



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Awarded Assignment to Market Baltimore Loft Apartments

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been awarded the assignment to market Baltimore Loft Apartments, located on 8 E Fayette St in Downtown Baltimore. The property consists of 20 luxury apartments and 1 retail space. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property and representing the seller, Octagon International.

The apartments, recently gut renovated in 2019, have a unit mix of (1) Studio and (19) 1 Br-1 Ba. Units contain stainless steel appliances, granite countertops, high grade wood-like flooring, and porcelain tile bathrooms. Property amenities include keyless entry fobs, door entry management system, IP camera system throughout common areas, and a bike rack in the common area.

The property also includes one commercial space on the ground floor, currently occupied by Burger King and leased through the end of June 2021. The building qualified for a Historic CHAP Tax Credit which began in the 2020-2021 fiscal tax year with nine years still remaining, offering more than \$40,000 in tax savings annually.

8 E Fayette is located in the heart of Downtown Baltimore and the Central Business District. Blocks to the retail and restaurants of the Inner Harbor. Camden Yards, home to the Baltimore Orioles, is also located within walking distance. Abundant local dining, shopping and entertainment. Steps to downtown's only grocer, Streets Market and Cafe. The subject property has a Walk Score of 99, 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

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