



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Hired to Market Elton Gardens

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been hired as the exclusive agent for Elton Gardens, a duplex rental community with value-add upside in Dundalk, MD. Harbor Stone Advisors President, Justin Verner and Senior Advisor, Brooks Healy, are marketing the property.

The community features (26) 2 Br-1 Ba apartments across 13 buildings, and amenities include washer/dryers in each building that are free for tenants to use. Typical unit features consist of white appliances, wood cabinets, laminate flooring in wet areas, and carpet in living areas. Prior ownership completed more than \$360,000 in capital improvements from 2013-2015 which included light unit upgrades, roof replacements, new windows and doors, and upgraded plumbing. The opportunity exists for a new owner to implement a renovation program on all 26 units with a suggested scope of stainless steel appliances, resurfaced countertops, updated cabinets, and modern lighting and fixtures.

Elton Gardens is located in Dundalk, MD, a southeastern suburb of Baltimore. The subject property is conveniently located in Baltimore County just off North Point Rd and I-695, with easy access to I-95 and a 15 minute drive to downtown Baltimore. The area is packed with major employers, including Johns Hopkins Bayview Medical Center, Tradepoint Atlantic in nearby Sparrows Point (home to the distribution centers of companies including Amazon, Home Depot, Floor & Decor, BMW, Volkswagen, Perdue, Under Armour, and McCormick), Community College of Baltimore County (CCBC), Giant, Walmart, and MedStar (Franklin Square Hospital is a 13 min drive). Plentiful nearby retail, including Eastpoint Mall (6 minute drive), which is anchored by JC Penney, Burlington, Gabe's, and Value City Furniture, and has over 120 specialty shops. Just a few minutes to other nearby retail including a Giant, ALDI, Weis Markets, Big Lots, Walmart, Gold's Gym, Planet Fitness, and fast casual dining including Five Guys, Friendly's, Texas Roadhouse, Chilli's, Subway, IHOP, and Denny's.

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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