

Real Estate Development

Founded by Tevis Margolis in 1978, T.M. Associates, Inc. has grown to become one of the most successful real estate development companies in the mid-Atlantic area. Since its inception, T.M. Associates has primarily focused on multifamily affordable housing developments, financed through a variety of the complex Federal (USDA and HUD), State and private loan, grant, credit and equity sources.

In 1998, Tevis retired from the day-to-day operations of the company and turned the reins over to his son, Robert “Bob” Margolis. The real estate development office of T.M. Associates, Inc. is well staffed with industry experts that have decades of experience and specialized knowledge of the industry. Our real estate development company is full service, and specializes in all aspects of the ownership and development of affordable housing, including acquiring, preserving, and redeveloping aging affordable housing developments as well as building new affordable housing developments.

The real estate portfolio of T.M. Associates properties includes over 100 apartment developments, totaling nearly 7,000 units, and values exceeding \$500,000,000. The principals are well financed to see their projects through to a successful completion and have the capacity to advance funds as needed towards the responsible ownership of their properties. As an Owner and Developer, we believe that the continued success of a property is as important as its initial success and all residents deserve to live in the best affordable housing we can provide. It is through sound underwriting, excellent asset management, and routine oversight of management that our properties continue to succeed and our reputation and fine references speak for themselves.

Having successfully completed over 70 projects with awards of competitive Low-Income Housing Tax Credits in many states and completing very complex projects with layers of financing, we are a company that truly knows the ins-and-outs of the affordable housing business. We have earned many awards for our green building efforts including a regional award from the Federal EnergyStar program, as well as EarthCraft designation of 10 of our developments, an EarthCraft nomination as Multifamily Developer of the Year, and an EarthCraft nomination as Multifamily Renovation Project of the Year.