



FULLY RENOVATED FOURPLEX FOR SALE

For Sale | \$1,000,000

SYNERGY REALTY ADVISORS

1839 SW 27TH AVE, MIAMI, FL 33145

786.536.7287

11775 SOUTHWEST 223RD STREET

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PROPERTY INFORMATION

Section 1

11775 SOUTHWEST 223RD STREET



OFFERING SUMMARY

Sale Price:	\$1,000,000
Building Size:	2,478 SF
Lot Size:	7,500 SF
Number of Units:	4
Price / SF:	\$403.55
Cap Rate:	5.69%
NOI:	\$56,931
Year Built:	1957

PROPERTY OVERVIEW

This fully renovated fourplex in South Miami-Dade presents a turnkey investment opportunity with major capital improvements already completed. The entire building and all units have been completely renovated, offering modern finishes and minimizing future maintenance costs.

The property features a permitted new roof and permitted impact windows, providing both peace of mind and insurance advantages. All major systems have been upgraded, including new electrical and plumbing, ensuring long-term efficiency and reliability.

Each unit has been thoughtfully updated with tile flooring throughout, brand-new kitchens with stainless steel appliances, and fully renovated bathrooms. Additionally, washer units have been installed in each unit, significantly increasing tenant convenience and rental appeal.

11775 SOUTHWEST 223RD STREET



PROPERTY DESCRIPTION

This fully renovated fourplex in South Miami-Dade presents a turnkey investment opportunity with major capital improvements already completed. The entire building and all units have been completely renovated, offering modern finishes and minimizing future maintenance costs.

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11775 SOUTHWEST 223RD STREET



PROPERTY HIGHLIGHTS

- Fully renovated 4-unit multifamily property
- Entire building and units completely upgraded
- Permitted new roof
- Permitted impact windows (hurricane-resistant)
- New electrical system throughout
- New plumbing throughout
- Modern tile flooring in all units
- Brand-new kitchens with stainless steel appliances
- Fully renovated bathrooms
- Washer installed in each unit
- Separate meter for water and electricity.
- Turnkey, low-maintenance investment
- Strong rental demand in a growing South Miami-Dade submarket



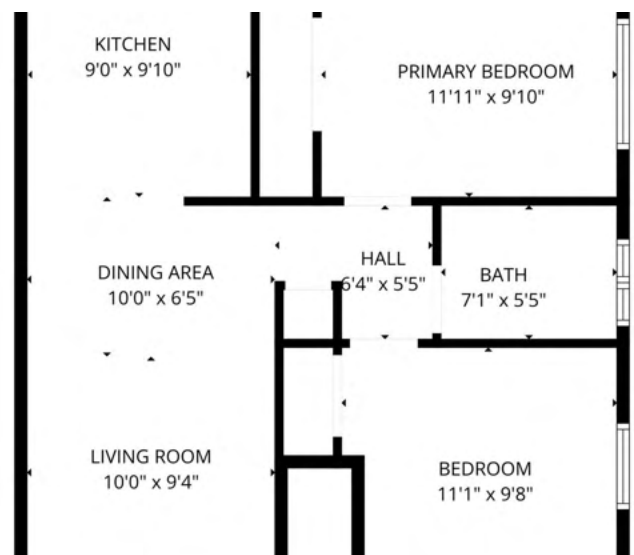
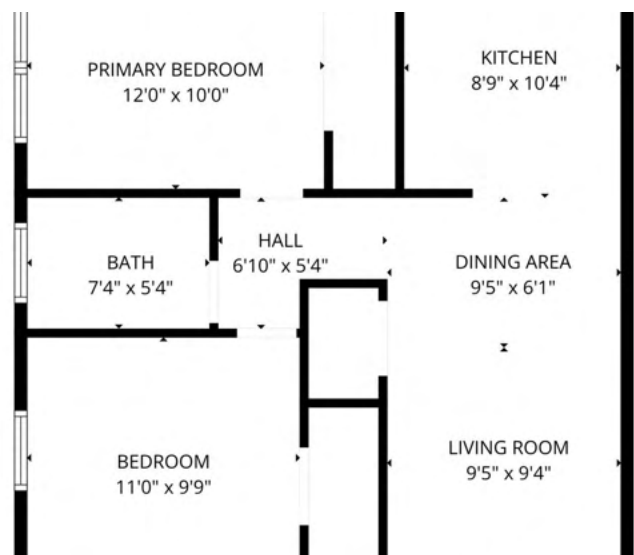
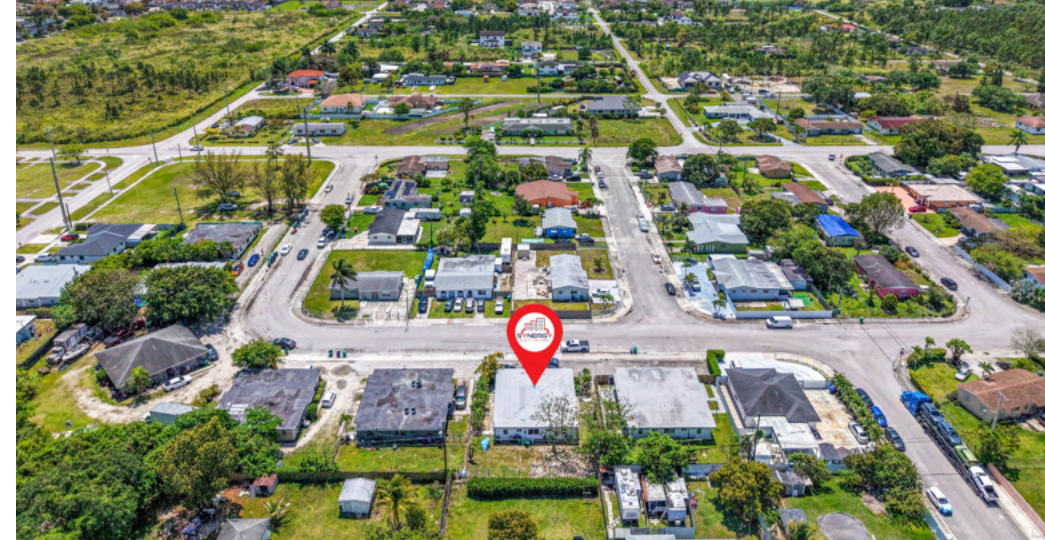
11775 SOUTHWEST 223RD STREET



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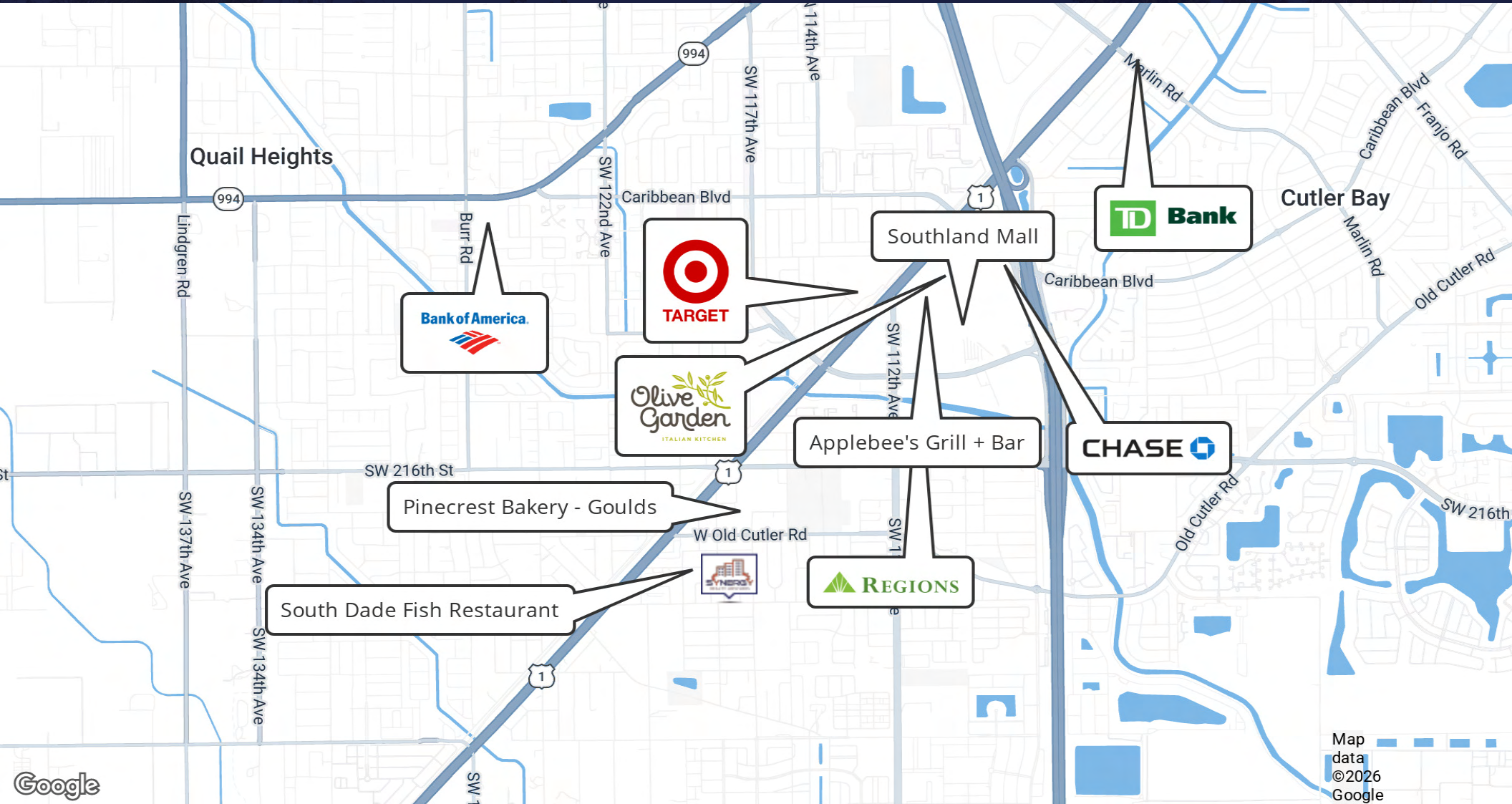




LOCATION INFORMATION

Section 2

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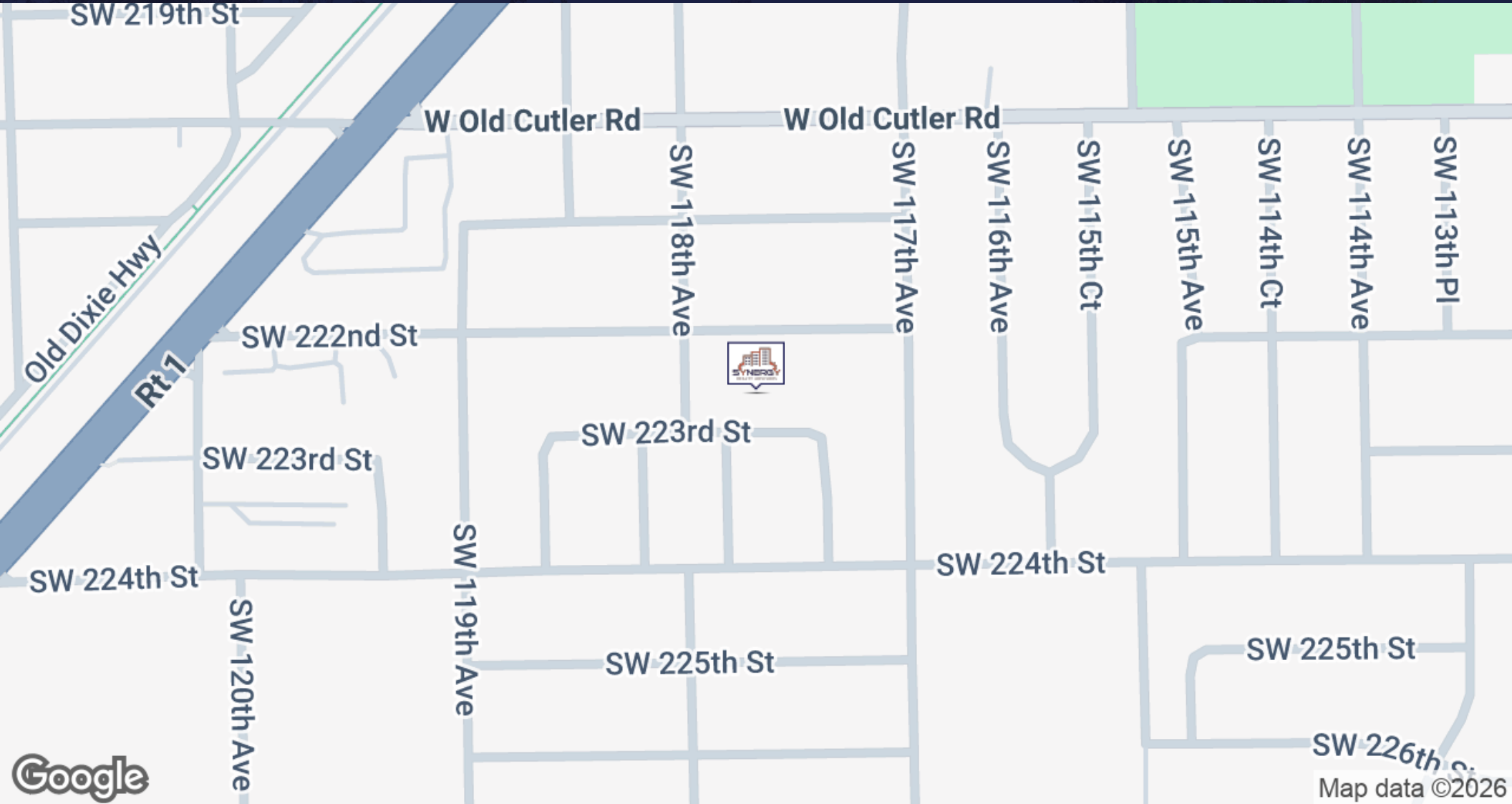
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FINANCIAL ANALYSIS

Section 3

11775 SOUTHWEST 223RD STREET

INVESTMENT OVERVIEW	CURRENT SCENARIO	PRO FORMA SCENARIO
Price	\$1,000,000	\$1,000,000
Price per SF	\$404	\$404
Price per Unit	\$250,000	\$250,000
GRM	13.89	10.96
CAP Rate	5.69%	6.73%
Cash-on-Cash Return (yr 1)	5.69%	6.74%
Total Return (yr 1)	\$56,931	\$67,373

OPERATING DATA	CURRENT SCENARIO	PRO FORMA SCENARIO
Gross Scheduled Income	\$72,000	\$91,200
Total Scheduled Income	\$72,000	\$91,200
Gross Income	\$72,000	\$91,200
Operating Expenses	\$15,069	\$23,827
Net Operating Income	\$56,931	\$67,373
Pre-Tax Cash Flow	\$56,931	\$67,373

FINANCING DATA	CURRENT SCENARIO	PRO FORMA SCENARIO
Down Payment	\$1,000,000	\$1,000,000

11775 SOUTHWEST 223RD STREET

INCOME SUMMARY

Vacancy Cost

CURRENT SCENARIO

\$0

PRO FORMA SCENARIO

\$0

GROSS INCOME

\$72,000

\$91,200

EXPENSES SUMMARY

Property Taxesn (trash included)

CURRENT SCENARIO

\$9,329

PRO FORMA SCENARIO

\$18,087

Grass cut

\$840

\$840

Property insurance

\$4,900

\$4,900

OPERATING EXPENSES

\$15,069

\$23,827

NET OPERATING INCOME

\$56,931

\$67,373

11775 SOUTHWEST 223RD STREET

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	1	1	\$1,200	\$1,800
2	1	1	\$1,200	\$1,800
3	2	1	\$1,800	\$2,000
4	2	1	\$1,800	\$2,000
TOTALS			\$6,000	\$7,600
AVERAGES			\$1,500	\$1,900

11775 SOUTHWEST 223RD STREET

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SECURITY DEPOSIT
Apartment	2	1	2	50%	-
Apartment	1	1	2	50%	-
TOTALS/AVERAGES			4	100%	\$0





SALE COMPARABLES

Section 4

11775 SOUTHWEST 223RD STREET



11775 SOUTHWEST 223RD STREET

Miami, FL 33170

Subject Property

Price:	\$1,000,000	Bldg Size:	2,478 SF
Lot Size:	7,500 SF	No. Units:	4
Cap Rate:	5.69%	Year Built:	1957



22300 SW 115TH CT

Miami, FL 33170

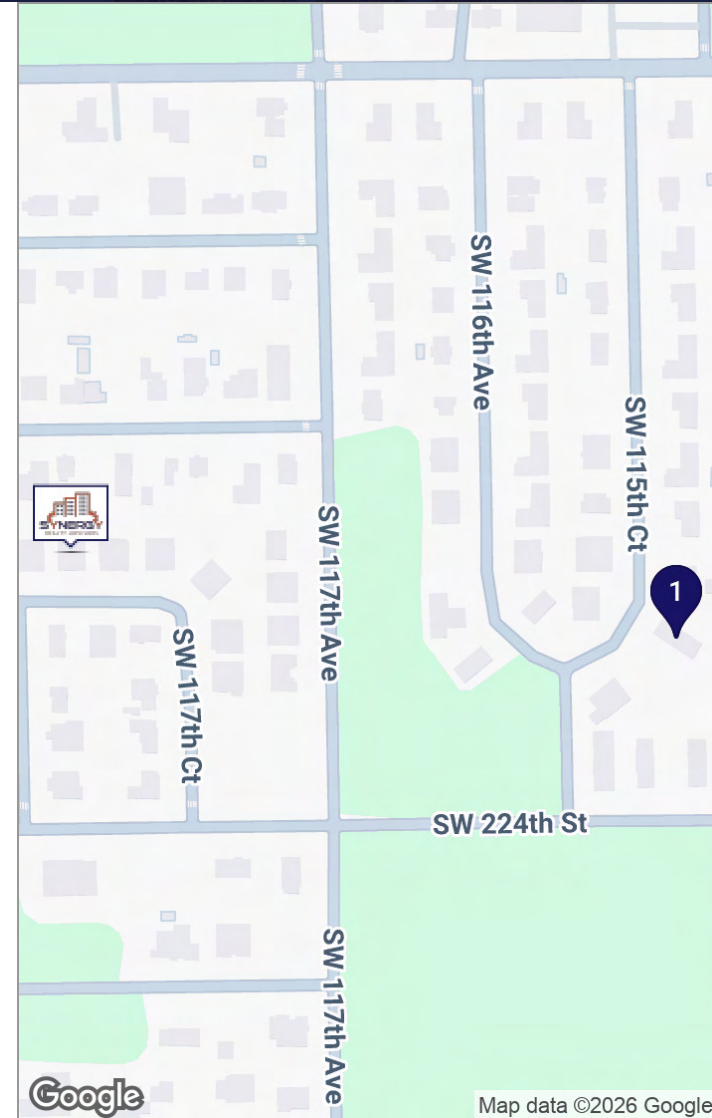
Sold 2/26/2026

Price:	\$820,000	Bldg Size:	2,292 SF
Lot Size:	9,494 SF	No. Units:	4
Year Built:	1960		



11775 SOUTHWEST 223RD STREET

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	11775 Southwest 223rd Street Miami, FL 33170	\$1,000,000	2,478 SF	7,500 SF	4	5.69%
1	22300 Sw 115th Ct Miami, FL 33170	\$820,000	2,292 SF	9,494 SF	4	-
AVERAGES		\$820,000	2,292 SF	9,494 SF	4	NAN%





LEASE COMPARABLES

Section 5

11775 SOUTHWEST 223RD STREET



11775 SOUTHWEST 223RD STREET

Miami, FL 33170

Subject Property

UNIT TYPE:	COUNT:	% OF TOTAL:
Apartment	2	50 %
Apartment	2	50 %

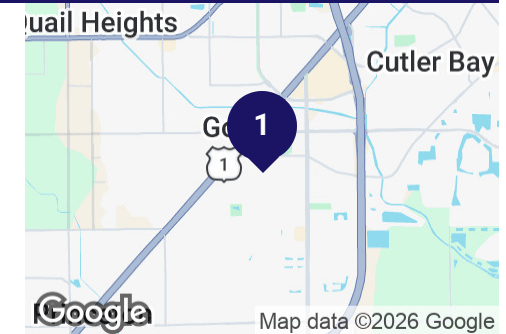


22210 SW 116TH AVE

Miami, FL 33170

On Market

UNIT TYPE:	RENT:
Apartment	\$1,800

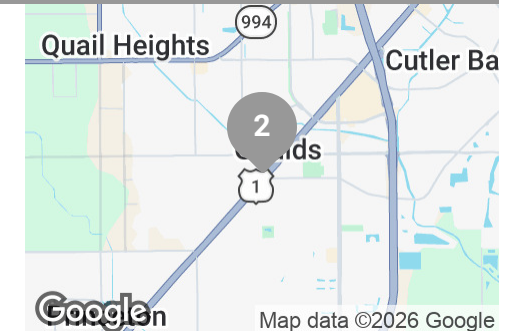


21845 GOULDS AVE # 202

Miami, FL 33170

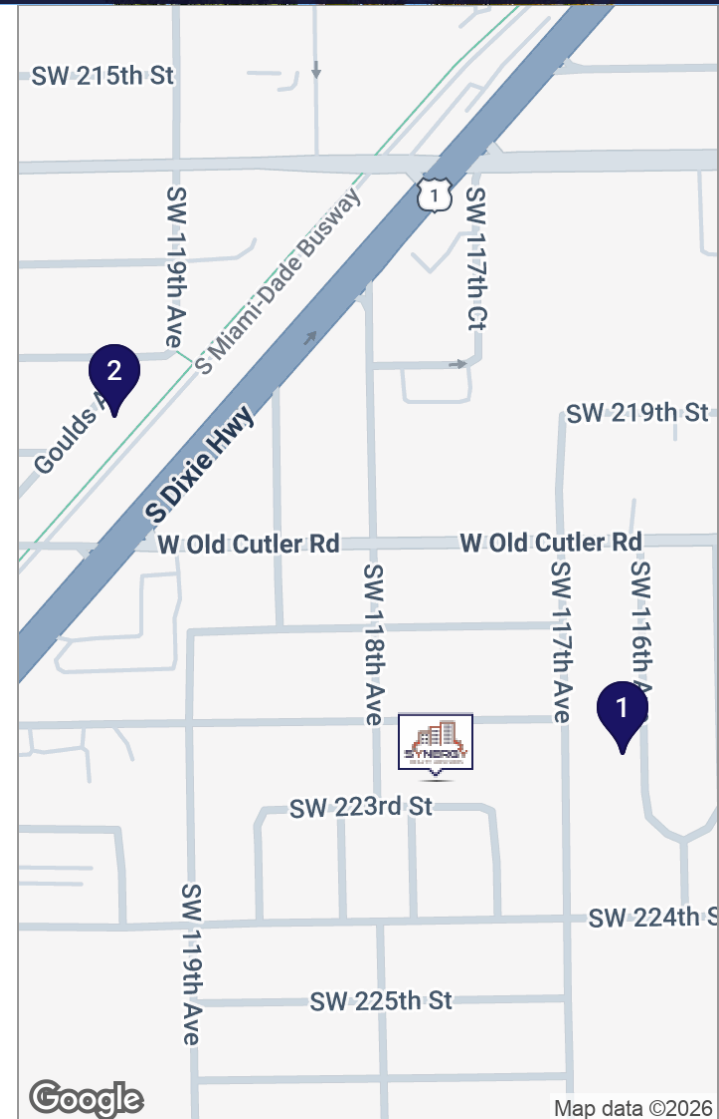
Leased

UNIT TYPE:	RENT:
Apartment	\$2,000



11775 SOUTHWEST 223RD STREET

	NAME/ADDRESS	LEASE TERM	NO. UNITS
★	11775 Southwest 223rd Street Miami, FL 33170	Negotiable	4
1	22210 SW 116th Ave Miami, FL 33170	-	-
2	21845 Goulds Ave # 202 Miami, FL 33170	-	-
AVERAGES		NAN MONTHS	





DEMOGRAPHICS

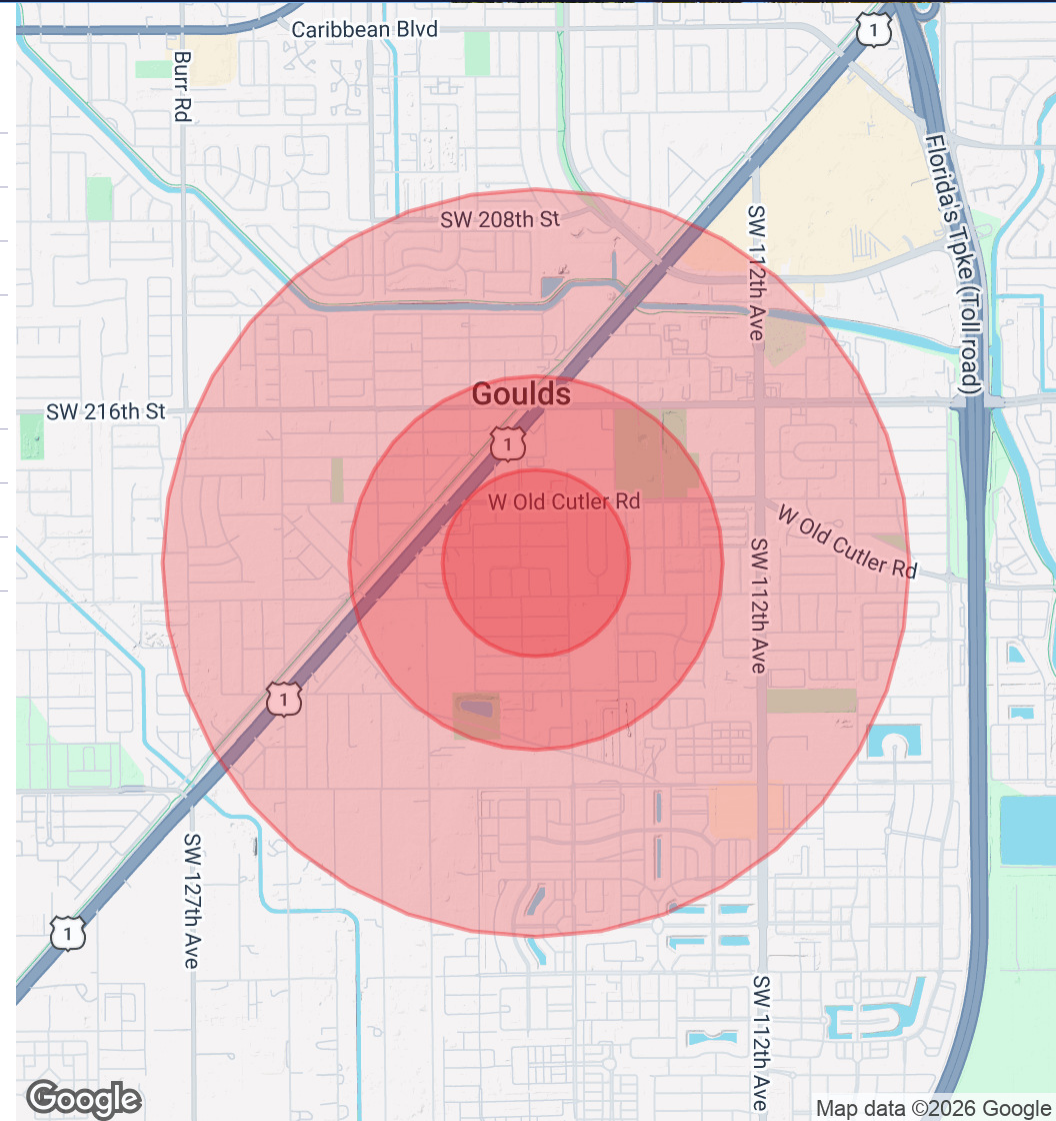
Section 6

11775 SOUTHWEST 223RD STREET

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,163	3,764	16,920
Average Age	47.7	44.4	40.9
Average Age (Male)	44.1	40.6	37.7
Average Age (Female)	51.0	46.2	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	413	1,276	5,292
# of Persons per HH	2.8	2.9	3.2
Average HH Income	\$48,379	\$58,705	\$76,637
Average House Value	\$302,505	\$335,510	\$393,209

2023 American Community Survey (ACS)



Map data ©2026 Google



ADVISOR BIOS

Section 7



ROSAURA SANDOVAL

rsandoval@synergyrealtymi.com

Direct: 786.302.5726

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

Andros Sarduy

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GIOVANNI VASQUEZ

President | Managing partner

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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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11775 SOUTHWEST 223RD STREET



ANDROS SARDUY

CEO & MANAGING BROKER

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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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