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Harbor Stone Advisors Retained as Exclusive Advisor to Market 1037 Saint Paul, 706 Park, and 906 N Calvert - 24 Total Units in Mount Vernon

Baltimore, MD - Harbor Stone Advisors has been awarded the assignment to market 1037 Saint Paul, 706 Park, and 906 North Calvert, available separately or as a package, in Downtown Baltimore. Harbor Stone Advisors President, Justin Verner, Director, Brooks Healy, and Senior Advisor, Tom Wohlgenuth, are marketing the property.

The properties feature a variety of units, including (4) 2-bedroom, 2-bathroom layouts, (3) 2-bedroom, 1-bathroom layout, (1) 1-bedroom, 1-bathroom layouts, (11) 1-bedroom, 1-bathroom layouts, (2) studio layouts, and (3) commercial spaces. 1037 Saint Paul features an on-site parking garage with 2 spaces.

Having already undergone various stages of demolition and some unit updates, each property poses an opportunity for significant value-add. A majority of units, including all at 1037 Saint Paul and 906 N Calvert are fully vacant and allow for renovation work to begin immediately.

The opportunity exists for a new owner to bring all units to market rates, an average of \$1,300 per unit. There is also the ability to seek historical tax credits (CHAP) while completing unit renovations.

Beyond the property's value-add appeal, its strategic location further enhances its desirability. Each property is situated along a prominent corridor. Many cultural landmarks are within a short distance, including Johns Hopkins University's prestigious Peabody Institute, the Washington Monument, Walters Art Museum, Baltimore Symphony Orchestra, and the Baltimore Basilica. The property is within walking distance of Mount Vernon Marketplace and University of Baltimore, and a 5-minute drive from Baltimore's historic Penn Station, which is set to receive \$150 million in renovations in the coming years. Penn Station offers convenient access to public transportation, with access to Amtrak trains and the MARC commuter train to Washington, D.C.

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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