



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Retained as Exclusive Advisor for Waverly Gardens

Baltimore, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been retained as the exclusive advisor for Waverly Gardens, a garden apartment community with value-add ability in the Waverly neighborhood of Baltimore City. Harbor Stone Advisors President, Justin Verner and Senior Advisor, Brooks Healy, are marketing the property.

Waverly Gardens features 21 apartments with a unit mix of (6) studios, (9) 1 Br-1 Ba, and (6) 2 Br-1 Ba. Typical unit features include white appliances, hard surface counter tops, wood cabinets, parquet wood flooring in living areas, and tile flooring in wet areas. There is (1) laundry room on-site, (15) surface parking spaces, and balconies for units on the second and third floors. Current ownership has completed partial upgrades to the majority of units over the last few years and has recently implemented a full renovation program on (3) units. The full renovation scope consists of stainless steel appliances including dishwashers and microwaves, resurfaced counter tops, new cabinets, vinyl plank flooring throughout, and updated bathrooms.

Waverly Gardens is situated in the Waverly neighborhood of northern Baltimore City. The subject property is located just 0.6 miles to the prestigious Johns Hopkins University's undergraduate campus. JHU is the second largest employer in Baltimore City, with over 25,000 employees, and is home to more than 7,000 undergrads and nearly 2,000 graduate students. Many other colleges are located nearby including Loyola University Maryland, Notre Dame of Maryland University, Morgan State University, University of Baltimore, and Maryland Institute College of Art. The subject property is located on a mostly residential, tree-lined street blocks away from a park and a Giant grocery store. A nearby YMCA features an indoor pool, state-of-the-art fitness center, and a rock climbing wall. Walking distance to MedStar Union Memorial Hospital, Johns Hopkins University, the Baltimore Museum of Art, and the many restaurants and shops on St. Paul Street. The nearby Waverly Farmer's Market is open once a week year round, featuring over 50 vendors.

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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