



AMT
DEVELOPMENT



OCTOBER 2024

A VERTICALLY INTEGRATED REAL ESTATE DEVELOPMENT FIRM
CREATING BEAUTIFUL RESIDENCES SINCE 2000



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AMT
DEVELOPMENT

We are a vertically integrated real estate development firm creating beautiful residences since 2000.

We specialize in high-end single family, multi-family, and mixed-use residences in the District of Columbia and surrounding metropolitan areas. The company has self-financed and developed over 500 projects with over \$175 million in gross sales.

We are accepting equity investments in a multi-family property that we are developing, with a construction start in early 2025.



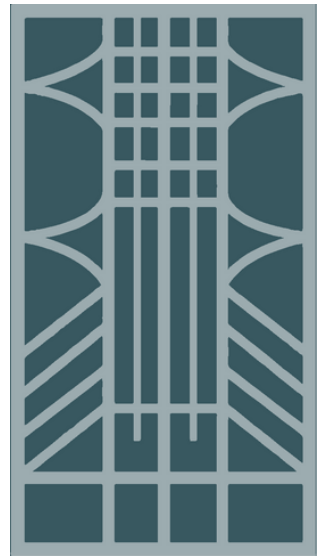
INVESTMENT OPPORTUNITY

AMT Development is accepting equity investments in a multi-family property that we are developing, with a construction start in early 2025.



1322 9TH STREET NW

- ◆ 38 Luxury Condos
 - ◆ Construction expected to begin 1st quarter 2025
 - ◆ We anticipate a **ROI** of 52% and 23% **AAR** in just 2-2.5 years.
-



PROJECTED RETURNS

52%*

ROI

1.52X

Equity
Multiple

23%

Annualized
Returns (AAR)

2-2.5

Year Hold
Period

*These numbers represent projected returns for Class B shares.

INVESTMENT SUMMARY

1322 9th St NW, Washington, D.C. 20001



23,141
PROPOSED
RENTABLE SF



6,498
LOT
SIZE (SF)



27,785
TOTAL
BUILDABLE (SF)



95
WALK
SCORE



15,824
AVERAGE ANNUAL
DAILY TRAFFIC



\$115,964
AVG. HOUSEHOLD
INCOME (1 MILE)

ZONING
MU-4

FRONTAGE
54" on 9th Street NW

NEIGHBORHOOD
Shaw Historic District,
Blagden Alley/Naylor Ct.

APN
0367-0000-0861

OFFERING TYPE
Shovel Ready
Development

PROPOSED
PARKING
2

MAX FAR
4.15

RESIDENTIAL OR MIXED USE DEVELOPMENT SPECS

Floor Plate Size	4,874 SF
Proposed SF	27,785 SF
Proposed Residential SF	23,141 SF
# of Apartment Units	38
Project Value (As Completed)	\$18,293,300

RESIDENTIAL OR MIXED USE DEVELOPMENT UNIT MIX

1 bed 1 bath	15,150 SF
2 bed 2 bath	7,708 SF
3 bed 2 bath	913 SF



INVESTMENT FINANCIALS

SOURCES & USES			
Sources		Uses	
Construction Loan	\$10,451,720	Purchase Price	\$5,600,000
Sponsor Equity	\$811,069	Construction Costs	\$6,608,850
LP Equity	\$3,417,838	Broker/Offering Fees	\$345,000
		Acquisition Fee	-
		Closing Costs	\$247,715
		Interest Carry/Reserve	\$1,479,061
		Cash Reserve	\$400,000
Total	\$14,680,626	Total	\$14,680,626

SALES PROFORMA	
Sales Value	\$18,293,300
Cost Basis	\$14,280,626
Selling Costs	\$1,006,132
Net Profit	\$3,006,542

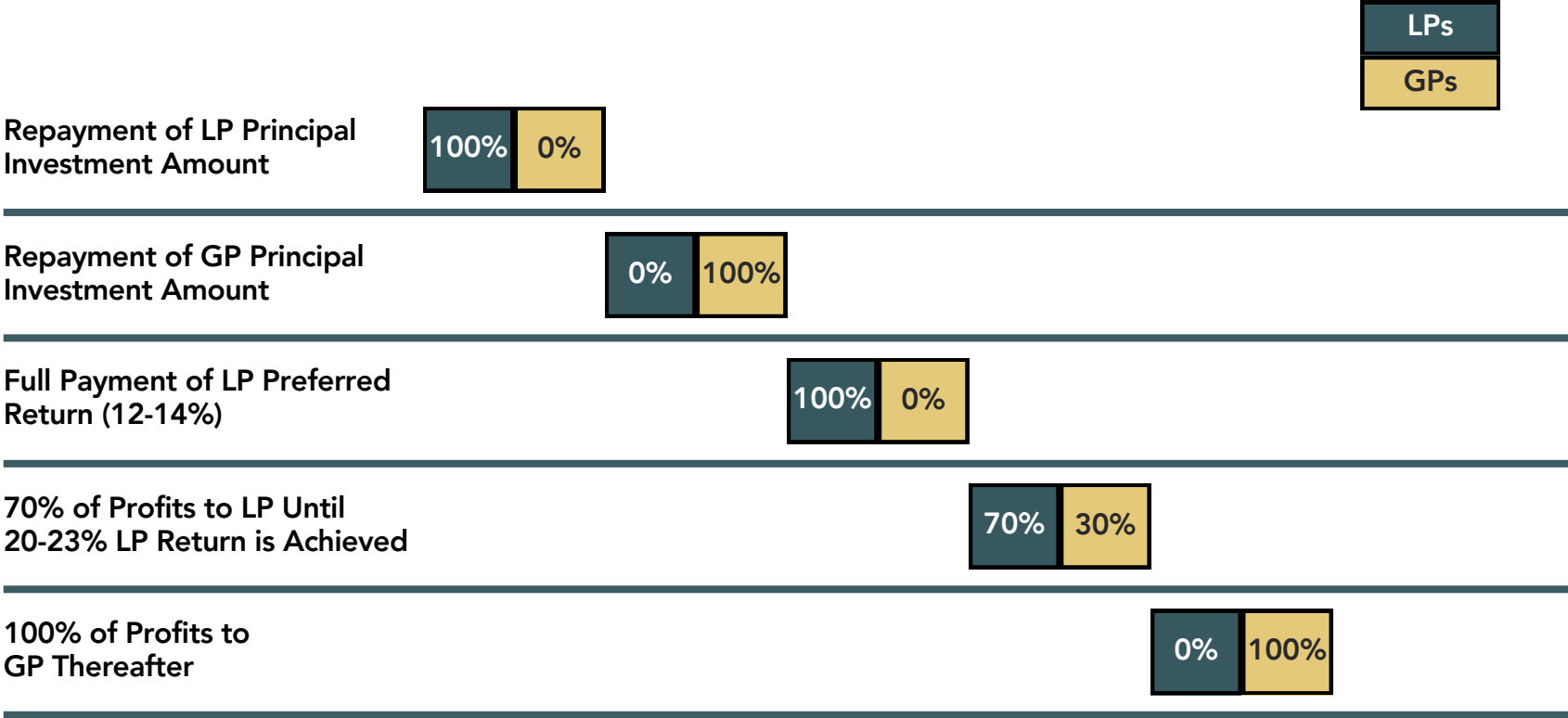
INVESTMENT FINANCIALS

CLASS A INVESTMENT SUMMARY	
Investment Period	27 months
LP Equity Investment	\$50,000
Preferred Return (12%)	\$13,500
LP Profit Share	\$9,000
Total LP ROI	\$22,500
Total Percentage Return	45%
Annualized Return (AAR)	20%

INVESTMENT FINANCIALS

CLASS B INVESTMENT SUMMARY	
Investment Period	27 months
LP Equity Investment	\$400,000
Preferred Return (14%)	\$126,000
LP Profit Share	\$81,000
Total LP ROI	\$207,000
Total Percentage Return	52%
Annualized Return (AAR)	23%

DISTRIBUTION WATERFALL



Sponsor is charging none of the fees customarily seen e.g. acquisition fee, developer fee, or project management fee. All the costs associated with the management and development are borne by the Sponsor and are only recouped if the LP makes money.

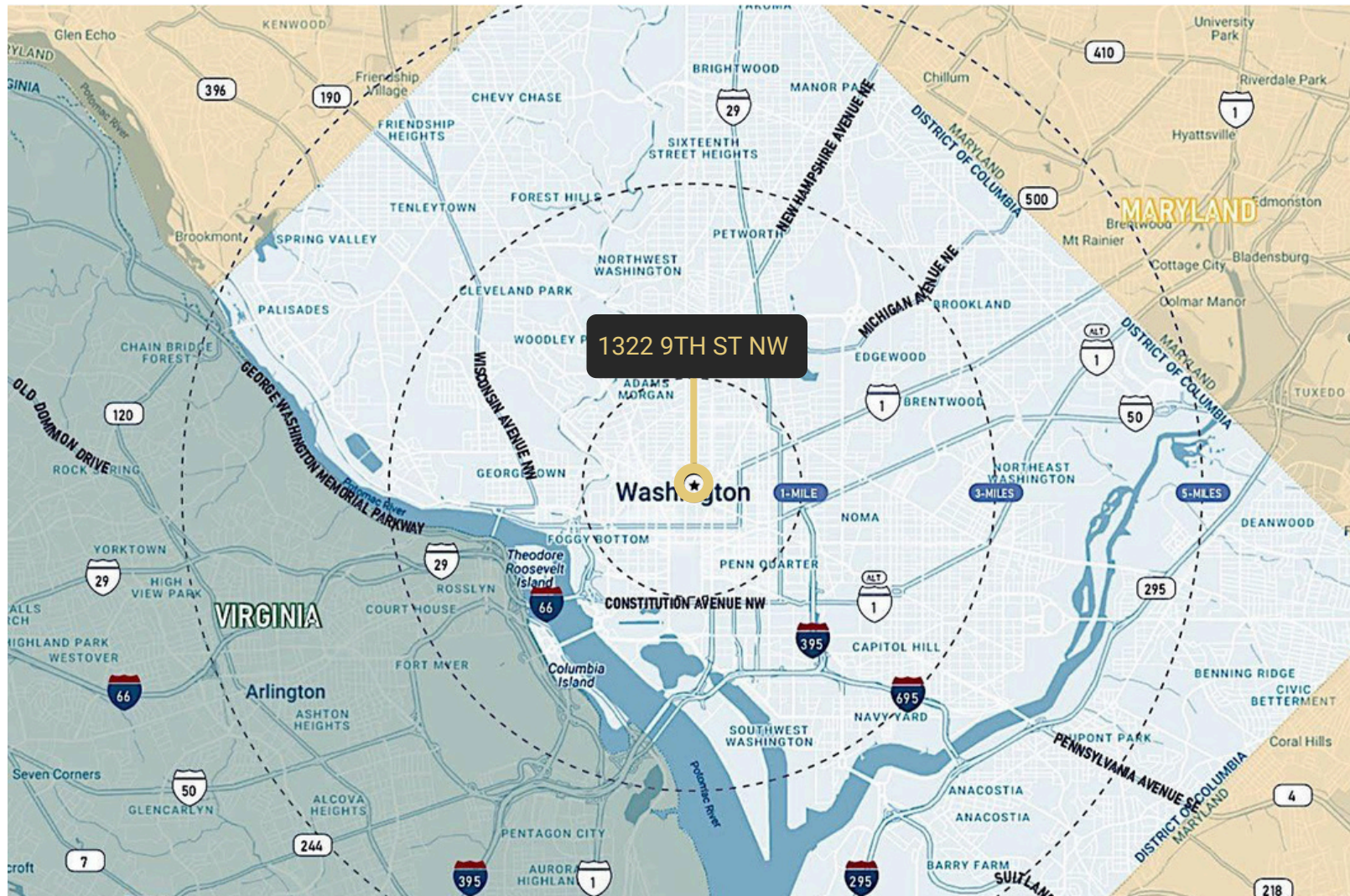
MARKET OVERVIEW

Our market overview highlights key neighborhoods, nearby retail establishments, ongoing developments, and offers a broader perspective on the dynamic D.C. market, providing valuable insights to inform strategic investment decisions.



WASHINGTON, D.C

Centrally located for all of Washington, D.C.



WASHINGTON, D.C.

According to the Newmark multi-family report, Washington, D.C. boasts a residential occupancy rate of around 94.9%.

This demand is caused by employment opportunities in numerous federal government agencies, international organizations, a thriving private sector, and attracts a steady influx of professionals and government employees. This constant demand for housing keeps vacancy rates low.



Recent Accolades Washington, D.C.

#1

City in the world for entrepreneurial talent (Global Talent Competitiveness Index)

#1

Metropolitan area for entrepreneurship based on startup formation, high-growth companies, and the number of startups that reach scale in 10 years. (Kauffman Foundation)

#1

City for "Women in Tech" (SmartAsset)

#1

Metropolitan area for economic strength data (Politicom)

#1

City for public transportation (SmartAsset)

#1

In sustainable real estate with over 11 million square feet LEED-certified space (U.S. Green Building Council)

#1

For women's employment and earnings (Institute for Women's Policy Research)

#9

Best big city to visit in the U.S. in 2022 (Conde Nast Traveler)

SHAW NEIGHBORHOOD

Nearby shops, restaurants, bars,
theaters, and historic residences

1322 is situated in the vibrant
Shaw Neighborhood, surrounded
by trendy restaurants, boutique
shops, bars, theaters, and historic
residences, making it one of
D.C.'s most sought-after areas.





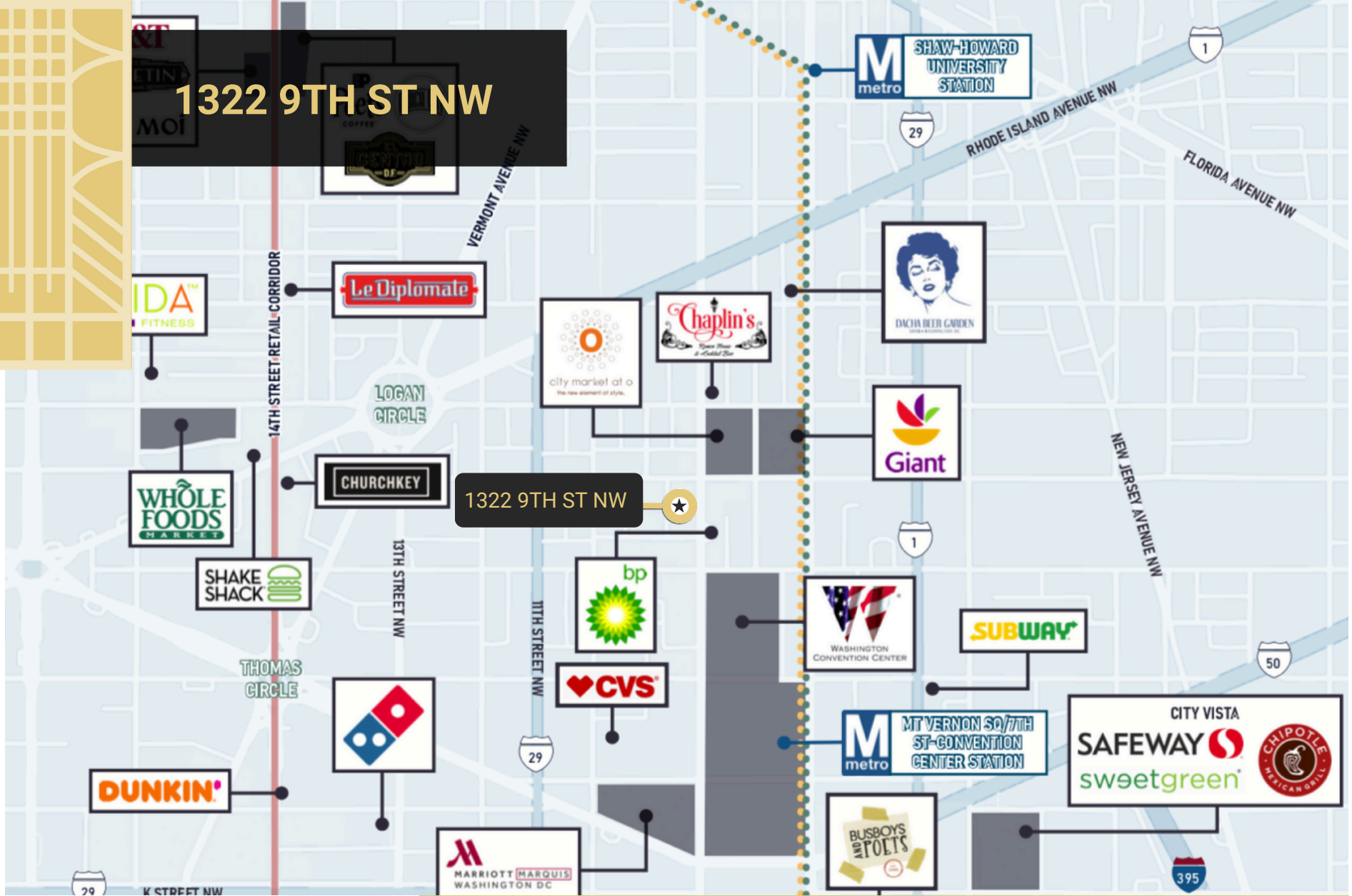
1322 9TH ST NW

9TH STREET NW

O STREET NW

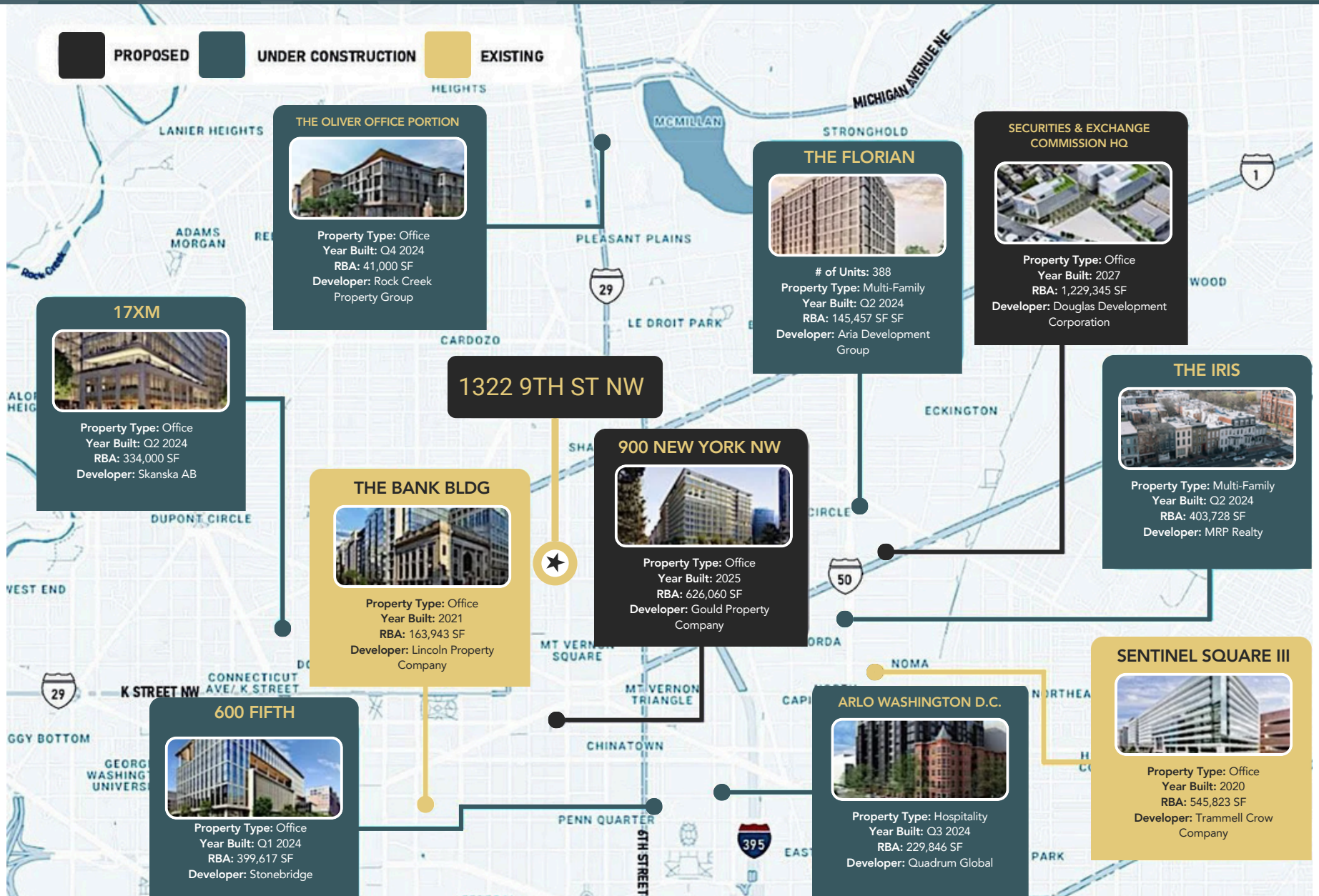
1322 is situated in the Shaw Neighborhood, one of the city's most vibrant and highly sought-after areas.

1322 9TH ST NW



Nearby Retail Establishments

NEARBY DEVELOPMENTS



NEIGHBORHOOD OVERVIEW

Logan Circle, situated in northwest Washington, DC, is a historic and dynamic neighborhood celebrated for its rich architectural heritage and cultural vibrancy. Named after Civil War General John A Logan, the area features a picturesque traffic circle at its center, surrounded by well-preserved Victorian-style row houses. Over the years, Logan Circle has experienced a notable transformation, evolving into a trendy and sought-after urban locale.

The neighborhood boasts a diverse community and a range of amenities, including upscale boutiques, art galleries, and an eclectic array of dining options. Its streets are lined with tree-shaded sidewalks, creating a welcoming and pedestrian-friendly environment.

Residents and visitors alike appreciate the neighborhood's mix of historic charm and contemporary energy. Culturally, Logan Circle is home to the Studio Theatre, a renowned venue for innovative performances, and the historic St. Augustine Catholic Church, adding to its cultural and architectural significance.

The neighborhood's popularity has soared due to its central location and accessibility, making it an attractive residential choice. Logan Circle represents a harmonious blend of the past and present, making it a unique and lively neighborhood in the heart of the nation's capital.



LOGAN CIRCLE STATUE

MARKET OVERVIEW

Washington, D.C

Outperforming comparable real estate markets across the country for decades, the Washington, D.C. MSA has been deemed "recession-proof" due to its diverse employment base, educated workforce, outstanding quality of life, and omnipresence of the federal government. With a growing population of over 6.5 million residents, the Washington, D.C. MSA is the sixth most populated metro area in the US. Moreover, according to demographic data and analytics provider Esri, Metro Washington has the highest proportion of college graduates of any large metro in the country, with 55% of residents attaining a bachelor's degree or higher. This deeply skilled workforce bolsters D.C. as a top economic powerhouse on the East Coast. In 2022 Metro Washington's GDP reached \$580.5 billion (chained 2017 dollars), an increase of 1.9% from the year prior according to the Bureau of Economic Analysis (BEA). While 2023 sales metrics are still being finalized, Metro Washington's multifamily sales volume totaled \$3.4 billion, while office and retail sales surpassed \$2.9 billion and \$1.6 billion, respectively.

As the seat of the nation's federal government, D.C.'s public sector has had a notably strong presence in the market as an economic driver. However, the District's economy is not solely reliant on the government sector. Since 2010, private sector employment has grown steadily, now accounting for 78% of total employment in the metro region, according to the U.S. Bureau of Labor Statistics. The District's Economic Strategy is focused on increasing tax base, creating jobs, fostering entrepreneurship and innovation and advancing inclusive prosperity in the District. According to the most recent BEA data, the District of Columbia's overall GDP increased by 1.4% (year-over-year chained 2017 dollars) in 2023, suggesting continued growth and stability for both public and private sector jobs.



MAJOR GROWTH SECTORS

Education & Health Services
(+3.0%)

Government
(+2.9%)

Other Services
(+1.4%)



+0.9%

Employment
Growth
(Y-O-Y)



3,338,400

Total Non-Farm
Employment

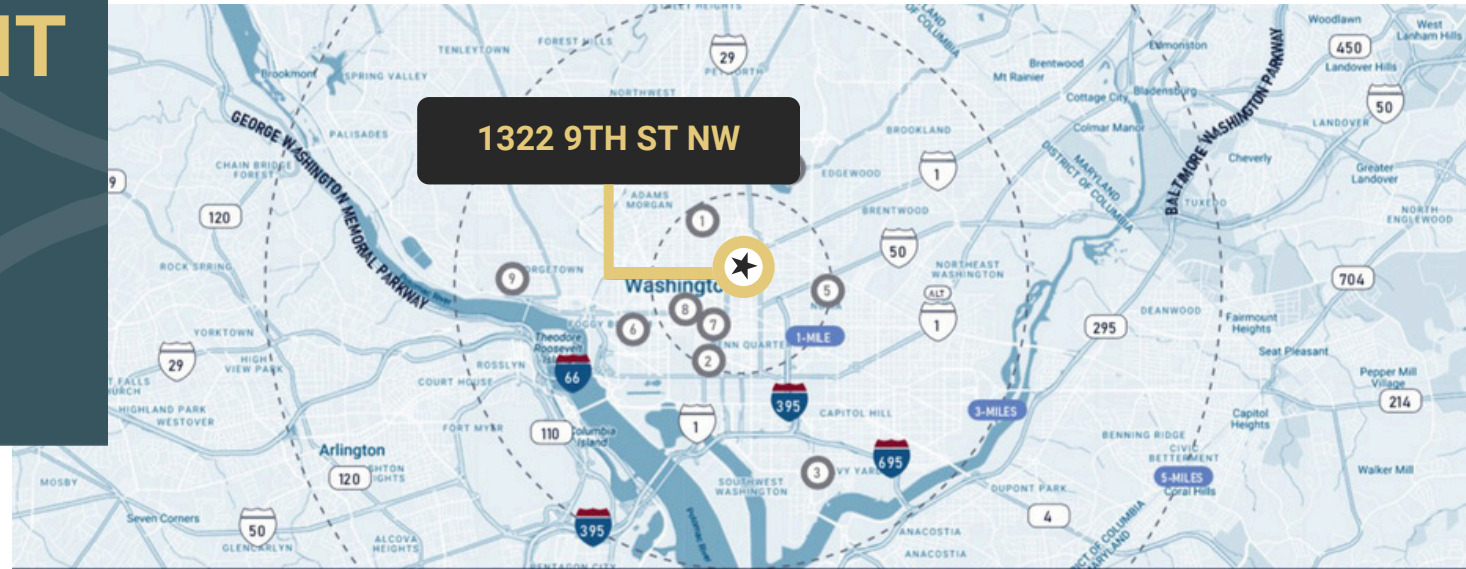


2.8%

Unemployment
Rate

EMPLOYMENT

Major Employers




No.	Company	No. Employees	Industry	Address
1	U.S. Federal Government	69,800+	Government	(Multiple Locations)
2	Washington, D.C. Government	27,500	Government	1350 Pennsylvania Avenue NW, Washington, D.C. 20004
3	Booz Allen Hamilton*	23,300	Information Technology	20 M Street SE, Washington, D.C. 20003
4	MedStar Health**	12,505	Health Care	(3 Locations)
5	District of Columbia Public Schools	10,613	Education	1200 1st Street NE Washington, D.C. 20002
6	George Washington University	10,000	Higher Education	2121 I Street NW, Washington, D.C. 20052
7	Verizon Communications	9,243	Communications	1300 I Street NW, Washington, D.C. 20005
8	Fannie Mae	7,200	Finance	1100 15th Street NW, Washington, D.C. 20005
9	Georgetown University	6,552	Higher Education	3700 O Street NW, Washington, D.C. 20057
10	Children's National Health	5,338	Health Care	111 Michigan Avenue NW, Washington, D.C. 20010

EMPLOYMENT

Investment Summary


DEMOGRAPHIC & INCOME PROFILE REPORT

TOTAL RESIDENTIAL POPULATION




MILES	2023	2028
0.25	8,134	7,991
0.5	28,820	28,979
1	87,871	94,938

TOTAL EMPLOYEES




MILES	2023
0.25	6,000
0.5	21,758
1	64,070

RENTER OCCUPIED HOUSING UNITS




MILES	2023	2028
0.25	3,202	3,037
0.5	12,083	11,890
1	33,420	36,926

MEDIAN AGE




MILES	2023	2028
0.25	36.1	36.3
0.5	35.4	35.8
1	34.8	35.4

MEDIAN HOUSEHOLD INCOME




MILES	2023	2028
0.25	\$125,368	\$151,720
0.5	\$116,215	\$131,157
1	\$115,543	\$126,485

AVERAGE HOUSEHOLD INCOME



MILES	2023	2028
0.25	\$190,140	\$220,401
0.5	\$177,403	\$204,189
1	\$175,470	\$197,481

PER CAPITA INCOME



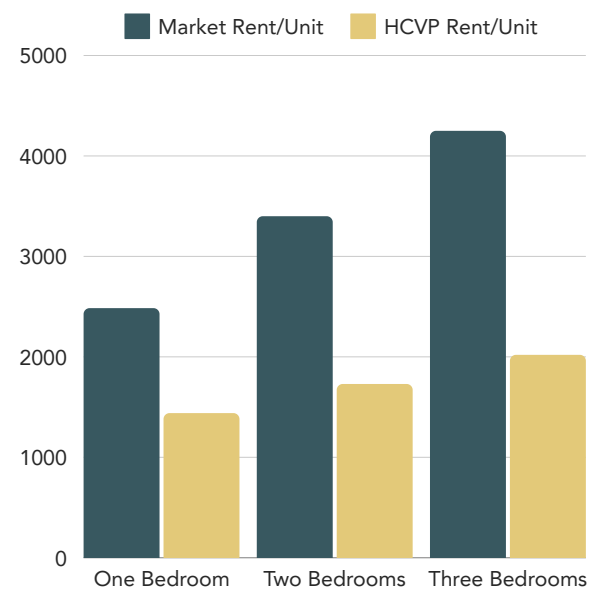
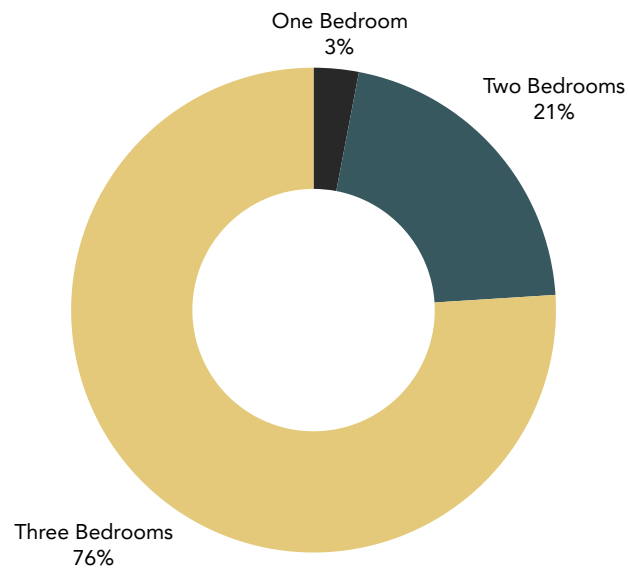
MILES	2023	2028
0.25	\$104,903	\$122,666
0.5	\$102,472	\$119,246
1	\$98,891	\$113,069

UNIT MIX

1322 9th St. NW

FINANCIAL ANALYSIS

Unit Types	No. of Units	Rentable SF	Total Rentable SF	Market Rent/Unit	Market Rent/ SF	Total Market Rent Potential	HCVP Rent/Unit	HCVP Rent/SF	Total HCVP Rent Potential
One Bedrooms	29	522	15,150	\$2,485	\$4.76	\$72,065	\$1,440	\$2.76	\$41,760
Two Bedrooms	8	885	7,078	\$3,400	\$3.84	\$27,200	\$1,730	\$1.96	\$13,840
Three Bedrooms	1	913	913	\$4,250	\$4.65	\$4,250	\$2,020	\$2.21	\$2,020
Totals/ Wtd. Averages	38	609	23,141	\$2,724	\$4.47	\$103,515	\$1,516	\$2.49	\$57,620



FINANCIAL ANALYSIS

Condo Sales Comparables- 1 Bedroom

No.	Property	Unit	Beds	SF	Year Built	Sale Date	Sale Price	Sale Price Per SF
1	1312 13th Street NW	PH1	1	603	2021	June-22	\$590,000	\$978.44
2	1312 13th Street NW	7	1	558	2019	Aug-22	\$515,000	\$922.94
3	1312 13th Street NW	4	1	603	2022	Jun-22	\$550,000	\$912.11
4	1312 13th Street NW	5	1	558	2022	Sep-22	\$505,000	\$905.02
5	801 N Street NW	302	1	645	2022	Oct-22	\$555,000	\$860.47
6	1550 11th Street NW	304	1	585	2021	Jun-22	\$475,000	\$811.97
7	1312 13th Street NW	2	1	600	2021	Sep-22	\$480,000	\$800.00
8	1128 6th Street NW	4	1	690	2020	Jun-22	\$530,000	\$768.12
9	1128 6th Street NW	2	1	505	2021	May-22	\$339,900	\$673.07
Survey Average							\$508,281	\$849.06



FINANCIAL ANALYSIS

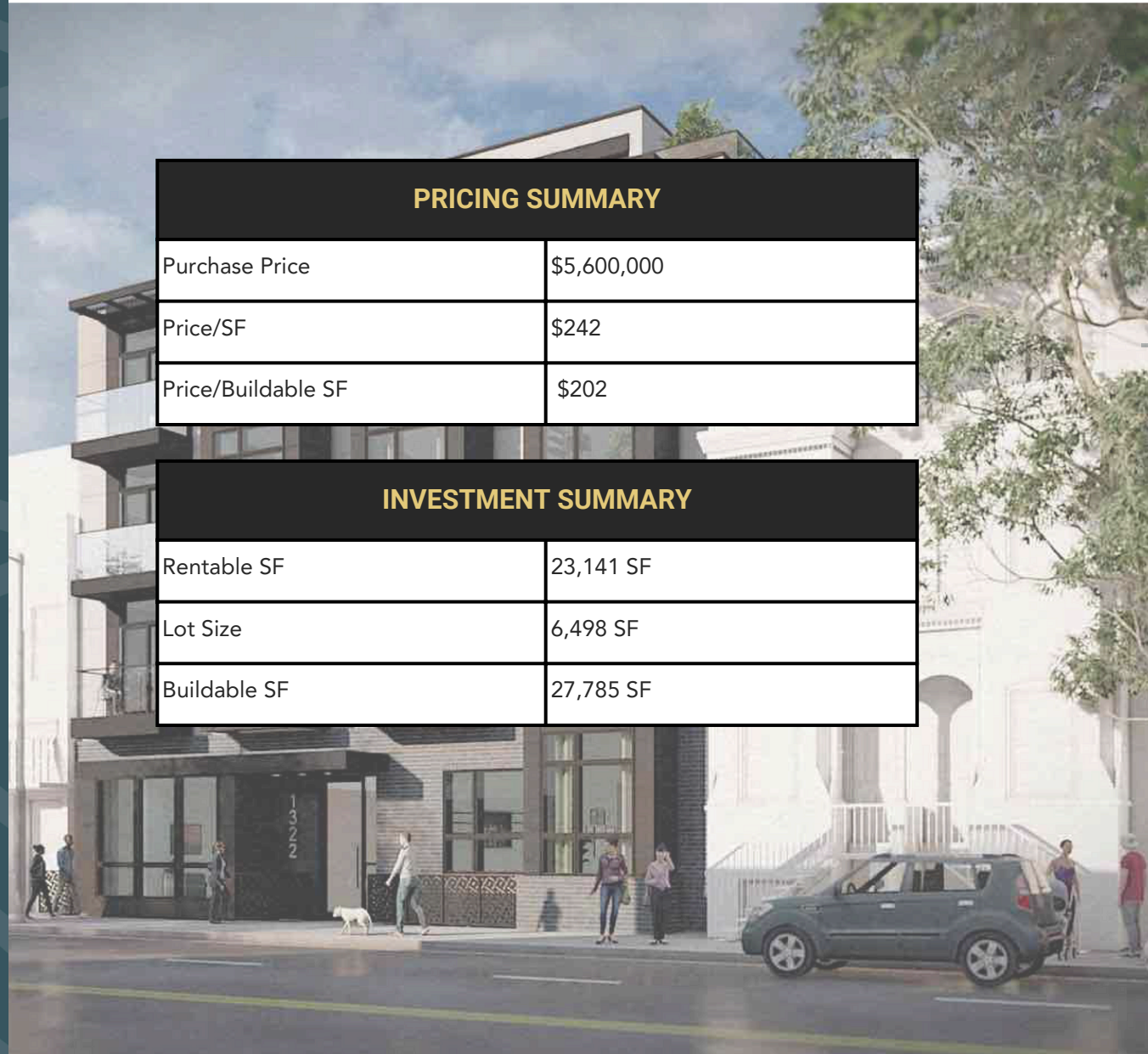
Condo Sales Comparables- 2 Bedroom

No.	Property	Unit	Beds	SF	Year Built	Sale Date	Sale Price	Sale Price Per SF
1	810 O Street NW	403	2	988	2019	June-23	\$761,500	\$770.75
2	810 O Street NW	503	2	980	2019	Aug-23	\$785,000	\$801.02
3	418 M Street NW	3	2	1,000	2023	May-23	\$800,000	\$800.00
4	1101 Q Street NW	302	2	1,070	2019	Aug-23	\$860,000	\$803.74
5	810 O Street NW	807	2	1,013	2019	May-23	\$865,000	\$853.90
6	801 N Street NW	201	2	1,028	2020	Aug-22	\$889,000	\$864.79
7	810 O Street NW	201	2	1,182	2020	Aug-22	\$899,900	\$761.34
8	810 O Street NW	601	2	1,282	2019	Sep-23	\$999,900	\$779.95
9	810 O Street NW	506	2	1,236	2019	Sep-22	\$1,049,900	\$849.43
10	810 O Street NW	606	2	1,173	2020	Jul-23	\$1,090,000	\$929.24
11	1336 8th Street NW	5	2	2,600	2023	Oct-23	\$1,800,000	\$692.31
Survey Average							\$1,079,826	\$796.95



FINANCIAL ANALYSIS

Pricing Summary



PRICING SUMMARY

Purchase Price	\$5,600,000
Price/SF	\$242
Price/Buildable SF	\$202

INVESTMENT SUMMARY

Rentable SF	23,141 SF
Lot Size	6,498 SF
Buildable SF	27,785 SF

THE AMT TEAM

We have assembled an extraordinary team that has worked well together for many years.



AMT

DEVELOPMENT

A real estate company flourishes when its team is composed of individuals with diverse expertise, working seamlessly together. Each member contributes distinct strengths—ranging from market analysis and construction to client relations, negotiation, and property management. By harnessing our collective skills, we craft exceptional homes.



LEADERSHIP TEAM

Michael Taylor, the Founder and CEO of AMT, leads the company alongside a highly skilled and dedicated team.

Our achievements are the result of our exceptional team's collaboration and expertise.



MICHAEL TAYLOR

CEO



JEREMY BROWN

V.P. INVESTOR RELATIONS



CESAR RODRIGUEZ

DIRECTOR OF CONSTRUCTION



IURI MORAES

PROJECT MANAGER



KIMBERLY HOLT

PORTFOLIO MANAGER

OUR PORTFOLIO OF ASSETS

Our Portfolio of Assets highlights our diverse investments across key sectors and markets, emphasizing strategic growth and long-term value. Each asset reflects our commitment to delivering strong returns through a balanced and diversified approach.



PROJECTS UNDER CONSTRUCTION

We are managing projects at various stages, from early development to disposition.



1208 M STREET NW

14-unit condo building
Project ARR: 48%



2005 M ST NE

29-unit condo building
Project ARR: 53%



1731 RHODE ISLAND NE

58-unit condo building
Project ARR: 61%

*Returns shown are projections, projects not yet complete.

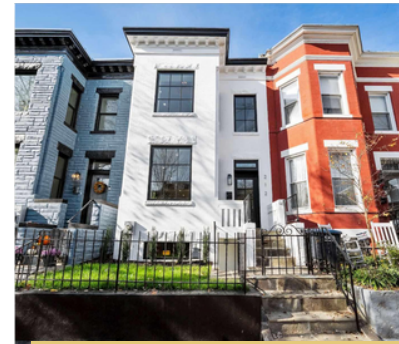
COMPLETED SUCCESSFUL PROJECTS

AMT Development has a proven track record of delivering successful multi-family projects in the Washington, D.C. area.



516 M ST NW

3-unit condo building
Project ARR: 45%



212 10TH ST NE

Single family home
Project ARR: 55%



1521 VARNUM ST

7-unit condo building
Project ARR: 39%



1317 SPRING NW

3-unit condo building
Project ARR: 44%



3622 GEORGIA AVE NW

9-unit condo building
Project ARR: 59%



2495 ALABAMA AVE. SE

31-unit apartment
Project ARR: 52%

*Returns shown are based on total project return metrics.

CONTACT US TODAY!

If you would like more information and would like to speak to **Jeremy Brown**:



www.investinamt.com



invest@amtdevelopment.com

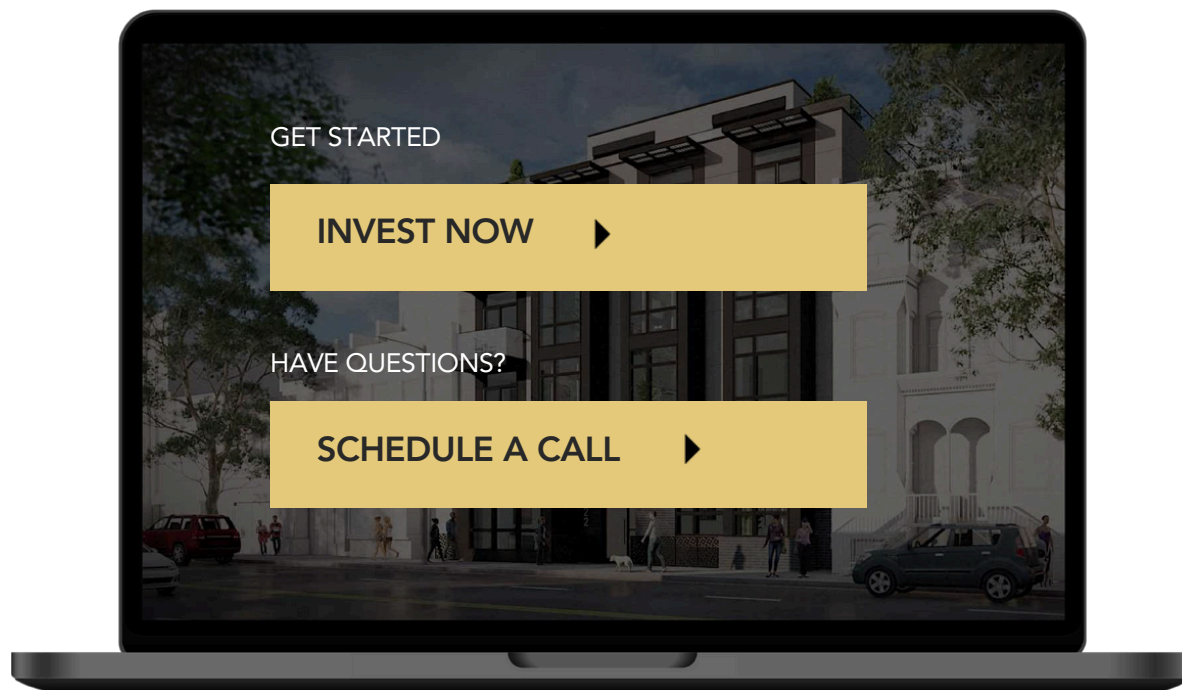


301-751-6828

Interested parties may invest in this offering now under Regulation D 506C.

This requires potential investors to be accredited according to SEC rules.
(Accredited Investors Requirements)

The minimum investment is **\$50,000**.





THANK YOU

We look forward to the opportunity to collaborate and create exceptional spaces together.



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