



6125 SW 40th Ct, Miramar FL 33023-5113
Multi-Family Income Closed
ML #: [F10448687](#) **Area:** 3190
Sht Sle: No
Pool: No
Units: 4 **Type:** Fourplex
Year: 1964 **LA:** 2,100
BldAr/Src:
WtrF: No
Subd: Sun Land Park 25-30 B

LP: \$850,000
REO: No
P Date: 08/12/2024
CDate: 10/24/2024
S Pr: \$840,000 **\$210,000/Unit**
TA: 2,275
SF Adj: **\$400/SF**
Zoning: RM-16

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse	End	Rooms	Prkg	#Unit
1	No	No	1	1	0	500	\$1,800	Unfurn	Leased		Family Room, Kitchen	Space	1
Equipment: Air Conditioning Unit, Dryer, Microwave, Range, Refrigerator, Washer, Window Coverings Included													
2	No	No	1	1	0	500	\$1,850	Unfurn	Leased		Family Room, Kitchen	Space	2
Equipment: Air Conditioning Unit, Dryer, Microwave, Range, Refrigerator, Washer, Window Coverings Included													
3	No	No	1	1	0	500	\$1,850	Unfurn	Leased		Family Room, Kitchen	Space	3
Equipment: Air Conditioning Unit, Dryer, Microwave, Range, Refrigerator, Washer, Window Coverings Included													
4	No	No	1	1	0	600	\$2,000	Unfurn	Leased		Family Room, Kitchen	Space	4
Equipment: Air Conditioning Unit, Dryer, Microwave, Range, Refrigerator, Washer, Window Coverings Included													

Remarks: BEAUTIFULLY RENOVATED FOUR-UNIT 1BD/1BA FOURPLEX IN THE HEART OF MIRAMAR! EXCELLENT INVESTMENT PROPERTY YIELDING A SUBSTANTIAL PROFIT. THIS IS AN INSTANT CASH COW! NEW ROOF, NEW IMPACT WINDOWS & DOORS, NEW KITCHENS WITH NEW CABINETS, NEW QUARTZ COUNTERTOP, CUSTOM BACKSPLASH, NEW STAINLESS-STEEL APPLIANCES INCL REFRIGERATOR, ELECTRIC RANGE & MICROWAVE. NEW WASHER & VENTLESS DRYER IN ALL UNITS. NEW WATERPROOF VINYL FLOORS. GORGEOUSLY REMODELED BATHROOMS WITH NEW TOILETS, NEW SHOWER, NEW VANITY & DESIGNER TILE WORK. NEW RECESSED LED LIGHTS, NEW DOORS & BASEBOARDS, NEW BLINDS, NEW INTERIOR & EXTERIOR STUCCO, FRESHLY PAINTED. EIGHT TOTAL PARKING SPOTS. THIS IS AN EXCELLENT INVESTMENT OPPORTUNITY PROVIDING GREAT CASH FLOW & LONG-TERM RENTAL INCOME GROWTH. UNIT #4 IS LARGER THAN THE OTHERS.

[Darrell Gonzales - \(\(954\) 732-6154\)](#) [Paragon Properties Group LLC](#) dgonzales41@msn.com



6121 SW 40th Ct, Miramar FL 33023-5113
Multi-Family Income Closed
ML #: [A11807241](#) **Area:** 3190
Sht Sle: No
Pool: No
Units: **Type:** Duplex
Year: 1973 **LA:** x1,759
BldAr/Src:
WtrF: No
Subd: xSUN LAND PARK

LP: \$695,000
REO: No
P Date: 05/22/2025
CDate: 08/22/2025
S Pr: \$670,000 **\$335,000/Unit**
TA: 1,759
SF Adj: x1,759 **\$380/SF**
Zoning: xRM4

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse	End	Rooms	Prkg	#Unit
1	No	No	2	2	0	880	\$2,000	Unfurn	Leased		Kitchen	Space	1
Equipment: Washer													
2	No	No	2	2	0	880	\$2,000	Unfurn	Leased		Kitchen	Space	2
Equipment: Washer													

Remarks: This remodeled Income - generating duplex with long-term tenants in place - perfect for investors seeking immediate cashflow. Each 2 bedroom, 2 bath unit features stainless steel appliances, new central AC's, water heaters, impact windows, and separate electric and water meters, connected to sewer. Washer & Dryer in each unit. Recent renovations minimize maintenance and boost rental appeal. A turnkey opportunity with potential to increase rents. A must see!

[Julissa Ray - \(305-989-9550\)](#) [BHHS EWM Realty](#) julieray.us@gmail.com



6127 SW 39th St, Miramar FL 33023-5105
Multi-Family Income Closed
ML #: [A11726884](#) **Area:** 3190
Sht Sle: No
Pool: No
Units: 2 **Type:** Duplex
Year: 1975 **LA:** ×1,709
BldAr/Src:
WtrF: No
Subd: ×SUN LAND PARK

LP: \$690,000
REO: No
P Date: 02/04/2025
CDate: 03/03/2025
S Pr: \$660,000
TA: 1,709 \$330,000/Unit
SF Adj: ×1,709 \$386/SF
Zoning: ×RM4

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse	End	Rooms	Prkg	#Unit
1	No	No	2	1	0	973	\$2,500	Furn for Sale	Owner		Family Room	Space	1
Equipment: Air Conditioning Unit, Dishwasher, Disposal, Other Equipment/Appliances, Washer/Dryer Hookups													
2	No	No	2	1	0	973	\$2,500	Unfurn	Leased		Family Room, Kitchen	Space	2
Equipment: Air Conditioning Unit, Dishwasher, Disposal, Refrigerator													

Remarks: Ready to make a reliable investment? This fully renovated duplex in Miramar is a complete turnkey property ready for immediate occupancy. It features 2 bedrooms and 1 bathroom per Unit, generating a passive monthly income of \$5,000 combined. This duplex has been renovated from top to bottom, including a new roof, plumbing, impact windows, bathrooms, electric panels, and many more. Each unit has the potential to be rented for \$2,600 or more. The current tenant has been renting there for more than 8 years and is a friend of the landlord. Therefore, he is only paying \$2,500. The seller is motivated and willing to consider all offers. Call today for a showing!

[Agustin Coll - \(786-763-4692\)](#) [Lifestyle International Realty](#) agustincollmiamirealtor@gmail.com



6149 SW 39th St, Miramar FL 33023-5105
Multi-Family Income Closed
ML #: [A11595232](#) **Area:** 3190
Sht Sle: No
Pool: No
Units: 2 **Type:** Duplex
Year: 1977 **LA:** ×1,657
BldAr/Src:
WtrF: No
Subd: ×SUN LAND PARK

LP: \$545,000
REO: No
P Date: 06/18/2024
CDate: 07/23/2024
S Pr: \$542,800 \$271,400/Unit
TA: 1,657 \$327/SF
SF Adj: ×1,657
Zoning: ×RM4

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse	End	Rooms	Prkg	#Unit
1	No	No	2	1	0		\$1,820	Unfurn	Leased			Space	1
Equipment:													
2	No	No	2	1	0		\$1,840	Unfurn	Month to Month			Space	2
Equipment:													

Remarks: This well-maintained duplex features two units, each with 2 bedrooms and 1 bathroom. Both units are currently occupied by long-term tenants, ensuring a steady income stream. The property offers convenient access to major roads and to the turnpike. This is an excellent investment opportunity for those seeking reliable income from a well-positioned rental property.

[Sandra Rathe - \(954-371-2115\)](#) [Keller Williams Legacy](#) Sandra@SandraRathe.com

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The Subject QOZ Duplex at 6134 SW 40th Court in Miramar with 2 Two Bedroom/One Bathroom Apartment is listed by #BAWONS at \$290,000/Unit or \$341/SF compared to the neighborhood closing average of \$286,600/Unit or \$373/SF.