

# MOUNT VERNON PLACE APARTMENTS

## INVESTMENT SUMMARY

8  
UNITS



4  
STORIES



84  
TRANSIT SCORE



8,000  
TOTAL SF



98  
WALK SCORE

\$1301  
AVERAGE RENT



OR-2  
ZONING

0.06  
ACRES



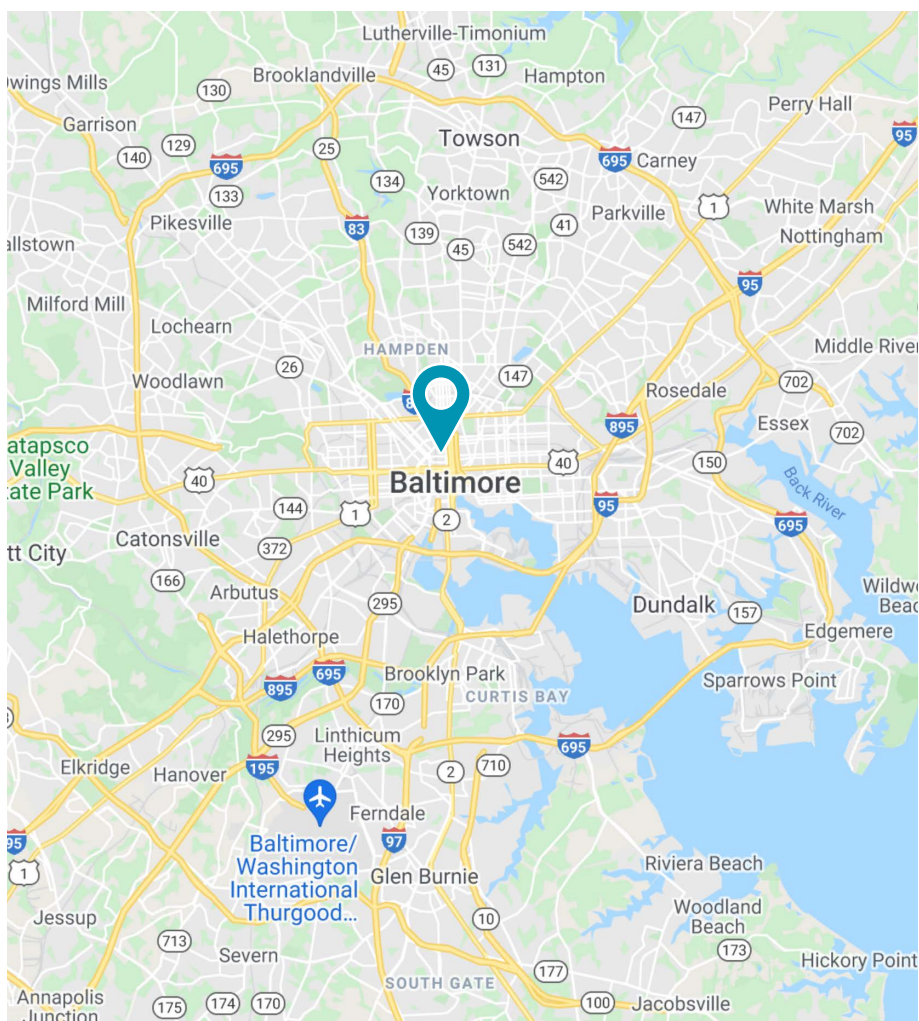
**Baltimore, MD**  
24 E. MOUNT VERNON PLACE, 21202





# OFFERING

The Cushman & Wakefield Baltimore Multifamily Advisory Group is pleased to present the exclusive listing of The Mount Vernon Place Apartments located at 24 E. Mount Vernon Place in the heart of Historic Mount Vernon. The Property is well-suited for a value-add business plan, while preserving the Property's historic features and distinct brownstone façade.



## HIGHLIGHTS

1

### VALUE-ADD MULTIFAMILY OPPORTUNITY

Mount Vernon Place Apartments offers investors the compelling opportunity to acquire a boutique apartment building with ubiquitous renter appeal, attracting students, young professionals, and empty nesters. Increased revenue can be driven primarily through kitchen and bathroom renovations, while benefiting from high ceilings, ample natural light, and well-preserved natural hardwood floors.

2

### HISTORIC MOUNT VERNON LOCATION

Located at the epicenter of Historic Mount Vernon, this fashionable and lively residential enclave features a charming assortment of well-preserved 19th century architecture, elegant residences, and celebrated landmarks. Additionally, renters are drawn in large part due to the plethora of restaurants, bars, and shops. In close proximity to The Mount Vernon Place Apartments is The Original Washington Monument, Mount Vernon Marketplace, Hotel Revival, and Ash NYC's Latrobe Hotel Redevelopment.

3

### NOTABLE OWNER CAPITAL IMPROVEMENTS

While rents can be pushed materially through the aforementioned kitchen and bathroom modernization, as well as a refresh of the common areas, current ownership has made significant capital improvements in the past four years, including a new roof, new boiler, and several new hot water heaters.

4

### PROXIMITY TO SIGNIFICANT EMPLOYERS AND UNIVERSITIES

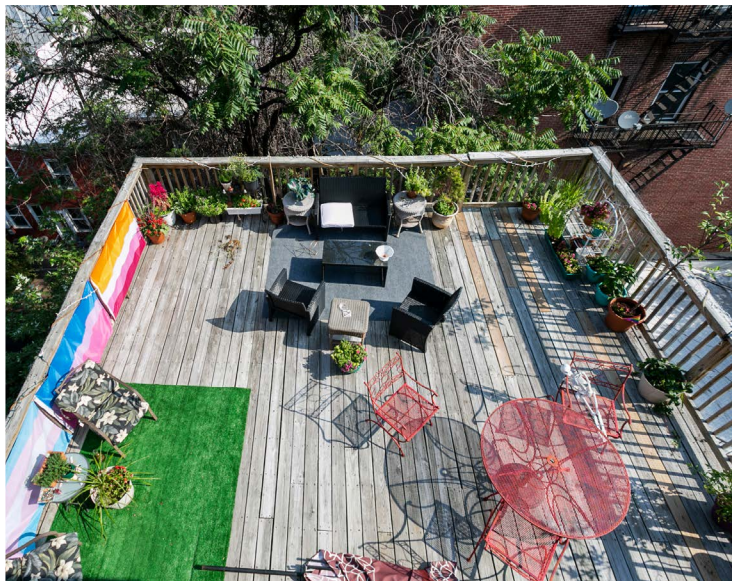
The Property offers a walking commute to The Agora Companies Offices, The Peabody Institute, The University of Maryland Law School, Mercy Hospital, The University of Baltimore, MICA, and The University of Maryland Medical Campus. Also, within three miles, are MedStar Hospital, Johns Hopkins University, and Loyola University Maryland.

5

### BALTIMORE PENN STATION PROXIMITY | D.C. COMMUTE CONVENIENCE

Baltimore's Penn Station is set to undergo a \$90 Million Renovation later this year. The Master Plan will include up to 1.6 Million Square Feet of hotel, office, retail and residential space. Residents are able to commute door to door from their residence to Downtown Washington D.C. in less than 70 minutes.





## CONTACT US

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