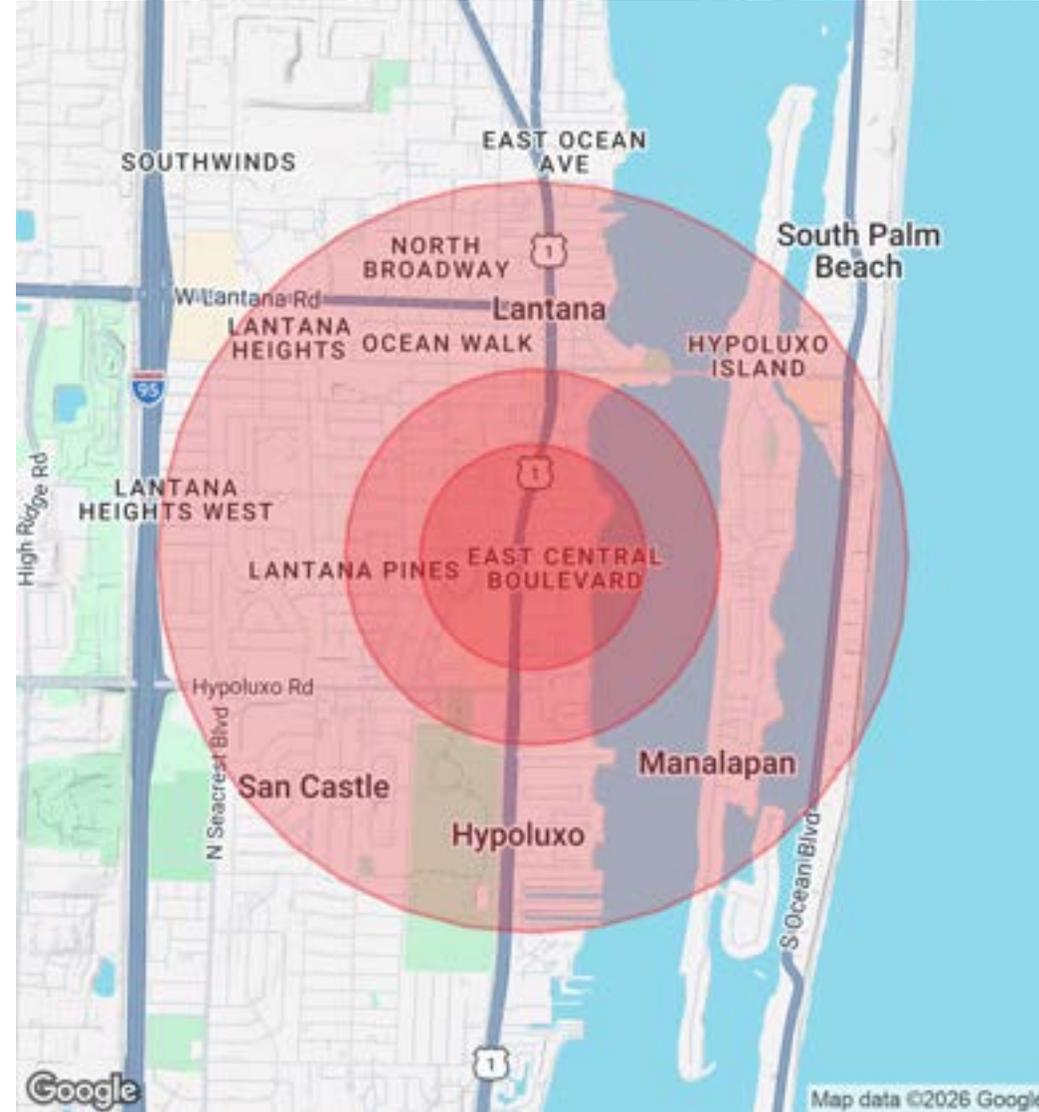
Section 6

112 MILTON ST

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,513	3,581	12,840
Average Age	42	42	44
Average Age (Male)	42	42	44
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	654	1,485	5,250
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$103,882	\$103,265	\$101,883
Average House Value	\$390,212	\$384,268	\$442,935

Demographics data derived from AlphaMap



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ADVISOR BIOS

Section 7

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ANDROS SARDUY

CEO & MANAGING BROKER

asarduy@synergyrealtymiami.com

Direct: 305.297.3557

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 17 years of experience in commercial real estate. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Industrial properties and businesses
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Various types of development land

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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GIOVANNI VASQUEZ

President | Managing partner

gvasquez@synergyrealtymiami.com

Direct: 786.202.3303

PROFESSIONAL BACKGROUND

Giovanni Vasquez has 10 years of experience in the real-estate industry, He specializes in commercial and residential transactions throughout South Florida.He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linco. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.

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ROSAURA SANDOVAL

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PROFESSIONAL BACKGROUND

I believe in pursuing passions that truly inspire us, and for me, that passion is real estate. Although I hold a degree in Chemical Engineering, my enthusiasm for helping individuals find their ideal homes or great opportunity investments motivated me to transition into this industry. My strong persistence and patience are essential qualities that I bring to my work, enabling me to navigate challenges effectively and provide exceptional service. I am proud to be part of one of the leading real estate companies in Miami, where I can leverage my skills and dedication to help clients achieve their real estate goals.

SPECIALTIES

- MULTI-FAMILY
- OFFICE SPACES
- RESIDENTIAL

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