



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Retained as Exclusive Agent For the Sale of 1029 Saint Paul St

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been retained as the exclusive agent for the sale of 1029 Saint Paul St, a luxury 4-unit apartment building in the historic Mount Vernon neighborhood of Baltimore. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property.

This best-in-class asset was fully renovated in 2012 and has a historic CHAP tax credit through 2023. The property has a very strong historical performance with track record of near 100% occupancy and minimal repair and maintenance expenses due to the quality of the build. Typical units feature large floor plans with unique features that include soundproof walls, automated lighting and thermostats, keyless lock entries, video and intercom system, German-made kitchen cabinetry, central HVAC, custom walk-in closets, and Italian ceramic tile throughout. Additional tenant amenities include 4 off-street parking spaces, laundry in unit, and storage lockers. The property has a fire safety / sprinkler system and is limited lead-free.

1029 Saint Paul St is located in Midtown Baltimore within the historic Mount Vernon neighborhood. Located just north of Downtown, the Central Business District, the Inner Harbor and Camden Yards. Abundant local dining, shopping and entertainment. The subject property has a Walk Score of 96, ranking it a Walker's Paradise. Many cultural landmarks are also located within short walking distance including the Washington Monument, the Walter's Art Museum, Meyerhoff Symphony Hall, the Baltimore Basilica, and multiple restaurants. Major employers of the area include Mercy Health Services with 4,028 employees, MICA with 2,142 employees, UMMC's Midtown Campus with 500 doctors and 1,100 employees, and Agora with 850 employees.

About Harbor Stone Advisors

Harbor Stone Advisors is a Mid-Atlantic leader in Multifamily Investment Sales. Advisory services include asset dispositions, value opinions, and marketability analysis for private clients, owners, investors and financial organizations.

For additional information, visit www.harborstoneadvisors.com

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