The Hamptons at Town Center
19757 Crystal Rock Drive
Germantown, MD 20874

Description
Located in Montgomery County’s bio-science corridor near Germantown Road (Route 118) and I-270. The garden-style apartment community has excellent access to transit, shopping and employment. AHC purchased the community in 2012, financed in part by an innovative partnership between AHC and Montgomery County. The acquisition strategy used market-rate financing tools to successfully complete the nearly $100 million dollar purchase. The project is the largest community ever acquired by AHC and the financing included the largest loan ever from Montgomery County’s Housing Initiative Fund.

Apartment Composition
768 Apartments: 231 Affordable and 537 Market Rate
495 One-bedrooms
273 Two-bedrooms
3 ADA accessible units

Amenities
Clubhouse
Pool, Fitness Center, Sports Court
Playground
Easy Access to Public Transit

Partners
Montgomery County
Harbor Group

Financing
$65.5 million Loan assumption by AHC
15.0 million Montgomery County Loan
12.6 million Seller Preferred Equity
2.5 million AHC Equity
$95.6 million Total Development Cost

Developed & Owned by AHC Inc.
Managed by Harbor Group Management Co.