

Lofts on Saint Paul

Baltimore, Maryland 21216



Investment Highlights

GUT-RENOVATED, STABILIZED ASSET IN HISTORIC MOUNT VERNON

Current ownership completed a comprehensive gut renovation in 2019, delivering modern interiors featuring granite countertops, wood cabinetry, white/black/stainless steel appliances, and hardwood/LVT flooring throughout. The property is 100% occupied with minimal deferred maintenance, offering a new owner immediate, stable cash flow from day one.

MEANINGFUL RENT GROWTH RUNWAY

In-place rents average \$1,128/unit, sitting measurably below nearby comparable rents. With achievable rents estimated at \$1,350/unit, a new owner has a clear, low-execution-risk path to grow revenues organically by approximately 15–20% through natural turnover alone—minimal renovation capital required.

SEPARATELY METERED UTILITIES MINIMIZE OWNER EXPENSE

With gas and electric individually metered to each unit, utility costs are passed directly to residents, reducing operating expense exposure and protecting NOI.

PREMIER TRANSIT-ORIENTED LOCATION NEAR MAJOR EMPLOYERS

Situated in the heart of Mount Vernon, the property offers walkable access to the University of Baltimore, University of Maryland Midtown Medical Center, and multiple bus lines and light rail stops. Penn Station—Baltimore's primary transit hub and subject of a planned.

Asset Snapshot

9

MULTIFAMILY UNITS

\$1,128

IN-PLACE RENTS

100%

OCCUPANCY

1900/2019

YEAR BUILT/RENOVATED

Local Map



DEAL TEAM CONTACTS

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