



HARBOR STONE
A D V I S O R S

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Harbor Stone Retained as Exclusive Advisor to Market The Kenary, 12 Recently Constructed Units in Fells Point

Baltimore, MD - Harbor Stone Advisors has been awarded the assignment to market The Kenary, a 12 Unit asset built in 2021. Harbor Stone Advisors President, Justin Verner, Director, Brooks Healy, Senior Advisor, Tom Wohlgemuth, and Advisor, Kevin Landolphi are marketing the property.

The Kenary, located at 1707 Eastern Ave., features a mix of (9) 1Br-1 Ba, (2) 2 Br-2 Ba and (1) 2Br-2Ba Live/Work Unit. Current ownership completed building the property in 2021 which included high end unit finishes such as stainless steel appliances, granite countertops, LVT flooring, in-unit washer/dryer, and elevated ceilings in the top floor units.

New ownership can focus on organic rent growth, as nearby properties are achieving rents at least 15% higher on average. Further opportunity exists to to lease the live/work unit to a long-term commercial tenant.

Boasting a walk score of 100, the property is located in the coveted Fells Point neighborhood, a historic area which hosts over 100 restaurants, bars, and shops. In addition to retail amenities, residents enjoy the ideal "live, work, play" experience with easy access to some of the city's largest employers, including Johns Hopkins Hospital, Kennedy Krieger Institute, and Johns Hopkins University Carey Business School. Ample public transportation is available nearby via Baltimore's CityLink Bus System.

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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