



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Arranges Sale of 14 Apartments in Charles Village

Baltimore, MD - Harbor Stone Advisors has arranged the sale of The Flats at Charles, 14 units across 4 buildings in the Charles Village neighborhood of Baltimore City. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, served as exclusive advisor and agent to the private seller and procured the DC-based buyer.

The Flats at Charles includes 2627, 2629, 2631 and 2633 N Charles St. Typical units feature wood cabinets, mix of granite and formica counters, wood and laminate floors, and ceramic or vinyl tile baths. 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. The asset features a large shared parking lot with 12 parking spaces at the rear of the property. Laundry facilities with coin-operated machines are located on-site.

Verner noted, "Well-located multifamily assets in Baltimore City with value add upside continue to see deal velocity. This transaction saw a D.C.-based buyer making their first purchase in Baltimore."

The Flats at Charles is 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-oriented 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

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