



**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

**Partners**

Montgomery County  
 Harbor Group

**Amenities**

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

**Financing**

\$ 65.5 million	Loan assumption by AHC
15.0 million	Montgomery County Loan
12.6 million	Seller Preferred Equity
<u>2.5 million</u>	AHC Equity
<b>\$ 95.6 million</b>	<b>Total Development Cost</b>

**Developed & Owned by AHC Inc.**

**Managed by Harbor Group Management Co.**