



**FOR IMMEDIATE RELEASE**

## **Harbor Stone Advisors Hired as Exclusive Agent for Sale of Adelphi Court**

**Hyattsville, MD** - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been hired as the exclusive agent for the sale of Adelphi Court, 12 units in Hyattsville, MD. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property and representing the seller.

Adelphi Court features (12) 2 Br-1 Ba units, and property amenities include a surface parking lot and free use of washers & dryers in the laundry room. Prior and current ownership have fully or partially renovated 11 units with a scope of new appliances, granite countertops, new wood cabinets, updated bathrooms, recessed lighting, vinyl wood flooring in lower level units, refinished hardwood flooring, new carpet in bedrooms, new blinds, and fresh paint. With these upgrades rents have increased roughly 40% on average since 2019, and there is still some additional room for increases.

Adelphi Court is located in Hyattsville, a city in Prince George's County, Maryland, and a suburb of Washington DC. The subject property is located in a mostly residential area and is just a 5-minute drive to University of Maryland College Park. NASA Goddard Space Flight Center, located in nearby Goddard, is a top area employer, employing 3,397 people. The NASA headquarters are also located close by in Washington D.C. Together, the two centers employ over 30,000 people. Other major area employers include the Food and Drug Administration (FDA) with 8,500 employees, Internal Revenue Service (IRS) with 5,539 employees, UPS (4,220 employees), and US Department of Agriculture (1,850 employees). Close proximity to several stops on the Washington Metro's green line, including Prince George's Plaza (9-minute drive) and College Park (14-minute drive). Additionally, the subject property will be just a 6-minute drive to the Adelphi Road stop on the soon-to-be-built Purple Line.

### **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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