

For Sale

Karen Court Apartments

315 & 325 Hall Lane, Pineville, NC 28134

Sale Price: \$2,550,000



HRC PARTNERS, LLC

Ronny Chakra

Commercial Broker/Realtor®

704 -616-2487

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Property Summary

Karen Court Apartments

315 & 325 Hall Lane Pineville, NC 28134



PROPERTY DESCRIPTION

Rare opportunity to acquire a 100% occupied 12-unit apartment community in the highly desirable Pineville, NC market community consisting of 4 two-bedroom units and 8 one-bedroom units. The property has benefited from major capital improvements and offers investors immediate cash flow with significant upside potential.

Ownership has successfully increased rents on six units, while the remaining six units provide a clear value-add opportunity through future rent growth. Conveniently located near Charlotte's major employment centers, shopping, and transportation corridors, this asset combines stable income with long-term appreciation potential.

Highlights:

- Major Capital Improvements Completed
- Strong In-Place Cash Flow
- 6 Units Remaining for Rent Increases
- 100% Occupied
- Value-Add Opportunity
- Prime Pineville Location

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OFFERING SUMMARY

Sale Price:	\$2,550,000
Number of Units:	12
Lot Size:	0.878 Acres
Building Size:	9,250 SF
Zoning:	R-7



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Financial Overview

Karen Court Apartments

315 & 325 Hall Lane Pineville, NC 28134

Income & Expenses	Annual Amount
Gross Rental Income	\$183,060
Property Taxes	(\$10,752)
Insurance	(\$7,140)
Utilities	(\$2,400)
Landscaping	(\$3,600)
Net Operating Income (NOI)	\$159,168

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Rent Roll

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Unit	Rental Rate	Security Deposit	Lease Start	Lease End
Apt 1	\$1,600	\$1,775	Sep 13, 2024	Oct 31, 2026
Apt 2	\$1,200	\$900	Sep 1, 2018	Month-to-Month
Apt 3	\$1,750	\$1,750	Dec 30, 2025	Dec 31, 2026
Apt 4	\$1,675	\$1,675	Mar 10, 2026	Mar 31, 2027
Apt 5	\$980	\$660	Dec 1, 2012	Sep 1, 2026
Apt 6	\$1,200	\$730	Jul 1, 2024	Jun 29, 2026
Apt 7	\$1,200	\$1,150	Jul 1, 2024	Jun 29, 2026
Apt 8	\$1,200	\$800	Jun 1, 2020	Aug 31, 2026
Apt 9	\$1,025	\$730	Mar 1, 2020	Aug 31, 2026
Apt 10	\$1,200	\$1,200	Mar 9, 2026	Mar 31, 2027
Apt 11	\$1,200	\$1,200	Oct 20, 2025	Oct 31, 2026
Apt 12	\$1,025	\$800	May 1, 2020	Month-to-Month
TOTAL MONTHLY RENT	\$15,255			

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Photos

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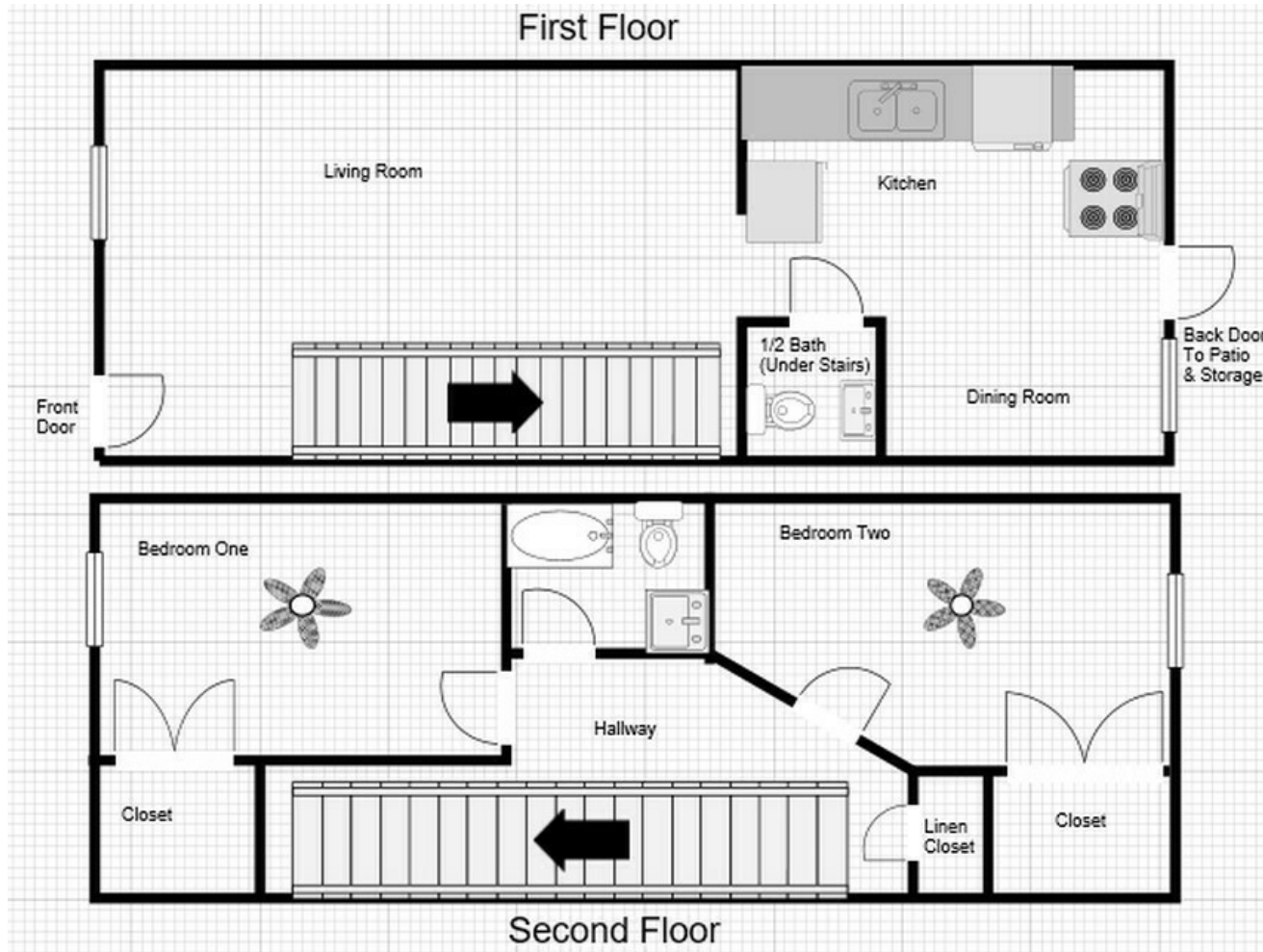
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2 bedroom floor plan - 950 sq ft

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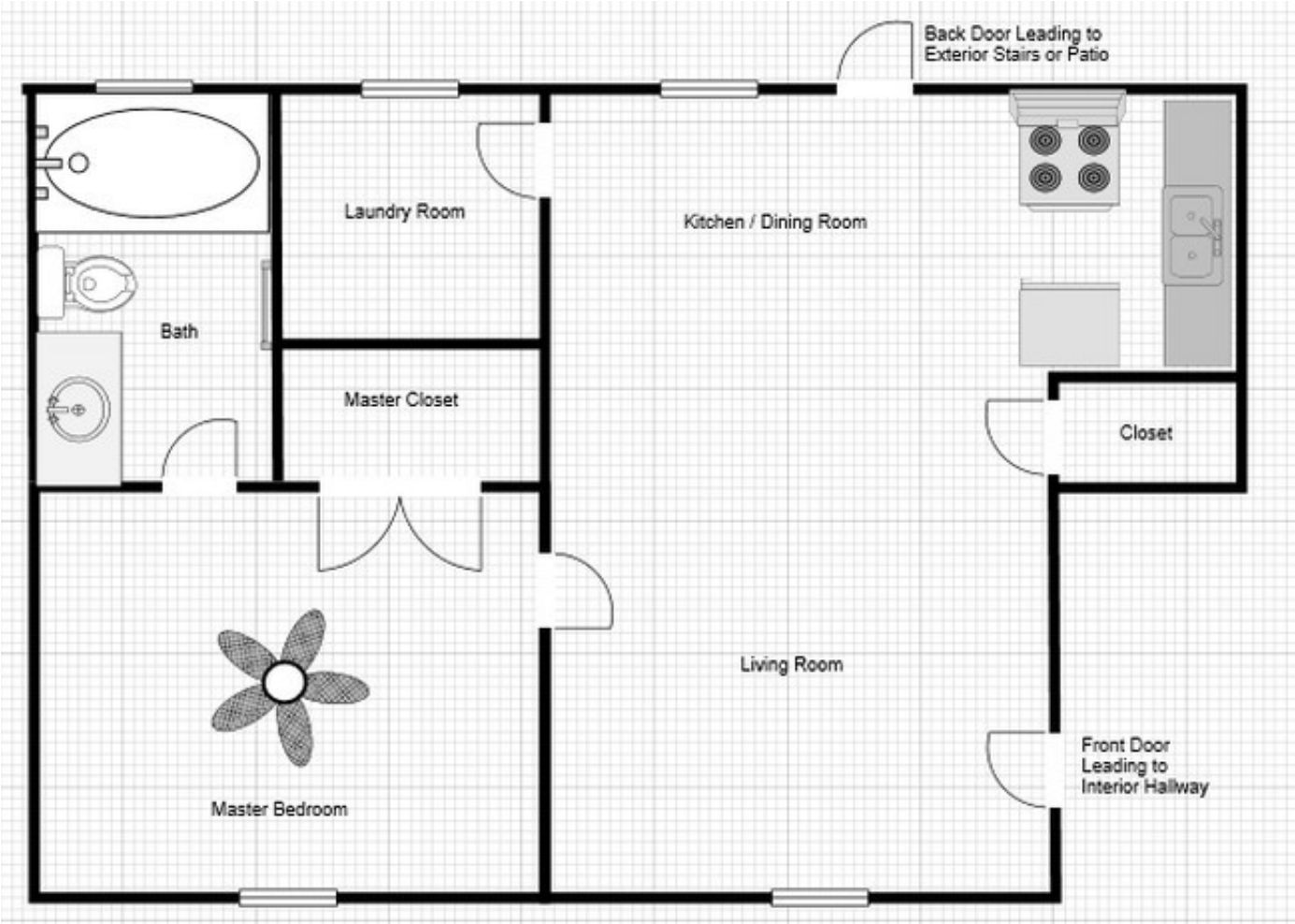


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1 Bedroom Floor Plan - 650 sq ft

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Area Map

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Aerial Map

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Parcel Map

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