



Offering Memorandum

2225 Alma Ct
Charlotte, NC 28206

6 Unit Offering

Turnkey 6-Unit Asset in North Charlotte



Property Overview

Property Facts

Property Address	Property Type
2225 Alma Ct	Multifamily
Charlotte, NC 28206	
Avg Unit Size	Year of Construction
~776 SF	1964
Parcel ID	Lot Size
07705223	+/- 0.703 Acres

Unit Mix

Count	Type	Size
6	2 Bedroom / 1 Bath	776 SF
6	Total Units	



The Offering

At-a-Glance

Price	Units
\$1,000,000	6

Avg Rent (In-Place)	Occupancy
~\$1,303	83.3% (5/6) As of Jan 12 2026

Immediate CapEx Needed	Upside Driver
N/A	Lease-Up

Investment Thesis



Turnkey

Lots of CapEx completed, with all units



1 Vacant unit = Rent-Ready

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	
Capitalize on vacant units at market	
Attractive detached housing for tenants	

Representative Unit Data (Jan 2026)					
Unit Type	Count	Avg Size	Current Rent	Market Rent	Status
2 Bed / 1 Bath	5	776 SF	\$1,250-1,345	\$1,350	Occupied
2 Bed / 1 Bath	1	776 SF	\$ -	\$1,350	Vacant
Totals / Avgs	6	776 SF	\$1,303 (Avg)	\$1,350 (Avg)	83.33% Occ

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

Opportunity	
Leasing of one unit	
Normalize rents across unit base	
No aggressive rent growth assumed	

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

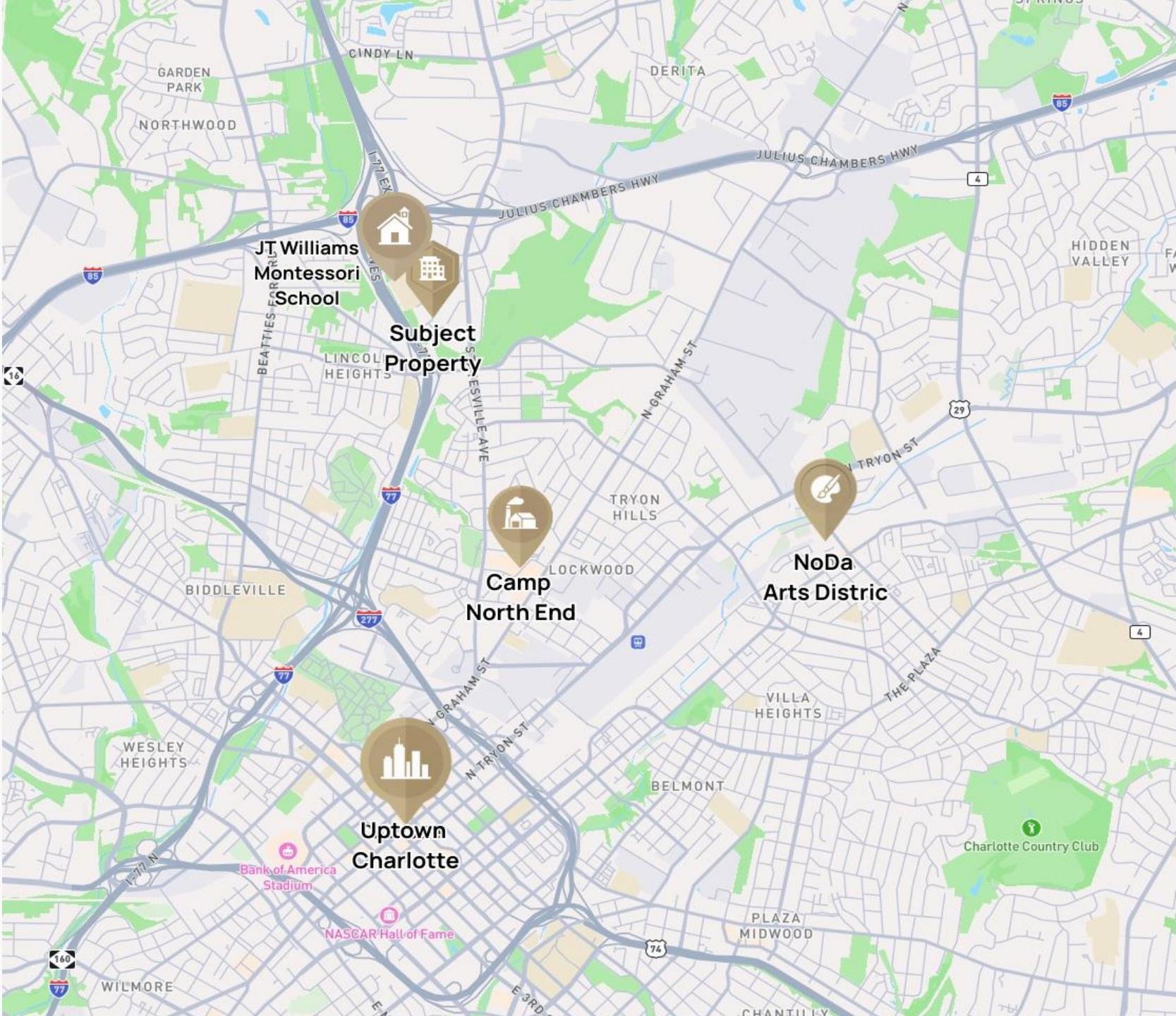
Strong market demand supported by nearby Class A development and limited workforce housing supply.

Uptown Charlotte

10 min

Camp North End

5 min





EXCLUSIVELY LISTED BY

Zach Britt

Broker | Owner

C: 615.971.1553

E: zbritt@brittcre.com

Britt Commercial Real Estate
brittcre.com