



Offering Memorandum

319 Osceola

Gastonia NC 28054

8 Unit Offering



TURNKEY FULLY RENOVATED ASSET IN GASTONIA

Property Overview

Property Facts

Property Address

**319 Osceola St
Gastonia, NC 28054**

Avg Unit Size

~717 SF

Parcel ID

112583

Property Type

Multifamily

Year of Construction

1984

Lot Size

+/- 0.59 Acres

Unit Mix

Count	Type	Size
4	2 Bedroom / 1 Bath	785 SF
4	1 Bedroom / 1 Bath	650 SF
8	Total Units	



The Offering

At-a-Glance

Price	Units
\$1,100,000	8
Avg Rent (In-Place)	Occupancy
\$1,200	7/8 (87.5%) As of Feb 5 2026
Price / SF	Price / Unit
\$191.77	\$137,500

Investment Highlights



Turnkey Investment Opportunity

All Units Renovated | New Roof | New HVAC



In-Place Cash Flow

Near-term NOI growth with leasing vacant unit



Strong Gastonia Location

5 minutes from downtown Gastonia
and the FUSE district

Financial Overview

Operating Income

Gross Potential Rent	\$115,200.00
Vacancy Rate (5%)	\$(-5,760.00)

Effective Gross Income	\$109,440.00
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Cap Rate

7.00%

Net Operating Income	\$77,026.60
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Annualized Expenses

Taxes	\$6,499.52
Insurance	\$4,800.00

Landscaping	\$1,200.00
Utilities	\$3,838.44

Trash	\$1,848.24
Management Fee (8%)	\$8,755.20

Maintenance Reserve (5%)	\$5,472.00
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Total Expenses	\$32,413.40
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Rent Roll

Unit	BR/BA	Status	Sq Ft	Rent	Deposits Held	Lease Start	Lease End
A	2/2	<i>Vacant</i>	~785	--	\$0.00	--	--
B	2/2	Occupied	~785	\$1,200.00	\$1,200.00	6/1/2024	at-will
C	2/2	Occupied	~785	\$1,300.00	\$1,300.00	10/2/2024	at-will
D	2/2	Occupied	~785	\$1,300.00	\$1,300.00	9/2/2024	at-will
E	1/1	Occupied	~650	\$1,150.00	\$1,150.00	7/15/2025	7/31/2026
F	1/1	Occupied	~650	\$1,150.00	\$1,150.00	10/1/2024	at-will
G	1/1	Occupied	~650	\$1,150.00	\$1,150.00	8/9/2024	at-will
H	1/1	Occupied	~650	\$1,150.00	\$1,150.00	12/1/2024	at-will
TOTAL	8 Units	87.5% Occ	5,736	\$8,400.00	\$8,400.00		

Photos (2 bed)



Photos (2 bed)



Photos (1 bed)



Location



FUSE District

Located near the Franklin Urban Sports & Entertainment (FUSE) District, a catalyst for economic development and community events.



Downtown Gastonia

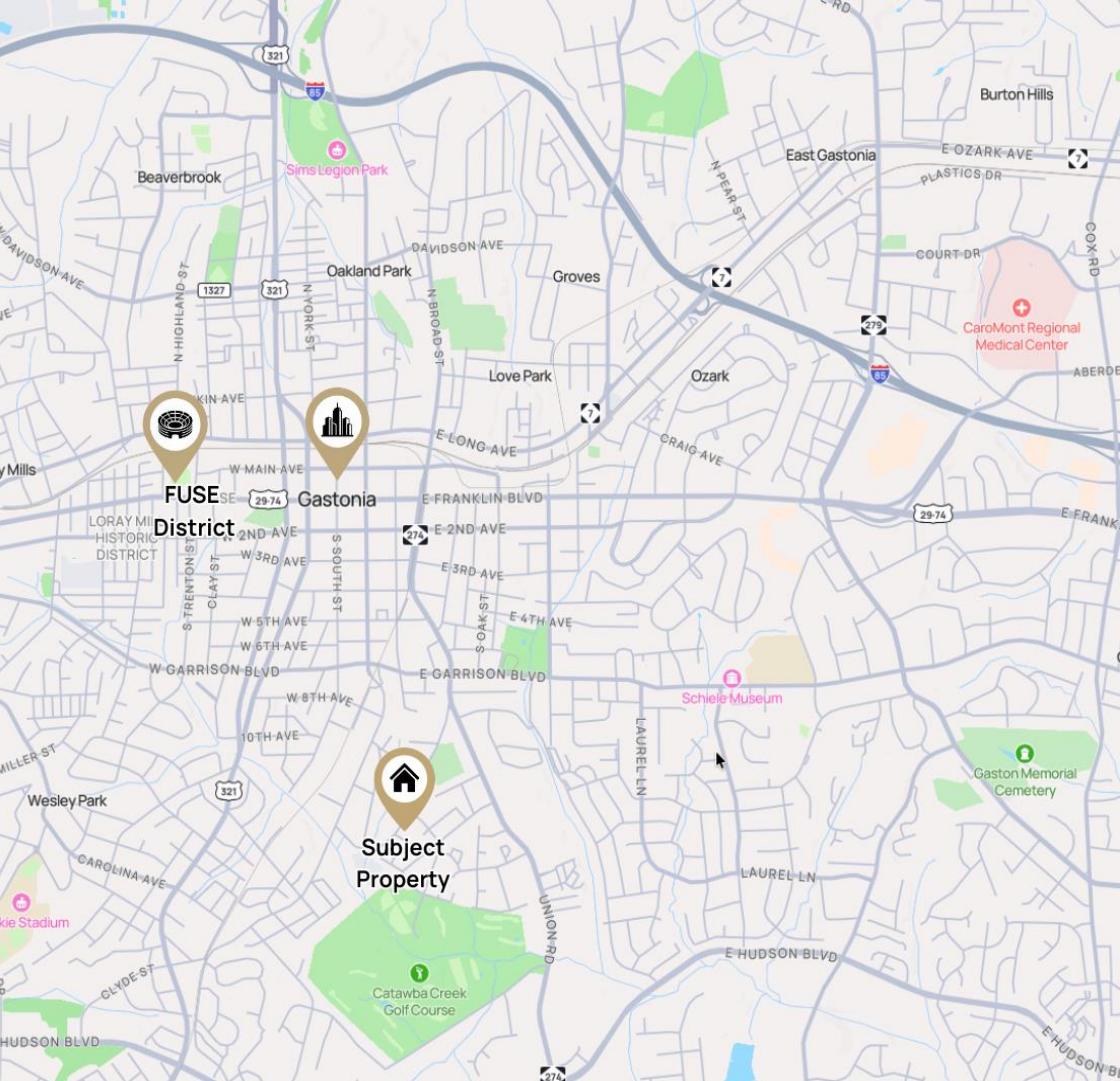
Minutes from the revitalized downtown area featuring new breweries, restaurants, and retail in a historic setting.



Strategic Access

Direct access to I-85 provides a 30-minute commute to Uptown Charlotte and 20 minutes to Charlotte Douglas International Airport.

Downtown Gastonia	5 min
FUSE District	5 min
Uptown Charlotte	30 min





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