



**FOR IMMEDIATE RELEASE**

## **Harbor Stone Advisors Hired As Exclusive Agent for the Sale of Etting Townhomes**

**Baltimore, MD** - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been hired as the exclusive agent for the sale of Etting Townhomes, a fully occupied, predominantly voucher-based 23-unit townhome community in the Penn North neighborhood of Baltimore. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property.

This housing community consists of 23 townhomes with a unit mix of (23) 2Br-1Ba units. Long term stability with 12 of the 23 tenants in place 4 years or longer. The homes were gut renovated in 2003 to include hardwood floors, carpeted bedrooms, central heating and air, sheet vinyl kitchen floors, basements for storage, and in-unit laundry. Updated plumbing and electrical systems throughout. More recent capital improvements include roof upgrades (2019), new AC units (2017), lead free certification of all units, and installation of in unit washers and dryers. 21 of the 23 units are leased through Section 8, leading to guaranteed monthly income. All units are self contained (including water metering) and separately metered. Certified lead free status.

Etting Townhomes are located minutes to Mondawmin Mall, which features 113 stores. Many colleges are located nearby, including the prestigious Johns Hopkins University (JHU) with an enrollment of 21,000 students, Maryland Institute College of Art (MICA) with 3,500 students, University of Baltimore with 5,627 students, Coppin State University with 3,000 students, and Baltimore City Community College (BCCC) with 15,000 students. Top area employers include JHU with 25,000 people, MICA with 2,142, and BCCC with 907. A branch of Enoch Pratt Library, a CVS Pharmacy, Rite Aid, Subway, and the retail corridor of North Avenue is located within walking distance. Nearby Druid Hill Park features 745 acres of athletic fields, picnic areas and pavilions, historic monuments, a 1.5 mile walking loop, and a "disc" golf course. Convenient access to public transportation, with both Metro and Light Rail stops nearby: the Penn North Metro Stop is just a few blocks from the subject property. Minutes to I-83, and a 10-Minute Drive to Downtown Baltimore. Baltimore Penn Station, with access to Amtrak trains and the MARC commuter train to Washington D.C., is located in close proximity. Penn Station is about to receive a \$90M+ renovation, which will transform it into a modern transit and mixed-use hub, with new retail, restaurants and office space by 2022.

### **About Harbor Stone Advisors**

Harbor Stone Advisors specialize 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](http://www.harborstoneadvisors.com)

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