



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

Price	Units
\$1,250,000	10

Avg Rent (In-Place)	Occupancy
~\$1,375	30% As of Jan 12 2026

CapEx Needed	Upside Driver
Minimal	Lease-Up + Stabilization

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%	

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	

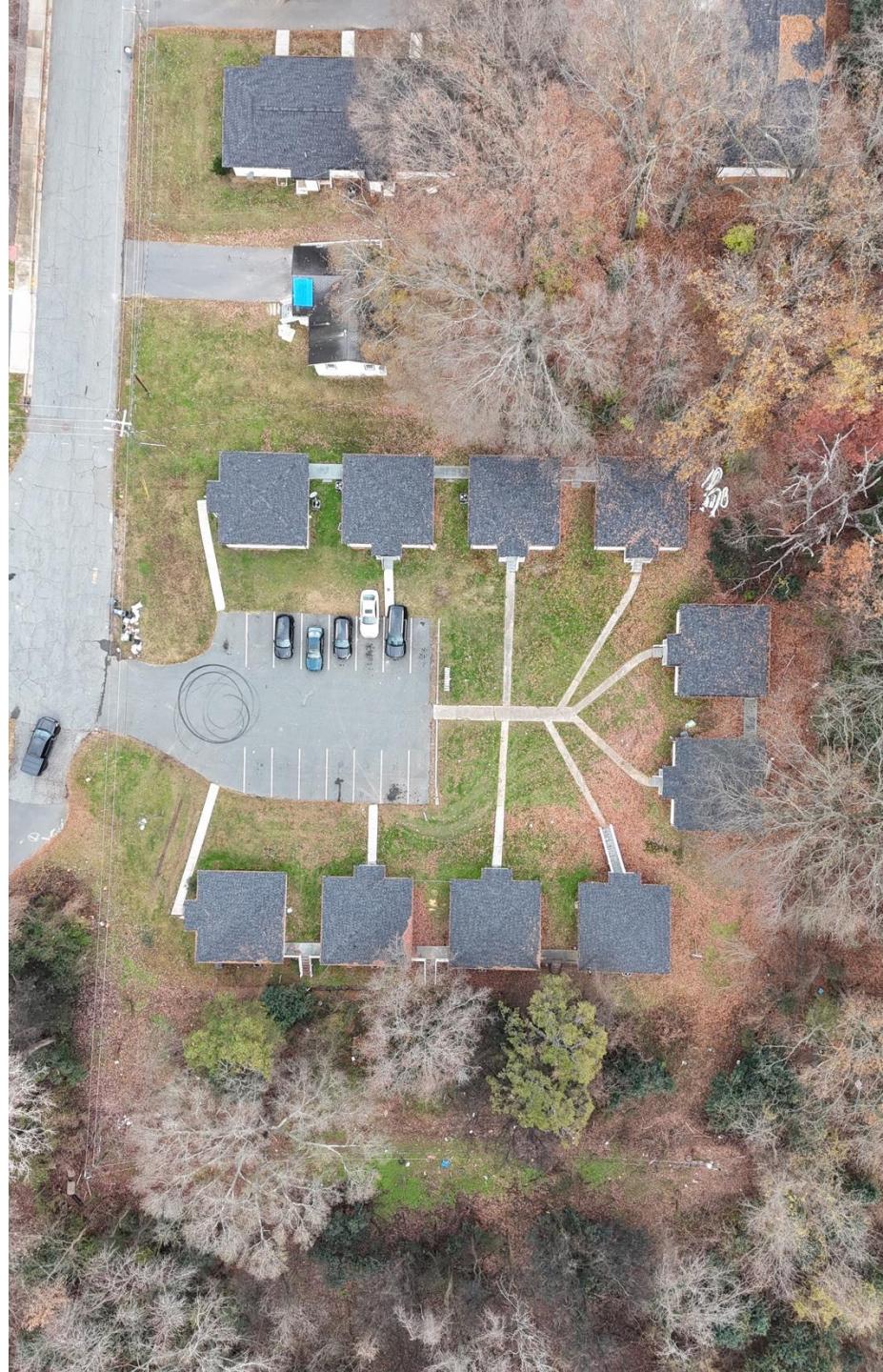
**Detailed rent roll available in data room.*

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

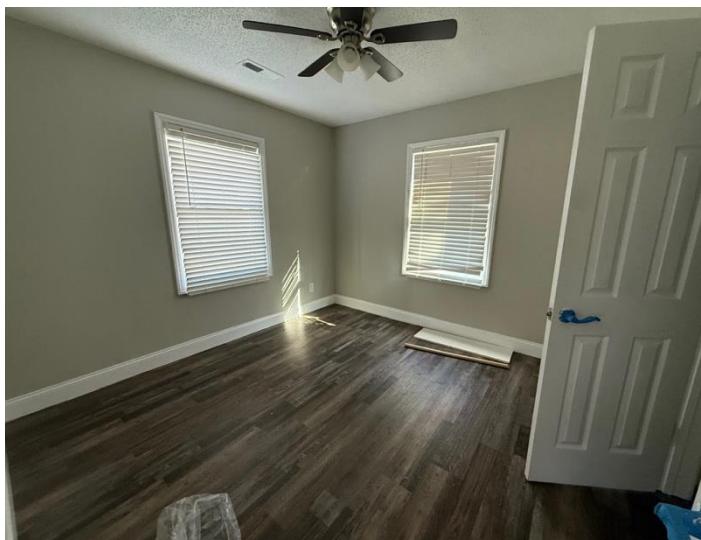
In-Place vs. Stabilized Snapshot

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

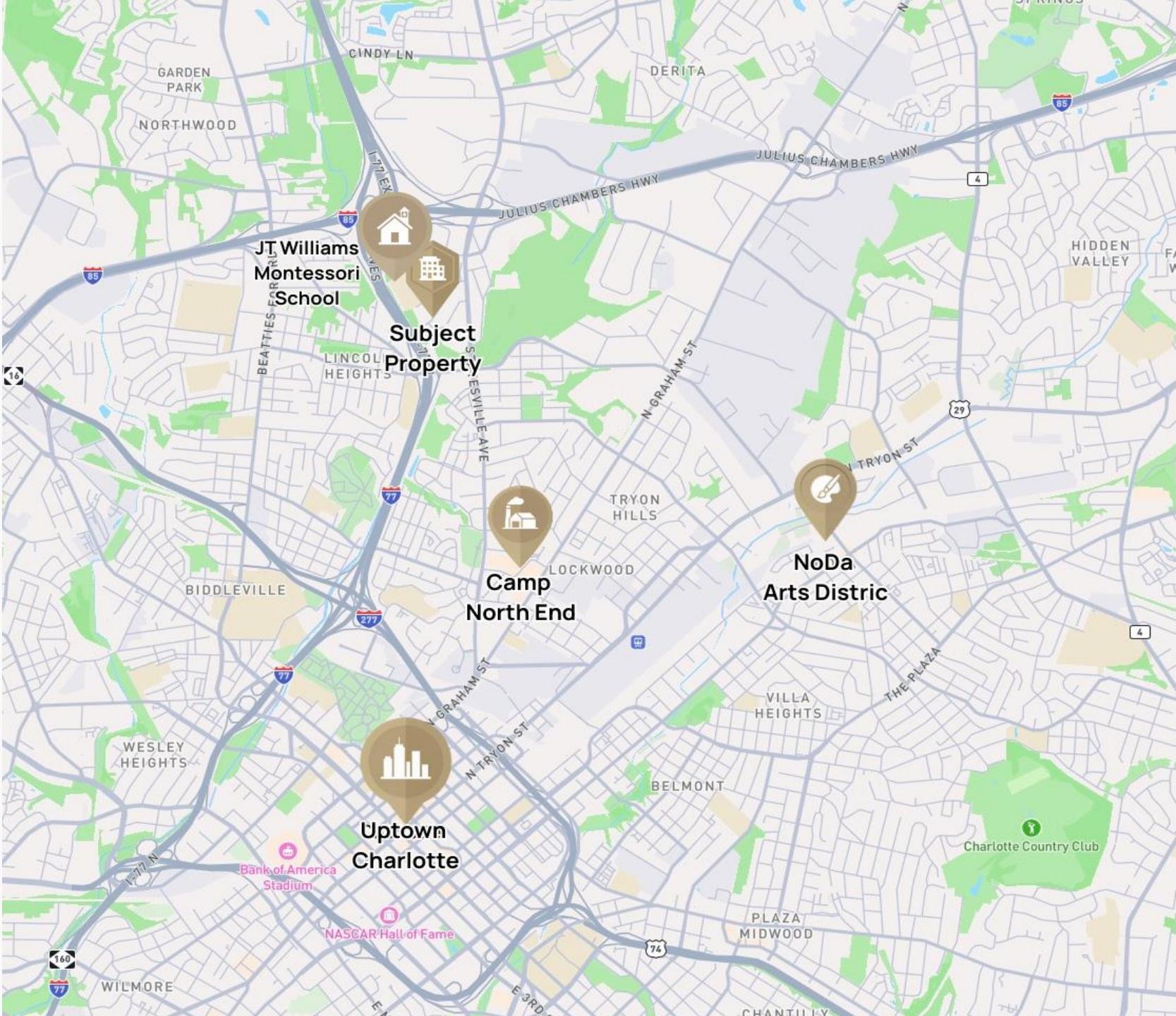
Strong market demand supported by nearby Class A development and limited workforce housing supply.

Uptown Charlotte

10 min

Camp North End

5 min





EXCLUSIVELY LISTED BY

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