



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Hired as Exclusive Advisor for St. Paul Lofts

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been hired to market St. Paul Lofts, a fully occupied multifamily asset with full value add potential in Historic Mount Vernon. Harbor Stone Advisors President, Justin Verner and Senior Advisor, Brooks Healy, are marketing the property.

St. Paul Lofts features 8 apartments with a unit mix of (2) Studios and (6) 1 Br-1 Ba. Typical unit features consist of white appliances, wood cabinets, laminate countertops, floating cork/ceramic tile flooring, and in-unit washer/dryers. The property also has a surface parking lot behind the building with 8 parking spaces. Current ownership completed a gut renovation of the property in 2012 which included apartment upgrades, sprinkler system install, new roof, update of all mechanical systems, and other projects. The opportunity exists for a new owner to perform a partial upgrade to all units with a suggested scope of stainless steel appliances, granite countertops, and modern lighting.

St. Paul Lofts 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

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