



**FOR IMMEDIATE RELEASE**

## **Harbor Stone Advisors Awarded Assignment to Market St. Paul Crossing**

**Baltimore, MD** - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been awarded the assignment to market St. Paul Crossing, a fully leased multifamily asset with multiple value-add opportunities in Historic Mount Vernon. Harbor Stone Advisors President, Justin Verner and Senior Advisor, Brooks Healy, are marketing the property.

St. Paul Crossing features (8) 1 Br-1 Ba apartments and a parking pad with room for 5 cars located behind the building. Other amenities include a laundry area with a new washer/dryer and an intercom/buzzer system in every unit. Typical apartment unit features include white appliances, formica countertops, wood cabinets, and hardwood/ceramic tile flooring. The opportunity exists for a new owner to renovate all of the units with a suggested scope of stainless steel appliances, new cabinets and updated bathrooms. Properties of similar vintage in the area that have undergone renovations of a comparable scope have achieved rents at least \$234 higher than the Subject property. There is also potential to further the recommended scope by adding granite countertops and modern lighting/fixtures to achieve additional rental premiums.

St. Paul Crossing is located in Midtown Baltimore within the charming, historic Mount Vernon neighborhood. Mount Vernon is known for its stunning 19th century architecture, parks, museums, cultural landmarks, Zagat-rated restaurants, and close proximity to Downtown Baltimore, the Central Business District and the Inner Harbor. The neighborhood has abundant local dining, shopping and entertainment. The subject property has a Walk Score of 98, ranking it a Walker's Paradise.

### **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](http://www.harborstoneadvisors.com)

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Contact:  
Kathryn Shofer  
443.865.9584  
[kshofer@harborstoneadvisors.com](mailto:kshofer@harborstoneadvisors.com)