

Midtown Residential Pipeline
Recently Completed (2010-2017), Underway and Pipeline

RESIDENTIAL

Status	Project Name	Address	Units	Total Investment	% Affordable	Type	Notes
Recently Completed (2017)		207 E. Baltimore	12	\$1,800,000	20%	Renovation	Artist live/work units
Recently Completed (2014)		3909 Woodward	61	\$14,000,000	Market Rate	New Construction	11,500SF commercial space
Recently Completed (2015)		3980 Second	3	\$738,979	Market Rate	Renovation	2 commercial spaces (1,600SF total)
Recently Completed (2016)		445 W. Forest	6	\$817,000	Market Rate	Renovation	1,000SF garden level retail
Recently Completed (2016)		5734 Woodward	2	\$1,565,200	Market Rate	Renovation	2,400SF commercial space
Recently Completed (2014)		620 Delaware	20		100%	Renovation	
Recently Completed (2017)		678 Selden	30	\$3,700,000	Market Rate	Renovation	
Recently Completed (2010)		71 Garfield	20	\$6,000,000	Market Rate	Renovation	
Recently Completed (2009)	Argonaut	485 W. Milwaukee	60	\$145,000,000	Market Rate	Renovation	
Recently Completed (2012)	Auburn	4240 Cass	58	\$12,000,000	20%	New Construction	11,000SF commercial space
Recently Completed (2009)	Beethoven	4474 Third	28	\$1,800,000	Market Rate	Renovation	
Recently Completed (2013)	Birchmont	93 Seward	31	\$1,200,000	100%	Renovation	
Recently Completed (2014)	Brentwood	487 Prentis	38	\$1,200,000	Market Rate	Renovation	
Recently Completed (2016)	Cass Plaza/The Davenport	3550 Cass/149 Davenport	47	\$16,000,000	100%	Renovation	Cass Plaza - 39 units, 1 commercial space; The Davenport - 8 units
Recently Completed (2016)	Charlotte Apartments	644 Charlotte	27	\$6,880,000	100%	Renovation	Veteran housing
Recently Completed (2013)	Cornerstone Estates	3200 Lodge Service Dr.	180	\$46,200,000	100%	New Construction	
Recently Completed (2013)	Coronado	3751 Second	24	\$5,200,000	100%	Renovation	
Recently Completed (2014)	Edmund Place	291 Edmund	12		Market Rate	Renovation	
Recently Completed (2015)	El Moore, The	624 W. Alexandrine	14	\$3,900,000	Market Rate	Renovation	154 units plus 11 lodges
Recently Completed (2011)	Fisher Kahn	7409 Second	32	\$1,700,000	Market Rate	Renovation	
Recently Completed (2016)	Forest Arms	4625 Second	81	\$12,000,000	Market Rate	Renovation	2 commercial spaces (3,900SF total)
Recently Completed (2008)	Garden Lofts	66 Winder	62	\$75,000,000	Market Rate	Renovation	
Recently Completed (2016)	Kirby Center Lofts	609 E. Kirby	26	\$6,900,000	Market Rate	Renovation	
Recently Completed (2008)	Lofts at New Amsterdam	6200 Second	52	\$7,800,000	Market Rate	Renovation	
Recently Completed (2011)	Newberry Hall	100 E. Willis	28	\$5,900,000	Market Rate	Renovation	
Recently Completed (2011)	New Center Commons	640 Delaware	70		100%	Renovation	
Recently Completed (2013)	New Center Square	112 Seward	49		100%	Renovation	
Recently Completed (2007)	Nine on Third	4402 Third	9	\$1,700,000	Market Rate	New Construction	
Recently Completed (2015)	Palmer Townhomes	Palmer/John R	11	\$2,300,000		For Sale	New Construction
Recently Completed (2005)	Park Shelton	15 E. Kirby	30	\$15,000,000	Market Rate	Renovation	
Recently Completed (2017)	The Plaza	3800 Woodward	72	\$22,000,000	Market Rate	Renovation	3,000SF retail
Recently Completed (2015)	Rainer Court	711 W. Alexandrine	36	\$6,400,000	Market Rate	Renovation	14 affordable units were vacated
Recently Completed (2015)	Ransom Gillis House	205 Alfred	2		Market Rate	Renovation	
Recently Completed (2015)	St. Antoine Gardens	5203 Chrysler Dr.	17		100%	Unit Upgrades	
Recently Completed (2015)	St. Regis Apartments	3071 W. Grand Boulevard	58	\$3,641,000	Market Rate	Renovation	
Recently Completed (2016)	The Scott @ Brush Park	3132 Woodward	199	\$65,000,000	6%	Renovation & New Construction	15,000SF commercial space
Recently Completed (2013)	Sherbrooke	615 W. Hancock	14	\$3,260,265	Market Rate	Renovation	
Recently Completed (2016)	Strathmore Apartment	70 W. Alexandrine	129	\$28,000,000	40%	Renovation	2,000SF commercial space
Recently Completed (2016)	Treymore Apartments	457 Brainard	28	\$7,000,000	100%	Renovation	
Recently Completed (2011)	Union at Midtown	4830 Cass	140	\$10,500,000	Market Rate	New Construction	
Recently Completed (multi year)	Willys	441 W. Canfield	14		Market Rate	New Construction	
Recently Completed (2017)	Woodward Shops, The	6568 Woodward	10	\$8,000,000	20%	Renovation	60,000SF mixed-use development total planned; 2,000SF is ground floor restaurant
Recently Completed (2017)	WSU Thompson Home	4756 Cass Ave.	52		Student Housing	Renovation	
			TOTAL UNITS RECENTLY COMPLETED:	1894	\$546,402,444		

TOTAL AFFORDABLE RENTAL UNITS FINANCED: 31% (Year 2010-2017)

TOTAL MARKET RATE RENTAL UNITS FINANCED: 69% (Year 2010-2017)

Status	Project Name	Address	Units	Total Investment	% Affordable	Type	Notes
Under Construction		262 Mack	9			For Sale	3 story
Under Construction		284 Eliot	4			For Sale	4 units, 1926SF w/260 SF patio/community space; 3 bed - 2.5 bath- For sale
Under Construction		438 Selden	12	\$10,000,000		For Sale	3,600SF commercial
Under Construction		4468 Third St.	2		Market Rate	Rehab	
Under Construction		449 W. Willis	4	\$729,000	Market Rate	Renovation	
Under Construction		457 E. Kirby	28	\$1,161,000	23%		Unit upgrades
Under Construction		524 E. Kirby	4	\$700,000	Market Rate	Renovation	
Under Construction		64 Watson	5		For Sale	New Construction	
Under Construction	Baltimore Station Apts., Phase I	6402 Woodward	23	\$7,700,000	Market Rate	Renovation	10,000SF commercial space
Under Construction	Art Center RowHouses (formerly Nallah Commons)	701 E. Kirby	58	\$10,100,000	20%	New Construction - Townhomes	
Under Construction	Casamira (Delaware) Apartments	680 Delaware	44	\$8,579,808	35%	Renovation	
Under Construction	City Modern	4-Block Area in Brush Park	400	\$70,000,000	20%	Renovation/New Construction	8.4 acres, 47 parcels
Under Construction	College for Creative Studies Cultural Center Dorm	Art Center	100	\$8,000,000		Student Housing	Dorm beds
Under Construction	Eco Home Project, Phase I	4160 Fourth	15	\$6,000,000		For Sale - 10%	Green/sustainable homes
Under Construction	The Hamilton	40 Davenport	93	\$12,000,000	38%	Unit Upgrades	Units were occupied and upgraded.
Under Construction	Patterson Terrace	John R/Erskine	7	\$1,800,000	Market Rate	Renovation	
Under Construction	Scott Mansion	81 Peterboro	25	\$7,000,000	Market Rate	Renovation	
Under Construction	Smith Welding - Selden Properties	644 Selden	8	\$7,000,000	20%	Renovation & New Construction	Four-story, 26,000SF building; ground floor restaurant; second floor innovative space; third floor two-story loft style residential
Under Construction	Third/W. Grand Blvd.	2911 W. Grand Blvd.	230	\$52,000,000	20%	New Construction	20,000SF commercial space; 230 space parking deck
Under Construction	WSU Student Dormitory	5235 Anthony Wayne Drive	842	\$100,000,000		Student Housing	18,000SF commercial; 9,000SF new student health services center; ph1 residential 400 student housing units; ph 2 residential 442 student housing units
			TOTAL UNITS UNDERWAY:	1913	\$302,769,808		

Status	Project Name	Address	Units	Total Investment	% Affordable	Type	Notes
Pipeline		112 Edmund/Alfred St/John R	37			For Sale	One building with 32 condo units, 157 car parking deck with office/commercial space and one building with 5 condo units
Pipeline		229 Edmund Place	5	\$2,000,000	Market Rate	Renovation	Units 1,400SF, 2 bedroom, 2 bathroom
Pipeline		4759 Trumbull	3		Market Rate	Renovation	
Pipeline		W. Alexandrine Project	20			For Sale	
Pipeline		479 W. Willis	27			Market Rate	
Pipeline		691 W. Alexandrine	2			Market Rate	
Pipeline		700 Seward	150			7%	Renovation
Pipeline		701 W. Canfield	6	\$2,061,000	20%	Renovation	
Pipeline		74 Garfield	35	\$9,087,288	20%	New Construction	4,000SF ground floor retail; 27 parking stalls; micro units to 2 bedroom units
Pipeline		741 Seward	35			Market Rate	Rehab
Pipeline		90-100 Seward	52			20%	Renovation
Pipeline		926 W. Willis	10			For Sale	New Construction

Pipeline	Antoinette Apartments	Antoinette btwn Cass-Second	70		20%	New Construction	
Pipeline	Baltimore Station Apts., Phase II	6402 Woodward	150	\$28,900,000	20%	New Construction	19,000SF commercial space
Pipeline	Billinghurst Apartments	69 W. Willis	34	\$5,064,000	20%	Renovation	5,000SF commercial space
Pipeline	Brush Park Project	Winder/I-75	291		20%	New Construction	Ph 1 - 125 units, Ph 2 - 76 townhomes, Ph 3 - six-story, 90 units building with 8,000SF commercial space
Pipeline	Cass/York Condos	Cass/York	54	\$78,700,000	For Sale	Renovation	14,000SF retail space
Pipeline	Cathedral Towers	80 E. Hancock	235		100%	Unit Upgrades	Units upgraded.
Pipeline	Century Apartments	3962 Second	22	\$3,361,000	20%	Renovation	
Pipeline	District Detroit	South Cass-Litte Caesars Arena District	686	\$160,000,000	20%	Renovation/New Construction	The American - 163 units with retail 46 units with retail Eddystone - 96 units with retail 150 Bagley - 148 units with retail The Arena Lofts (new const.) - 153 units with retail One Eleven West (new const.) - 80 units with retail
Pipeline	Studio Live	7441 Second	145		20%	Rehab/New Construction	4,220SF commercial; mix of studios, 1 bedrooms and 2 bedrooms; 146,000SF new construction
Pipeline	Sugar Hill Development (John R/Garfield)	John R/Garfield	85	\$32,000,000	25%	New Construction	300 car parking deck, 12,3500SF ground floor commercial
Pipeline	The Woodward at Midtown	3435 Woodward	112	\$30,900,000	10%	New Construction	15,000SF commercial, 167 space parking
Pipeline	Wigle Site	Mack/Lodge	200		20%	New Construction	An additional 150 units for sale.
			TOTAL UNITS IN PIPELINE: 2466	\$352,073,288			
Total Underway and Pipeline: 4379							

TOTAL AFFORDABLE RENTAL UNITS FINANCED: 25% (Underway & Pipeline)	TOTAL MARKET RATE RENTAL UNITS FINANCED: 75% (Underway & Pipeline)	* based off of rental units only	TOTAL RESIDENTIAL INVESTMENT (Completed, Underway, Pipeline): \$898,475,732
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Status	Project Name	Address	Units	Total Investment	% Affordable	Type	Notes
Other Residential Upgrade Investment Recently Completed/Underway		3525 Cass	40			Unit Upgrades	Units were occupied and upgraded.
Other Residential Upgrade Investment Recently Completed/Underway		624 Charlotte	40			Unit Upgrades	Units were occupied and upgraded.
Other Residential Upgrade Investment Recently Completed/Underway	Architects	445 Brainard	51	\$2,375,150	100%	Unit Upgrades	Units were occupied and upgraded.
Other Residential Upgrade Investment Recently Completed/Underway	Bicentennial Towers	4 E. Alexandrine	60	\$6,000,000	100%	Unit Upgrades	These units were vacant and renovated for occupancy.
Other Residential Upgrade Investment Recently Completed/Underway	Genesis Villas	91 Harper Ave.	20		100%	Unit Upgrades	20 of these units were vacant and renovated for occupancy. The remainder were already occupied but upgraded.
Other Residential Upgrade Investment Recently Completed/Underway	The Isabelle	51 W. Palmer	24		Market Rate	Unit Upgrades	Units were occupied and upgraded.
Other Residential Upgrade Investment Recently Completed/Underway	Mt. Vernon	677 W. Alexandrine	46	\$3,519,685	100%	Unit Upgrades	Units were occupied and upgraded.
Other Residential Upgrade Investment Recently Completed/Underway	Medical Center Village/Viewpoint Village Townhomes	4701 Chrysler Service Dr.	194		100%	Unit Upgrades	100 of these units were vacant and renovated for occupancy. The remainder were already occupied but upgraded.
Other Residential Upgrade Investment Recently Completed/Underway	Palmer Court Townhomes	5775 St. Antoine	173		40%	Unit Upgrades	30 of these units were vacant and renovated for occupancy. The remainder were already occupied but upgraded.
			TOTAL UNITS OTHER RESIDENTIAL: 648				

INFRASTRUCTURE							
Year	Project Name	Address	Units	Total Investment	% Affordable	Type	Notes
2012 (completed)	Second Ave Two-Way Conversion w/LED Lighting	Second between I-94 & Blvd.	N/A	\$409,276	N/A	Infrastructure	
2013/14 (completed)	Virginia Park	Woodward/Virginia Park	N/A	\$50,000	N/A	Infrastructure	
2014 (completed)	Bike Rack Installation Project	Throughout Midtown	N/A	\$25,000	N/A	Infrastructure	
2014 (completed)	Dog Park	Cass/Canfield	N/A	\$25,000	N/A	Infrastructure	
2014 (completed)	Green Alley	Willis/Cass	N/A	\$500,000	N/A	Infrastructure	
2014 (completed)	Second Ave and Third Ave Two-Way Conversion with Bike Lanes	Second between Warren & Temple	N/A	\$250,000	N/A	Infrastructure	
2015 (completed)	Green Alley	Second/Selden	N/A	\$500,000	N/A	Infrastructure	
2015 (completed)	Sugar Hill Walkway Ph 2	West of N Namdi Gallery	N/A	\$180,000	N/A	Infrastructure	
2015 (completed)	Redmond Park Renovation	3905 Second	N/A	\$300,000	N/A	Infrastructure	
2015 (completed)	Green Alley	Second/Alexandrine	N/A	\$200,000	N/A	Infrastructure	
2016 (completed)	Midtown Loop Phase 3 & Cass Avenue	Brush Park & Cass Avenue	N/A	\$9,000,000	N/A	Infrastructure	
2016 (completed)	Viaduct Renovation	Cass & Second @ Amtrak Rail	N/A	\$150,000	N/A	Infrastructure	
2017 (completed)	RocketFiber	Midtown, New Center, TechTown	N/A		N/A	Infrastructure	
2017 (completed)	Comcast Gigabyte	Midtown, New Center, TechTown	N/A		N/A	Infrastructure	
2018 (construction)	Selden Courtyard	656 Selden	N/A	\$1,500,000	N/A	Infrastructure	6,882 public courtyard; 32 reconfigurable, flex-seating areas; stage area with projection screen and full audio
Pipeline	Willis Green Alley	Willis	N/A	\$300,000	N/A	Infrastructure	
Pipeline	York Garage	York/Cass	N/A		N/A	Infrastructure	560, 7-story parking garage, 3,000SF retail
Pipeline	Parking Structure - SOMA	Mack/Woodward	N/A		N/A	Infrastructure	500 cars
Pipeline	Parking Structure in TechTown	445 York	N/A		N/A	Infrastructure	543 spaces
Pipeline	I-94 Bridge Construction	I-94 Expansion	N/A		N/A	Infrastructure	

TOTAL INFRASTRUCTURE INVESTMENT: \$13,389,276
TOTAL OVERALL INVESTMENT: \$911,865,008