



ASPIRE HOMES FOR VETERANS

A VETERANS HEALTH & HOUSING COMMUNITY

INDEPENDENT HOMES. CONNECTED COMMUNITY.

A NEW VISION FOR VETERAN HOUSING

Aspire Homes for Veterans is a community-centered housing initiative designed to provide safe, accessible, and permanent housing for those who have served our nation.

More than a residential development, Aspire is envisioned as a supportive living environment that promotes independence, wellness, and long-term stability through thoughtfully designed homes and shared community spaces.

Developed in partnership with the neighboring Seton Hill Community Clinic, Aspire Homes for Veterans will become part of a coordinated Veterans Health & Housing Community that integrates housing, healthcare access, wellness, and supportive services into one unified vision.

501-507 ORCHARD STREET
BALTIMORE, MARYLAND 21201



PERMANENT HOUSING

Providing safe, high-quality homes where veterans can build stable and independent lives.



UNIVERSAL ACCESSIBILITY

Designed with universal accessibility and aging-in-place principles to support veterans of all abilities.



HEALTHCARE & WELLNESS CONNECTION

Connecting residents with healthcare, wellness, and supportive services through the neighboring Seton Hill Community Clinic.



SHARED COMMUNITY GREEN

A beautiful outdoor space for connection, relaxation, wellness activities, and community events that brings neighbors together.



DESIGNED FOR VETERANS

Every detail of our homes and community honors the service of our veterans with dignity, respect, and genuine support.



A DEVELOPMENT BY

BALTIMORE ENTITIES, LLC



IN PARTNERSHIP WITH

NORTH SIDE
HEALTH & DIAGNOSTICS

DEVELOPMENT & OPERATIONS PARTNER



VETERANS HEALTH & HOUSING DEVELOPMENT PROSPECTUS

JULY 2026

OUR VISION

*More Than Housing.
A Community Designed
for Those Who Served.*



BUILDING INDEPENDENCE THROUGH COMMUNITY

Aspire Homes for Veterans was founded on a simple belief:

Every veteran deserves more than a place to live—they deserve a place to belong.

Our vision extends beyond constructing homes. We are creating a residential community where veterans can live independently while remaining connected to healthcare, wellness, supportive services, and one another.

Located in Baltimore's historic Seton Hill neighborhood, Aspire Homes for Veterans is being thoughtfully designed to preserve the character of the surrounding community while introducing a modern model of veteran housing centered on accessibility, dignity, and long-term stability.



OUR MISSION

To provide safe, permanent, and accessible housing for veterans while fostering independence, wellness, and community through thoughtful design, strategic partnerships, and coordinated supportive services.



OUR VISION FOR THE COMMUNITY

Aspire Homes for Veterans is being developed as three individual townhomes, each offering the comfort and privacy of an independent residence while contributing to a shared residential community.

The development will include a thoughtfully designed rear community space where residents can gather, relax, and build meaningful connections. This shared environment is envisioned to include landscaped open space, accessible walkways, seating areas, and community amenities that encourage interaction while respecting each resident's privacy.

The project is also being planned alongside the neighboring Seton Hill Community Clinic, creating opportunities for future healthcare access, wellness programming, and supportive services within a broader Health & Housing Community.

OUR FOUR GUIDING PRINCIPLES

 INDEPENDENT LIVING Private homes designed to provide dignity, comfort, and long-term stability. 	 UNIVERSAL ACCESSIBILITY A development evaluated using universal design principles to support veterans of all abilities through accessible routes and adaptable living environments. 	 COMMUNITY CONNECTION A shared community green designed to encourage neighborly interaction, outdoor wellness, and a sense of belonging. 	 HEALTHCARE PARTNERSHIP Located adjacent to the Seton Hill Community Clinic, creating opportunities for integrated healthcare and wellness resources as the campus evolves. 
---	---	--	--

“Aspire Homes for Veterans is more than a housing development. It is a commitment to honoring those who served by creating homes that foster independence, strengthen community, and support long-term well-being.”

WHY ASPIRE?

MEETING THE NEEDS OF
THOSE WHO SERVED

A HOME IS MORE THAN A PLACE TO LIVE.

For many veterans, finding safe, stable, and accessible housing is only one part of rebuilding their lives. Long-term success also depends on access to healthcare, supportive services, community connections, and an environment designed to promote independence and dignity.

Aspire Homes for Veterans is being developed to address these needs through a thoughtfully planned residential community that combines permanent housing with accessibility, wellness, and opportunities for connection.



THE ASPIRE DIFFERENCE



HOME FIRST

Every resident deserves a place that feels like home—permanent housing designed with dignity, comfort, and independence in mind.



SUPPORT THROUGH COMMUNITY

Shared green space, gathering areas, and community amenities encourage connection, reduce isolation, and build lasting bonds.



DESIGNED FOR EVERY STAGE OF LIFE

Universal design principles and accessibility features support veterans of all abilities today and adapt to needs in the future.



HEALTHY LIVING

Landscaped outdoor spaces, walking paths, seating, and gardens promote wellness, relaxation, and a better quality of life.



CONNECTED CARE

Located adjacent to the Seton Hill Community Clinic, residents will benefit from convenient access to healthcare and wellness resources.

WHAT MAKES ASPIRE DIFFERENT?

TRADITIONAL HOUSING		ASPIRE HOMES FOR VETERANS
Individual homes with limited interaction		Three private homes designed as one connected community
Basic accessibility requirements		Universal accessibility and aging-in-place principles
Minimal shared outdoor amenities		Community green and gathering spaces
Housing focused solely on occupancy		Housing + wellness + healthcare connection
Conventional development		Veteran-focused community built for long-term stability



A PLACE TO LIVE. A PLACE TO BELONG.

Aspire Homes for Veterans is being designed to provide more than housing—it is intended to create a neighborhood where veterans can establish roots, build relationships, and access the resources needed to live healthy, independent lives.

“Strong communities begin with strong homes. Aspire Homes for Veterans is creating both.”



A VETERANS HEALTH & HOUSING COMMUNITY

501-507 ORCHARD STREET | BALTIMORE, MARYLAND 21201

PROJECT VISION

*Designed for Today.
Planned for Tomorrow.*

Aspire Homes for Veterans is being planned as a thoughtfully designed residential development that respects the historic character of Baltimore's Seton Hill neighborhood while creating modern, accessible homes for those who served.

Every phase of planning is being guided by collaboration with architects, engineers, preservation professionals, and local stakeholders to ensure the project complements the surrounding community and creates lasting value for future residents.



OUR DESIGN PRIORITIES



HISTORIC COMPATIBILITY

Architecture that complements the existing neighborhood and preserves the character of Seton Hill.



ACCESSIBILITY

Homes designed using universal design principles whenever practical to support veterans of all abilities.



QUALITY CONSTRUCTION

Durable materials and efficient building systems intended for long-term performance and resident comfort.



COMMUNITY FOCUS

Outdoor spaces planned to encourage gathering, neighborly connections, and wellness while maintaining privacy.



SUSTAINABILITY

Thoughtful landscaping, efficient site planning, and environmentally responsible development practices.

OUR DEVELOPMENT PRINCIPLES



RESIDENTIAL DESIGN

Thoughtful architecture that creates comfortable, functional, and enduring homes for everyday living.



ACCESSIBILITY

Inclusive design features that support independence, safety, and quality of life.



OPEN SPACE

Green spaces that support relaxation, healthy living, and a sense of community.



QUALITY CONSTRUCTION

Built to last with careful attention to detail, craftsmanship, and building standards.



COMMUNITY PARTNERSHIP

Collaborating with local partners and stakeholders to strengthen the neighborhood.

FRONT ELEVATION



SIDE ELEVATION



PERSPECTIVE VIEW



Conceptual architectural representations of the proposed development.
Final design and site elements are subject to approvals.

“

*Every successful community begins with thoughtful planning.
Aspire Homes for Veterans is committed to creating homes that respect the
neighborhood, honor those who served, and provide a lasting foundation for the future.*

”

THE HOMES

*Private. Comfortable.
Built for the Future.*



Aspire Homes for Veterans will feature three thoughtfully designed townhomes that combine modern living with timeless architecture. Each home is planned with the needs of veterans in mind—offering privacy, dignity, and long-term comfort in a setting that feels like home.

These homes are more than a place to live; they are a foundation for stability, wellness, and a stronger future.



HOME FEATURES



MODERN DESIGN

Timeless architecture with quality finishes that complement the historic character of Seton Hill.



FUNCTIONAL SPACES

Open, efficient layouts with well-appointed kitchens, comfortable living areas, and ample storage.



PRIVATE RETREATS

Spacious bedrooms designed for rest and relaxation with quiet, comfortable environments.



UNIVERSAL ACCESS

Homes designed using universal design principles whenever practical to support independence and aging in place.



DURABILITY

High-quality materials and modern building systems intended for long-term performance and low maintenance.



ENERGY EFFICIENCY

Efficient systems and responsible building practices to promote comfort while reducing environmental impact.

COMFORTABLE LIVING. THOUGHTFULLY PLANNED.

Each townhome is designed to provide a balance of privacy and connection, with spaces that support daily living, wellness, and the opportunity to build community.



HOME HIGHLIGHTS

- ★ Three private townhomes designed as one connected community
- ★ Two to three bedrooms per home with open floor plans
- ★ Accessible entries, wide doorways, and barrier-minimized design
- ★ Modern kitchens with energy-efficient appliances
- ★ In-home laundry and ample storage
- ★ High-performance windows and insulation
- ★ Private outdoor areas to enjoy fresh air and natural light
- ★ Smart home features designed to enhance comfort and safety
- ★ Landscaped surroundings that enhance curb appeal
- ★ Off-street parking available



FINISH QUALITY

A curated selection of durable, high-quality finishes creates a warm, welcoming environment that will stand the test of time.



CABINETS



COUNTERTOPS



FLOORING



FIXTURES



TILE



HARDWARE

**Finishes shown are representative and subject to change.*

“

We are building more than homes—we are building places of comfort, dignity, and opportunity for those who have given so much for our country.

”



A VETERANS HEALTH & HOUSING COMMUNITY

501-507 ORCHARD STREET | BALTIMORE, MARYLAND 21201

UNIVERSAL ACCESSIBILITY

Homes Designed for Every Stage of Life.

Aspire Homes for Veterans is committed to creating residences that are safe, accessible, and adaptable. Our homes are designed using universal design principles to support veterans with a wide range of abilities—today and in the future.

Accessibility is not an add-on; it is a core principle of our design. From the front door to the bathroom, every detail is considered to promote independence, comfort, and dignity for all residents.



Thoughtful design. Lasting comfort. Greater independence.

UNIVERSAL DESIGN FEATURES



STEP-FREE ACCESS

No-step entrances and level transitions throughout the home for safe and easy movement.



WIDE DOORWAYS & HALLS

Wider doors and open circulation paths accommodate wheelchairs, walkers, and future needs.



ACCESSIBLE BATHROOMS

Curbless showers, grab bar reinforcement, comfort-height fixtures, and space to maneuver with ease.



SAFE & COMFORTABLE

Carefully selected finishes, non-slip surfaces, and enhanced lighting for safety and peace of mind.



ADAPTABLE LIVING

Flexible layouts and reinforced walls to support future modifications if needed.



SMART HOME READY

Prewired for smart technology to enhance safety, security, and convenience.

ACCESSIBILITY WITH DIGNITY

Our goal is to provide homes that empower residents to live independently and comfortably, without compromising on style, quality, or functionality.

Universal design benefits everyone—creating beautiful, functional homes that stand the test of time and support residents for years to come.



Level Entry & Accessible Pathways



Curbless Showers & Reinforced Walls



Smart Home Technology Ready

DESIGNED TO MEET & EXCEED RECOGNIZED STANDARDS



Our homes will be designed in alignment with applicable accessibility guidelines and best practices, including:

- Fair Housing Act Guidelines
- ICC A117.1 – Accessible and Usable Buildings and Facilities
- UFAS Principles
- Visitability Standards



By prioritizing universal design, we are building homes that welcome all, adapt to life's changes, and create opportunities for veterans to thrive in a safe, supportive environment.

*Homes that adapt to you.
Designed for life.*



COMMUNITY FEATURES

Thoughtful Spaces. Strong Connections. Lasting Value.

Aspire Homes for Veterans is being planned as a community that promotes well-being, connection, and pride of place. While the final site layout is still being developed and approvals are pending, our vision includes features that support a comfortable, healthy, and connected living experience.

All plans are conceptual and subject to change based on approvals and community input.



A community designed to enhance everyday living and create opportunities for connection.

PLANNED COMMUNITY AMENITIES



GREEN SPACES

Landscaped areas that promote relaxation, wellness, and a sense of community.



GATHERING AREAS

Outdoor spaces intended for neighbors to connect, share, and build relationships.



CONNECTED PATHWAYS

Sidewalks and walkways planned to encourage walking, accessibility, and neighborhood connectivity.



SECURE & WELL-LIT

Thoughtful site design with lighting and visibility features to promote safety and peace of mind.



PARKING & ACCESS

Convenient off-street parking planned for residents and guests with easy access to homes.

SUPPORTING WELL-BEING

Our goal is to create a community that supports more than just housing.

- ✓ Encouraging an active and healthy lifestyle
- ✓ Promoting mental well-being and peace of mind
- ✓ Fostering a sense of belonging and community
- ✓ Providing a foundation for stability and growth



Walkable & Accessible



Places to Connect



Beautiful Landscaping

A COMMUNITY BUILT ON COLLABORATION

Aspire Homes for Veterans is being developed in partnership with local leaders, organizations, and residents to ensure the community reflects the values, needs, and character of Seton Hill.



COMMUNITY INPUT

Ongoing conversations help guide our planning and decision-making.



LOCAL PARTNERSHIPS

Working with local organizations to support resources and programs.



VETERAN FOCUSED

Every decision is guided by our commitment to those who served.



LONG-TERM VALUE

Designed to create lasting benefits for residents and the neighborhood.

“

We are creating more than homes—we are creating a community where veterans can live with dignity, build relationships, and thrive for years to come.

”



A VETERANS HEALTH & HOUSING COMMUNITY

501-507 ORCHARD STREET | BALTIMORE, MARYLAND 21201

DEVELOPMENT PROCESS & PARTNERSHIPS

A Collaborative Approach. A Shared Commitment.

Aspire Homes for Veterans is being developed through a careful, step-by-step process that prioritizes quality, transparency, and community collaboration.

We are working closely with experienced professionals, local partners, and public agencies to ensure that every phase of development meets the highest standards and reflects the needs of the Seton Hill community.

“Great communities are built through strong partnerships and a shared vision for the future.”



Building homes. Strengthening a neighborhood. Honoring those who served.

OUR DEVELOPMENT PROCESS



1. COMMUNITY ENGAGEMENT

Listening, learning, and collaborating with local residents, leaders, and stakeholders.



2. PLANNING & DESIGN

Working with architects, engineers, and preservation professionals to create thoughtful, context-sensitive designs.



3. APPROVALS & PERMITTING

Coordinating with public agencies and reviewing bodies to ensure compliance and responsible development.



4. CONSTRUCTION

Building with experienced partners committed to quality craftsmanship, safety, and attention to detail.



5. COMPLETION & LONG-TERM IMPACT

Delivering high-quality homes and creating lasting value for residents and the community.

OUR PARTNERSHIPS



Development Vision

Leading the development of quality homes for veterans with a focus on dignity, stability, and community.



Project Ownership

Local ownership committed to responsible development and long-term investment in Seton Hill.



Community Stewardship

Supporting the health and well-being of the community through service, programs, and partnership.



Healthcare Partner

Providing advanced wound care and hyperbaric therapy services a few blocks from the proposed residential community.
(Separate Location)



Community Partners & Stakeholders

Collaborating with local organizations, agencies, and residents to ensure this project reflects the needs of Seton Hill.

CURRENT PROJECT STATUS

- ✓ Community meeting completed – July 14, 2026
- ✓ Surveys for 425 W. Monument St. and 501–507 Orchard St. – in progress
- ✓ As-built documentation – in progress
- ✓ Design & SOW development – in progress
- ✓ City and CHAP approvals – pending
- ✓ Permitting and construction – forthcoming



OUR COMMITMENT

We are committed to transparency, accountability, and quality at every step of the process. Through meaningful partnerships and careful planning, we are building more than homes—we are building a stronger, healthier, and more connected Seton Hill.

“

When we work together with purpose and respect, we create opportunities that last for generations.

”



A VETERANS HEALTH & HOUSING COMMUNITY

501–507 ORCHARD STREET | BALTIMORE, MARYLAND 21201

HISTORIC SETON HILL

*A Rich Heritage. A Strong Community.
A Promising Future.*

Seton Hill is one of Baltimore's most historic neighborhoods—defined by its beautiful architecture, deep cultural roots, and a legacy of resilience and community.

Aspire Homes for Veterans is proud to be investing in this neighborhood, honoring its past while helping to build a brighter future for the next generation.



Honoring history. Strengthening community. Building for the future.

A NEIGHBORHOOD WITH CHARACTER



HISTORIC ROOTS

Seton Hill is home to a rich architectural legacy and historic landmarks that reflect Baltimore's vibrant past and enduring spirit.



STRONG COMMUNITY

Generations of residents have built a close-knit community grounded in pride, tradition, and mutual support.



CENTRAL LOCATION

Conveniently located near downtown Baltimore, Seton Hill offers easy access to employment, education, healthcare, and transit.



CULTURE & HERITAGE

From historic churches to local institutions, the neighborhood is a center of culture, faith, and community life.



BRIGHT FUTURE

With new investment and partnerships, Seton Hill continues to grow while preserving the character that makes it special.

A PLACE WE ARE PROUD TO CALL HOME

We are committed to respecting the history of Seton Hill while contributing to its ongoing revitalization through thoughtful development, quality construction, and long-term community investment.



Historic Churches



Parks & Green Spaces



Local Institutions



Beautiful Neighborhoods



OUR COMMITMENT TO SETON HILL

Aspire Homes for Veterans is more than a development—it is a commitment to the people, history, and future of Seton Hill.

- ✓ Respecting the historic character and cultural heritage
- ✓ Engaging with residents and local stakeholders
- ✓ Creating quality homes for those who served
- ✓ Supporting long-term community vitality and growth

PRESERVING TODAY. INVESTING IN TOMORROW.

By building high-quality, accessible homes for veterans, we are helping to ensure that Seton Hill remains a vibrant, inclusive, and thriving community for generations to come.



“

Seton Hill is a neighborhood with a proud past and a promising future. Together, we are building on its legacy and creating opportunities that will last for generations.

”

DEVELOPMENT ROADMAP

A Thoughtful Process. A Lasting Community.



FROM VISION TO REALITY

Aspire Homes for Veterans is advancing through a comprehensive planning and development process designed to create a high-quality residential community that honors veterans, respects the historic character of Seton Hill, and meets the expectations of residents, stakeholders, and regulatory agencies.

Each phase of the project builds upon the previous one, ensuring that decisions are informed by technical expertise, community engagement, and responsible planning.



PROJECT DEVELOPMENT PHASES



PROJECT GUIDING PRINCIPLES



CURRENT PROJECT STATUS

- ✓ Project Vision Established
- ✓ Property Evaluation Completed
- ✓ Preliminary Design Development Underway
- ✓ Community Engagement Initiated
- ✓ Survey & Existing Conditions Documentation In Progress
- Historic Review & Agency Coordination
- Final Design Development
- Permitting & Construction



“

Successful communities are not built overnight. They are created through thoughtful planning, meaningful collaboration, and a shared commitment to excellence.

”



A VETERANS HEALTH & HOUSING COMMUNITY

501-507 ORCHARD STREET | BALTIMORE, MARYLAND 21201

INVESTMENT & COMMUNITY IMPACT

*Building Homes. Strengthening Communities.
Creating Opportunities.*

Aspire Homes for Veterans is more than a housing development—it is an investment in people, in place, and in the future of Baltimore's Seton Hill neighborhood. This project will deliver high-quality homes for veterans while creating lasting benefits for the community. Through responsible development, historic preservation, and public-private collaboration, we are helping to strengthen the social, economic, and cultural fabric of this historic neighborhood.



A meaningful investment that delivers homes, strengthens neighborhoods, and creates opportunity for generations to come.

COMMUNITY IMPACT AREAS



VETERAN HOUSING EXCELLENCE

Providing safe, accessible, and high-quality homes designed to support veterans and their families with dignity and comfort.



NEIGHBORHOOD INVESTMENT

Reinvesting in Seton Hill through thoughtful development that improves the built environment and enhances community pride.



HISTORIC PRESERVATION

Respecting and enhancing Seton Hill's architectural heritage through sensitive design and partnership with preservation professionals and CHAP.



ECONOMIC OPPORTUNITY

Supporting local jobs, small businesses, and professional services through construction activity and long-term operations.



SUSTAINABLE & RESPONSIBLE DESIGN

Incorporating energy-efficient systems, durable materials, and environmentally conscious design to create a healthy, comfortable community.



PUBLIC-PRIVATE COLLABORATION

Working together with city agencies, community organizations, and partners to achieve a shared vision for Seton Hill.

LONG-TERM BENEFITS

- ✓ **Stable, Quality Housing** – Creating homes that provide long-term stability for veterans and contribute to a stronger neighborhood.
- ✓ **Community Vitality** – Enhancing public spaces, improving streetscapes, and supporting a walkable, connected community.
- ✓ **Generational Impact** – Building a foundation for continued growth, opportunity, and community well-being.
- ✓ **Improved Neighborhood Amenities** – Adding features and services that benefit both residents and the surrounding community.
- ✓ **A Stronger Baltimore** – Contributing to the city's goals for inclusive growth, housing opportunity, and neighborhood revitalization.

ECONOMIC IMPACT HIGHLIGHTS



CONSTRUCTION JOBS

Creating jobs for local workers and supporting skilled trades throughout the build process.



SUPPORTING LOCAL BUSINESSES

Engaging local suppliers, vendors, and service providers to strengthen the local economy.



INCREASED PROPERTY VALUE

Thoughtful investment that enhances the quality and value of the surrounding neighborhood.



COMMUNITY SERVICES & PARTNERSHIPS

Working with organizations to expand access to resources and support for residents.



★ Better Homes | Stronger Neighborhoods | Brighter Future ★

“
When we invest in our communities, we invest in people.
Together, we build opportunities that last a lifetime.
Together, we build a better Baltimore.
”



A VETERANS HEALTH & HOUSING COMMUNITY

501-507 ORCHARD STREET | BALTIMORE, MARYLAND 21201

LEADERSHIP & PROJECT TEAM

Experienced Leadership. Community Commitment. Shared Vision.

Aspire Homes for Veterans is led by a collaborative team of real estate professionals, development experts, and community leaders committed to creating high-quality housing for veterans in Baltimore's historic Seton Hill neighborhood. Together, we bring decades of experience in development, operations, construction, and community engagement to deliver a community that honors service and builds a stronger future.



— HOMES FOR VETERANS —

501-507 ORCHARD STREET
BALTIMORE, MARYLAND

BALTIMORE ENTITIES LLC

DEVELOPMENT OWNER & COMMUNITY PARTNER

ARIEL BARAYEV

Managing Member



PROFESSIONAL
PORTRAIT
COMING SOON

A detailed executive profile
will be added upon completion.

JOE RUBINOV

Managing Member



PROFESSIONAL
PORTRAIT
COMING SOON

A detailed executive profile
will be added upon completion.

ANTHONY PRESSLEY

Community Representative



PROFESSIONAL
PORTRAIT
COMING SOON

A detailed executive profile
will be added upon completion.



Together, Baltimore Entities LLC and our partners combine community leadership, real estate expertise, and development experience to create a vibrant, sustainable community for veterans and future generations.

NORTH SHORE HEALTH & DIAGNOSTICS

DEVELOPMENT PARTNER & OPERATOR

MARCELLO SOZIO

Chief Operating Officer (COO)
Director of Healthcare &
Clinical Operations



Marcello Sozio brings more than 25 years of executive leadership in healthcare operations, specializing in the planning, development, build-out, and management of advanced medical facilities throughout the healthcare industry. His expertise spans healthcare administration, clinical operations, regulatory compliance, quality program implementation, and operational leadership.

Marcello oversees the operational strategy for the Seton Hill Community Clinic, ensuring the delivery of high-quality patient care while building efficient and sustainable clinical systems.

MO KHAN

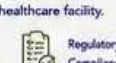
Vice President of Operations
Director of Development & Construction



Mo Khan brings more than 12 years of experience in planning, development, and construction management, successfully delivering residential, commercial, institutional, healthcare, and government-funded projects throughout the private and public sectors.

His expertise includes project planning, entitlement, coordination, construction management, vendor procurement, regulatory compliance, and stakeholder coordination from concept through project completion.

Mo leads development and construction for the Seton Hill Community Clinic, coordinating design professionals, government agencies, and construction teams to transform the project vision into a fully operational healthcare facility.



COMPLEMENTARY LEADERSHIP

One Vision. One Mission.



Our partnership brings together development expertise, operations experience, community leadership, and construction management to establish a high-quality housing community that serves veterans and strengthens the Seton Hill neighborhood for generations.

- ✓ Community Leadership
- ✓ Veteran-Focused Housing
- ✓ Development & Construction Expertise
- ✓ Strategic Planning
- ✓ Accountability & Transparency
- ✓ Long-Term Community Investment



OUR COMMITMENT TO THE SETON HILL COMMUNITY



COMMUNITY PARTNERSHIP

Working alongside residents, churches, local organizations, and stakeholders to ensure the project reflects the needs of the community.



QUALITY HOUSING

Delivering safe, accessible, well-designed homes that provide comfort, dignity, and long-term value for veterans.



INTEGRITY

Operating with transparency, accountability, and responsible stewardship in every decision we make.



SUSTAINABILITY

Developing an environmentally responsible community that supports long-term resilience and neighborhood vitality.



VETERAN FOCUS

Creating a supportive environment that honors service and promotes stability, opportunity, and well-being.



COMMUNITY INVESTMENT

Creating lasting value through housing, employment opportunities, and economic growth in Seton Hill.

MOVING FORWARD TOGETHER

A Collaborative Vision for the Future.



501-507 ORCHARD STREET
BALTIMORE, MARYLAND

Aspire Homes for Veterans represents a long-term vision for creating high-quality housing that honors those who have served while strengthening Baltimore's historic Seton Hill neighborhood.

The renderings, architectural concepts, illustrations, and community features presented in this Development Prospectus reflect the current planning vision for the project. They are intended to communicate the goals, design direction, and overall character of the proposed development.

As with any responsible development project, the final design will continue to evolve through collaboration with architects, engineers, community stakeholders, preservation professionals, regulatory agencies, and project partners.

Our objective is to ensure that the completed development reflects not only our vision, but also the values and priorities of the Seton Hill community.



OUR COMMITMENT THROUGHOUT THE PROCESS

We are committed to a transparent and collaborative development process that includes ongoing coordination with:



Community organizations and neighborhood stakeholders



Design professionals and engineering consultants



The Commission for Historical and Architectural Preservation (CHAP)



Property ownership and project partners



City of Baltimore agencies



Veterans and future community stakeholders

Every stage of planning will be guided by thoughtful review, open communication, and respect for the neighborhood's historic character.

DESIGN DEVELOPMENT PROCESS



CONCEPT VISION

Establishing the project vision and development goals.



COMMUNITY ENGAGEMENT

Engaging with residents, stakeholders, and community partners.



DESIGN REFINEMENT

Refining plans and incorporating feedback and technical expertise.



HISTORIC & AGENCY REVIEW

Coordinating with CHAP and city agencies for review and guidance.



FINAL APPROVALS

Securing all approvals and permits.



CONSTRUCTION

Building with quality, care, and respect for the community.



OUR PROMISE

Aspire Homes for Veterans is more than a proposed development—it is a commitment to creating a project that reflects thoughtful planning, responsible stewardship, and meaningful collaboration.

We recognize that successful projects are built through partnership, and we are committed to working alongside the community and all reviewing agencies to create a development that everyone can be proud of.

“

We are dedicated to open communication, shared decision-making, and building a community that honors our veterans and strengthens Seton Hill for generations to come.

”



A STRONG COMMUNITY TODAY. ★ A BRIGHT FUTURE TOMORROW.



PLANNING & DESIGN DISCLOSURE

The architectural renderings, illustrations, floor plans, site concepts, and project descriptions contained in this Development Prospectus are conceptual in nature and have been prepared to communicate the current vision and planning objectives for Aspire Homes for Veterans. Final designs, layouts, building features, amenities, schedules, and project elements remain subject to ongoing design development, regulatory review, agency approvals, historic preservation requirements, community engagement, permitting, funding, and other applicable project considerations.

REALIZING THE VISION

Building Homes. Strengthening Community. Honoring Service.



501-507 ORCHARD STREET
BALTIMORE, MARYLAND

Aspire Homes for Veterans is more than a development—it is a commitment to creating lasting impact in the Seton Hill neighborhood. Through responsible planning, collaborative partnerships, and a focus on quality, we will deliver a community that provides stability, opportunity, and pride for generations to come.

As we move from concept to construction and ultimately to completion, our guiding principles will remain at the center of every decision we make.

Together, we are building more than homes. We are building a stronger, more connected future for Seton Hill and the veterans we serve.



OUR GOALS FOR SUCCESS

Focused on Impact. Driven by Purpose.



QUALITY HOUSING

Delivering safe, well-designed homes that promote comfort, dignity, and long-term value for veterans.



COMMUNITY INTEGRATION

Creating a welcoming environment that connects residents to resources, services, and opportunity.



VETERAN SUPPORT

Prioritizing the needs of veterans through thoughtful amenities and supportive services.



ECONOMIC GROWTH

Investing in Seton Hill to create jobs, support local businesses, and strengthen the local economy.



SUSTAINABLE DEVELOPMENT

Building with responsibility and efficiency to ensure a healthy environment for future generations.



LONG-TERM STEWARDSHIP

Managing and maintaining the community with care, transparency, and accountability.

THE PATH FORWARD

From Vision to Vibrant Community.



FINAL DESIGN & APPROVALS

Completing all final designs, securing approvals, and preparing for construction.



CONSTRUCTION PHASE

Building with care and precision while maintaining safety, quality, and open communication.



COMPLETION & TURNOVER

Delivering a high-quality community ready to welcome residents and celebrate progress.



ONGOING MANAGEMENT

Ensuring exceptional property management, resident services, and community engagement for long-term success.

“

When we work together with a shared vision and strong values, we create communities that change lives and leave a lasting legacy.

”



BUILDING A LEGACY A Community That Lasts.

Aspire Homes for Veterans is designed not just for today, but for the future. By honoring the past, meeting the needs of today, and preparing for tomorrow, we are creating a legacy of service, strength, and community that will endure.



VIBRANT COMMUNITY

Thoughtfully designed spaces that encourage connection, wellness, and community pride.



QUALITY LIVING

Homes built with attention to detail, modern amenities, and accessibility for all stages of life.



SUSTAINABLE FUTURE

Environmentally responsible practices that protect our community and our planet.



HONORING SERVICE

A enduring tribute to the veterans who have served and sacrificed for our nation.



Our commitment does not end with construction. It continues with every resident we welcome, every partnership we nurture, and every improvement we make together.

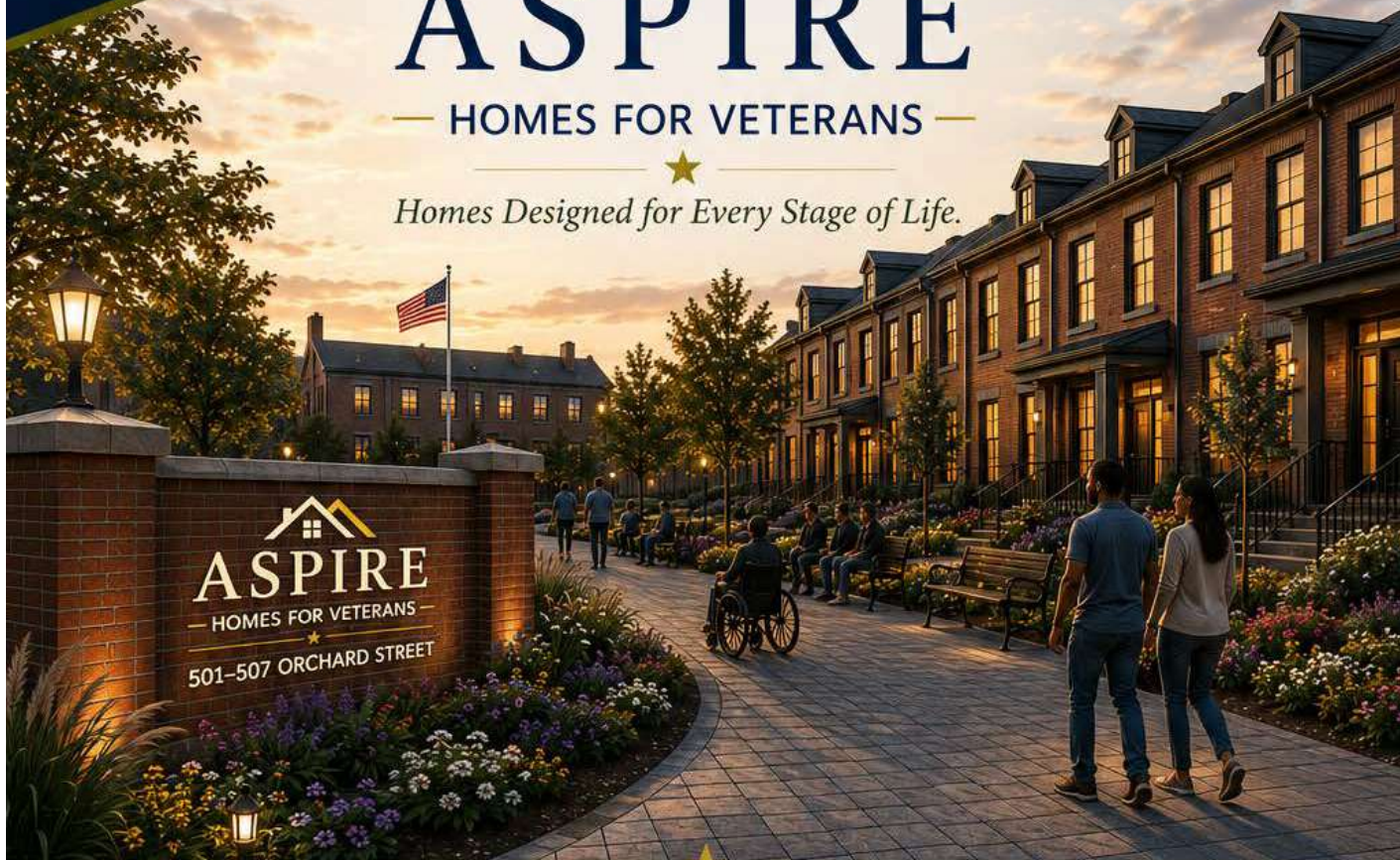
TOGETHER, WE BUILD MORE THAN HOMES. WE BUILD HOPE. WE BUILD COMMUNITY.

ASPIRE

— HOMES FOR VETERANS —



Homes Designed for Every Stage of Life.



**A STRONG COMMUNITY TODAY.
A BRIGHT FUTURE TOMORROW.**

DEVELOPED BY



BALTIMORE ENTITIES LLC

Development Owner &
Community Partner

DEVELOPMENT & OPERATIONS PARTNER



NORTH SHORE

— HEALTH AND DIAGNOSTICS —

Precision Imaging. Compassionate Care.

PROJECT LOCATION



501-507 ORCHARD STREET
BALTIMORE, MARYLAND 21201

Proudly Investing in
Seton Hill and Our Veterans

CONTACT US



301-388-5081



info @ct3usa.com

