



Offering Memorandum

2336 Julia Ave  
Charlotte, NC 28206

10 Unit Offering

*Renovated Asset with Immediate Operational Upside in North Charlotte*



# Property Overview

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## 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	<b>Total Units</b>	

# The Offering

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## At-a-Glance

Price	Units
<b>\$1,500,000</b>	<b>10</b>

Avg Rent (In-Place)	Occupancy
<b>~\$1,194</b>	<b>50%</b> As of Jan 12 2026

CapEx Needed	Upside Driver
<b>1 unit renovation</b>	<b>Lease-Up</b> + Stabilization

## 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

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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%	

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
<b>Totals / Avgs</b>	<b>10</b>	<b>918 SF</b>	<b>\$1,194 (Avg)</b>	<b>\$1,400 (Avg)</b>	<b>50% Occ</b>

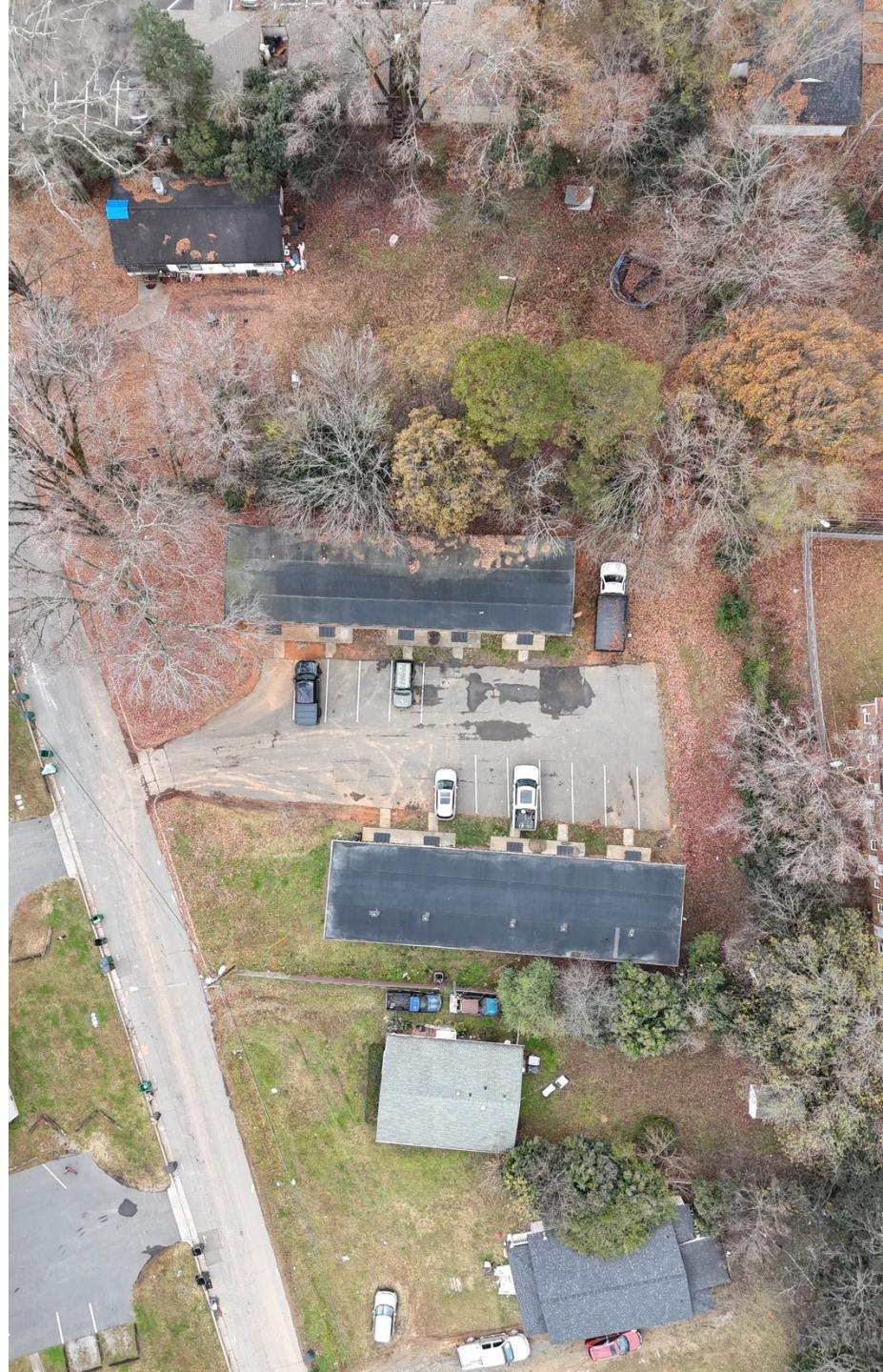
*\*Detailed rent roll available in data room.*

Stabilization Opportunity	
Lease vacant units (5 available)	
Normalize rents across unit base	
No aggressive rent growth assumed	

## In-Place vs. Stabilized Snapshot

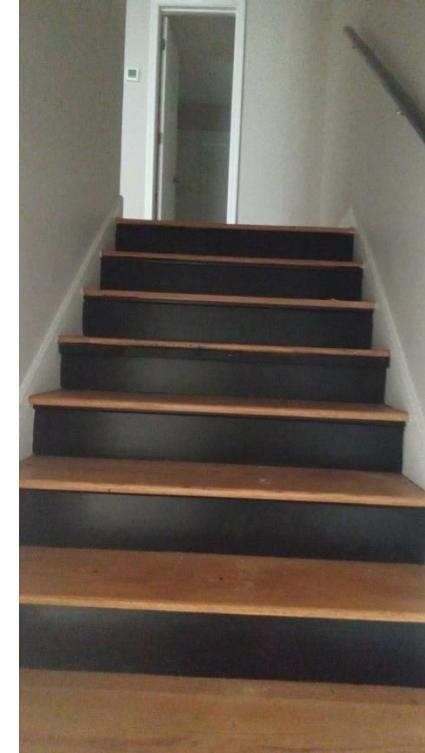
Metric	In-Place	Stabilized
Occupancy	50%	95%
Avg Rent	\$1,194	\$1,400+
Annual Gross Rent	\$71,640	\$159,600+
Vacancy Loss	(\$71,640)	(\$8,400)

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



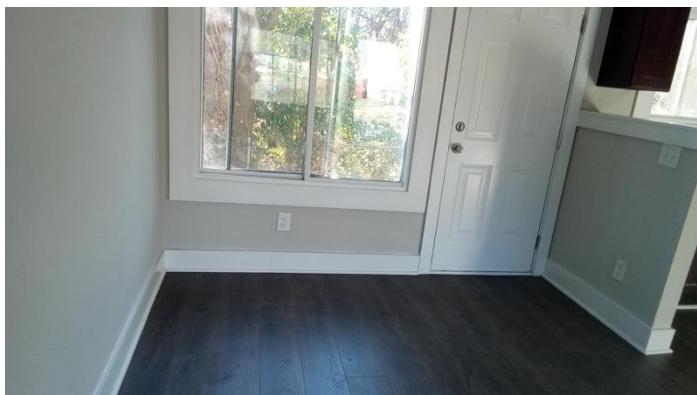
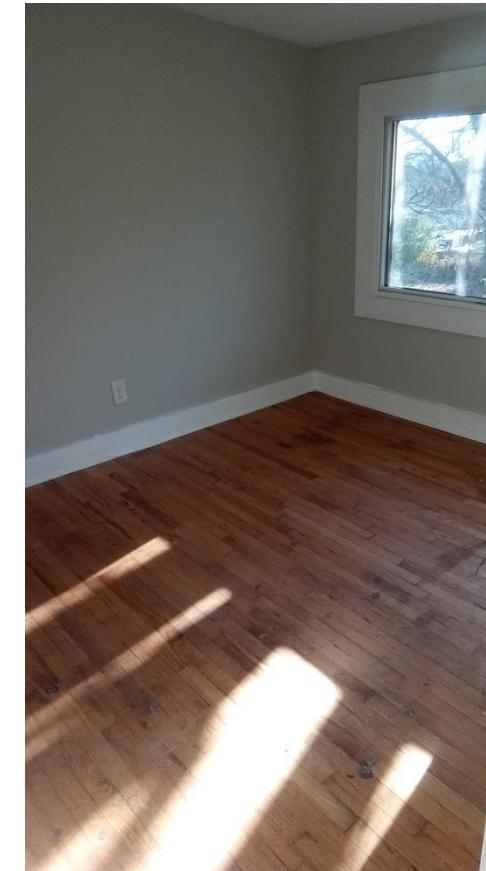
# Photos

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# Photos

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# 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

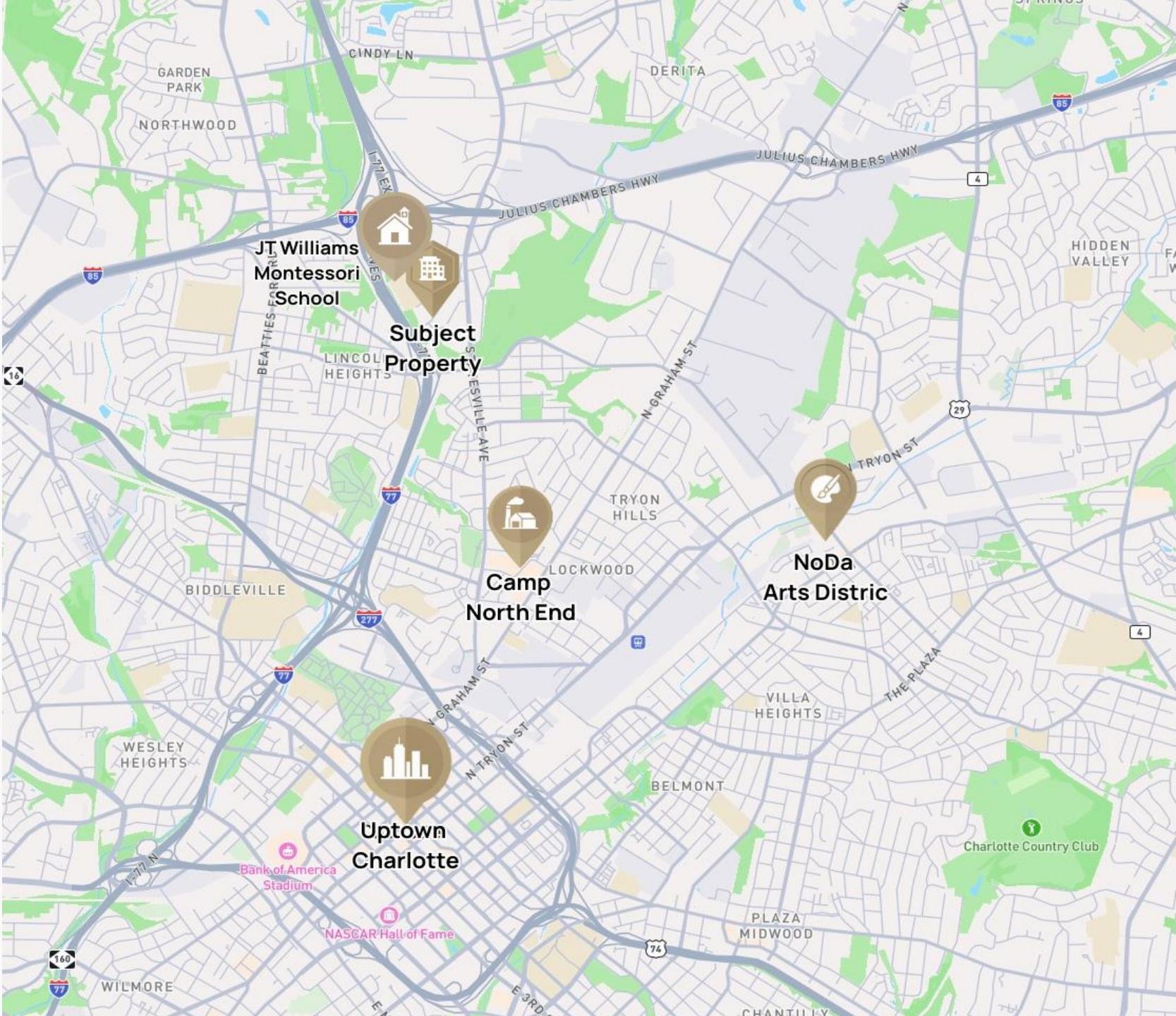
Strong market demand supported by nearby Class A development and limited workforce housing supply.

Uptown Charlotte

10 min

Camp North End

5 min





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EXCLUSIVELY LISTED BY

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