



Offering Memorandum

916 Bromley Rd

Charlotte NC 28207

8 Unit Condo Offering

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PRIME GENERATIONAL LOCATION — MYERS PARK CONDO PACKAGE

Property Overview

Nestled within the northern gateway of Myers Park, Charlotte's most prestigious and enduring neighborhood, this Bromley Road property represents the type of generational asset that rarely reaches the market. The eight-unit, one-bedroom apartment/condominium building sits on nearly half an acre of prime real estate, surrounded by a mature tree canopy. The location is walkable to the very amenities that make Myers Park a perennial draw for residents. The current owner holds all eight units, and after completing a thorough renovation in 2016 that included an upgrade of all building systems, has been successfully leasing this high demand property.

Property Facts

Property Address

**916 Bromley Rd
Charlotte NC 28207**

Property Type

Condos / Multifamily

Building SF

**±5600 SF and
Basement w/ storage**

YOC

1924

Parcel IDs

1254231[1-8]

Lot Size

± 0.47 Acres



Unit Mix

Count

8

Type

1 Bedroom / 1 Bath

1

Basement
(Utility + Storage)

The Offering

At-a-Glance

Price

\$1,900,000

Units

8

Market Rent

\$13,800 / mo

2025 NOI

\$110,727

Price / Unit

\$237,500

CAP Rate

5.8%

The Bottom Line. 916 Bromley combines an irreplaceable location, historic charm with modern updates, in-place income with clear upside and a uniquely flexible exit option. It is a true generational hold in one of Charlotte's most desirable neighborhoods.

Investment Highlights



Irreplaceable Myers Park Location

Location, Location, Location! Situated on 0.47 acres in a prime Charlotte neighborhood, offering easy access to retail, dining, and employment centers.



Priced Below Tax Value

To sell as a package, these 8 condos are offering a buyer immediate equity relative to current tax value



Historic Charm, Modern Appeal

Built in 1924 with all units fully renovated in 2016, each with laundry access and private patio/balcony, blending the warmth and character of a Myers Park home with modern finishes today's residents expect.



Flexible Exit + Individual Unit Upside

Each unit can be sold individually as a condo, offering a level of exit flexibility and appreciation potential that a standard multifamily asset simply cannot match.

Rent Roll

Unit	BR/BA	Status	Rent	Deposits	Lease Start	Lease Expiration	Market Rent
1	1/1	Occupied	\$1,700	\$1,700	6/27/2026	6/30/2027	\$1,725
2	1/1	Occupied	\$1,700	\$1,700	7/4/2025	6/30/2026	\$1,725
3	1/1	Occupied	\$1,680	\$1,680	10/16/2021	7/31/2026	\$1,725
4	1/1	Occupied	\$1,675	\$1,675	10/31/2021	10/31/2026	\$1,725
5	1/1	Occupied	\$1,700	\$1,700	1/5/2025	MTM	\$1,725
6	1/1	Occupied	\$1,700	\$1,700	4/30/2026	4/30/2027	\$1,725
7	1/1	Occupied	\$1,680	\$1,680	7/1/2025	6/30/2026	\$1,725
8	1/1	Occupied	\$1,700	\$1,700	10/15/2024	10/15/2025	\$1,725
TOTAL			\$13,555	\$13,555			\$13,800

Financial Overview

2025 Actuals vs. Pro Forma

	2025 Actuals	Pro Forma	Notes	Per Unit (PF)
Potential Gross Income (PGI)	\$157,625	\$165,600	[2]	\$20,700
Vacancy	—	(\$8,280)	5% [3]	(\$1,035)
Effective Gross Income (EGI)	\$157,625	\$157,320		\$19,665
Expenses				
Property Taxes	\$16,401	\$16,401	[1]	\$2,050
Insurance	\$6,053	\$6,053	[1]	\$757
Utilities	\$4,875	\$4,875	[1]	\$609
Repairs & Maintenance	\$8,353	\$8,353	[1]	\$1,044
Grounds	\$8,551	\$3,600	[3]	\$450
Management Fee	\$2,665	\$11,012	7% [3]	\$1,376
Total Expenses	\$46,898	\$50,294		\$6,286
Net Operating Income (NOI)	\$110,727	\$107,026		\$13,379

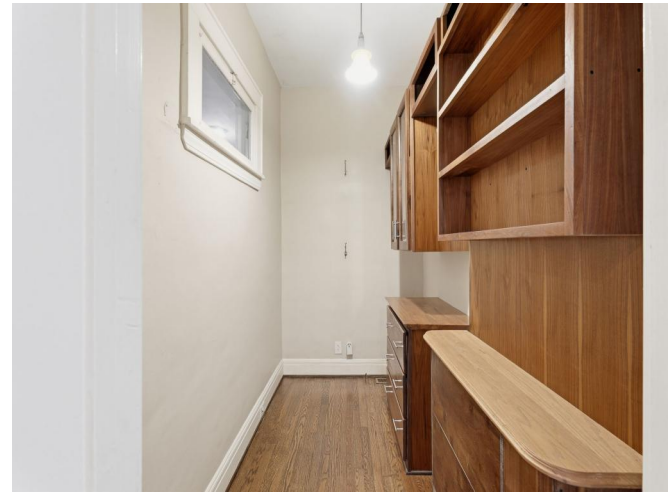
[1] Based on 2025 Actuals

[2] Pro Forma PGI based on stabilized rent of \$1,690/month.

[3] Market Assumption



All apartments have been thoughtfully renovated offering: updated kitchens, stainless appliances, and contemporary bathrooms



Showcasing the architectural charm of its era with hardwood floors, classic millwork, wainscoting, and period detailing



Individual HVAC systems serve each unit and 5 laundry rooms accommodate all 8 units.





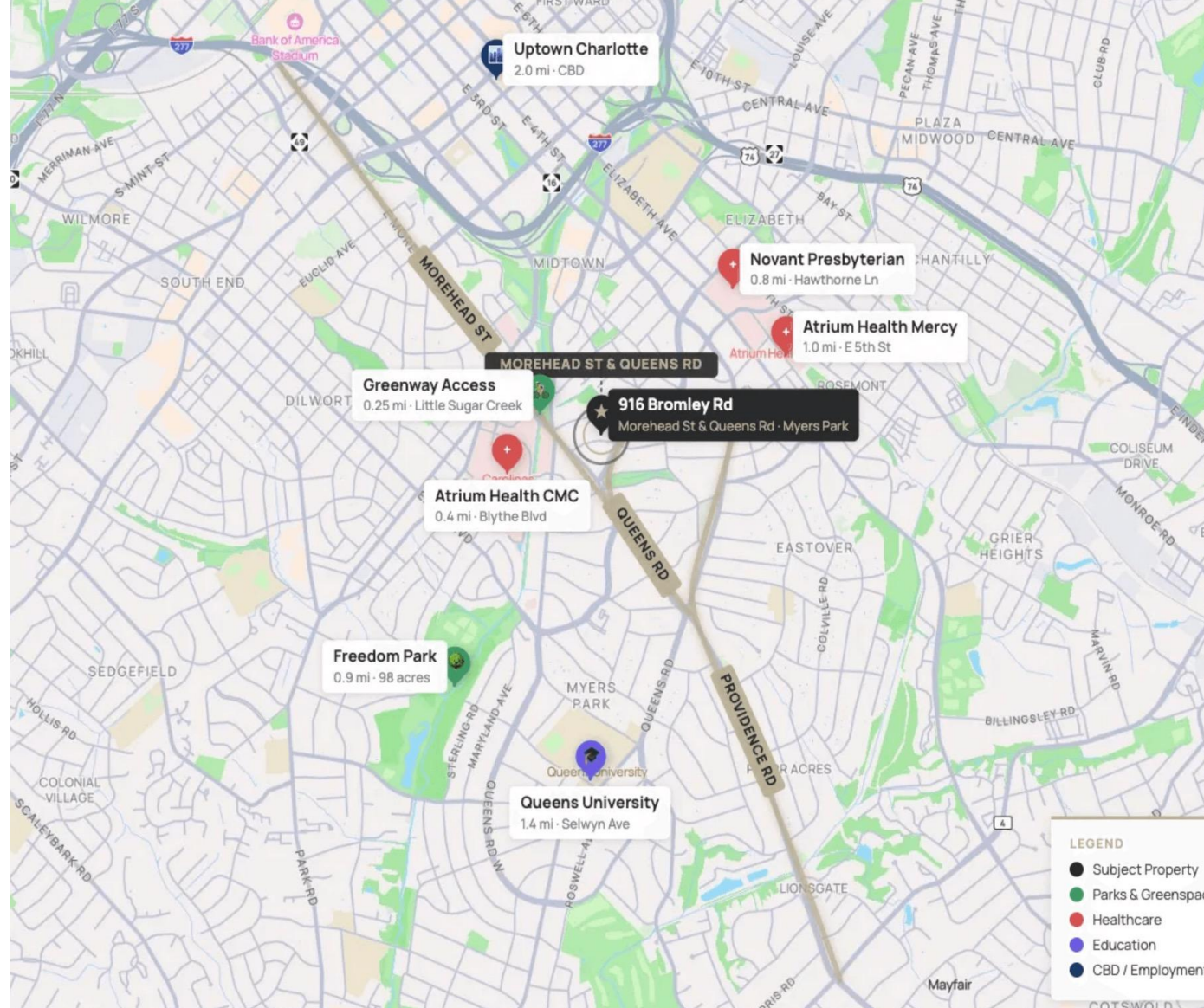




Each Apartment has either an outdoor garden level patio or a private balcony

Location Overview

Position is everything, and this property has it. Residents enjoy a short walk to Little Sugar Creek Greenway just a quarter mile away, with Freedom Park, the popular “Booty Loop”, and Selwyn Avenue dining corridor all within easy reach. Three major hospital campuses are located within 1.5 miles, including Atrium Health’s Carolinas Medical Center. Uptown Charlotte’s central business district is only an eight-minute drive north via Morehead Street. Harris Teeter, SouthPark Mall, and Park Road Shopping Center complete a daily needs profile that few rental properties can offer. For residents, this means convenience; for owners, it represents consistent, durable demand.



Location Highlights

RETAIL & DAILY NEEDS

- **Harris Teeter**
±0.5 miles · Providence
Full-service grocer
- **Reid's Fine Foods & Wine Bar**
±1.3 mi · 2823 Selwyn Ave
Gourmet market & wine bar
- **Selwyn Ave Dining Corridor**
±1.0 mi · Selwyn Ave
Popular local restaurants & shops
- **Park Road Shopping Center**
±1.9 mi · 4101 Park Rd
Open-air plaza – dining & services
- **SouthPark Mall**
±2.5 mi · Sharon Rd
Upscale regional mall

LIFESTYLE & COMMUNITY

- **Freedom Park**
±0.9 mi · East Blvd
Park with lake & trails
- **Little Sugar Creek Greenway**
±0.25 mi · western edge of Myers Park
17-mile paved trail
- **"The Booty Loop" – Queens Road**
±0.6 mi · Queens Rd W
Popular 3-mile run/bike loop
- **Wing Haven Garden & Bird Sanctuary**
±1.1 mi · 248 Ridgewood Ave
3.5-acre garden & events
- **Queens University of Charlotte**
±1.4 mi · 1900 Selwyn Ave
Private university
- **Myers Park High School**
±1.7 mi · 2400 Colony Rd
Top public high school

HEALTHCARE & CONNECTIVITY

- **Atrium Health Carolinas Medical Center**
±0.4 mi · 1000 Blythe Blvd
Level I trauma center
- **Novant Health Presbyterian Medical Center**
±0.8 mi · 200 Hawthorne Ln
Full-service regional hospital
- **Atrium Health Mercy**
±1.0 mi · E 5th St
Specialty medical campus
- **Uptown Charlotte CBD**
±2.0 mi north via Morehead St · ~8 min
Major office & employment hub
- **I-277 / I-77 Access**
±1.5 mi to 277 on-ramp
Quick regional access
- **Charlotte Douglas Intl Airport**
±8.0 mi · ~16 min drive

Package Opportunity

916 Bromley Rd

Charlotte, NC 28207

Units	8 Condos (Package)
Unit Mix	All 1 Bed / 1 Bath
Vintage	1924 (Renovated 2016)
Location	Myers Park
Pricing	\$1,900,000

Vista Park Townhomes

5306-5320 Park Rd, Charlotte, NC

Units	8 Townhomes
Unit Mix	2 Bed / 1.5 Bath (x6) 1 Bed / 1.5 Bath (x2)
Vintage	2011 (Renovated 2026)
Location	South Park
Pricing	\$2,690,000

Generational Charlotte Acquisition Opportunity

Both assets are offered by the same seller and can be purchased individually or as a combined portfolio package.



EXCLUSIVELY LISTED BY

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