



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Brokers Sale of 1222 St. Paul in Baltimore, MD

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has brokered the sale of The Apartments at 1222 St. Paul, 6 units located in the historic Midtown Baltimore neighborhood of Mount Vernon. The building traded for \$800,000, or \$133,333 / unit. Typical units feature hardwood floors, formica countertops, stainless steel appliances, dishwashers, laundry in unit, and ceramic tile bathrooms. It is comprised of 2 studio apartments, 2 one-bedroom units, and 2 two bedroom-units. Justin Verner and Brooks Healy served as exclusive advisor and agent to the seller, Liberty Group Holdings.

1222 St. Paul is located at 1222 St. Paul St in Midtown Baltimore within the historic Mount Vernon neighborhood. Located just north of Downtown, the Central Business District, the Inner Harbor and Camden Yards. Several blocks to University of Baltimore, a public undergraduate, graduate, and professional university enrolling a total of 5,565 students. 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. Abundant local dining, shopping and entertainment. The area has a Walk Score of 94, ranking it a Walker's Paradise.

Verner noted, "Mount Vernon remains a very desirable area for multifamily investment. This asset attracted multiple bids in a short period of time and ultimately traded to an NYC-based buyer that plans to execute a value add program."

About Harbor Stone Advisors

Harbor Stone Advisors specializes in middle-market multifamily investment sales throughout the Mid-Atlantic. Advisory services include value opinions, asset dispositions and marketability analysis for private clients, owners, investors and financial organizations.

For additional information, visit www.harborstoneadvisors.com

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Contact:

Kathryn Shofer
443.865.9584
kshofer@harborstoneadvisors.com