



Why Charlotte, North Carolina is an Amazing Place for Real Estate Investing





Demographics & Economy

Strong Population Base

Charlotte is located in the county of Mecklenburg which is the heart of an area that is the sixth largest urban area in the United States. As of the latest census, 2.43 million people reside within the Charlotte metro region.

Charlotte added more residents last year than all but 10 cities in the country, according to the U.S. Census Bureau in 2016. From the 2010 census to now, Charlotte has seen a growth rate of 15.1 percent through last year.

As of 2015 the city of Charlotte currently has a population just over 827,000. According to according to Forbes, Charlotte is one of the 10th fastest growing city in the United States.

A foremost indicator of the economic stability and strength of a city is the presence of Fortune 500 Companies. The region is headquarters to eight Fortune 500 and ten Fortune 1000 companies including the Bank of America, Duke Energy, Lowe's and Nucor Steel. These Fortune 500 companies represented almost \$223.4 Billion in revenue in 2013. (Charlotte Chamber of Commerce).

The county has seen more than a 3.5% job growth since 2015. Speaking of labor force, In April 2014 Apartments.com came out with its annual ranking of the "Top 10 Best Cities for Recent College Graduates" and Charlotte was number two. The fact that Charlotte ranks very highly among young people as a desirable city for relocation is incredible news for apartment owners as the tendency is for recent graduates to rent before purchasing their first homes.



Diversified Economy

Charlotte is industrially diversified, boasts low cost of doing business and has a superior quality of life. The city has a balanced economy in various sectors ranging from micro-businesses to multinationals. Banking & finance, transportation, telecommunications, manufacturing, and retail all have a strong presence in the Charlotte metro area. This variety makes Charlotte's economy one of the strongest in the country.

Mecklenburg County businesses started 2017 on solid footing with the strongest first-quarter employment numbers in four years. During the first three months of 2017, 328 businesses added 4,558 jobs, added or improved 1.3 million square feet of real estate and made \$270 million in capital investments. (*Charlotte Chamber of Commerce*). Charlotte is also now the 2nd largest banking center in the U.S after New York.

Geographic Importance

With Charlotte being situated between two major highways, it makes it a prime location as a distribution center. Charlotte ranks 5th in the nation for new and expanding distribution centers. The city is also a major trucking center. Over 320 trucking firms are stationed in Charlotte. Approximately half of the nation's top 100 trucking firms are in Charlotte, including nine of the top 10 firms. (*Charlotte Chamber of Commerce*)

As of 2016, The Charlotte Douglas International airport is the 5th most active airport in the nation, and 6th busiest in the world. It's the center of the largest consolidated rail system in the country. Charlotte has all the major transportation elements.

A diversified economy, a growing population base, and great transportation hubs all help contribute to companies wanting to move to and expand in Charlotte.

According to the Wall Street Journal (*May 2016*) millennials, empty nesters and immigrants are moving to Charlotte because of its pedestrian-friendly and vibrant, revitalized areas like uptown, NoDa and South End.



Affordable Market

Charlotte is one of the hottest and most affordable markets as per the U.S. News and World Report. The agreeable climate, the abundance of new business opportunities, a strong presence of many educational institutions, and its amazing southern hospitality and historical charm are great attractions for newcomers to the area.

“Vibrant economic expansion, solid leasing dynamics and strong investment returns have made Charlotte one of the most sought after markets in the Southeast,” CBRE wrote in its annual forecast. “Fueling its growth is a combination of affordability, high quality of living and an educated workforce.”

All of these factors together make Charlotte a prime market for investing in US real estate.

Contact us today to see you how you can become a private lender on a multi-family property in the Charlotte area! Visit our website for our information.

Remember, real estate doesn't have to be complicated.

With Simple Acquisitions it's smart, secured and simple!