



Offering Memorandum

Vista Park Townhomes

5306-5320 Park Rd, Charlotte, NC 28209

8 Unit Offering

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IRREPLACEABLE, TURNKEY TOWNHOME PACKAGE IN SOUTH PARK

Property Overview

Vista Park Townhomes present a unique opportunity to acquire a turnkey, fee-simple townhome community in one of Charlotte's most coveted neighborhoods. This eight-unit offering combines newer-construction quality with seven of eight units fully renovated in 2026 with modern finishes, rear patios, and in-unit laundry and an irreplaceable location – a combination that is exceptionally difficult to duplicate in today's market.

PROPERTY FACTS

Property Address

**5306-5320 Park Rd
Charlotte, NC 28209**

Avg Unit Size

± 1,072 SF

Lot Size

± 0.484 Acres

Property Type

Multifamily / Townhomes

Year of Construction

2011

Ownership Structure

Fee Simple / Individually Parceled



UNIT MIX

Count	Type	Size
6	2 Bedroom / 2.5 Bath	+/-1,135 SF
2	1 Bedroom / 1.5 Bath	+/-870 SF
8	Total Units	

The Offering

AT-A-GLANCE

Price

\$2,690,000

Units

8

Market Rent (Stabilized)

\$20,500 / mo

Pro Forma NOI

\$173,356

Price / Unit

\$336,250

Pro Forma CAP Rate

6.45%

INVESTMENT HIGHLIGHTS



This Will NOT Be Built Again

Situated directly next to Briar Creek Greenway access, and flanked by Brookdale Senior Living and a condo association, this site is insulated from competing new development



Newer Construction, Recently Renovated

Built in 2011 with 7 of 8 units fully renovated in 2026. A buyer gets a newer asset with updated finishes, fully sprinklered, and no near-term capital requirements.



Flexible Exit + Individual Unit Upside

Each unit can be sold individually as a townhome, offering appreciation and exit flexibility that a standard apartment building simply cannot match.

Pro Forma Overview

Operating Income

Potential Gross Income (PGI)	\$246,000
Physical Vacancy (5%) ^[1]	(\$12,300)
Effective Gross Income (EGI)	\$233,700
Net Operating Income (NOI)	\$173,356

A healthy spread between current and market rents provides for a stabilized proforma with strong cash flow and long term income potential anchored by its irreplaceable location

Annualized Expenses

Repairs & Maintenance ^[2]	\$6,000
Utilities	\$11,000
Replacement Reserves ^[3]	\$2,000
Grounds Maintenance ^[4]	\$4,800
Property Taxes	\$14,578
Property Insurance	\$5,607
Property Management Fee (7%) ^[5]	\$16,359
Total Operating Expenses	\$60,344

[1] Market Assumption (5% Vacancy)

[2] \$750/unit/yr Repairs & Maintenance

[5] 7% of EGI Management Fee

[3] \$250/unit/yr Replacement Reserves

[4] \$400/mo Grounds Maintenance

Rent Roll

Unit	BR/BA	Status	Rent	Deposits	Lease Start	Lease Expiration	Market Rent
5306	1/1.5	Vacant - Just renovated	—	—	—	—	\$2,000
5308	2/2.5	Occupied	\$2,000	\$2,000	2/15/2025	2/28/2027	\$2,750
5310	2/2.5	Vacant - Just renovated	—	—	—	—	\$2,750
5312	2/2.5	Occupied	\$1,850	\$1,850	11/01/2023	10/31/2026	\$2,750
5314	2/2.5	Occupied	\$2,100	\$2,100	7/17/2022	7/17/2026	\$2,750
5316	2/2.5	Vacant - Just renovated	—	—	—	—	\$2,750
5318	2/2.5	Vacant - Just renovated	—	—	—	—	\$2,750
5320	1/1.5	Vacant - Just renovated	—	—	—	—	\$2,000
TOTAL			\$9,170	\$9,170			\$20,500

Current vacancy is purely a function of units being taken offline for renovation.
Buyer inherits a ready-to-lease asset with immediate opportunity to capture stabilized market rents.

Photos – Exterior



Photos – 5316 | 2 BR / 2.5 BA



Fresh finishes throughout. Updated kitchens/bathrooms, stone countertops, Carrera tile showers with glass enclosures

Photos – 5316 | 2 BR / 2.5 BA



Each townhome has a private rear patio and in-unit laundry

Photos – 5314 | 2 BR / 2.5 BA



Photos – 5318 | 2 BR / 2.5 BA



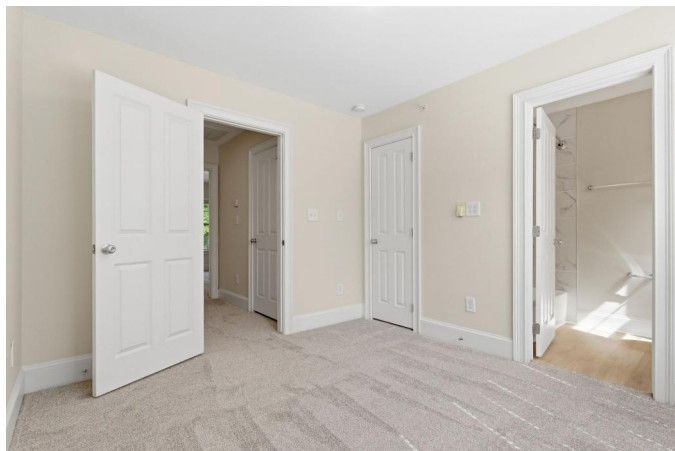
Photos – 5318 | 2 BR / 2.5 BA



Photos – 5310 | 2 BR / 2.5 BA



Photos – 5310 | 2 BR / 2.5 BA

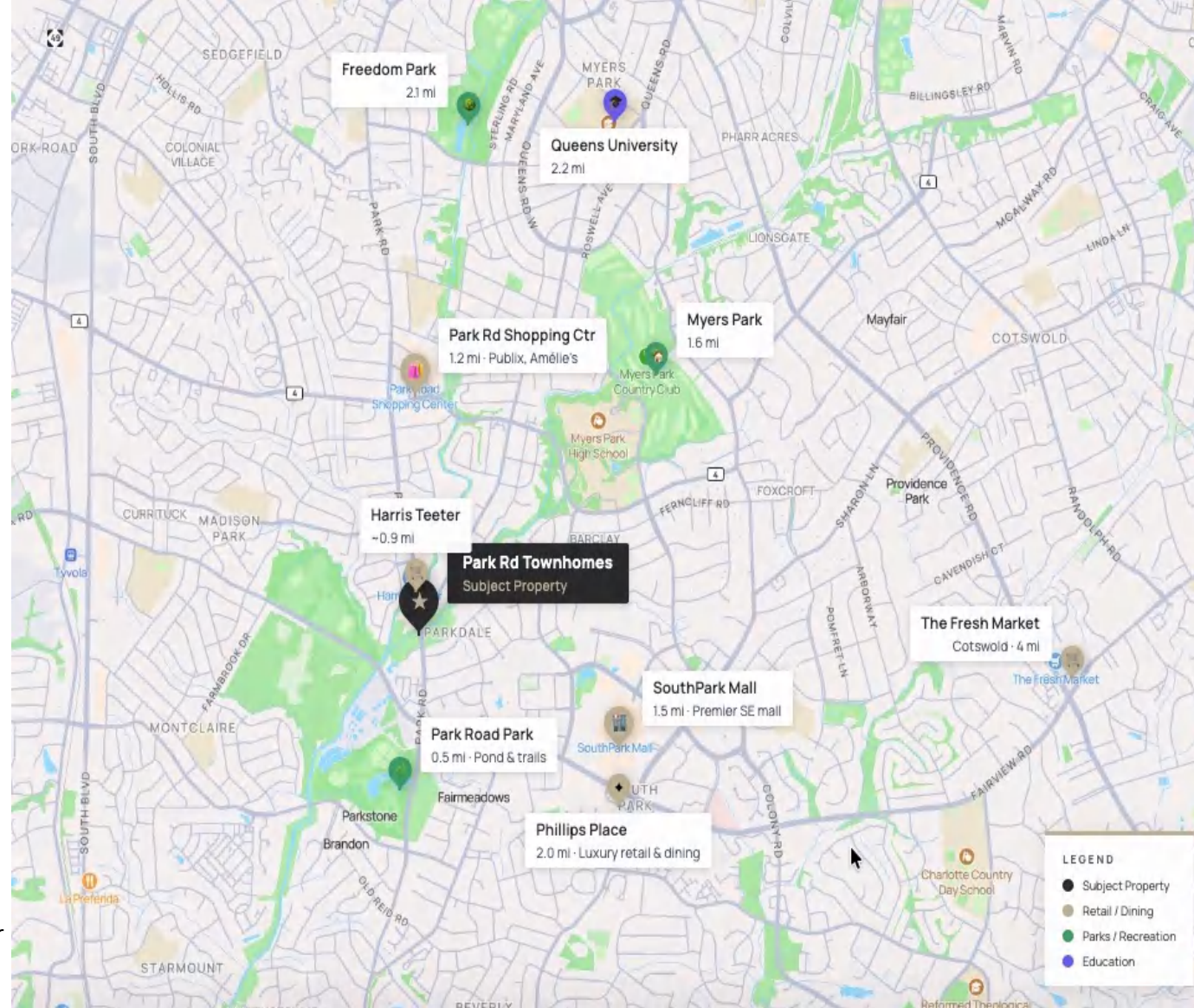


Location Overview

Set in the heart of South Park along Park Road, the property enjoys direct, on-site access to the Briar Creek Greenway, connecting residents to Charlotte's broader trail network and to Freedom Park beyond. Flanked by Brookdale Senior Living and an established condominium association, the site is insulated from competing new development.

Residents are minutes from everything that makes South Park desirable: Park Road Park, Park Road Shopping Center and SouthPark Mall are within minutes, and Uptown Charlotte's central business district is fifteen minutes away. Premium grocers are all within roughly two miles, alongside lifestyle destinations like and upscale dining.

The location also offers unmatched access to Charlotte's largest employment anchors, including Uptown's banking headquarters, the Atrium Health hospital campuses, and Queens University, a steady source of young professional renter demand.



Location Highlights

RETAIL & DAILY NEEDS

Premium grocers, lifestyle retail & dining within minutes

● Park Road Shopping Center

+/- 1.2 miles north on Park Rd

Publix, Amelie's French Bakery, boutiques, Ace Hardware

● SouthPark Mall

+/- 1.5 miles east

Top-performing SE mall, Nordstrom, Neiman Marcus, 100+ retailers & fine dining

● Phillips Place

+/- 2.0 miles east

Restoration Hardware Gallery, Del Frisco's, luxury lifestyle retail & dining

● Whole Foods, Harris Teeter, Publix

0.5-1.8 miles (SouthPark / Fairview Rd)

Premium grocery options all within 2 Miles

LIFESTYLE & COMMUNITY

Green space, greenway access, education & parks close at hand

● Greenway Access (Direct)

On-site connectivity

Direct access to Charlotte's greenway trail system connecting to Freedom Park and beyond

● Park Road Park

+/- 0.5 miles south

Mecklenburg County park, scenic pond loop, pavilion, playground, walking trails

● Freedom Park

+/- 2.1 miles north

Charlotte's most popular urban park, greenway connections & community events

● Queens University of Charlotte

+/- 2.2 miles northeast (Myers Park)

Private university; consistent source of young professional renter demand

CONNECTIVITY & EMPLOYMENT

Unmatched access to Charlotte's major employment centers

● Uptown Charlotte (CBD)

+/- 4.5 miles north

Bank of America, Truist Financial, Duke Energy, Wells Fargo Southeast HQs

● Atrium Health CMC (Main Campus)

+/- 3.2 miles north

Level I trauma center, one of Charlotte's single largest employers

● Atrium Health Pineville

+/- 4.5 miles south via Park Rd

Hospital campus & medical office corridor; major employment anchor

● Charlotte Douglas Intl Airport (CLT)

+/- 10 miles via I-485 / Billy Graham Pkwy

Top 10 busiest US airport, American Airlines #1 hub, approx. 20-min drive

Package Opportunity

Vista Park Townhomes

5306-5320 Park Rd, Charlotte, NC

Units	8 Townhomes
Unit Mix	2 Bed / 1.5 Bath (x6) 1 Bed / 1.5 Bath (x2)
Vintage	2011 (Renovated 2026)
Location	South Park
Pricing	\$2,690,000

916 Bromley Rd

Charlotte, NC 28207

Units	8 Condos (Package)
Unit Mix	All 1 Bed / 1 Bath
Vintage	1924 (Renovated 2016)
Location	Myers Park
Pricing	\$1,900,000

Generational Charlotte Acquisition Opportunity

Both assets are offered by the same seller and can be purchased individually or as a combined portfolio package.



EXCLUSIVELY LISTED BY

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