



Offering Memorandum

# Flats at 2200

2479 Julia Ave  
Charlotte, NC 28206

22 Unit Offering

*Renovated Asset with Immediate Operational Upside in North Charlotte*

# Property Overview

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## Property Facts

Property Address

**2479 Julia Ave  
Charlotte, NC 28206**

Avg Unit Size

**~732 SF**

Parcel ID

**7705249**

Property Type

**Multifamily**

Year of Construction

**1960 | Clubhouse: 1940**

Lot Size

**+/- 2.28 Acres**

## Unit Mix

Count	Type	Size	Notes
21	2 Bedroom / 1 Bath	732 SF	Primary Unit Type
1	5 Bedroom / 2 Bath	1,850 SF	Clubhouse / SFR
22	<b>Total Units</b>		



# The Offering

## At-a-Glance

Price	Units
<b>\$3,000,000</b>	<b>22</b>
	21 + Clubhouse
Avg Rent (In-Place)	Occupancy
<b>~\$1,250</b>	<b>63.6%</b>
	As of Jan 21 2026
CapEx Needed	Upside Driver
<b>Minimal</b>	<b>Lease-Up</b>
	+ Stabilization

## Investment Thesis



### Majority of units renovated

Clubhouse and 1 unit not renovated



### 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

Majority of occupied units at ~\$1,250

Several leases below market due to timing

Majority vacant units in rent-ready condition\*\*

Current Occupancy: 63.6%

Representative Unit Data (Jan 2026)

Unit Type	Count	Avg Size	Current Rent	Market Rent	Status
2 Bed / 1 Bath	14	732 SF	\$1,250 - \$1,450	\$1,350	Occupied
2 Bed / 1 Bath	7	732 SF	-	\$1,350	Vacant
5 Bed / 2 Bath	1	1,850 SF	-	\$2,000	Vacant
<b>Totals / Avgs</b>	<b>22</b>	<b>783 SF</b>	<b>\$1,292 (Avg)</b>	<b>\$1,379 (Avg)</b>	<b>63.6% Occ</b>

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

*\*\*Clubhouse and 1 unit are not renovated/rent-ready*

## Stabilization Opportunity

Lease vacant units (8 available)

Normalize rents across unit base

No aggressive rent growth assumed

## In-Place vs. Stabilized Snapshot

Metric	In-Place	Stabilized
Occupancy	68.2%	95%
Avg Rent	\$1,292	\$1,379
Annual Gross Rent	\$232,622	\$345,853

*\*Detailed rent roll & additional financials available*



# 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

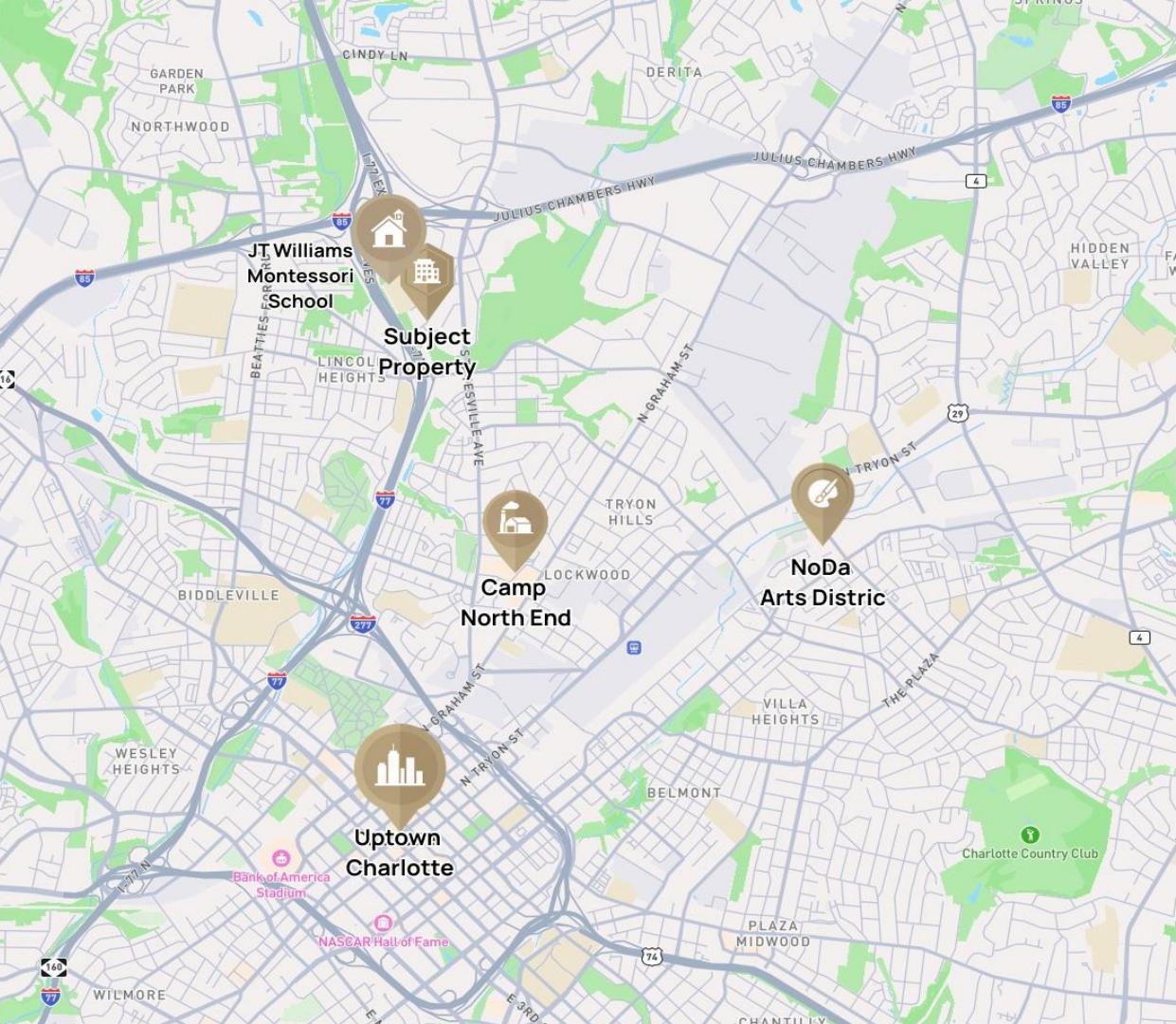
Strong market demand supported by nearby Class A development and limited workforce housing supply.

Uptown Charlotte

10 min

Camp North End

5 min





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