



4-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY



**AUCTION DEADLINE
MAY 8, 2026 @ 2:30PM**



**4 RESIDENTIAL
UNITS**



**STRONG INCOME
POTENTIAL**



**HIGHLY VISIBLE
RIDGE ROAD
LOCATION**



**COIN-OPERATED
WASHER &
DRYER INCOME**



**ADT SECURITY
CAMERAS
THROUGHOUT**

PROPERTY HIGHLIGHTS

- Four well-maintained residential units
- Rear deck and large yard for tenants
- Four dedicated tenant storage units
- Coin-operated washer and dryer for additional income
- ADT security cameras monitored throughout exterior
- Convenient access to local amenities, shopping, and commuter routes
- Excellent opportunity for investors or owner-occupants

UNIT MIX & CURRENT RENTS

| | |
|--------------------------|---------|
| Unit 1 – 1 Bed / 1 Bath | \$1,650 |
| Unit 2 – 4 Beds / 1 Bath | \$1,300 |
| Unit 3 – 3 Beds / 1 Bath | \$1,875 |
| Unit 4 – 2 Beds / 1 Bath | \$1,545 |

TOTAL CURRENT MONTHLY RENT

\$6,370

TOTAL CURRENT ANNUAL RENT

\$76,440



LIVE AUCTION ON WWW.CUSTOMXCHANGE.COM

Seller reserves the right to negotiate with any offer submitted on the auction platform.