



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Orchestrates Sale of 925-927 S Charles

Baltimore, MD - Harbor Stone Advisors has orchestrated the sale of 925-927 S Charles in the historic Federal Hill neighborhood of Baltimore. The property consists of 2 apartments and a commercial space. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, served as exclusive advisor and agent to the seller, Liberty Group Holdings.

The property features (2) 2 Br-1 Ba duplex apartments and (1) commercial space on the ground floor. The commercial space is leased through 2025 to The Book Escape, a book store with an e-commerce component that has been operating in Federal Hill for over 20 years. Typical apartment unit features include stainless steel appliances, in-unit washer/dryers, wood cabinets, faux granite countertops, updated bathrooms, hardwood/ceramic tile/carpeted flooring, and a deck.

Healy noted, "The demand for middle market investment opportunities along the Charles Street corridor in Federal Hill was a driving factor in this sale. The ground floor retail space had multiple years remaining and the residential units were subject to recent renovations. The out of state buyer was familiar with this market and attracted to the value it can add to the property."

925-927 S. Charles St is located in Federal Hill, a historic neighborhood in South Baltimore located less than half a mile from Downtown Baltimore. Federal Hill is known for its preserved late 19th century brick rowhomes, nightlife, dining, and shopping. Cross Street Market, a historic marketplace that recently received an \$8.5M renovation, is located just 2 blocks away and features 20 vendors, including a new Atlas Group rooftop restaurant. Walking distance to many bars and restaurants. Close proximity to the Inner Harbor, M&T Bank Stadium, and the CBD. Major area employers include Horseshoe Casino with 2,140 employees, Under Armour (who's global headquarters are located minutes away) with 1,853 employees, and T. Rowe Price with 1,300 employees. Walking distance to multiple stops on the Charm City Circulator. Minutes to I-95. Less than a ten minute drive to I-83.

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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