



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Awarded Assignment to Market The Apartments at St. Paul

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been retained as the exclusive agent for the sale of The Apartments at St. Paul, 20 units located in 3 contiguous buildings within the premier Mount Vernon neighborhood of Baltimore, MD. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property.

The apartments are located at 803-807 St. Paul St, Baltimore, MD 21202. This offering features 20 apartments with a unit mix of (3) Studios, (15) 1 Br-1 Ba, and (2) 2 Br-1 Ba units. 807 St. Paul was renovated in the late 2000s with split heating and air, wood cabinets, and granite countertops. Typical unit features at 803 & 805 St. Paul consist of wood or wood laminate cabinets, laminate countertops, and window AC. All units have updated electric. On-site laundry is available, as well as an abundance of parking for residents in the rear of the buildings with 8 surface and 2 garage spaces. Tenants pay their own electric and reimburse the landlord for gas and water. A new owner has the option to freshen up all units with moderate upgrades, such as stainless steel appliances or adding granite countertops at 803 & 805 St. Paul.

The Apartments at St. Paul are located in Midtown Baltimore within the historic Mount Vernon neighborhood. Located just north of Downtown, the Central Business District, the Inner Harbor and Camden Yards. Abundant local dining, shopping and entertainment. The subject property has a Walk Score of 98, ranking it a Walker's Paradise. Many cultural landmarks are also located within short walking distance including the Washington Monument, the Walter's Art Museum, Meyerhoff Symphony Hall, the Baltimore Basilica, and multiple restaurants. Major employers of the area include Mercy Health Services with 4,028 employees, MICA with 2,142 employees, UMMC's Midtown Campus with 500 doctors and 1,100 employees, and Agora with 850 employees.

About Harbor Stone Advisors

Harbor Stone Advisors is a Mid-Atlantic leader in Multifamily Investment Sales. Advisory services include asset dispositions, value opinions, and marketability analysis for private clients, owners, investors and financial organizations.

For additional information, visit www.harborstoneadvisors.com

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