



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Orchestrates Sale of Kenneth Square

Baltimore, MD - Harbor Stone Advisors has orchestrated the sale of Kenneth Square, a fully occupied 20-bed student townhome community in North Baltimore City. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, served as exclusive advisor to the seller.

Kenneth Square, located at 437-445 Kenneth Square, Baltimore, MD 21212, consists of 5 townhome units, all with expansive 4 Br-3.5 Ba floorplans. The property also has 3 off-street parking spaces and overflow parking behind the buildings. Typical unit features consist of black appliances, wood cabinets, granite countertops, carpet/tile flooring, and in-unit washer/dryers. Additionally, every unit has a driveway with an attached 1 car garage.

Verner noted, "Kenneth Square is a fully occupied student housing rental community that was constructed in 2010. The property is leased by both Towson and Loyola Students. Student housing has come charging back since the shutdown in 2020 and new ownership has acquired a stabilized product with ability to drive rents moving ahead."

Kenneth Square is located in North Baltimore within the neighborhood of Lake-Evesham, just a couple of blocks south of the Baltimore County Line. Located on a quiet, tree-lined street in a suburban area, nestled between the neighborhoods of Homeland and Cedarcroft. A 5-minute drive to Towson and a 15-minute commute to downtown Baltimore. Close proximity to I-83. Towson University is a 5-minute drive away and has a total enrollment of over 20,000 students. Minutes to Loyola University Maryland and Notre Dame of Maryland University, two Catholic universities located next to each other, together covering 139 acres of wooded campus. Loyola University enrolls a total of approximately 5,900 students, while Notre Dame enrolls a total of 2,375 students. Just a 10-minute drive to the prestigious Johns Hopkins University, which enrolls over 9,000 students.

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

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