



HARBOR STONE
A D V I S O R S

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FOR IMMEDIATE RELEASE
June 28, 2023

Harbor Stone Advisors Facilitates Sale of Hampton Court Apartments

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic commercial real estate firm specializing in multifamily investment sales, has orchestrated the sale of Hampton Court Apartments, a mid-rise asset with significant value-add potential in Bolton Hill. The property sold for \$3,325,000 with an average rent of \$1,185 per unit. Harbor Stone Advisors President Justin Verner, Director Brooks Healy, and Senior Advisor Tom Wohlgemuth served as exclusive advisor to the seller, Delancey Street Capital, as well as sourcing the buyer, HD Multifamily. Delancey Street Capital is a group that has over 1,700 units under management in Maryland, DC, and Virginia. HD Multifamily is a Baltimore-based private equity firm that helps busy professionals invest passively in multifamily real estate.

Hampton Court Apartments, located at 307-311 Dolphin St., features 28 residential units with a mix of (11) 1 Br-1 Ba, (11) 2 Br-1 Ba, (5) 3 Br-1 Ba, and (1) 4 Br-1 Ba. The property also includes (1) commercial space which is currently leased through July 2032. Property amenities include laundry facilities, secured entry, security cameras, and an elevator. The building was constructed in 1920 and former ownership completed a renovation in 2012.

Verner noted, **"The Hampton Court Apartments sale featured a mid-rise building in Bolton Hill, one of Baltimore's premiere neighborhoods. We were pleased to bring this full circle with the seller, Delancey Street Capital. The purchaser, HD Multifamily, will implement a value-add program moving ahead while preserving naturally occurring affordable housing."**

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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