

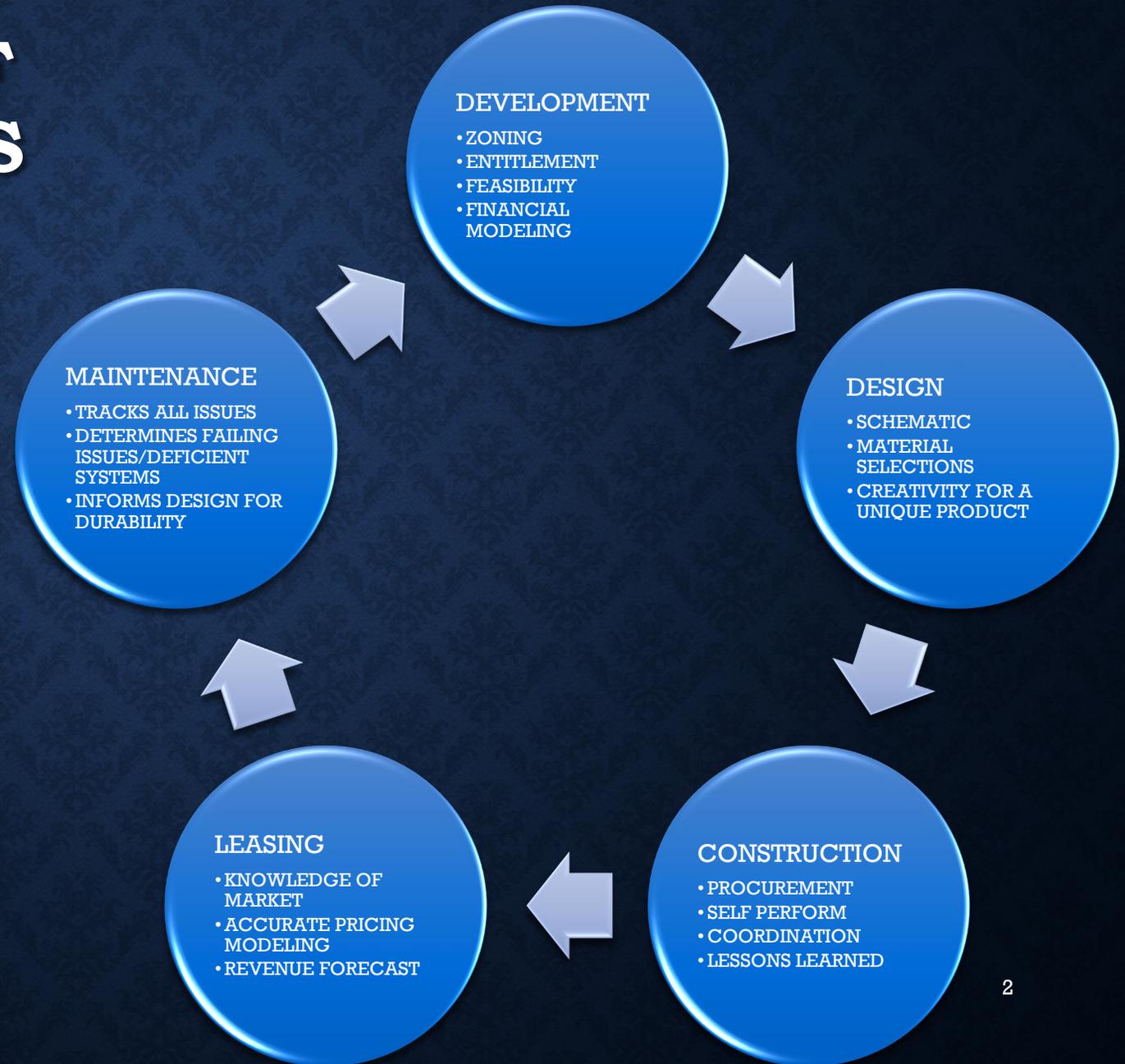


HIP PROJECTS

Presented by Sev Henry

OVERVIEW OF HIP PROEJCTS

- Developer
- Holds and Manages the land
- Vertically Integrated – oversees development for 80+ year Life Cycle
- Focused on quality over quantity
- In business for 30+ Years
- More than \$440 Million in held assets and counting
- Won multiple awards for Development
- All local – Founded and will remain in Montgomery County



ABOUT SEV HENRY – STAY IN THIS GREAT PROGRAM!

- Went to MC 2012-2013
- Went to UMES @ Universities at Shady Grove 2013-2016
- Montgomery College has tons of resources
 - Student Council
 - Student Construction Association
 - ABC National Case Competition
 - CANstruction
- Use all the opportunities – it will open doors and impress all kinds of employers!



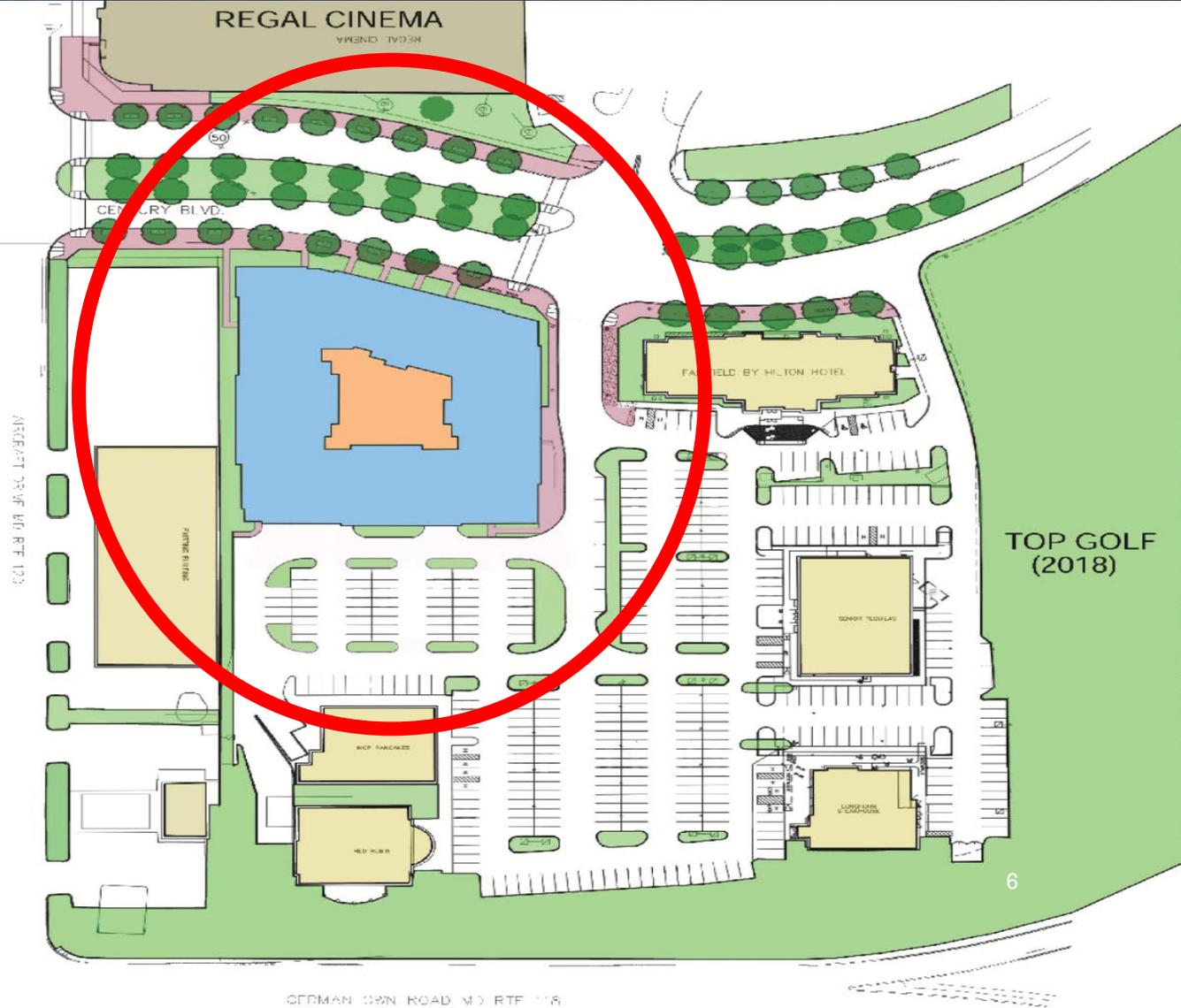
FIRST JOB – CONDO AND APARTMENT NAVY YARD, DC



SECOND JOB – CLASS A HIGH RISE APARTMENTS IN ADAMS MORGAN, DC



CURRENT JOB – FAIRCHILD APARTMENTS GERMANTOWN TOWN CENTER





GERMANTOWN

LEGEND

	RETAIL		RESIDENTIAL
	OFFICE		OTHER

1 GERMANTOWN TOWN CENTER



2 CENTURY STATION



3 GERMANTOWN COMMONS



4 SHOPS AT TOWN CENTER



5 SUGARLOAF CENTRE



6 GERMANTOWN CENTER



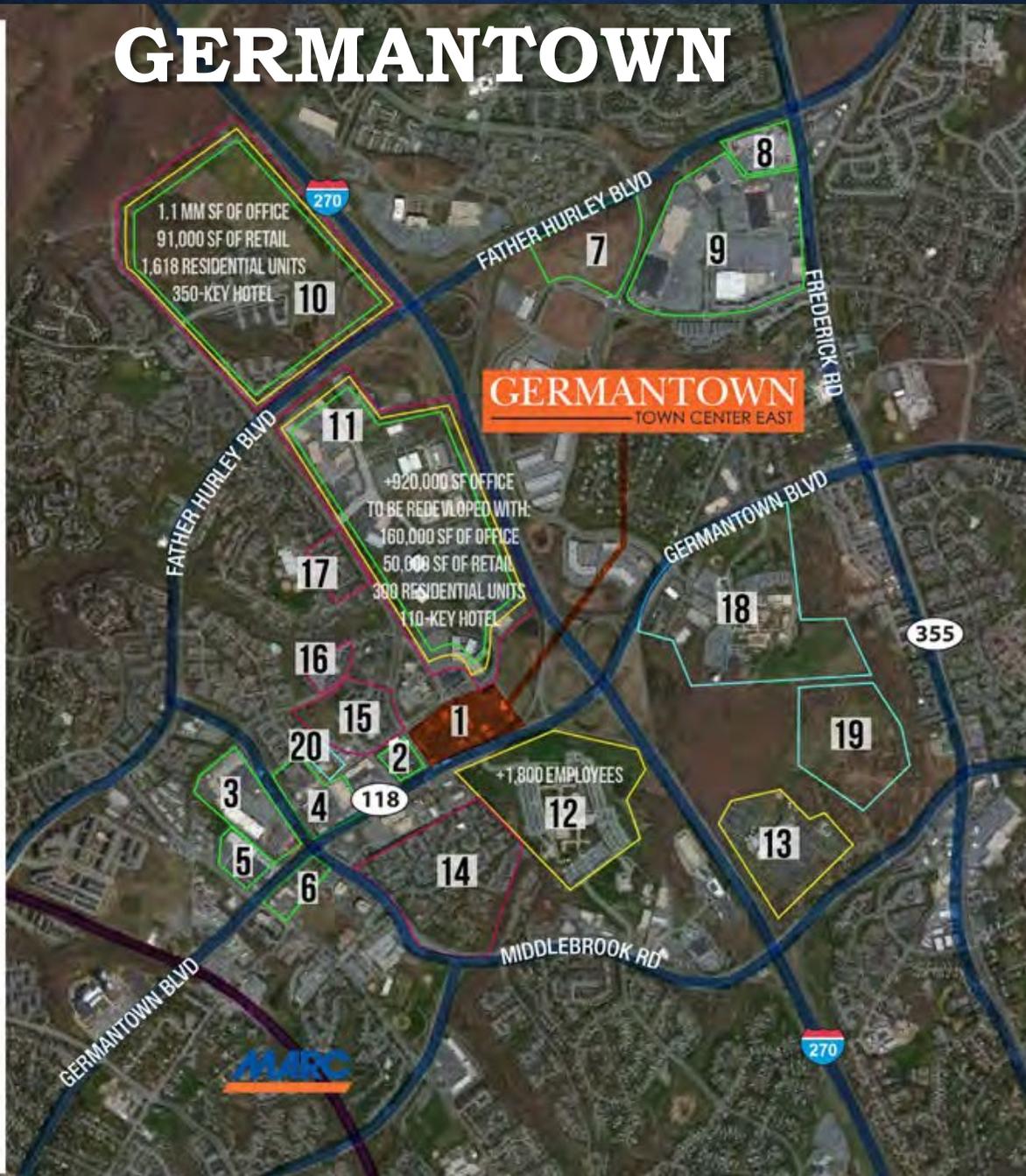
7 SHOPS AT SENECA MEADOWS



8 NEELSVILLE VILLAGE CENTER



9 MILESTONE CENTER



10 BLACK HILLS PLANNED MIXED-USE DEVELOPMENT

11 CLOVERLEAF CENTER/ CENTURY DEVELOPMENT



12 DEPARTMENT OF ENERGY



13 HUGHES NETWORK SYSTEMS



14 THE HAMPTONS AT TOWN CENTER - 768 UNITS



15 PINNACLE - 325 UNITS



16 THE FIELDS - 145 UNITS



17 STONE CREEK VILLAGE - 240 UNITS



18 MONTGOMERY COLLEGE



19 HOLY CROSS HOSPITAL



20 BLACK ROCK CENTER FOR THE ARTS

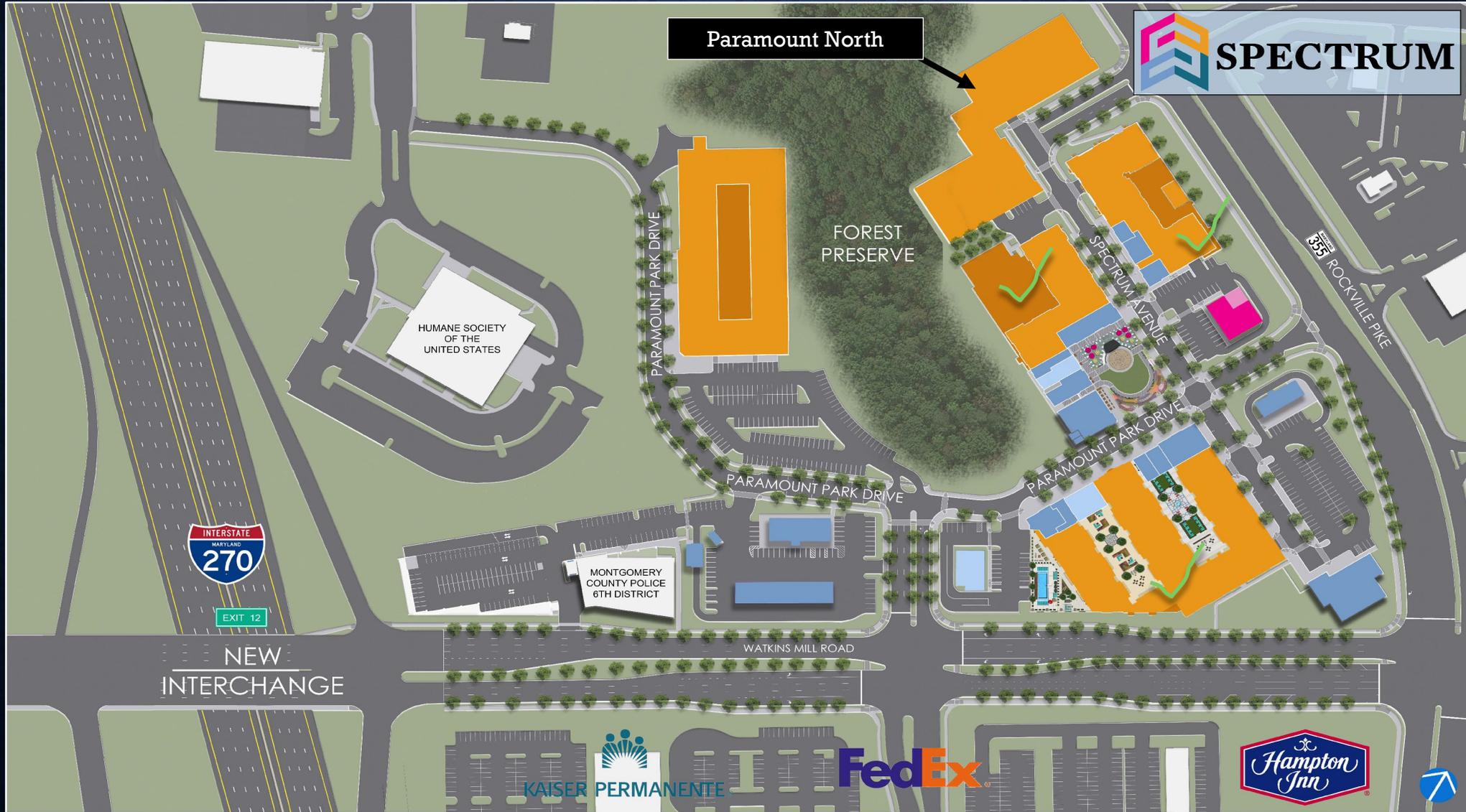


UPCOMING WORK

*“Some people look for a beautiful place,
Others make a place beautiful”*

-Hazrat Inayat Khan

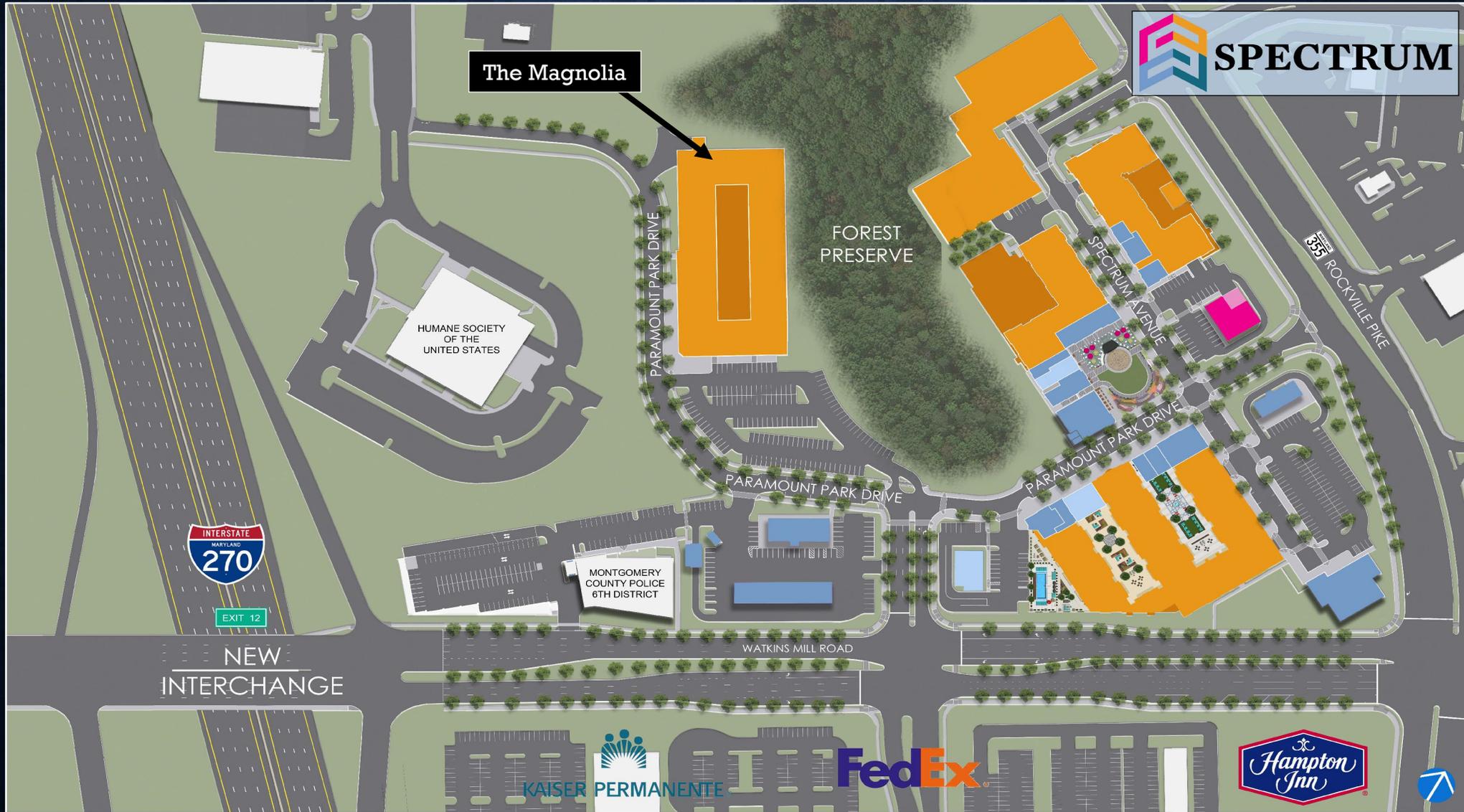
Spectrum – Paramount North



Paramount North -- 230 Units

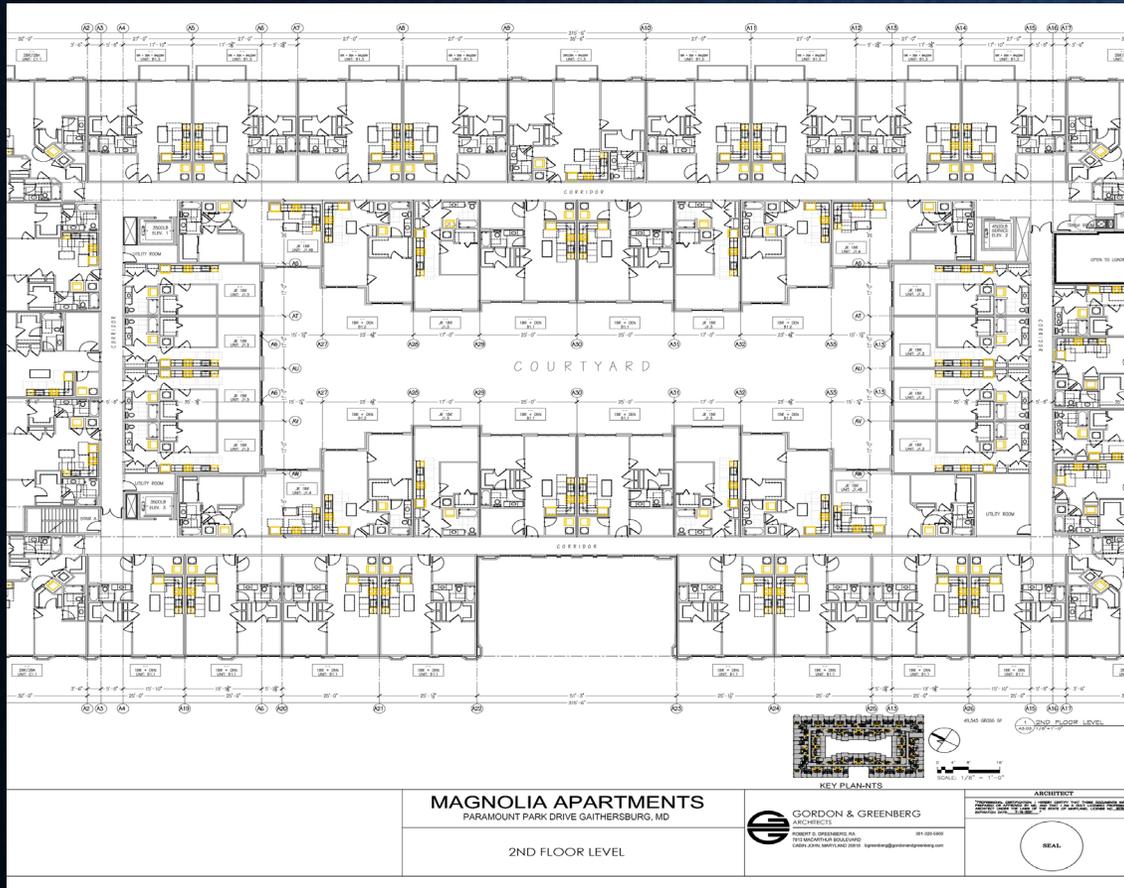


Spectrum – The Magnolia



THE MAGNOLIA – 210 UNIT MULTIFAMILY

PLAN VIEW



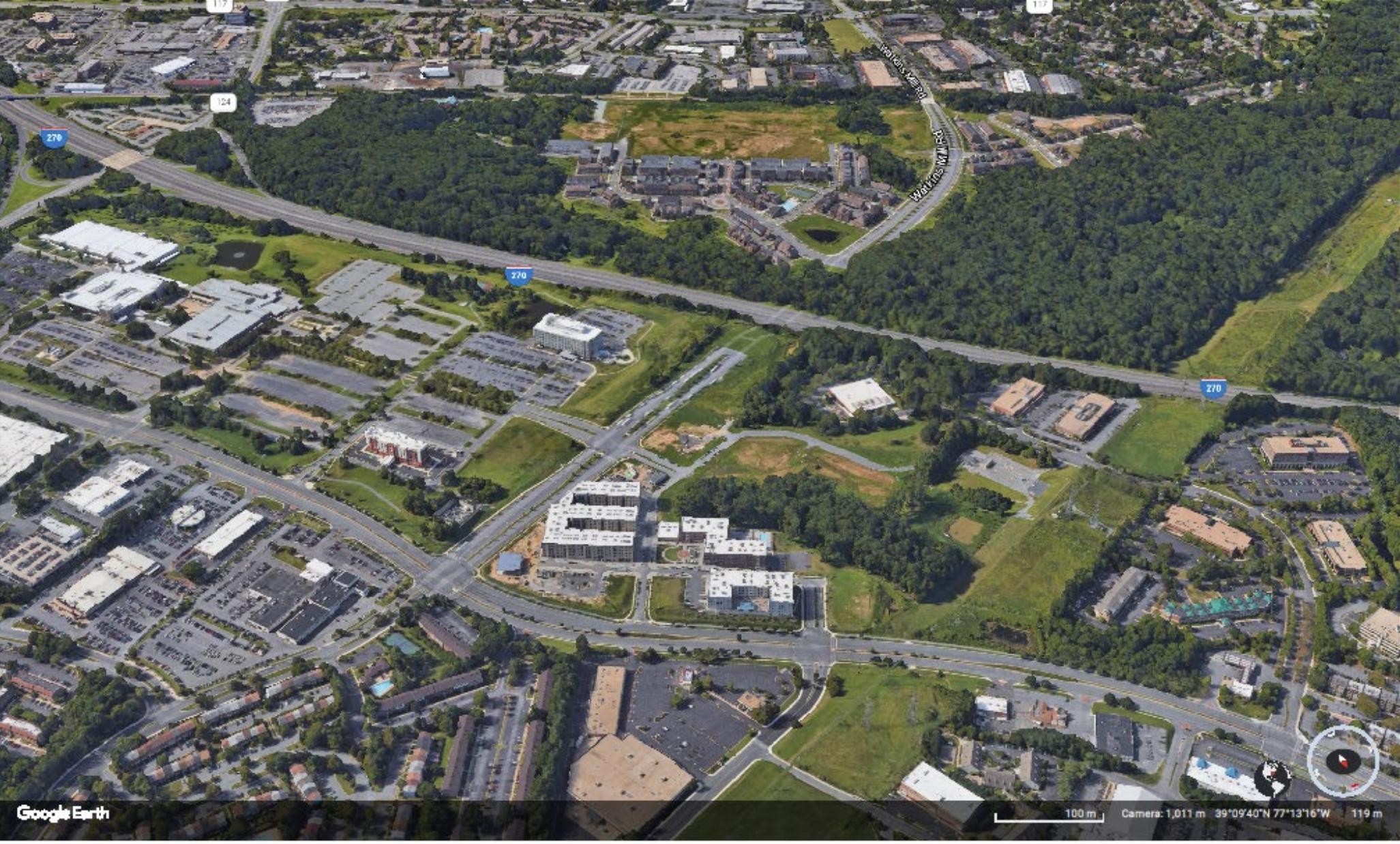
ELEVATION VIEW



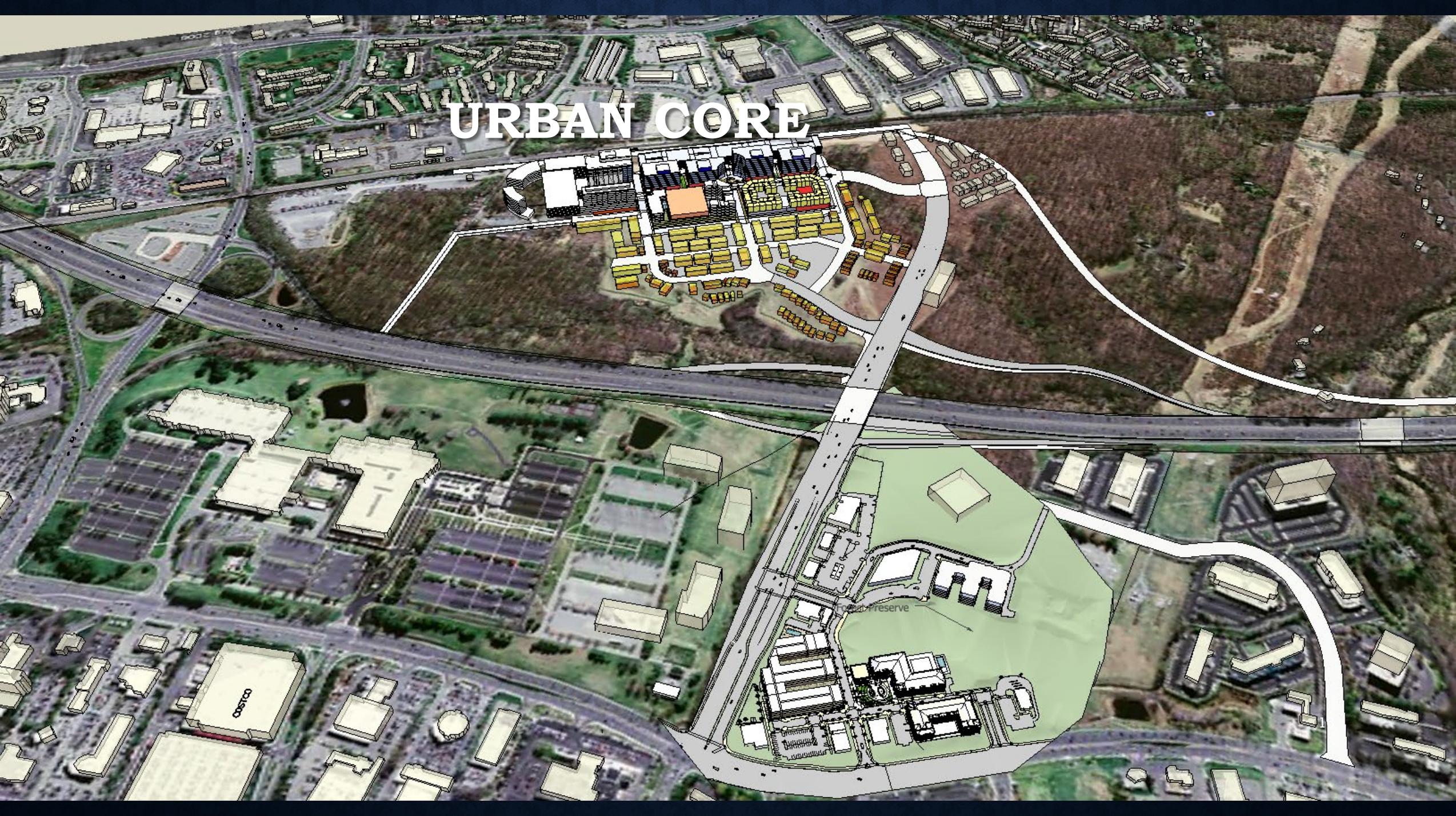
Spectrum – Other Parcels To Do



Spectrum & Watkins Mill Urban Core

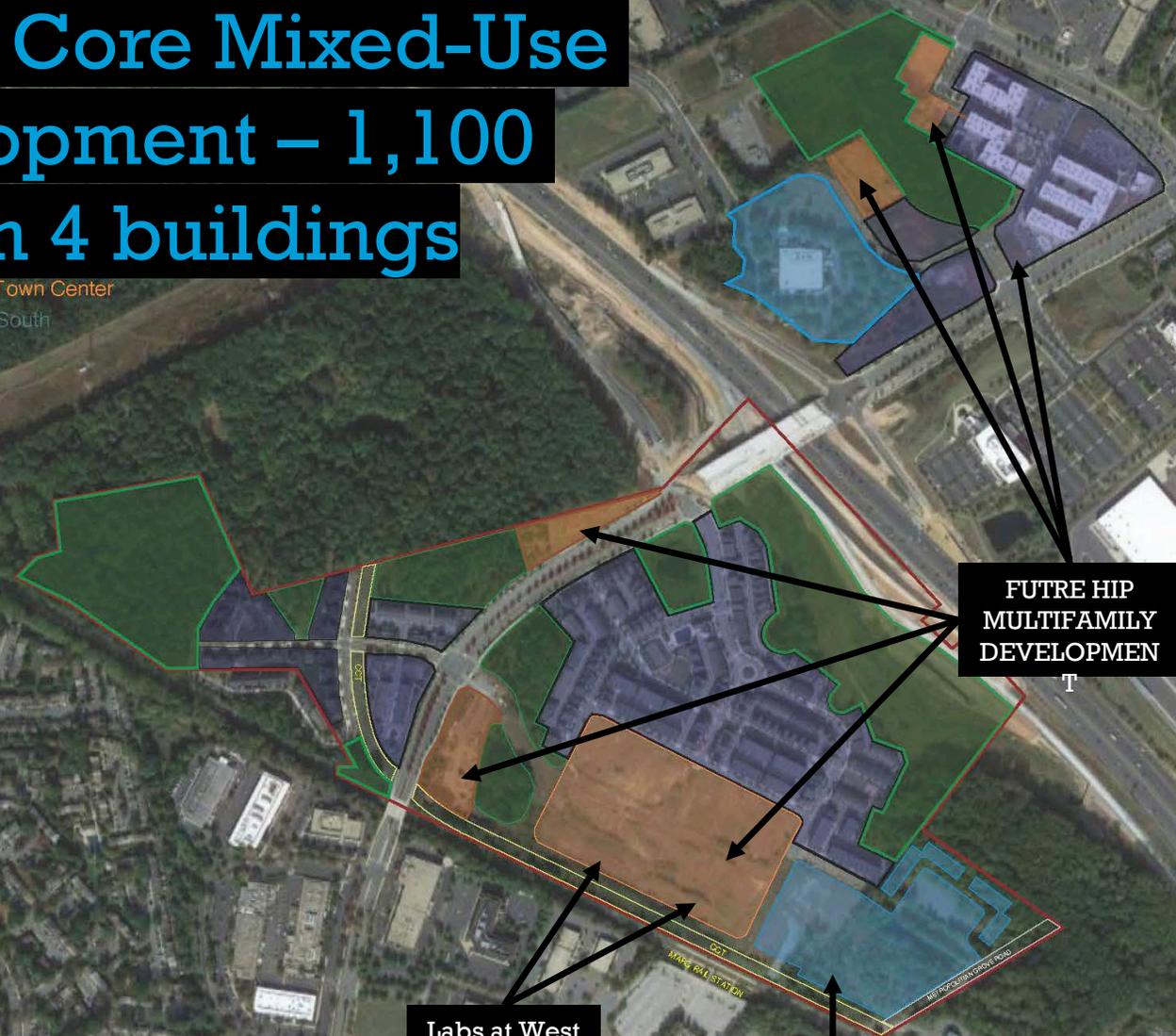


URBAN CORE



Urban Core Mixed-Use Development – 1,100 units in 4 buildings

Spectrum Town Center
Parklands South



**FUTURE
HIP
MULTIFAMILY
DEVELOPMENT**

**Labs at West
Watkins
Mills**

**Stevenson
Metrogrove
(Single Family)**

Watkins Mill Town Center



THE LABS AT WEST WATKINS

FEBRUARY 2,
2022

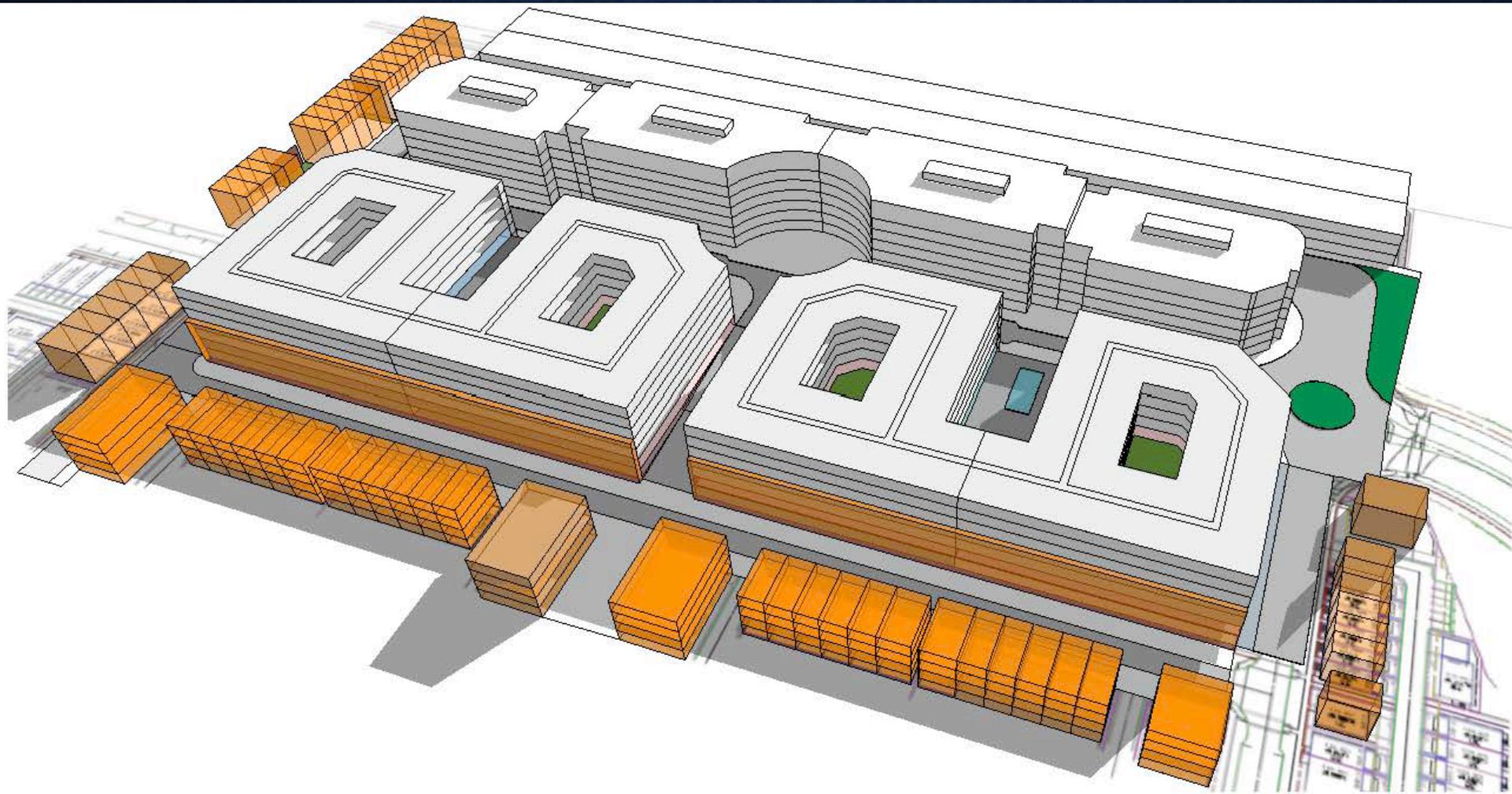


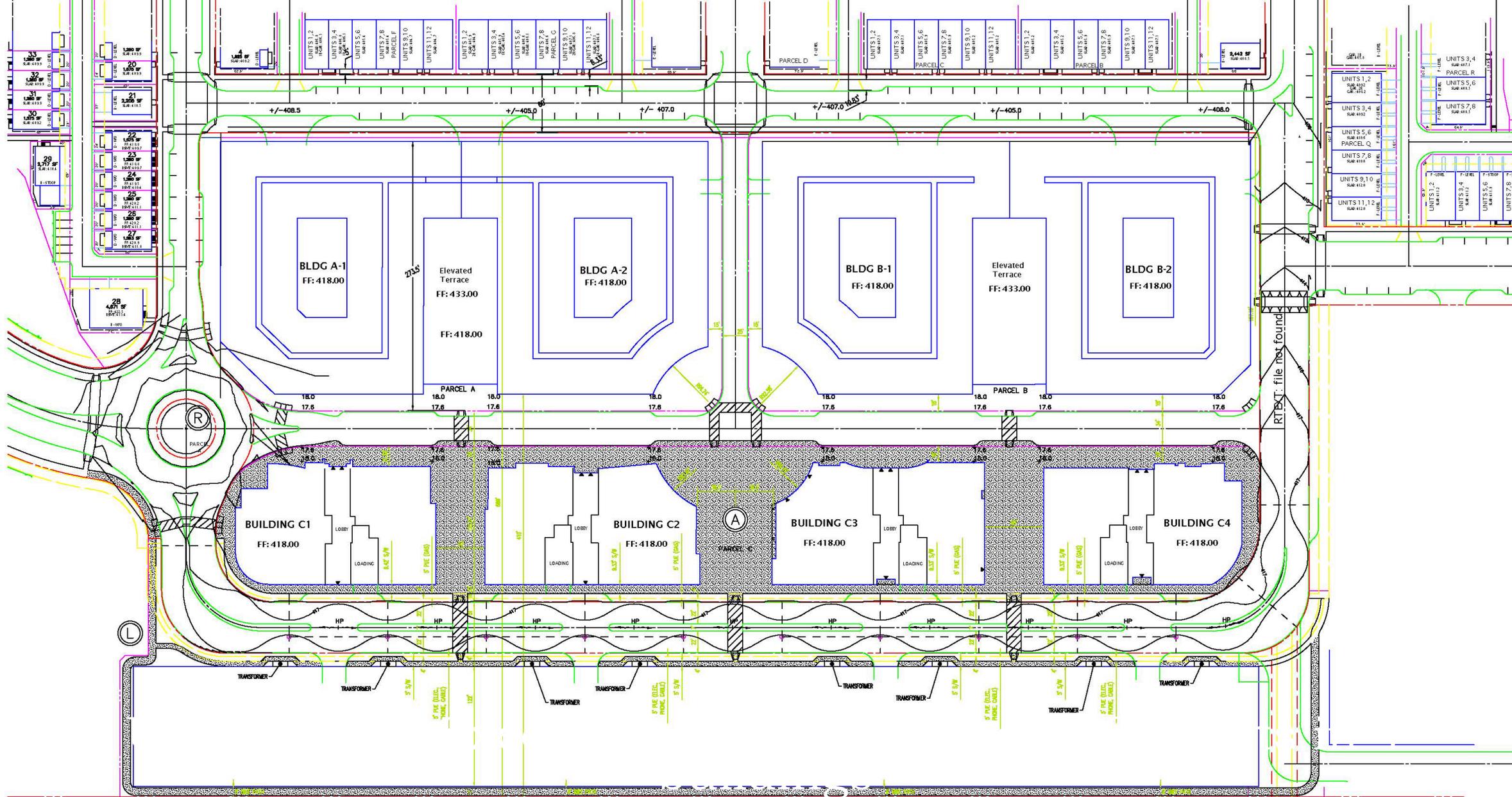
Project Perspective



Urban Core Mixed-Use Development – 1,100 units in 4 buildings





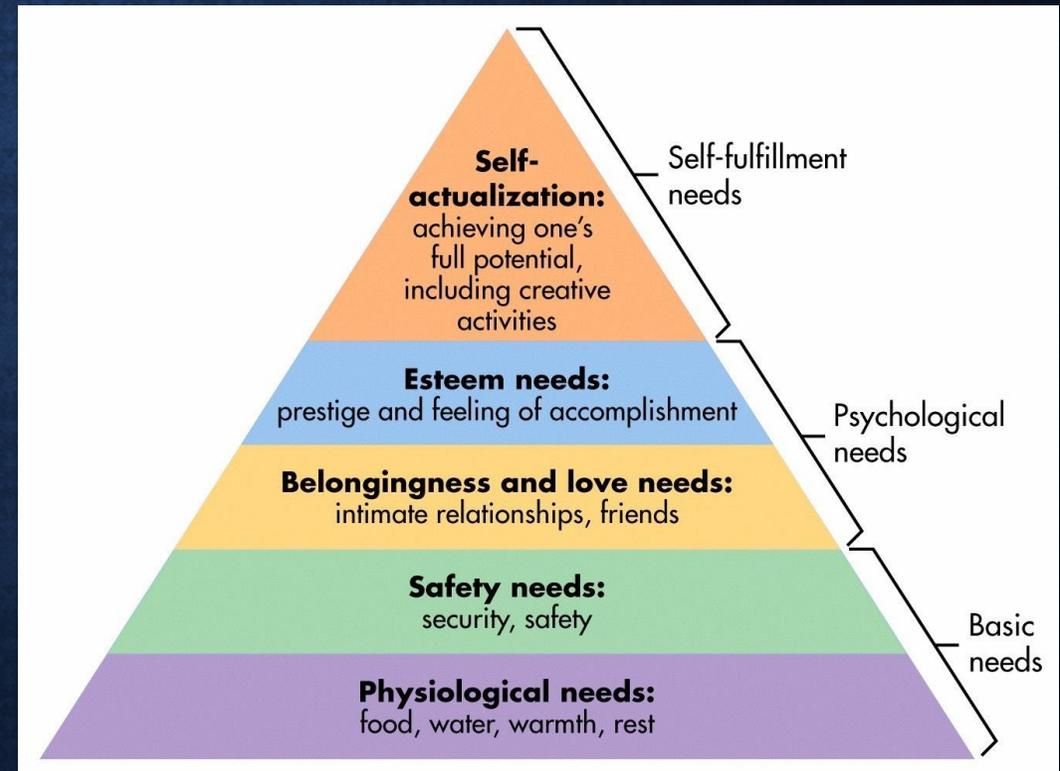


URBAN CORE

GENERAL TAKEAWAYS

WHY MULTIFAMILY?

- Shelter is most ubiquitous and primary need
- Consistent growth area – there is never too much housing
 - https://montgomeryplanning.org/wp-content/uploads/2022/03/MoCo-Economic-Indicators-Briefing-Q4-2021_030922.pdf
- Offices – There was already a decrease in demand on offices ***before*** the pandemic
- Senior Living – COVID hot spot. Hopefully will not happen again, and population will increase
 - <https://www.grandviewresearch.com/industry-analysis/us-assisted-living-facility-market>
- Hotels – Decreased Demand according to Market Outlooks
- Many reputable developers in the area are trying to move into Multifamily.



WORKING FOR

GENERAL CONTRACTOR

VS

OWNER



WHY HIP PROJECTS?

- Complete Autonomy
- Work with All Parties – Government, Banks, Architects, Engineers
- More Vast
- Set your Own Destiny
- The Anti-Resume Padder”
- Growing, Constant Work – 1600 UNITS **AND**
COUNTING!



Development, and HIP Projects, is not the easy path. You have to be a self-starter, but you will learn more and learn faster than all your peers.

QUESTIONS?

Seeking –

All Can Start Immediately, Don't Have to Wait for Summer –



Intern,

Project Engineer (0-2 Years)

Assistant Project Manager (2-4 Years)

Architects

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