

FOR SALE

100% LEASED FOUR-UNIT, TWO-PROPERTY RESIDENTIAL PORTFOLIO

FERNDALE, MI



For Sale: \$585,000

4-Units in Total



**Forward
Commercial Group**

SUMMARY

RESIDENTIAL PORTFOLIO, OAKLAND COUNTY

Forward Commercial Group (FCG) is pleased to present the opportunity to acquire a 100% leased, two-property residential portfolio comprising four units and approximately 3,100 square feet located in Ferndale, Oakland County, Michigan. The portfolio generates \$59,100 in current gross annual rent income providing investors with immediate cash flow and stable occupancy.

The offering consists of two bungalow-style duplexes located in established Ferndale neighborhoods with demonstrated rental demand. In-place rents provides an attractive value-add opportunity, with potential to increase revenue over time as rents are brought closer to market levels. The properties also offer investor exposure to Ferndale's continued neighborhood redevelopment and long-term economic growth, while providing a manageable four-unit residential portfolio with diversified rental income.

Do not disturb tenants.



Current Annual Gross: \$59,100



100% Leased



4-Unit Oakland County Portfolio



±3,100 square feet

INVESTMENT HIGHLIGHTS

- 100% leased with below-market rents in place
- Two bungalow-style duplexes
- Established Ferndale locations with strong rental demand
- Stable in-place rental tenancy
- Flexible exit strategy with the ability to sell assets individual assets
- Oakland County location

FINANCIAL SUMMARY

AS OF AUGUST 2026

ADDRESS	ASKING PRICE	UNIT TYPE	ANNUAL RENT	ANNUAL EXPENSES	TOTAL SIZE	LOT SIZE	LEASE END
617 E. BENNETT AVE FERNDAL, MI 48220	\$225,000	DUPLEX / BUNGALOW UPPER / LOWER	\$23,400	\$11,000	1,559 SF	0.12 ACRES	LOWER: 09/30/2026 UPPER: MTM
1447 ALBANY ST FERNDAL, MI 48220	\$360,000	DUPLEX / BUNGALOW UPPER / LOWER	\$35,700	\$10,000	1,536 SF	0.14 ACRES	LOWER: 09/30/2027 UPPER: 05/31/2027
		TOTALS	\$59,100	\$21,000	3,095 SF		

MECHANICALS SUMMARY

ADDRESS	UNIT TYPE	ROOF	FURNACE A/C	HOT WATER HEATER	OTHER
617 E. BENNETT AVE FERNDAL, MI 48220	DUPLEX / BUNGALOW UPPER / LOWER	~ 20 YEARS	FURNACE 2020 FURNANCE 2017	BOTH UNITS 2017	UPPER UNIT KITCHEN 2017
1447 ALBANY ST FERNDAL, MI 48220	DUPLEX / BUNGALOW UPPER / LOWER	2023	BOTH FURNACES 2024	1 HWH 2023	KITCHENS AND BATHROOMS 2018

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

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PHOTOS

617 E. BENNETT AVE, FERNDALE



617 E. BENNETT AVENUE

Duplex, bungalow

Built: 1925

Square feet: 1,559 SF

Total lot size: 0.12

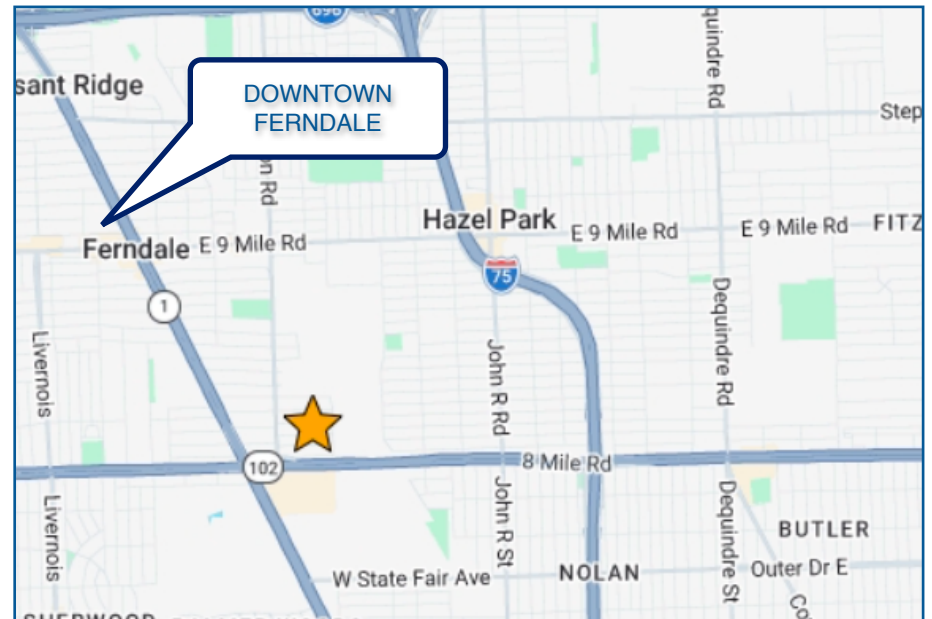
Basement: Finished, 891 SF (for lower tenant use)

Garage: 1-car (for lower tenant use)

Lower: 2 bedroom / 1 bath + half-bath basement

Upper: 1 bedroom / 1 bath

Updates: both HWH (2017), furnaces (2020 & 2017),
newer kitchen (upper unit).



PHOTOS

1447 ALBANY ST, FERNDALE



1447 ALBANY STREET

Duplex, bungalow

Built: 1924

Square feet: 1,536 SF

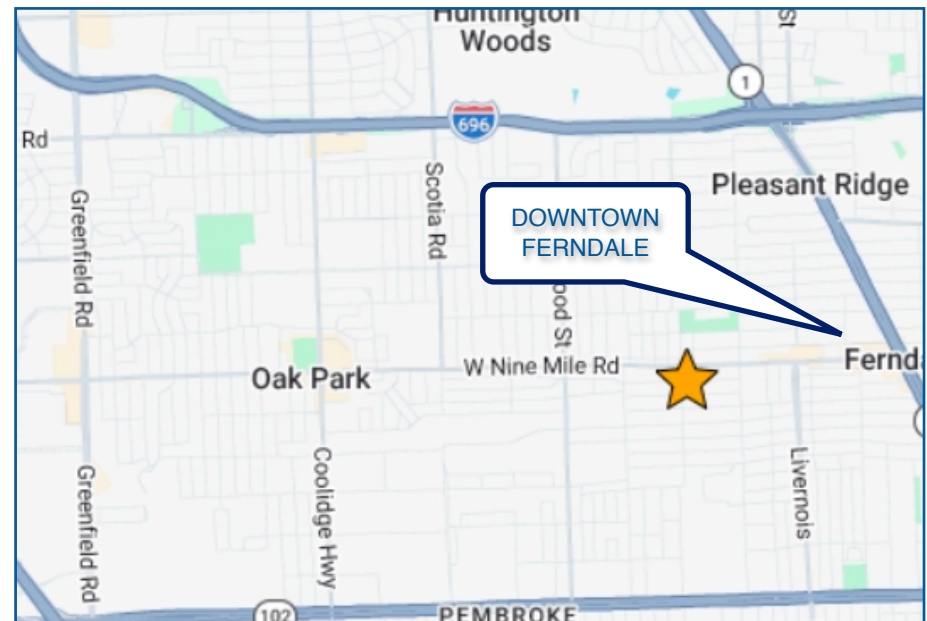
Total lot size: 0.14

Basement: 909 SF

Lower: 2 bedroom / 2 bath / 2 half-bath

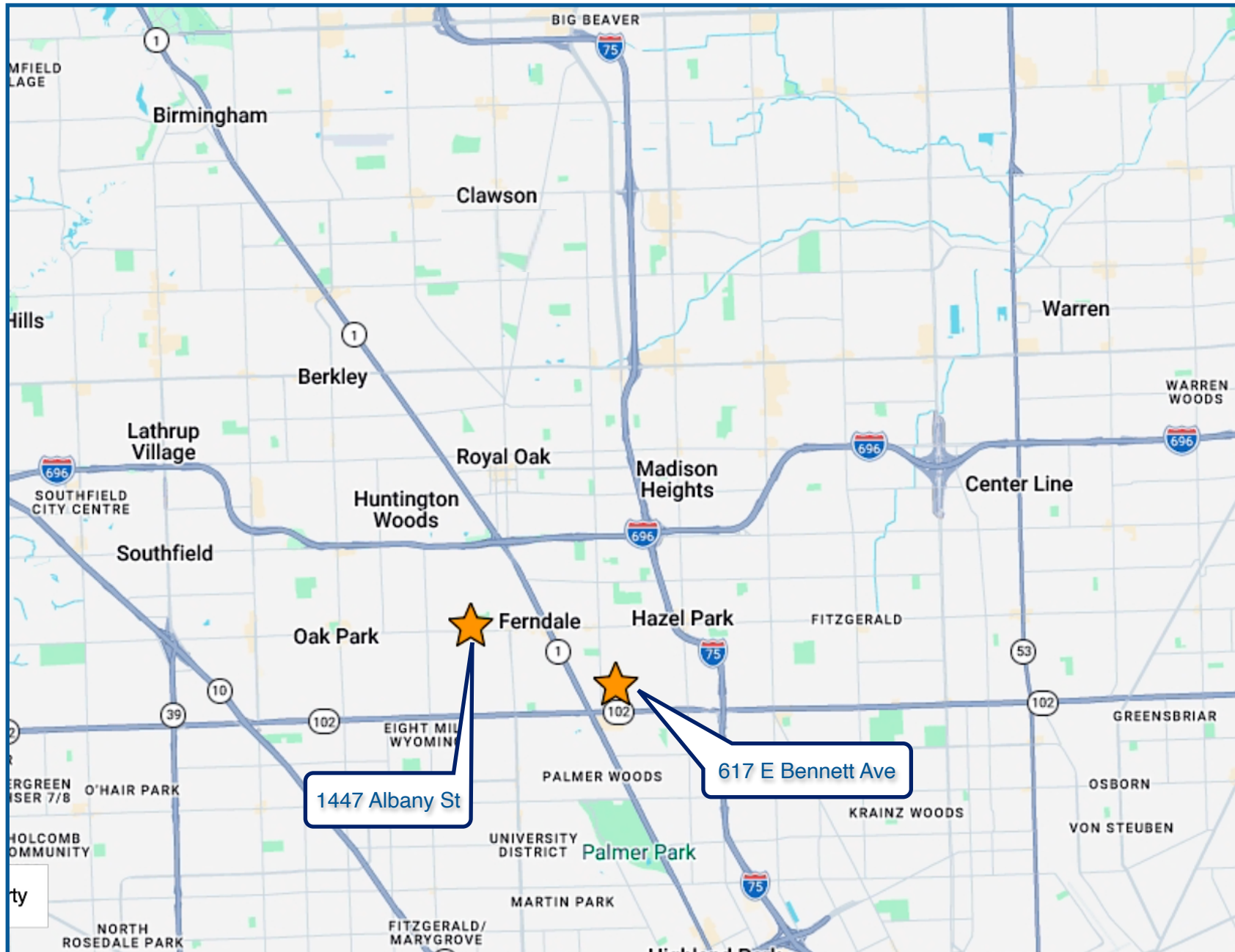
Upper: 2 bedroom / 1 bath

Updates: New roof (2023), HWH (2023), furnaces (2024), both kitchens and bathrooms gutted & replaced (2018)



STREET MAP

RESIDENTIAL PORTFOLIO, OAKLAND COUNTY



FCG SUMMARY



At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



RACHELLE CHERKASOV
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Being part of FCG gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.

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