

## **WHO WE ARE**

Over more than three decades, Enterprise Homes, Inc. has earned an unparalleled reputation for creating thoughtfully planned communities that deliver exceptional value and quality of life. Enterprise has developed communities that include more than 6,500 homes throughout the Mid-Atlantic Region.

## **WHAT WE DO**

Enterprise Homes brings solid community planning, financing, construction management, and marketing know-how to the development process, which results in high-quality affordable, mixed-income and market-rate housing. We are involved in virtually every aspect of creating livable communities, from the concept stage all the way to post-occupancy resident support.

- We assemble an outstanding team of architects and planners and work closely with them and stakeholders to design the community concept.
- We are innovators and experts at leveraging the full range of financing to bring the community to life and create housing affordable to buyers and residents.
- We oversee land development and construction and ensure our communities are built to our uncompromising standards.
- We coordinate the design and development of retail and commercial components in mixed-use communities.
- We are sophisticated marketing experts who maximize opportunities by creating broad interest that reaches beyond a community's typical market.

Enterprise Homes often collaborates with nonprofit and for-profit housing organizations, community groups, as well as city, county and state agencies. We find innovative solutions and tackle the most difficult development challenges. Enterprise Homes has successfully combined a variety of public and private financing to produce high-quality housing for people from all walks of life, creating vital and vibrant mixed-income communities. True to the philosophy of our founder, the legendary urban visionary Jim Rouse, every Enterprise home is built with pride, integrity and a view to the greater goals of the community at large. Our products include:

### **RENTAL HOMES**

Enterprise uses Housing Tax Credits and other financial programs to keep rents at affordable levels. Our apartment communities include both new construction and rehabilitation of existing apartment properties. Enterprise apartment developments provide a system of supportive services tailored to meet the needs of residents, including families and seniors.

## HOMEOWNERSHIP

By creating a number of innovative designs, construction management and financing techniques, Enterprise Homes keeps its development costs at a competitive rate and passes those savings on to homebuyers. To put monthly mortgage payments within reach of the workforce and achieve their dreams of owning a home, Enterprise Homes obtains buyer incentives and low-cost first mortgages, thereby reducing the purchase price and monthly payments. Enterprise Homes offers all of its homebuyers comprehensive pre- and post-sale counseling to provide them with information and skills to responsibly maintain their home and manage household finances.

## CONSULTING

Enterprise Homes offers consulting services and expertise in community revitalization and financing, including financial structuring and the preparation of financing applications. Enterprise Homes has extensive experience in layering financing by working with private institutions and federal, state and local officials to obtain and structure the funding necessary to develop affordable housing.

## APARTMENT INVESTMENTS

The Mid-Atlantic region faces a growing shortage of well-managed rental housing serving moderate income residents. Class B and C apartments comprise a large part of the region's rental housing stock. Enterprise Homes acquires, renovates and closely manages apartment properties in this segment to help serve this significant part of the market.

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*For more information, please contact us at:*

*410.332.7400*

*[www.enterprisehomes.com](http://www.enterprisehomes.com)*

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