



Hopkins House

Purchased in 1989, principals and partners of The Time Group acquired the 18-story high-rise adjacent to the Johns Hopkins Homewood campus from a previous owner facing foreclosure and high levels of deferred maintenance. The building contains 272 apartments along with 9,000 square feet of commercial and retail space, along with a pool, fitness center, attached garage, and convenience store. From 2005-2012, a \$7.5MM renovation has yielded updated efficiencies, one-bedroom, and two-bedroom luxury apartments offering skyline views through floor-to-ceiling windows and balconies in this MMHA Gold Star award-winning community.

Full renovation included:

- New concrete deck
- New aluminum railings
- Refurbished garage and new lighting
- Painted exterior
- Renovated lobby, mail room, and fitness center
- New paint and carpeting in halls
- Refurbished elevators
- Kitchens upgraded with stainless steel appliances
- Bath upgrades to all apartments
- New sliding doors to balconies



Hopkins House Apartments is the best kept secret in Roland Park. Its short walk to Johns Hopkins University, the Baltimore Museum of Art, and the Rotunda shopping center helps to ensure an ongoing and viable tenant base, thereby improving operating efficiencies and providing investors an increased return on their investment.

For more information, please visit www.hopkinshouseapts.com.

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