



Offering Memorandum

2336 Julia Ave
Charlotte, NC 28206

10 Unit Offering

Renovated Asset with Immediate Operational Upside in North Charlotte

Property Overview

Property Facts

Property Address

2336 Julia Ave
Charlotte, NC 28206

Avg Unit Size

~918 SF

Parcel ID

07705112

Property Type

Multifamily

Year of Construction

1965

Lot Size

+/- 0.56 Acres

Unit Mix

Count	Type	Size
10	2 Bedroom / 1.5 Bath	918 SF
10	Total Units	



The Offering

At-a-Glance

<div>Price</div> <div>\$1,500,000</div>	<div>Units</div> <div>10</div>
<div>Avg Rent (In-Place)</div> <div>~\$1,194</div>	<div>Occupancy</div> <div>50%</div> <div>As of Jan 12 2026</div>
<div>CapEx Needed</div> <div>1 unit renovation</div>	<div>Upside Driver</div> <div>Lease-Up</div> <div>+ Stabilization</div>

Investment Thesis



Majority of units renovated

Attractive townhome-style units



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

Attractive townhome style units

Several leases below market due to timing

4 of 5 Vacant units in rent-ready condition

Current Occupancy: 50%

Stabilization Opportunity

Lease vacant units (5 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 / 1.5 Bath	5	918 SF	\$1,250 - \$1,430	\$1,400	Occupied
2 Bed / 1.5 Bath	5	918 SF	\$1,250 - \$1,430	\$1,400	Vacant
Totals / Avgs	10	918 SF	\$1,194 (Avg)	\$1,400 (Avg)	50% Occ

**Detailed rent roll available in data room.*

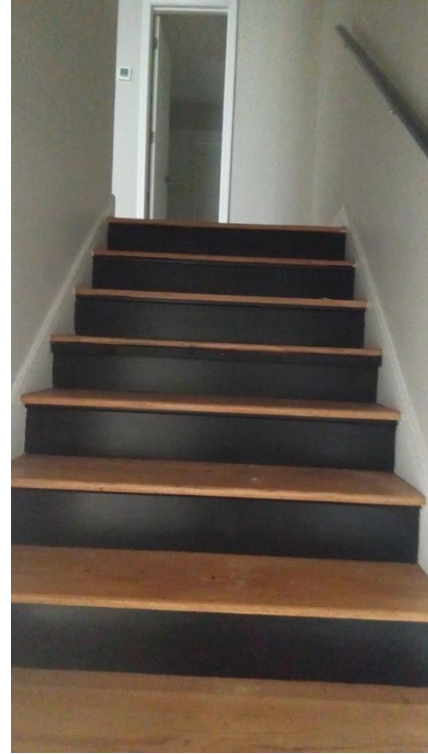
In-Place vs. Stabilized Snapshot

Metric	In-Place	Stabilized
Occupancy	50%	95%
Avg Rent	\$1,194	\$1,400+
Annual Gross Rent	\$71,640	\$159,600+
Vacancy Loss	(\$71,640)	(\$8,400)

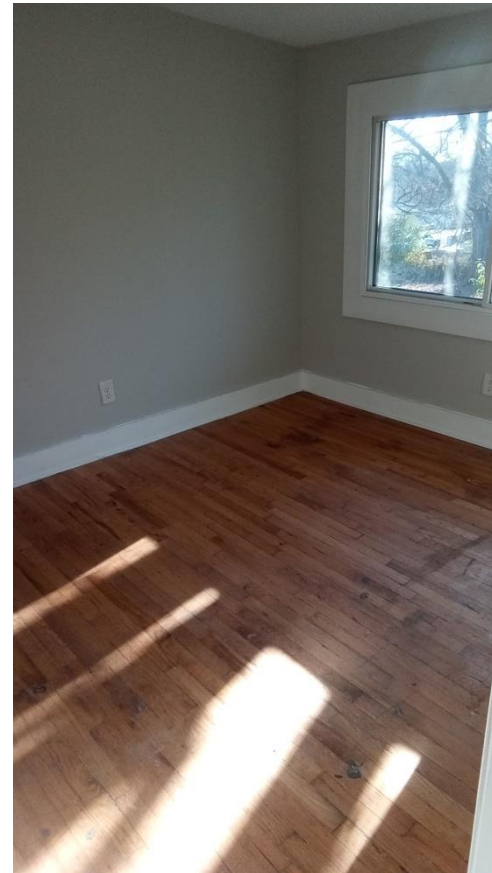
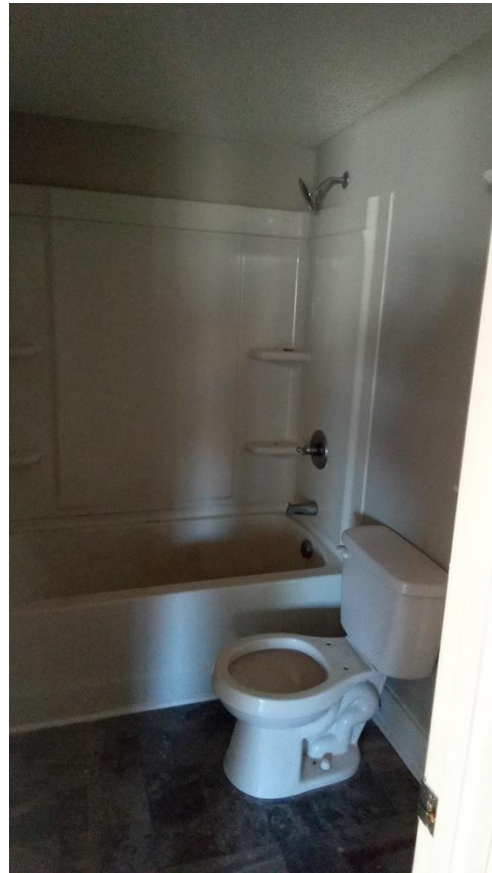
**Detailed rent roll & further financials available in data room.*



Photos



Photos



Location

Growth Corridor

Located in a corridor in North Charlotte directly in the path of growth

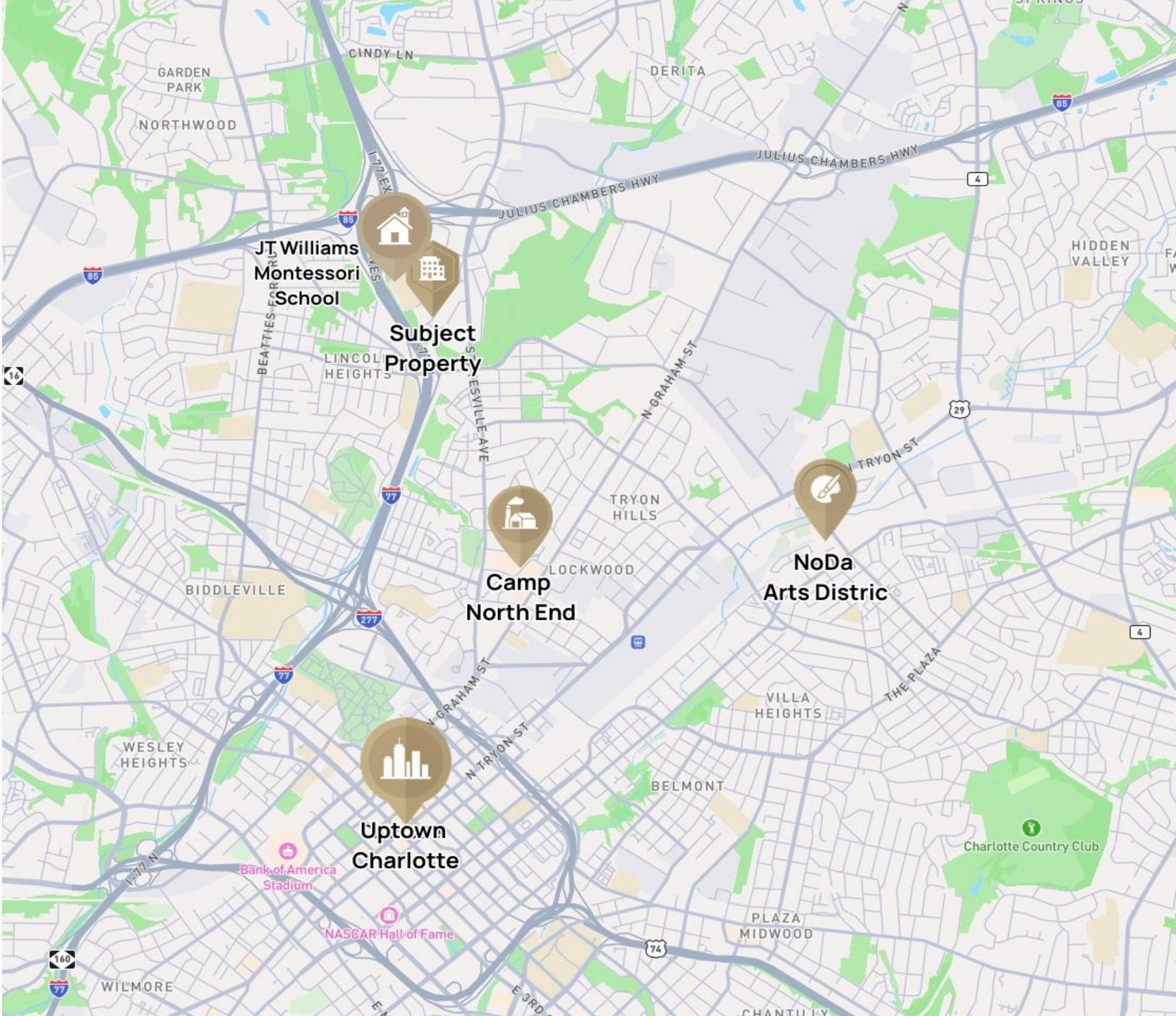
Access

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





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