



Offering Memorandum

2213 Alma Ct
Charlotte, NC 28206

6 Unit Offering

Turnkey 6-Unit Asset in North Charlotte

Property Overview

Property Facts

Property Address
**2213 Alma Ct
Charlotte, NC 28206**

Avg Unit Size
~776 SF

Parcel ID
07705222

Property Type
Multifamily

Year of Construction
1964

Lot Size
+/- 0.585 Acres

Unit Mix

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



The Offering

At-a-Glance

Price

\$1,000,000

Units

6

Avg Rent (In-Place)

~\$1,347

Occupancy

83.3% (5/6)

As of Jan 12 2026

Immediate CapEx Needed

N/A

Upside Driver

Lease-Up

Investment Thesis



Significant Capital Improvements

Lots of CapEx completed, with all units renovated



Vacant unit 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 | 5 | 776 SF | \$1,295 - \$1,450 | \$1,350 | Occupied |
| 2 Bed / 1 Bath | 1 | 776 SF | \$ - | \$1,350 | Vacant |
| Totals / Avgs | 6 | 776 SF | \$1,347 (Avg) | \$1,350 (Avg) | 83.3% Occ |

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

Turnkey Opportunity

Leasing of vacant unit

Normalize rents across unit base

No aggressive rent growth assumed

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

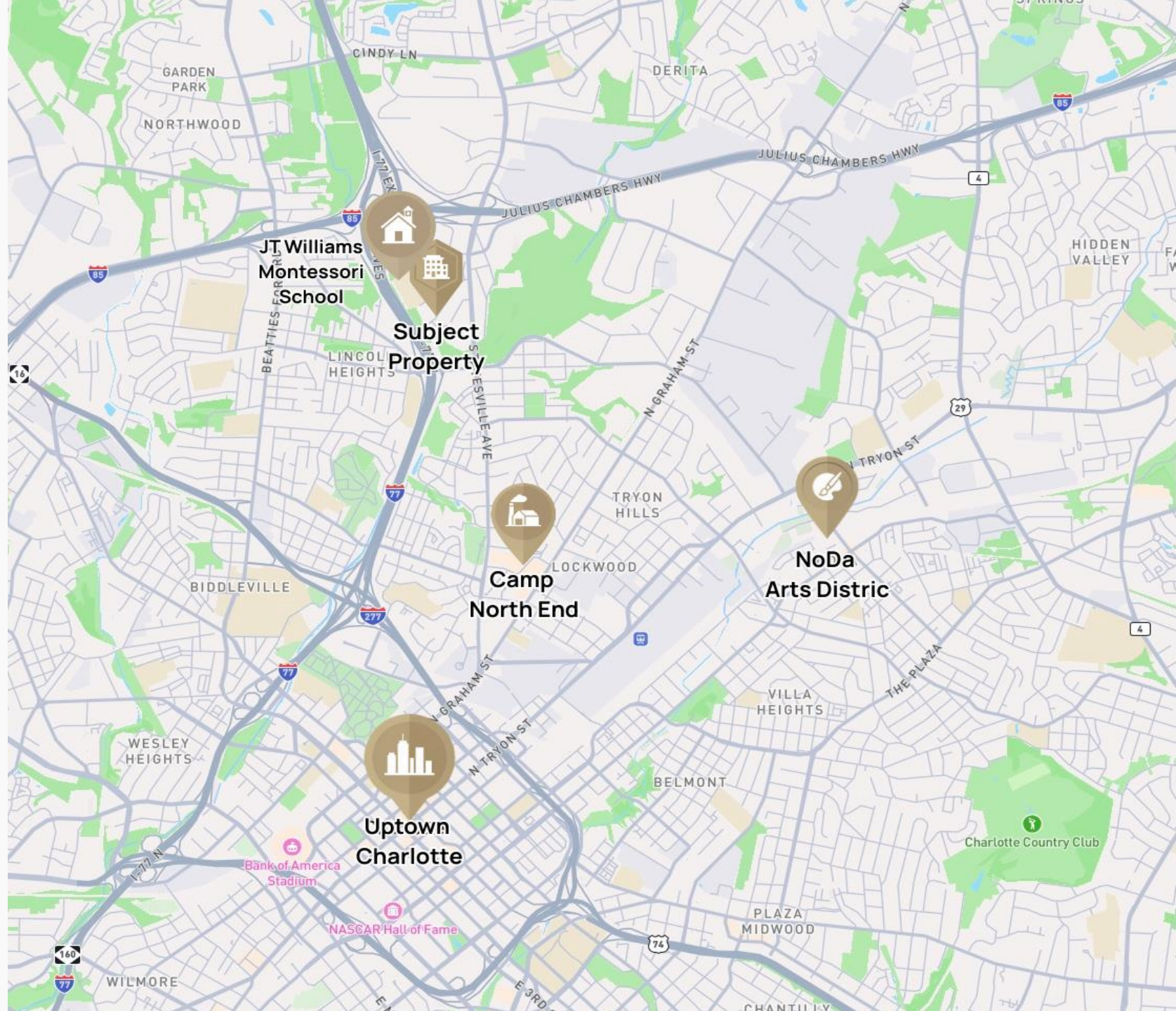
Strong market demand supported by nearby Class A development and limited workforce housing supply.

Uptown Charlotte

10 min

Camp North End

5 min





EXCLUSIVELY LISTED BY

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