

FOR SALE

100% LEASED SIX-UNIT, THREE-PROPERTY RESIDENTIAL PORTFOLIO

FERNDALE, MI | ROYAL OAK, MI



For Sale: \$960,000

6-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, three-property residential portfolio comprising six units and approximately 4,502 square feet across strategically located across the highly sought-after Oakland County communities of Royal Oak and Ferndale. The portfolio provides immediate, stable cash flow, generating approximately \$86,700 in current gross annual rent income. The assets also present a compelling value-add opportunity through below-market in-place rents, offering investors the ability to increase revenue over time while benefiting from continued neighborhood redevelopment, new residential construction, and sustained economic investment. The offering consists of two bungalow-style duplexes that are well positioned within established neighborhoods with strong long-term rental demand.

Please do not disturb tenants.



Current Annual Gross: \$86,700



100% Leased



6-Unit Oakland County Portfolio



±4,502 square feet

INVESTMENT HIGHLIGHTS

- 100% leased with below-market rents in place
- Located within 1.5 miles or less of established, walkable downtowns including Clawson and Ferndale
- Stable in-place tenancy across the seven-unit portfolio
- Flexible exit strategy, with the ability to sell assets individual assets
- Diversified across established Oakland County submarkets

FINANCIAL SUMMARY

AS OF JULY 2026

ADDRESS	ASKING PRICE	UNIT TYPE	ANNUAL RENT	ANNUAL EXPENSES	TOTAL SIZE	LOT SIZE	LEASE END
617 E. BENNETT AVE FERNDAL, MI 48220	\$250,000	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	\$35,100	\$10,000	1,536 SF	0.14 ACRES	LOWER: 09/30/2027 UPPER: 05/31/2027
335 MIDLAND BLVD ROYAL OAK, MI 48073	\$350,000 (NEW BUILD POTENTIAL)	DUPLEX / BUNGALOW UPPER / LOWER	\$28,200	\$10,000	1,407 SF	0.25 ACRES	LOWER: 04/30/2027 UPPER: 08/31/2026
		TOTALS	\$86,700	\$31,000	4,502 SF		

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 Price is subject to change and listing withdrawn without notice.

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MECHANICALS SUMMARY AS OF JULY 2026

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	
1447 ALBANY ST FERNDAL, MI 48220	DUPLEX / BUNGALOW UPPER / LOWER	2023	BOTH FURNACE 2024	1 HWH 2023	
335 MIDLAND BLVD ROYAL OAK, MI 48073	DUPLEX / BUNGALOW UPPER / LOWER	~ 15-20 YEARS	1 FURNACE 2026 A/C ADDED 2019	~ 8YEARS OLD	WASHER (2026) DRYER (2024/5)

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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

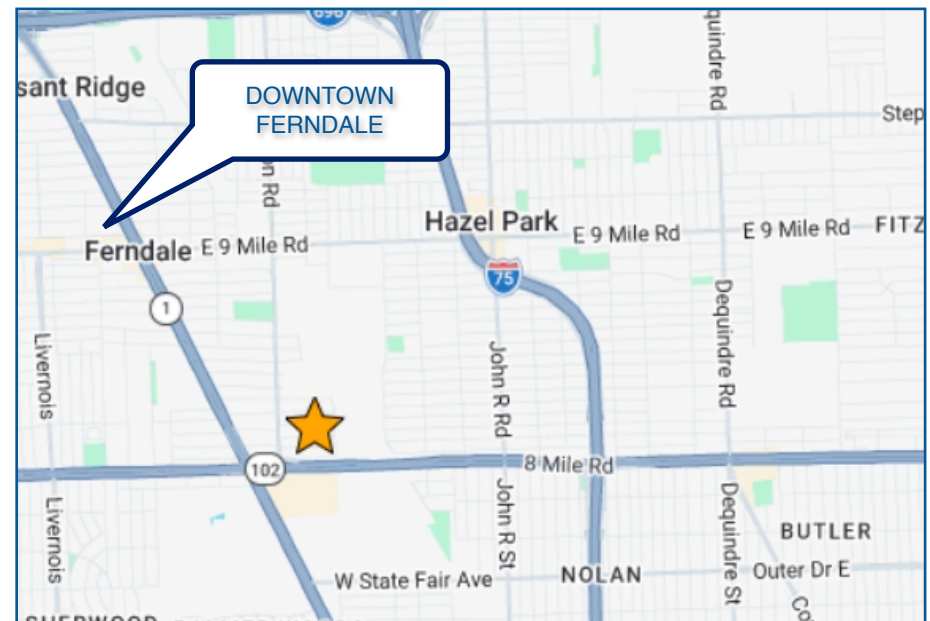
Basement: Finished, 891 SF (for lower tenant use)

Garage: 1-car (for lower tenant use)

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

Upper: 1 bedroom / 1 bath

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



PHOTOS

1447 ALBANY ST, FERNDALE



1447 ALBANY STREET

Duplex, bungalow

Built: 1924

Square feet: 1,536 SF

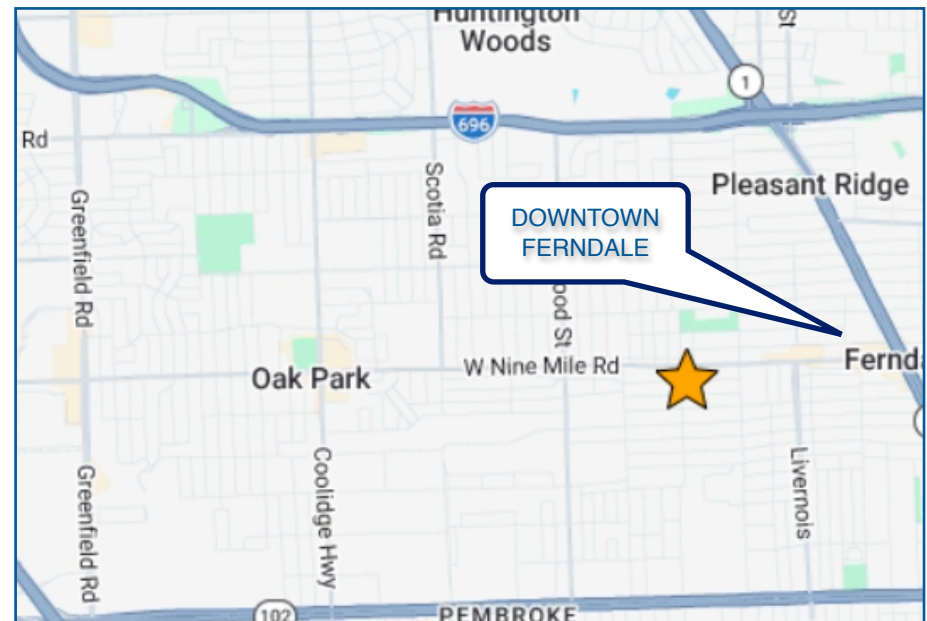
Total lot size: 0.14

Basement: 909 SF

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

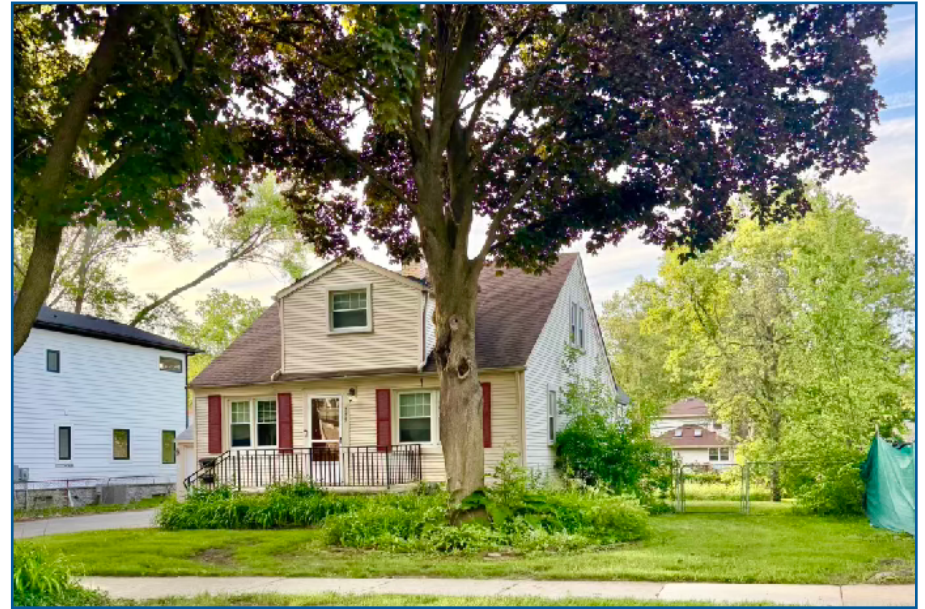
Upper: 2 bedroom / 1 bath

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



PHOTOS

335 MIDLAND BLVD, ROYAL OAK



335 MIDLAND BOULEVARD

Duplex, bungalow

Built: 1947

Square feet: 1,407 SF

Total lot size: 0.25

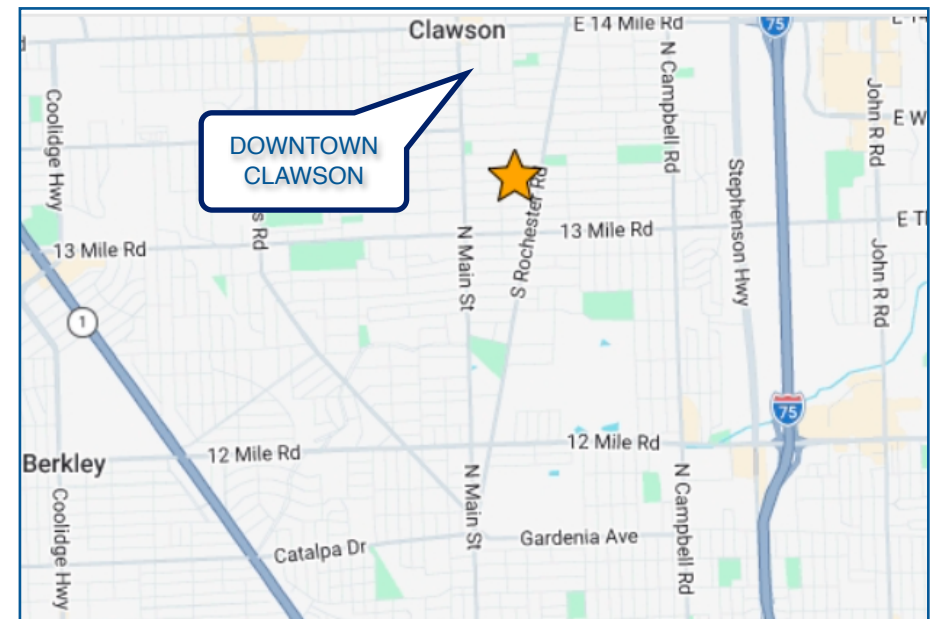
Basement: 938 SF (for lower tenant use)

Garage: 2-car (one per unit)

Lower: 2 bedroom / 1 bath

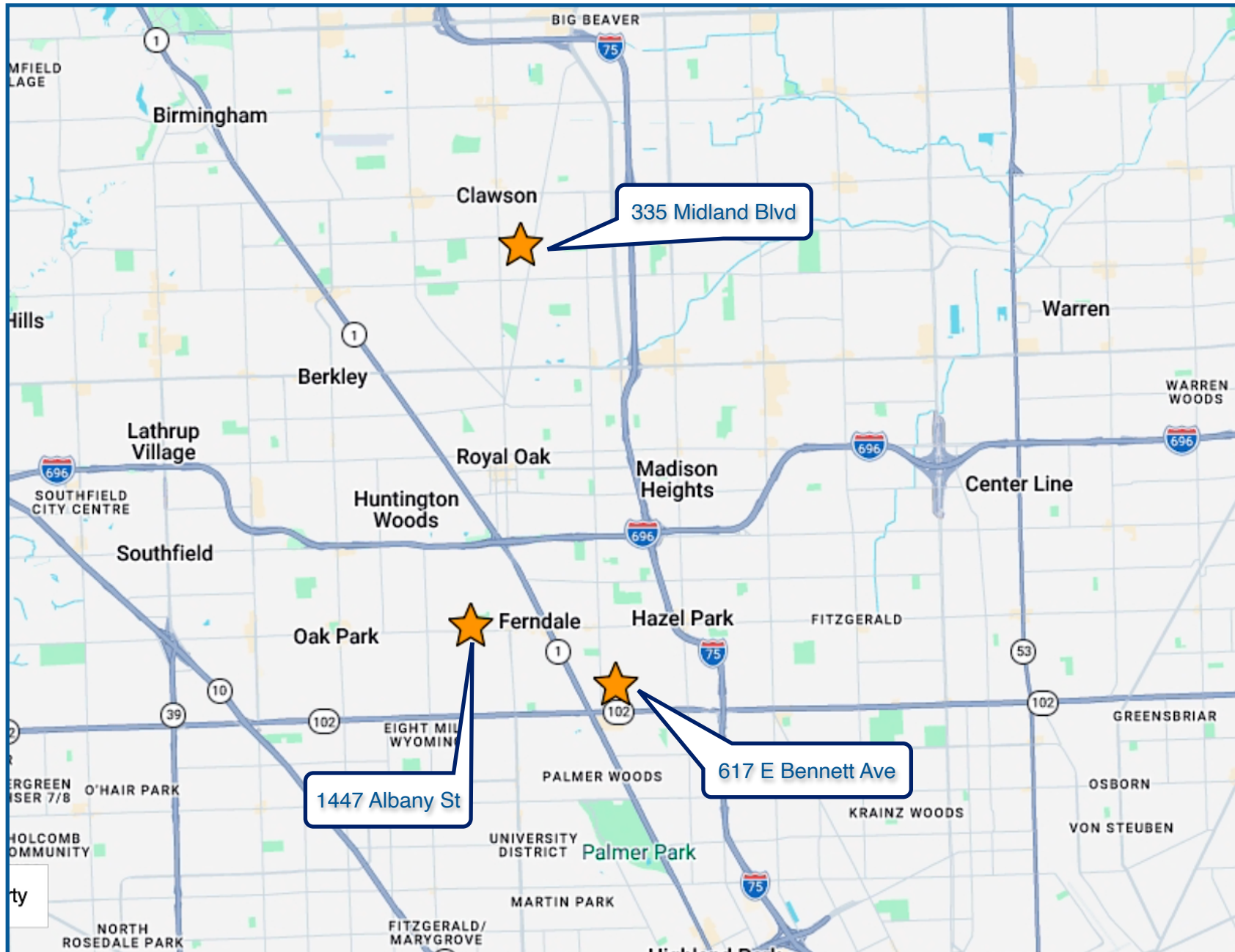
Upper: 2 bedroom / 1 bath

Updates: Furnace (2026), new washer/dryer, both newer kitchens, newer flooring (upper), A/C added (2019)



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
SENIOR ASSOCIATE

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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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