



BRITT COMMERCIAL
REAL ESTATE

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

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	Total Units		



The Offering

At-a-Glance

Price

\$3,000,000

Units

22

21 + Clubhouse

Avg Rent (In-Place)

~\$1,250

Occupancy

63.6%

As of Jan 21 2026

CapEx Needed

Minimal

Upside Driver

Lease-Up

+ 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

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
Totals / Aves	22	783 SF	\$1,292 (Avg)	\$1,379 (Avg)	63.6% Occ

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

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

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%

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

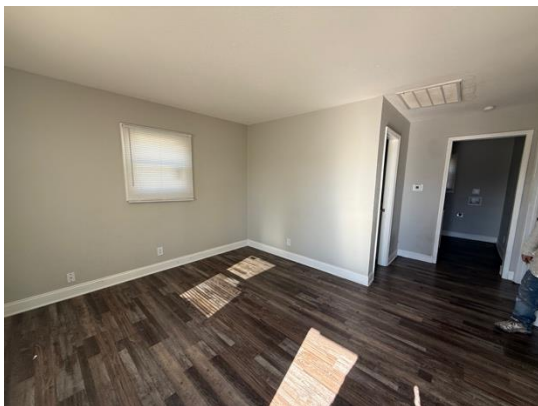
**Detailed rent roll & additional financials available*



Photos



Photos



Location

Growth Corridor

Located in a corridor in North Charlotte directly in the path of growth

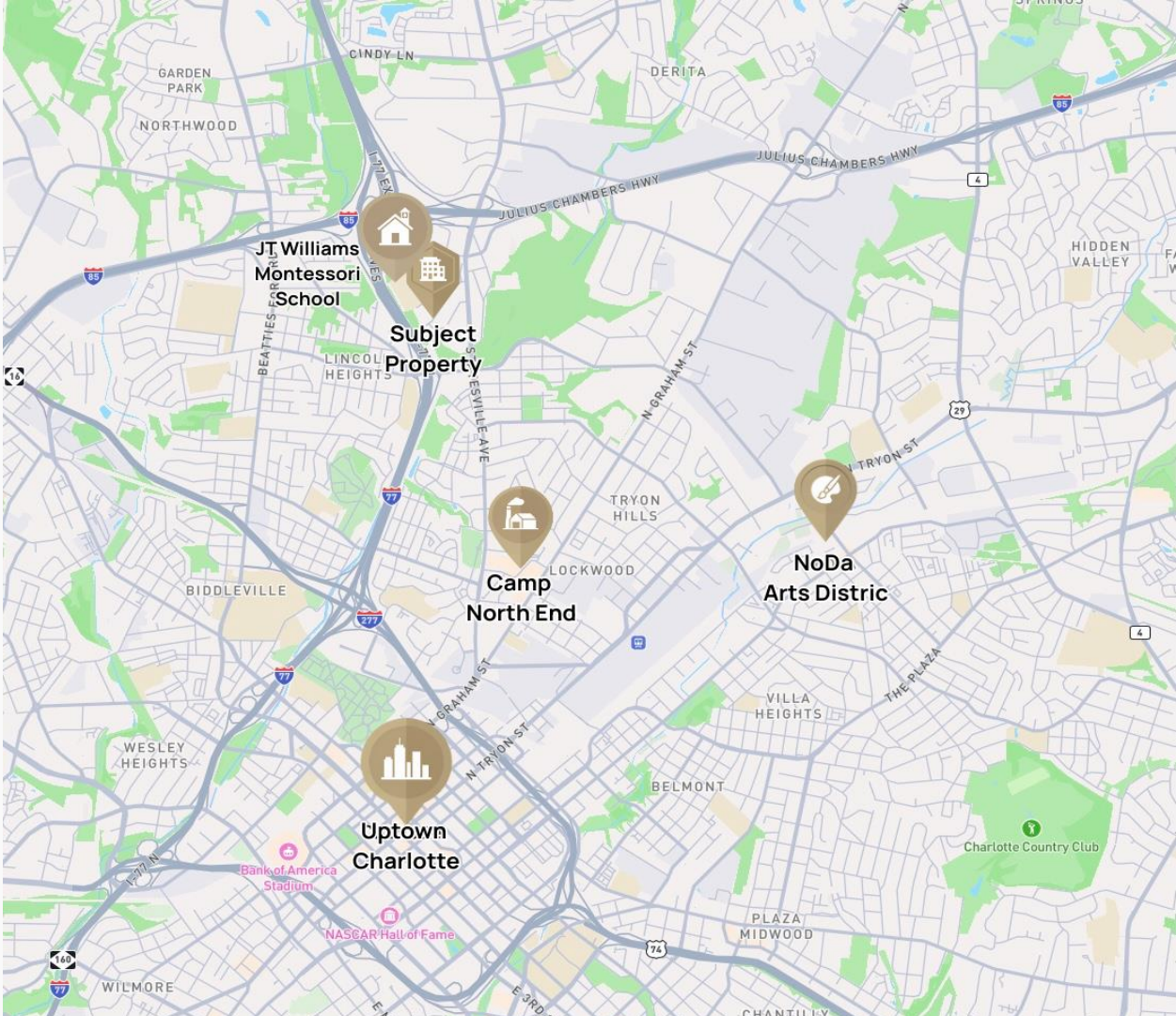
Access

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

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