



**FOR IMMEDIATE RELEASE**

## **Harbor Stone Advisors Retained as Exclusive Agent for Sale of 339 E 31st 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 339 E 31st St, a multifamily asset with value-add potential in Historic Charles Village, just blocks away from Johns Hopkins University and within walking distance to dining and retail. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property and representing the seller.

339 E 31st features (3) 2 Br-1 Ba apartments that are 100% occupied and a (2) car garage. Typical apartment unit features include black appliances, hard surface countertops, wood cabinets, hardwood flooring, and in-unit washer/dryers. The opportunity exists to renovate all 3 units, with a suggested scope of updated appliances, granite countertops, new cabinets, and updated bathrooms. Nearby comparables that have undergone a similar renovation scope are achieving rents at least \$100 higher than the Subject property.

339 E 31st St is located in the historic Charles Village neighborhood of Baltimore City. The subject property is just a half mile walk to the prestigious Johns Hopkins University's undergraduate campus. JHU is the top employer in Baltimore City, with over 25,000 employees, and is home to more than 7,000 undergrads and nearly 2,000 graduate students. Other major nearby colleges include University of Baltimore with 5,565 students, and Maryland Institute College of Art with 3,500 students. Steps to a student-oriented retail strip that includes multiple cafes and restaurants, Barnes & Noble, Starbucks, and Chipotle. Conveniently located near I-83 and Penn Station, which is set to be redeveloped into a mixed-use project that could bring as much as 1.6 million SF of development to the area.

### **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)

###

Contact:  
Kathryn Shofer  
443.865.9584  
[kshofer@harborstoneadvisors.com](mailto:kshofer@harborstoneadvisors.com)