



Offering Memorandum

2225 Alma Ct
Charlotte, NC 28206

6 Unit Offering

Turnkey 6-Unit Asset in North Charlotte

Property Overview

Property Facts

Property Address
**2225 Alma Ct
Charlotte, NC 28206**

Avg Unit Size
~776 SF

Parcel ID
07705223

Property Type
Multifamily

Year of Construction
1964

Lot Size
+/- 0.703 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)

~\$1,303

Occupancy

83.3% (5/6)

As of Jan 12 2026

Immediate CapEx Needed

N/A

Upside Driver

Lease-Up

Investment Thesis



Turnkey

Lots of CapEx completed, with all units



1 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	\$1,250-1,345	\$1,350	Occupied
2 Bed / 1 Bath	1	776 SF	\$ -	\$1,350	Vacant
Totals / Avgs	6	776 SF	\$1,303 (Avg)	\$1,350 (Avg)	83.33% Occ

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

Opportunity

Leasing of one 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

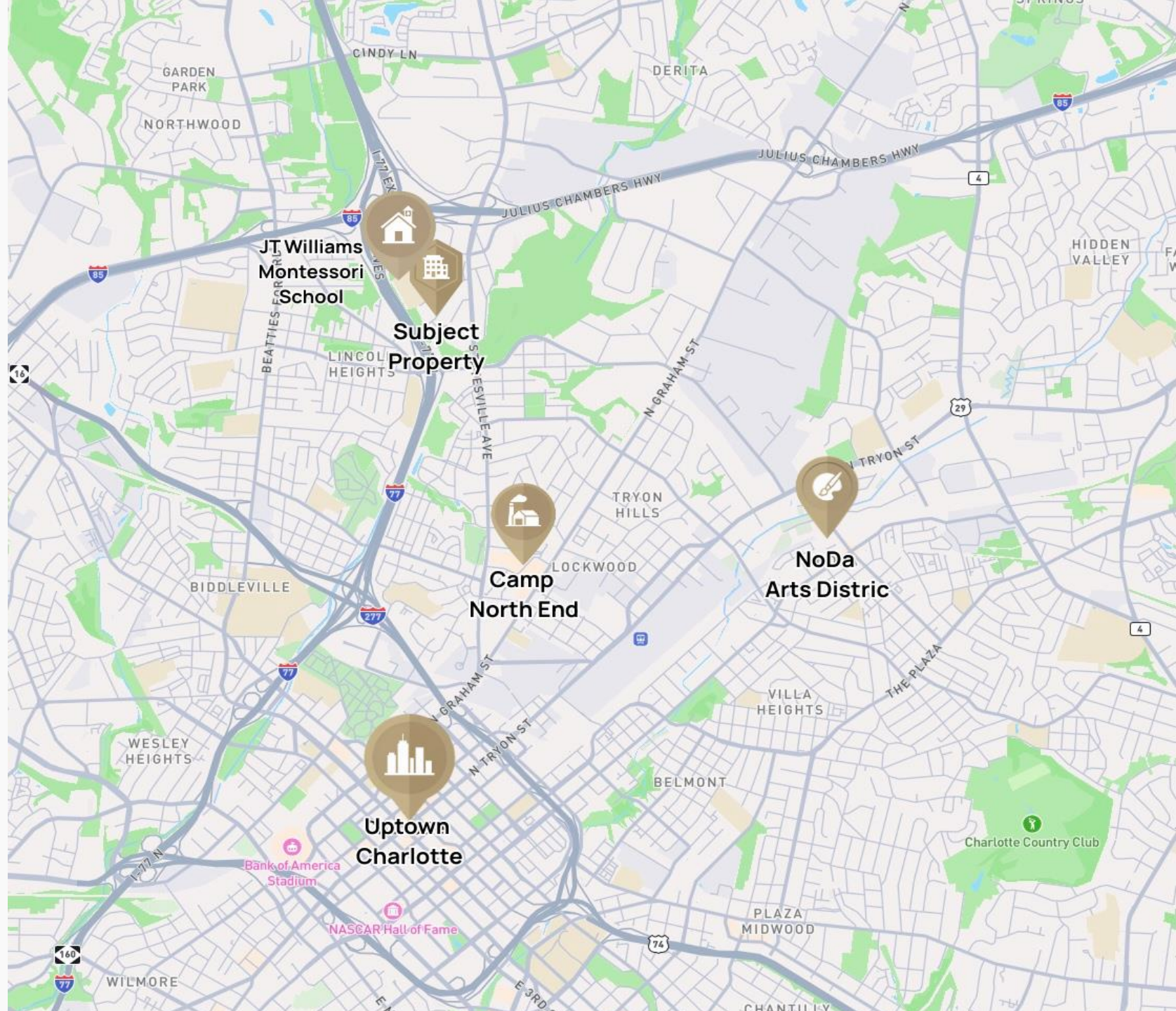
Strong market demand supported by nearby Class A development and limited workforce housing supply.

Uptown Charlotte

10 min

Camp North End

5 min





EXCLUSIVELY LISTED BY

Zach Britt

Broker | Owner

C: 615.971.1553

E: zbritt@brittcre.com

Britt Commercial Real Estate

brittcre.com