



Offering Memorandum

2439 Carmine St
Charlotte, NC 28206

10 Unit Offering

Renovated Asset with Immediate Operational Upside in North Charlotte

Property Overview

Property Facts

Property Address

2439 Carmine St
Charlotte, NC 28206

Avg Unit Size

~726 SF

Parcel ID

07705107

Property Type

Multifamily

Year of Construction

1963

Lot Size

+/- 1.03 Acres

Unit Mix

Count	Type	Size	Notes
10	2 Bedroom / 1 Bath	726 SF	
10	Total Units		



The Offering

At-a-Glance

<div>Price</div> <div>\$1,250,000</div>	<div>Units</div> <div>10</div>
<div>Avg Rent (In-Place)</div> <div>~\$1,375</div>	<div>Occupancy</div> <div>30%</div> <div>As of Jan 12 2026</div>
<div>CapEx Needed</div> <div>Minimal</div>	<div>Upside Driver</div> <div>Lease-Up</div> <div>+ Stabilization</div>

Investment Thesis



Majority of units renovated



Vacant units rentable immediately

Near-term NOI growth



Directly in path of growth

Growing submarket, new construction nearby,
main corridor

Financial Overview

Current Rent Profile

- Strong in-place rent rates
- Low in-place occupancy
- Vacant units in rent-ready condition
- Current Occupancy: 30%

Stabilization Opportunity

- Lease vacant units (7 available)
- Normalize rents across unit base
- No aggressive rent growth assumed

Representative Unit Data (Jan 2026)

Unit Type	Count	Avg Size	Current Rent	Market Rent	Status
2 Bed / 1 Bath	3	726 SF	\$1,300 - \$1,450	\$1,350	Occupied
2 Bed /1 Bath	7	732 SF	-	\$1,350	Vacant
Totals / Avgs	10	726 SF	\$1,375.25 (Avg)	\$1,350 (Avg)	30% Occ

**Detailed rent roll available in data room.*

In-Place vs. Stabilized Snapshot

Metric	In-Place	Stabilized
Occupancy	30%	95%
Avg Rent	\$1,375	\$1,350+
Annual Gross Rent	\$49,500	\$153,900+
Vacancy Loss	(\$115,500)	(\$8,100)

**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

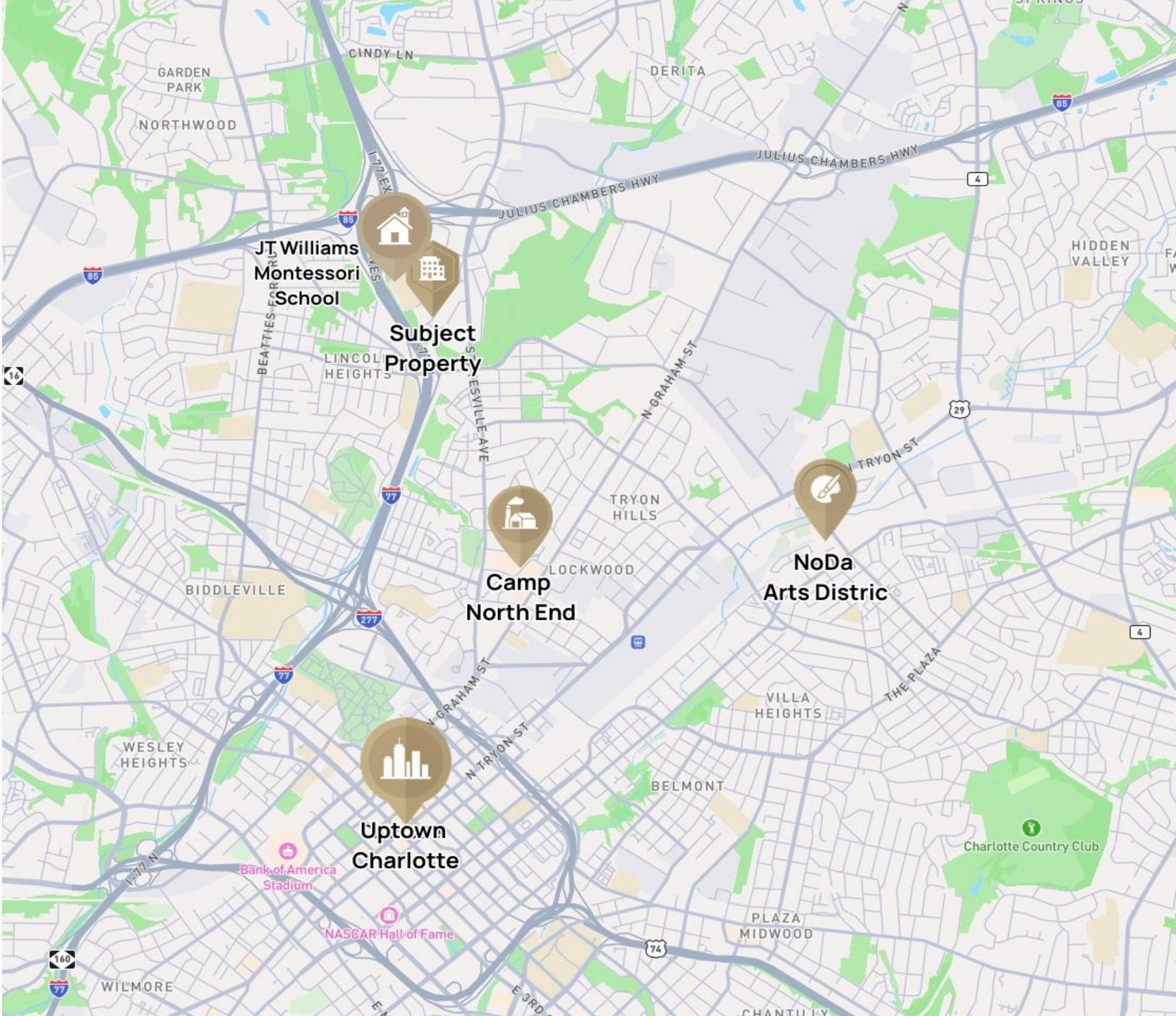
Access

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

Zach Britt

Broker | Owner

C: 615.971.1553

E: zbritt@brittcre.com

Britt Commercial Real Estate

brittcre.com