



Offering Memorandum

2224 Alma Ct
Charlotte, NC 28206

6 Unit Offering

6-Unit Opportunity in North Charlotte

Property Overview

Property Facts

Property Address
**2224 Alma Ct
Charlotte, NC 28206**

Avg Unit Size
~776 SF

Parcel ID
07705225

Property Type
Multifamily

Year of Construction
1964

Lot Size
+/- 0.583 Acres

Unit Mix

Count	Type	Size
6	2 Bedroom / 1 Bath	776 SF
6	Total Units	



The Offering

At-a-Glance

Price

\$950,000

Units

6

Avg Rent (In-Place)

~\$1,422

Occupancy

33.33% (2/6)

As of Jan 12 2026

CapEx Needed

1 unit renovation

Upside Driver

Lease-Up

Investment Thesis



Value-Add

Lots of CapEx completed, with one unit remaining to renovate



3/4 Vacant units rent-ready

Near-term NOI growth



Directly in path of growth

Growing submarket, new construction nearby, main corridor

Financial Overview

Representative Unit Data (Jan 2026)

Current Rent Profile

Strong in-place rent rates

Capitalize on vacant units at market

Attractive detached housing for tenants

Unit Type	Count	Avg Size	Current Rent	Market Rent	Status
2 Bed / 1 Bath	2	776 SF	\$1,395-1,450	\$1,350	Occupied
2 Bed / 1 Bath	4	776 SF	\$ -	\$1,350	Vacant
Totals / Avgs	6	776 SF	\$1,422 (Avg)	\$1,350 (Avg)	33.33% Occ

**Detailed rent roll available in data room*

Opportunity

Renovation of one unit

Normalize rents across unit base

No aggressive rent growth assumed

In-Place vs. Stabilized Snapshot

Metric	In-Place	Stabilized
Occupancy	33.33%	95%
Avg Rent	\$1,422	\$1,350+
Annual Gross Rent	\$34,125	\$92,340+
Vacancy Loss	(\$68,290)	(\$4,860)

**Detailed rent roll & further financials available in data room.*



Photos



Photos



Location

Growth Corridor

Located in a corridor in North Charlotte directly in the path of growth

Access

Close proximity to Uptown, Camp North End, I-85, I-77, and Statesville Ave

Strong Demand

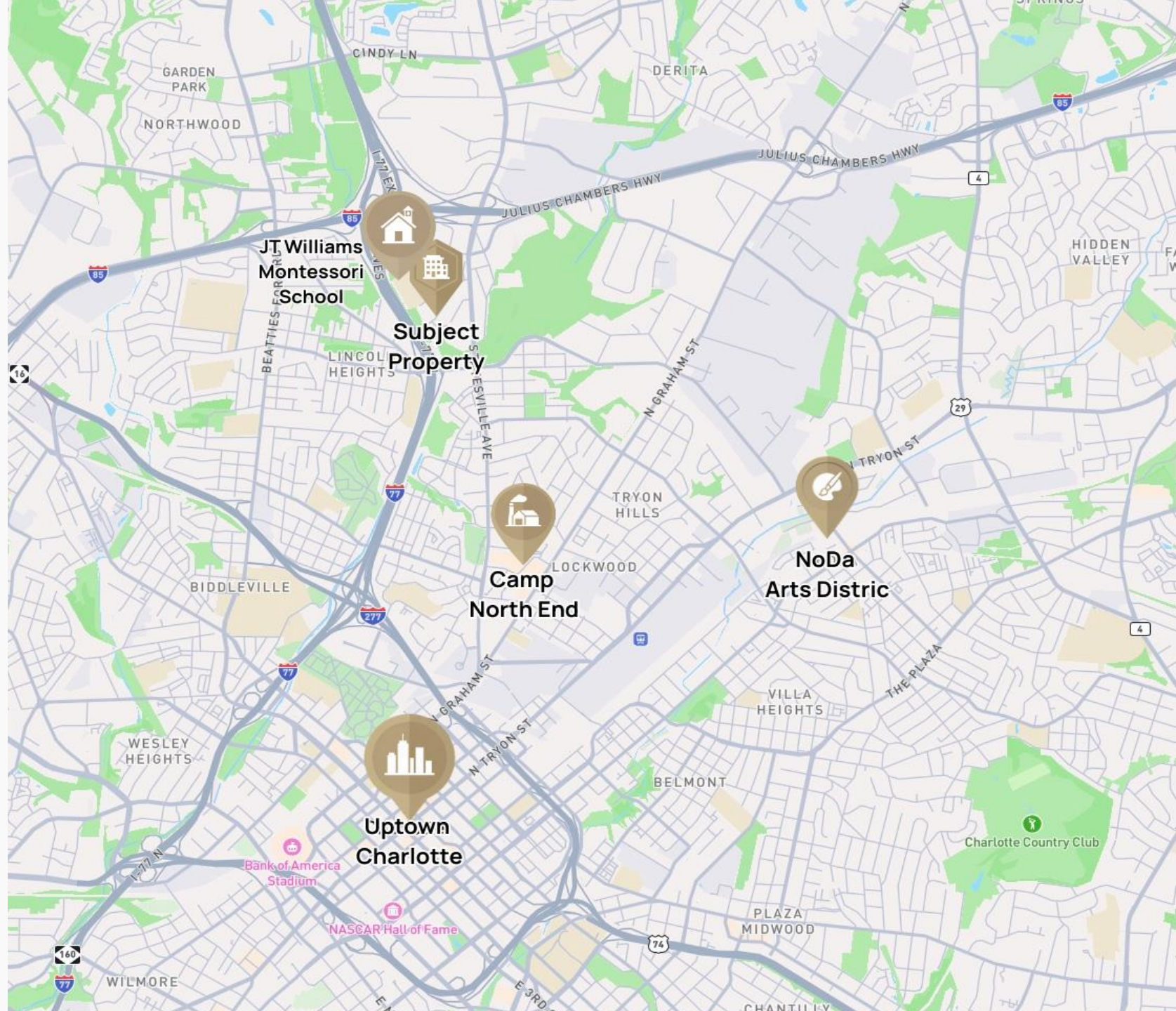
Strong market demand supported by nearby Class A development and limited workforce housing supply.

Uptown Charlotte

10 min

Camp North End

5 min





EXCLUSIVELY LISTED BY

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