



**REDSTONE**  
AUCTIONS

Craig Buchanan AL#1365 TN#4806

John Tumminello AL#5564

William Gray AL#5429

**Quadplex**

**Fully Rented**

2604 Kennon Court  
Phenix City, AL 36867

**GREAT CASH FLOW • MORE INFO ON BACK!**

**ONLINE AUCTION CLOSES**

**TUESDAY, JULY 30<sup>th</sup> AT NOON**



**Attention investors!** This fully rented, professionally managed quadplex is a great cash-flowing asset that would be a perfect addition to your portfolio. Each 1050± sq. ft. unit has 2 beds and 2 baths, giving a total of approximately 4200± sq. ft. with 8 beds and 8 baths. It is well-located just moments from local schools and shopping, and it is a very short drive across the Chattahoochee River, where the vibrant tourist district of Columbus, GA awaits. Check it out and then bid to win at online auction! **Financials available, please call.**

**Terms:** 10% down is due at close of auction with balance due on or before 30 days. A 10% buyer premium applies. Bidders are encouraged to conduct due diligence and inspect prior to bidding. Sells in "AS IS" condition. Contents of this ad derived from sources believed to be correct but not guaranteed. All measurements and acreages provided are considered more or less. Sales contract & disclosures, and complete sale terms are available for review at [redstoneauctions.com](http://redstoneauctions.com).

**For a video tour, more info, and to bid online:  
[redstoneauctions.com](http://redstoneauctions.com) • 256-696-SOLD**



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**Lease Information:**

The units bring in a gross rent of \$2500 per month. The owner pays the water bill, typically around \$250 per month. 2023 property taxes were \$2480.36. Detailed info is available on request, please call Craig @ 256-797-1999.



- Bedroom 1            11x13
- Bedroom 2            11x11
- Bedroom 3            11x11
- Living Room            19x13
- Dining Room            11x13
- Eat In Kitchen        27x11
- 1 car garage • 120x240 lot

**LOCATION:** From JR Allen Pkwy/US 80 in Phenix City, turn south on S. Railroad Street for about 3 blocks. Turn right on Tillery Ln, then right on Kennon Ct, property on the right.

**NOTE:** Each apartment's floor plan is similar, with 2 beds, 2 baths, and approximately 1050 sq. ft. each. All info and measurements are considered to be more or less.

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