



Hammond Jones Real Estate Development

ABOUT US

The predecessor to Hammond Jones Real Estate Development (HJD) was founded in 1984, with the vision of becoming a company widely known for its expertise in all aspects of multi-family development. From a background deeply rooted in banking and multi-family finance, the principals created a firm that offers a full range of multi-family services. For over 20 years, the company has expanded these services, and has earned a national reputation as an innovative professional in the industry.



Donald J. Hammond & Thomas M. Jones

HJD is a privately owned, Texas-based limited partnership with a broad knowledge in the investment, development, acquisition, management, operation and ownership of multi-family residential properties in the southern United States. HJD's mission is to:

- Identify niche investment and development opportunities within the multi-family industry which maximize the probability of success;
- Maximize real estate asset value for investment partners;
- Offer superior value and exemplary service to tenants, residents, and customers; and
- Accomplish these goals in an honest, ethical, and highly professional manner.

HJD has successfully:

- Developed multifamily product valued in excess of \$100 million;
- Sold real estate and existing product valued in excess of \$300 million, resulting in the development and disposition of nearly 20,000 multi-family units;
- Secured debt on multi-family assets in excess of \$900 million, including FNMA, conventional, HUD 221(d)(4) programs, Private Activity Bonds, and 501(c)(3) Bonds;
- Procured over \$50 million in equity derived from the sale of Low Income Housing Tax Credits;



HJD and its affiliates are dedicated to the development and management of superior residential projects which provide quality housing options for tenants, and maximum investment returns for itself and its investors.

GATEWAY PARK APARTMENTS



The 204 unit Gateway Park Apartments is an affordable housing property in Arlington, Texas, which was developed utilizing 501(c)(3) tax-exempt bonds. The project is now owned by a Houston based non-profit corporation. HJD has utilized its knowledge of bond financing, the procurement and sales of federal tax credits, site selection, and project development for affordable housing located in California, Colorado, Illinois, and Texas. Providing housing for lower income families and individuals requires specialized knowledge in all elements of community need, Federal and local government regulations, and tenant demographics.



IRON ROCK RANCH

Iron Rock Ranch is a Class-A conventional project located in Austin, Texas. It was developed in 2002 and sold in 2004. The property contains 300 luxury units, and includes an amenity package. HJD has been involved in the development, financing, management and sales of conventional multi-family housing for over 20 years. The company monitors market conditions across the country and strives to anticipate, rather than simply react, to ever changing market trends.



THE VILLAGE AT SAM HOUSTON

The Village at Sam Houston serves the student population attending Sam Houston State University in Huntsville, Texas, and is a unique concept in student housing. After its involvement in the development of over 40 student housing projects, HJD recognized that third and fourth year students often prefer to live in single-family housing. This development may be the first of its kind in student housing. The Village of Sam Houston is a subdivision of four-bedroom, four-bath, single-family homes designed especially for and marketed exclusively to students. Each unit has a full kitchen, full-sized washers and dryers, parking in front of the unit, a fenced back yard, and high-speed internet connections. This development provides housing for 192 students. After completion and lease-up, these individual units were sold to investors, and are managed by HJD Property Management Company.



THE VILLAGE AT LAMAR



The Village at Lamar serves the students at Lamar University in Beaumont, Texas. Rapid growth in the college age population has prompted unprecedented growth in college enrollment. Some universities, such as Lamar University, are growing at such a pace that the school cannot provide housing for all of its students. In cooperation with the administration at Lamar University, The Village at Lamar was developed within walking distance to the school, and provides housing for 384 students. The development offers students spacious modern, luxury apartments, and a full amenity package including exercise facility, tanning beds, swimming pool, sand volleyball and an internet café.

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