



**FOR IMMEDIATE RELEASE**

## **Harbor Stone Advisors Awarded Assignment to Market the Sale of 1225 N Calvert**

**Baltimore, MD** - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been retained as the exclusive agent for the sale of 1225 N Calvert, 7 apartments located Mount Vernon. Harbor Stone Advisors President, Justin Verner and Senior Advisor, Brooks Healy, are marketing the property.

1225 N Calvert features (7) apartments with a unit mix of (6) Studios and (1) 3 Br-2 Ba duplex. The property also has a parking pad for two cars located behind the building that lease for \$100/month/space. Typical apartment unit features includes white/black/stainless steel appliances, hard surface countertops, wood cabinets, and hardwood/carpet/tile flooring.

The opportunity exists for a new owner to renovate all of the units with a suggested scope of stainless steel appliances, new cabinets, and updated bathrooms. Properties of similar vintage in the area that have undergone renovations of a similar scope have achieved rents at least \$90 higher than the Subject property. The completion of a renovation program on all units could increase rental revenue by at least \$10,000 annually upon completion. There is minimal deferred maintenance at 1225 N Calvert, as the current owner has completed numerous capital improvements over the years including window replacements, roof upgrades, plumbing improvements, and new commercial-grade hot water heater and boiler.

1029 Saint Paul St is located in Midtown Baltimore within the historic Mount Vernon neighborhood. Mount Vernon is known for its stunning 19th century architecture, parks, museums, cultural landmarks, and Zagat-rated restaurants. 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 95, ranking it a Walker's Paradise.

### **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](http://www.harborstoneadvisors.com)

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