



AMT Development is 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.

To expand and grow our company faster, we are now accepting equity investments in a multi-family property that we are developing, with a construction start in early 2025.

With a 23% AAR and a 46% ROI, this document describes our exceptional investment opportunity



Completed Successful Projects

AMT Development has a long history of successful multi-family projects in the Washington, D.C. area.



516 M St NW

ROI: 135% IRR: 45%



212 10th St NE

ROI: 116% IRR: 77%



1521 Varnum St

ROI: 77% IRR: 26%



1317 Spring NW

ROI: 65% IRR: 26%



3622 Georgia Ave NW

ROI: 98% IRR: 33%



2495 Alabama Ave. SE

ROI: 157% IRR: 52%



Projects Now Under Construction

1208 M Street NW

Projected ROI: 87% IRR: 29%



2005 M St NE

Projected ROI: 68% IRR: 34%



1731 Rhode Island NE

Projected ROI: 140% IRR: 40%



We are just
finishing these
projects now.

Cost/Profit Examples

No.	Address	Description	ROI	IRR
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AMT COMPLETE PROJECTS

1	2495 Alabama Ave SE	31-unit apartment	157%	52%
2	1208 M St NW	14-unit condo building	87%	29%
3	1521 Varnum St	7-unit condo building	77%	26%
4	3622 Georgia Ave NW	9-unit condo building	98%	33%
5	3626 Georgia Ave NW	9-unit condo building	92%	31%
6	2325 High St SE	4-unit condo	125%	50%
7	516 M St NW	3-unit condo	135%	45%
8	212 10th St NE	Single Family	116%	77%
9	1317 Spring Rd NW	3-unit condo	65%	26%

PRE-DEVELOPMENT PROJECTS

10	2005 M St NE	29 unit condo	68% Projected	34% Projected
11	1322 9th St NW	38 unit condo	41% Projected	20% Projected
12	1731 Rhode Island Ave NE	58 unit apartment	140% Projected	40% Projected

Project Successes

AMT Development has a long history of successful multi-family projects in the Washington, D.C. area.



Our Upcoming Investment Opportunity

AMT Development has previously financed all projects internally.

To grow even faster, we are now offering investors the opportunity to join us.

1322 9th Street NW

- ❖ 38 Luxury Condos
- ❖ Construction expected to begin 1st quarter 2025
- ❖ We anticipate a **ROI of 46% and 23% AAR**
- ❖ in just two years.





Investment Opportunity

	A	B	C	D	E
1	1322 9th Street NW, Washington, DC 20001				
2					
3	Sources & Uses				
4	Sources		Uses		
5	Construction Loan	\$ 10,451,720	Purchase Price	\$ 5,600,000	
6	Sponsor Equity	\$ 811,069	Construction Costs	\$ 6,608,850	
7	LP Equity	\$ 3,417,838	Broker / Offering Fees	\$ 345,000	
8			Closing Costs	\$ 247,715	
9			Interest Carry/Reserve	\$ 1,479,061	
10			Cash Reserve	\$ 400,000	
11					
12	Total:	\$ 14,680,626	Total:	\$ 14,680,626	
13	Sales Proforma				
14	Sales Value	\$ 18,293,300			
15	Cost Basis	\$ 14,280,626			
16	Selling Costs	\$ 1,006,132			
17	Net Profit:	\$ 3,006,542			
18					
19	Class B Investment Summary				
20	Investment Period	24 months			
21	LP Equity	\$ 3,417,838			
22	Preferred Return (12%)	\$ 820,281			
23	LP Profit share	\$ 546,854			
24	Total percentage Return	40%			
25	Annualized Return (AAR)	20%			
26					
27	Class B Investment Summary				
28	Investment Period	24 Months			
29	LP Equity	\$ 3,417,838			
30	Preferred Return (14%)	\$ 956,995			
31	LP Profit share	\$ 615,211			
32	Total percentage Return	46%			
33	Annualized Return (AAR)	23%			
34					



INVESTMENT SUMMARY

1322 9TH STREET 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
AADT



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

ZONING

MU-4

FRONTAGE

54' on 9th Street NW

NEIGHBORHOOD

Shaw Historic District, Blagden Alley/Naylor Court

APN

0367-0000-0861

OFFERING TYPE

Shovel Ready Development

PROPOSED PARKING

2

MAX FAR

4.15

1322 9th
Street NW

Washington,
D.C. 20001

RESIDENTIAL OR MIXED USE DEVELOPMENT SPECS

Floor Plate Size	4,874 SF
Proposed SF	27,785 SF
Proposed Residential SF	23,141 SF
# of Apt Units	38
Project Value (As Completed)	\$16,956,020

RESIDENTIAL / MIXED USE DEVELOPMENT UNIT MIX

1 Bed 1 Bath	15,150 SF
2 Bed 2 Bath	7,078 SF
3 Bed 2 Bath	913 SF

CLIENT INFORMATION

Name	Mike Taylor
Company	AMT Development





1322 is located in the Shaw Neighborhood, one of the city's hippest and most in-demand neighborhoods

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



An aerial photograph of a city street intersection. A light blue rectangular box highlights a property located on the north side of 9th Street NW, between 10th Street NW and 11th Street NW. The surrounding area is densely packed with multi-story residential buildings. A traffic light is visible at the intersection of 9th Street NW and 10th Street NW.

1322 is located in the Shaw Neighborhood, one of the city's hippest and most in-demand neighborhoods.

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

9TH STREET NW

10 STREET NW



Nearby Retail Establishments

1322 9TH STREET NW



THOMAS CIRCLE



K STREET NW



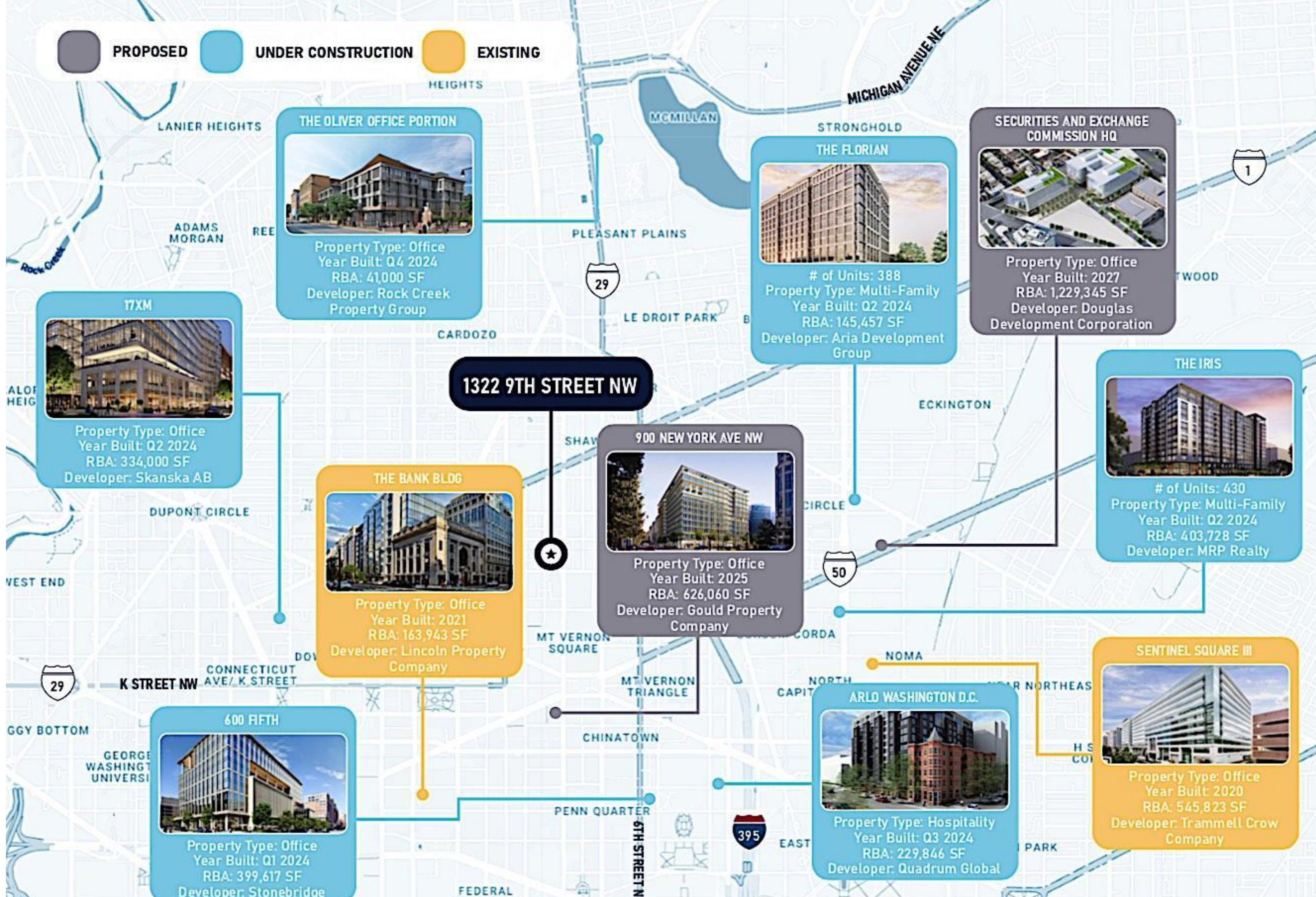
14TH STREET RETAIL CORRIDOR

13TH STREET NW

11TH STREET NW

NEW JERSEY AVENUE NW

LOGAN CIRCLE



Development Map View

Nearby Developments



Logan Circle Statue

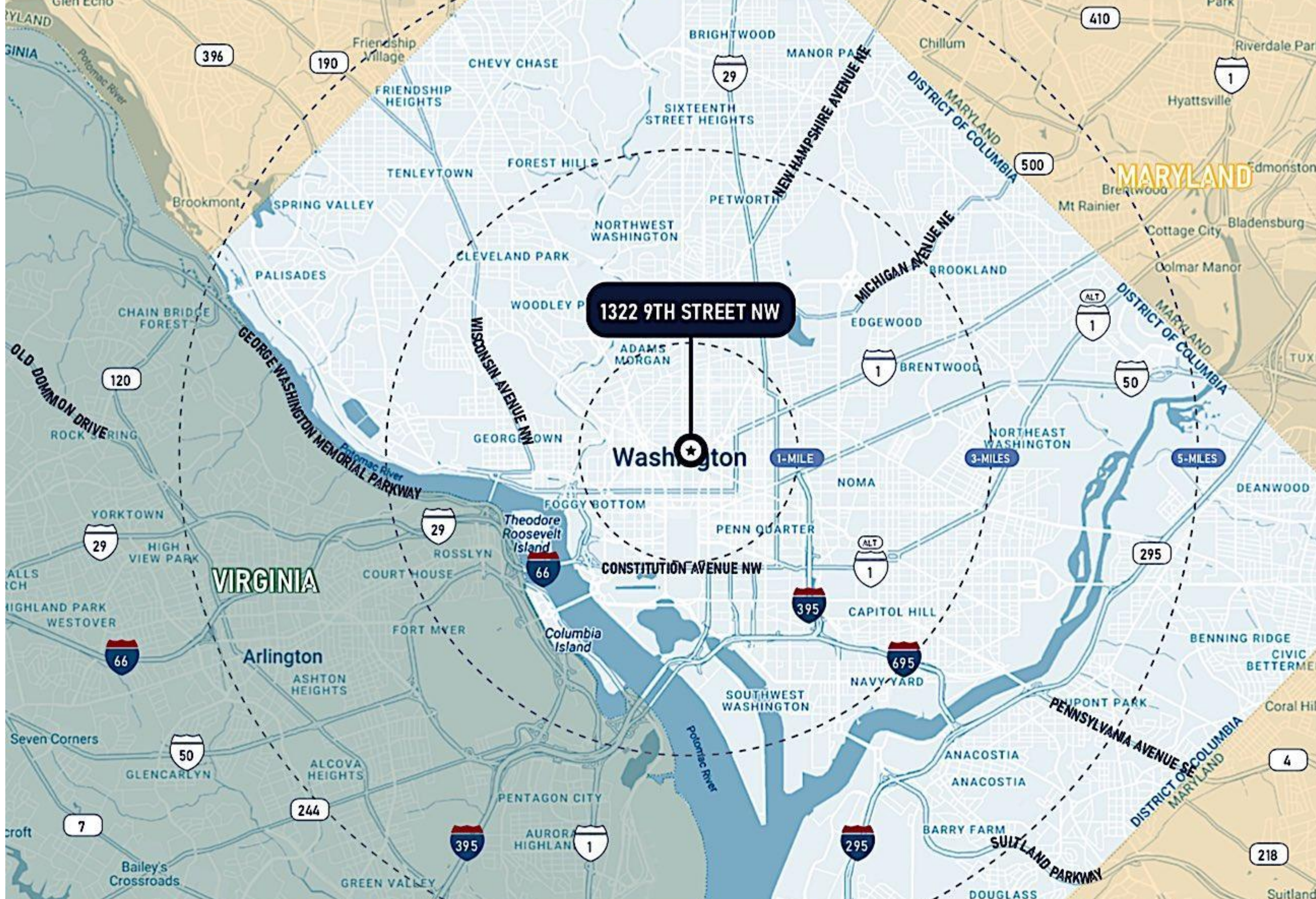
Neighborhood Overview

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.



Washington, D.C. Map View

Centrally located
for all of
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)

Market Overview (Washington, D.C. MSA)

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 Q4 2023, suggesting continued growth and stability for both public and private sector jobs.

SOURCE: US BUREAU OF LABOR AND STATISTICS AS OF JANUARY 2024





Employment

Major Employers (Map View)

MAJOR EMPLOYERS WASHINGTON D.C.

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

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

Demographic & Income Profile Report

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

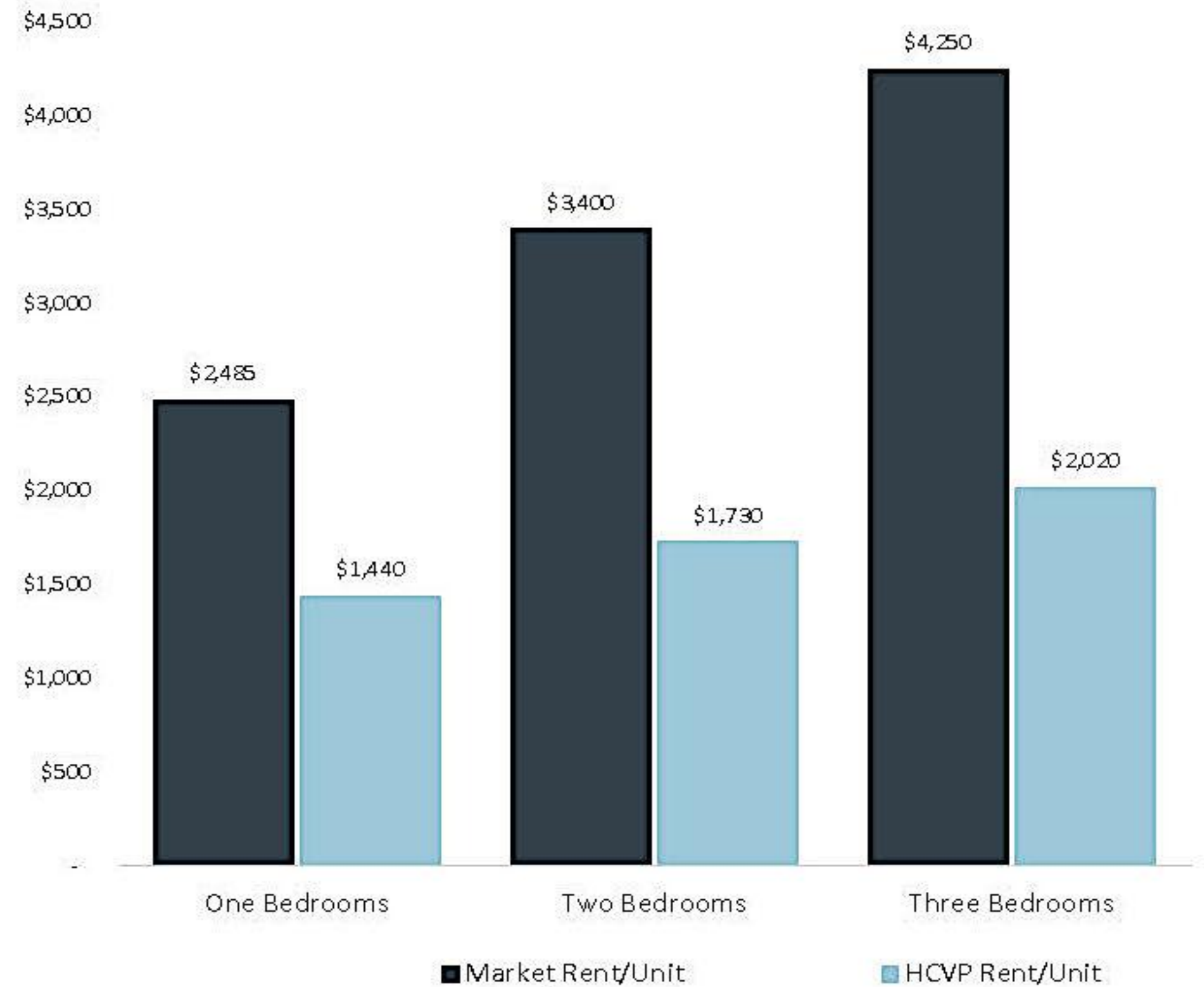
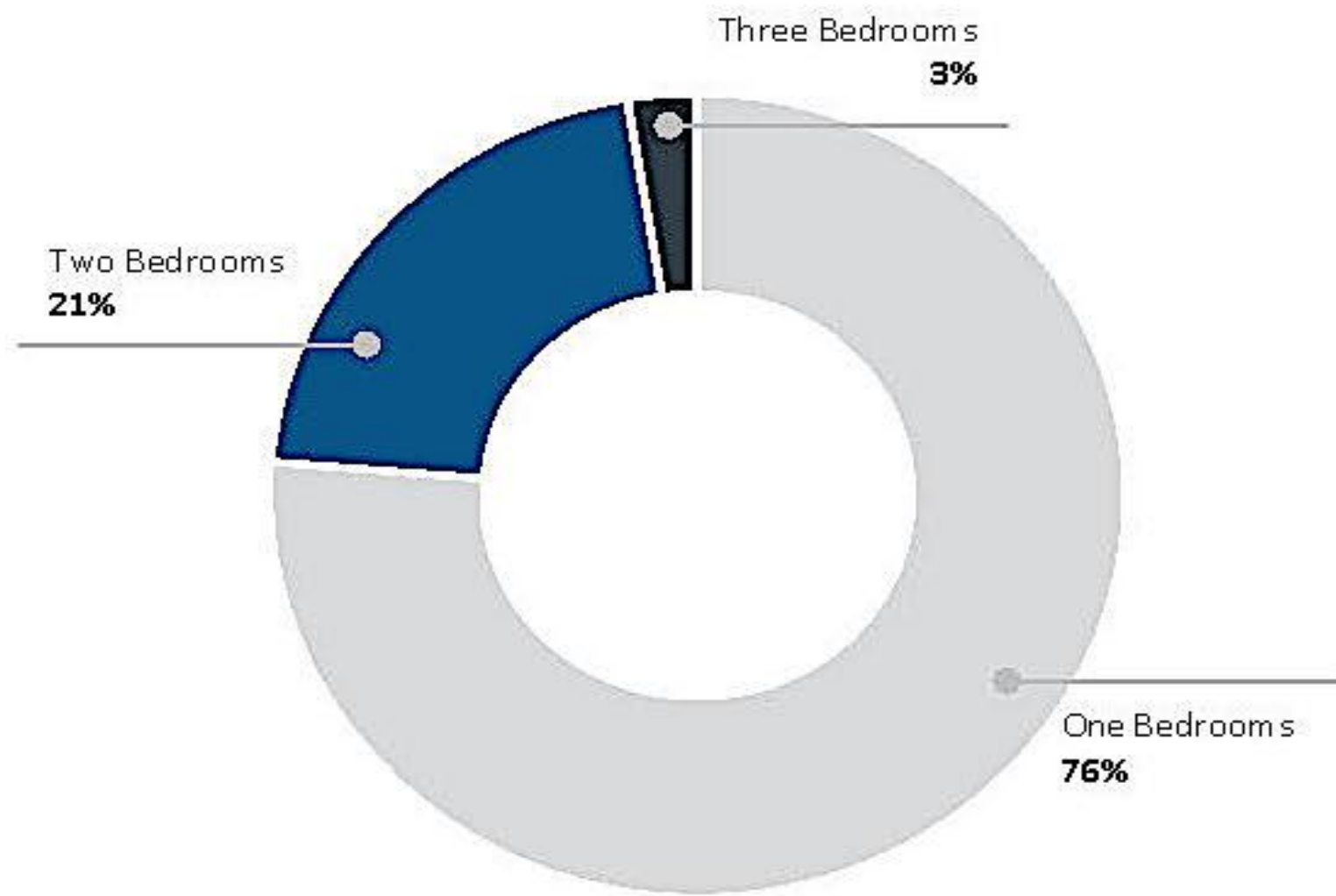
UNIT MIX



Unit Mix
1322 9th St. NW

Financial
Analysis

Unit Mix Summary									
Unit Type	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





	PROPERTY	UNIT	BEDS	SF	YEAR BUILT	SALE DATE	SALE PRICE	SALE PRICE PER SF
1	1312 13th Street NW	PH 1	1	603	2021	Jun-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 - 1 Bedroom

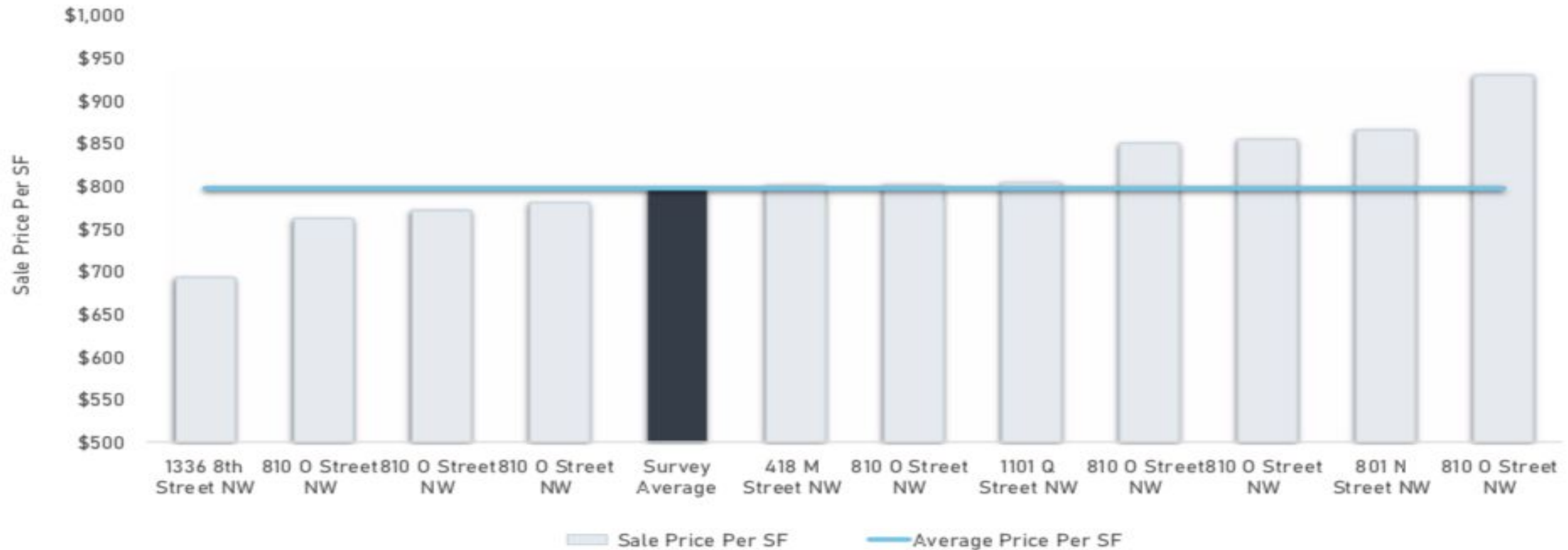




	PROPERTY	UNIT	BEDS	SF	YEAR BUILT	SALE DATE	SALE PRICE	SALE PRICE PER SF
1	810 O Street NW	403	2	988	2019	Jun-23	\$761,500	\$770.75
2	810 O Street NW	503	2	980	2019	Aug-22	\$785,000	\$801.02
3	418 M Street NW	3	2	1,000	2023	May-23	\$800,000	\$800.00
4	1101 Q Street NW	302	2	1,070	2019	Aug-23	\$860,000	\$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

Condo Sales Comparables – 2 Bedrooms





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.



A real estate company thrives when its team consists of individuals with diverse skills, working harmoniously. Each of our members brings unique strengths to the table, whether it's market analysis, construction, client relations, negotiation, or property management.

By leveraging our combined skills, we create beautiful homes.



Michael Taylor is AMT's Founder and CEO, and he is supported by a highly skilled team.

Our successes can be attributed to our great team, working well together.



Investment Opportunity

Contact Information

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



WEBSITE

www.amtdevelopment.com



EMAIL:

invest@amtdevelopment.com



PHONE: 301-751-6828

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

This requires potential investors to be accredited according to SEC rules.

Click here for these requirements:
Accredited Investors

The minimum investment is **\$40,000**.



To download and read the subscription agreement click here

To begin the investment process click here



Thank You!

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