



**FOR IMMEDIATE RELEASE**

## **Harbor Stone Advisors Retained as Exclusive Agent for the Sale of The Flats at Charles**

**Baltimore, MD** - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been retained as the exclusive agent for the sale of The Flats at Charles, 14 apartments in Charles Village, located within close proximity to Johns Hopkins University. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property.

The asset includes 2627, 2629, 2631 and 2633 N Charles St. Multiple value add possibilities include: renovating existing apartments to increase rent, fully monetize the abundant parking, or potentially develop additional units on the parking lots. Typical units feature wood cabinets, mix of granite and formica counters, central and forced heating, window or central AC, wood and laminate floors, and ceramic or vinyl tile baths. Multiple tax parcels allow for a taxed advantage acquisition strategy. Current unit mix consists of (2) Studios, (9) 1 Br-1 Ba, (1) 1 Br-1.5 Ba, (1) 2 Br-1 Ba, and (1) 6 Br-3 Ba. Large shared parking lot with 12 parking spaces at rear or property. There is the opportunity to add additional parking spaces at 2633 N Charles. Common laundry is coin operated on site.

The Flats at Charles located in the Charles Village neighborhood of Baltimore City. The subject property is located just 5 blocks to the prestigious Johns Hopkins University (JHU), and just several blocks to JHU's School of Education. JHU is the top employer in Baltimore City, with over 25,000 employees, and is home to more than 7,000 undergrads and nearly 2,000 graduate students. With a Walk Score of 95, the area is ranked a "Walker's Paradise." Steps to a student-orienting retail strip that includes multiple cafes and restaurants, several grocery stores, Barnes & Noble, Starbucks, and Chipotle. A short walking distance to the 32nd Street Farmer's Market, which is open once a week year round and features over 50 vendors.

### **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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