



Justin Verner  
410-960-3962  
jverner@harborstoneadvisors.com

FOR IMMEDIATE RELEASE  
April 1, 2025

## **Harbor Stone Advisors Retained as Exclusive Advisor to Market 1214 Eutaw, Unique Opportunity in Bolton Hill**

**Baltimore, MD** - Harbor Stone Advisors is delighted to present an exciting opportunity to acquire 1214 Eutaw, a meticulously renovated and fully occupied property nestled in the historic Bolton Hill neighborhood of Baltimore City. Known for its charming streetscapes, preserved architecture, and convenient access to parks and cultural institutions, this vibrant location provides an exceptional living experience. The expert team at Harbor Stone Advisors, led by President Justin Verner, Director Brooks Healy, Senior Advisor Tom Wohlgemuth, and Advisor Kevin Landolphi is excited to market this remarkable property.

1214 Eutaw features 26 units, consisting of (5) Studios, (16) 1 Br-1 Ba, and (3) 2 Br-2 Ba layouts, along with (2) commercial spaces. Current ownership completed a comprehensive gut renovation of the property in 2020, leaving minimal deferred maintenance for a new owner. Typical apartment features include stainless steel appliance packages, granite countertops, wood cabinets, hardwood flooring, in-unit washer/dryers, and luxury finishes. The commercial units are leased to a spa and a hair salon through May 2026 and September 2025. Additionally, a surface lot behind the building provides six parking spaces. This opportunity allows new ownership to organically increase rents and implement a water reimbursement program upon lease renewal or new lease. The property also benefits from an existing CHAP Tax Credit in place through the 2029-2030 tax year, providing long-term tax savings.

This unique opportunity allows new ownership to maximize value through potential rent growth, aligning with the thriving rental market in the area. The property is well-connected by public transportation, with easy access to the Light Rail, Metro Subway, and major bus routes, ensuring seamless commutes throughout Baltimore. Additionally, Baltimore Penn Station provides direct access to Amtrak and MARC train services, offering convenient connections to Washington D.C., Philadelphia, and New York City. The surrounding area features a variety of entertainment and retail options, such as the Walters Art Museum, the Baltimore Symphony Orchestra, and the Lyric Baltimore. Residents can also enjoy an eclectic mix of restaurants and shops that contribute to the neighborhood's vibrant atmosphere, such as Cookhouse and The Owl Bar.

1214 Eutaw is strategically located near major universities, including Maryland Institute College of Art, the University of Baltimore, and Johns Hopkins University, which drive strong rental demand. Major employers, such as Johns Hopkins Hospital and the University of Maryland Medical Center, further bolster the property's investment appeal. Additionally, the neighborhood is experiencing a surge of new developments. The Baltimore Penn Station redevelopment will transform the city's primary transportation hub into a state-of-the-art mixed-use destination with new office space, retail, residential units, and enhanced transit facilities. Druid Hill Park is undergoing revitalization efforts, including improved pedestrian and bicycle access, expanded recreational amenities, and ecological restoration to enhance its natural beauty. Reservoir Square will introduce a mixed-use development with new residential, retail, and commercial spaces, fostering economic growth and creating a more vibrant community.

### **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)

###