



HARBOR STONE
A D V I S O R S

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FOR IMMEDIATE RELEASE
February 19, 2025

Harbor Stone Retained as Exclusive Advisor to Market The Monica, a Luxury Asset in Fells Point

Baltimore, MD - Harbor Stone Advisors has been awarded the assignment to market The Monica, a Luxury asset constructed in 2024. Harbor Stone Advisors President, Justin Verner, Director, Brooks Healy, Senior Advisor, Tom Wohlgemuth, and Advisor, Kevin Landolphi are marketing the property.

The Monica, located at 1517 Eastern Ave., features a mix of (10) 2 Br-1 Ba, (7) 2 Br-2 Ba, and (1) 3 Br-2 Ba units as well as (1) ground floor commercial space. Recently delivered, the property is awaiting final certificate of occupancy. Typical unit features consist of stainless steel appliances, quartz countertops, faux wood vinyl/carpet/ceramic tile flooring, in-unit washer/dryers, and high-end finishes.

The opportunity exists for a new owner to lease-up the property and commercial space. There is also an opportunity for a new owner to apply for a High Performance Tax Credit to achieve future tax savings.

Boasting a walk score of 99, 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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