

Midtown Housing & Infrastructure
Recently Completed (2010-2014), Underway and Pipeline (2014-Current)

Timing	Project Name	Address	Units	Total Investment	% Affordable	Type	Notes
Recently Completed (2014)		3909 Woodward	61	\$14,000,000	Market Rate	New Construction	11,500SF commercial space
Recently Completed (2015)		3980 Second	1	\$738,975	Market Rate	Renovation	2 commercial spaces (1,600SF total)
Recently Completed (2010)		71 Garfield	20	\$5,000,000	Market Rate	Renovation	
Recently Completed (2014)		620 Delaware	20		100%	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	\$1,500,000	Market Rate	Renovation	
Recently Completed (2013)	Birchmont	93 Seward	31	\$1,200,000	100%	Renovation	
Recently Completed (2014)	Brentwood	487 Prentiss	38	\$1,200,000	Market Rate	Renovation	
Recently Completed (2013)	Cornerstone Estates	3200 Lodge Service Dr.	180	\$45,200,000	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	\$2,500,000	Market Rate	Renovation	
Recently Completed (2011)	Fisher Kahn	7409 Second	62	\$1,700,000	Market Rate	Renovation	
Recently Completed (2008)	Garden Lofts	86 Winder	82	\$75,000,000	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	113 Seward	49		100%	Renovation	
Recently Completed (2007)	Nine on Third	4402 Third	9	\$1,700,000	Market Rate	New Construction	
Recently Completed (2005)	Park Shelton	15 E. Kirby	30	\$15,000,000	Market Rate	Renovation	
Recently Completed (2015)	St. Antoine Gardens	5203 Chrysler Dr.	17		100%	Unit Upgrades	
Recently Completed (2013)	Sherbrooke	615 W. Hancock	14	\$3,260,265	Market Rate	Renovation	
Recently Completed (2011)	Union at Midtown	4830 Cass	140	\$10,500,000	Market Rate	New Construction	
Recently Completed	Willis	441 W. Canfield	14		Market Rate	New Construction	
TOTAL UNITS RECENTLY COMPLETED: 1066				\$356,699,244			

TOTAL AFFORDABLE RENTAL UNITS FINANCED: 38% (Year 2010-2014) **TOTAL MARKET RATE RENTAL UNITS FINANCED: 62% (Year 2010-2014)**

2014 (Underway)		449 W. Willis	4	\$729,000	Market Rate	Renovation	
2015 (Underway)		5734 Woodward	2	\$1,565,200	Market Rate	Renovation	2,400SF commercial space
2015 (Underway)		978 Selden	30	\$7,970,697	Market Rate	Renovation	
2014 (Underway)	Rainer Court	711 W. Alexandrine	36	\$6,400,000	Market Rate	Renovation	14 affordable units were vacated
2014 (Underway)	Bicentennial Towers	4 E. Alexandrine	60	\$6,000,000	100%	Unit Upgrades	Will also include renovation of existing commercial space.
2014 (Underway)	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
2015 (Underway)	Charlotte Apartments	644 Charlotte	27	\$6,880,000	100%	Renovation	
2015 (Underway)	E. Ferry St. Townhomes	701 E. Kirby	58	\$8,400,000	Market Rate	New Construction - Townhomes	
2014 (Underway)	Forest Arms	4625 Second	81	\$12,000,000	Market Rate	Renovation	2 commercial spaces (3,900SF total)
2014 (Underway)	Hebrew School Renovation	605 E. Kirby	27	\$6,600,000	Market Rate	Renovation	
2015 (Underway)	Palmer - New Townhomes	Palmer /John R	11		For Sale	New Construction	
2014 (Underway)	St. Regis Apartments	3071 W. Grand Boulevard	60	\$3,641,000	Market Rate	Renovation	
2014 (Underway)	Strathmore Apartment	70 W. Alexandrine	129	\$28,000,000	40%	Renovation	2,000SF commercial space
TOTAL UNITS UNDERWAY: 572				\$99,185,897			

Pipeline		284 Eliot	4		For Sale	New Construction	
Pipeline		314 E. Baltimore	12		Market Rate	Renovation	
Pipeline		428 Selden	15	\$10,000,000	For Sale	New Construction	
Pipeline		445 W. Forest	6	\$817,000	Market Rate	Renovation	
Pipeline		457 E. Kirby	30	\$1,200,000	23%	Renovation	
Pipeline		4759 Trumbull	3		Market Rate	Renovation	
Pipeline		523 E. Kirby	4		Market Rate	Renovation	
Pipeline		5916/150-100 Seward	191	\$13,698,000	56.5%	Renovation	
Pipeline	Albert Kahn	7430 Second	166		Market Rate	Renovation	
Pipeline	Baltimore Station Apts.	6402 Woodward	56	\$12,653,000	Market Rate	Renovation	
Pipeline	Billinghurst	89 W. Willis	34	\$5,064,000	Market Rate	Renovation	5,000SF commercial space
Pipeline	Brewster Development Phase 1	Winder/715	150		20%	New Construction	
Pipeline	Brush Park Redevelopment (Bedrock Development)	4-Block Area in Brush Park	337	\$70,000,000	20%	Renovation & New Construction	8.4 acres, 47 parcels
Pipeline	Cadillac Building	6001 Cass	60		Market Rate	Renovation	
Pipeline	Casamira (Delaware) Apartments	680 Delaware	44	\$8,579,808	30%	Renovation	
Pipeline	Century	3962 Second	22	\$3,381,000	Market Rate	Renovation	
Pipeline	Danish Brotherhood Apartments	1775 W. Forest	5	\$758,980	30%	Renovation	2,400SF commercial space
Pipeline	District, The		32		Market Rate	New Construction	
Pipeline	Eco Home Project	4160 Fourth	13	\$758,980	For Sale	New Construction	
Pipeline	Edystone	100118 Sprout	80		20%	Renovation	
Pipeline	McLaughlin Hall	3740 John R	63		Market Rate	Renovation	8,663SF office
Pipeline	Mosaic Building	7441 Second	25	\$5,651,000	Market Rate	Renovation	
Pipeline	Patterson Terrace	John R/Erskine	7	\$1,800,000	Market Rate	Renovation	
Pipeline	Plaza, The	3800 Woodward	75	\$15,000,000	Market Rate	Renovation	
Pipeline	Scott Mansion	81 Peterboro	25	\$7,200,000	Market Rate	Renovation	
Pipeline	Third/W. Grand Blvd.	New Center	249		Market Rate	New Construction	14,000SF commercial space
Pipeline	Treymore Apartments	457 Brainerd	28	\$5,900,000	100%	Renovation	
Pipeline	Union at Midtown Phase II	NE Cass/Hancock	63		Market Rate	New Construction	
Pipeline	Watson/Woodward/Erskine Site (The Scott @ Brush Park)	3132 Woodward	139	\$50,000,000	5%	Renovation & New Construction	
Pipeline	Woodward Shopt, The	Woodward/W. Grand Blvd.	20		20%	Renovation	60,000SF mixed-use development
Pipeline	WSU Cass/Canfield	NE Corner of Canfield/Cass	248	\$60,000,000	Market Rate	New Construction	19,000SF commercial space; 120 room hotel; conference space
TOTAL UNITS IN PIPELINE: 2266				\$272,243,768			
Total Underway and Pipeline: 2838							

TOTAL AFFORDABLE RENTAL UNITS FINANCED: 17% (Underway & Pipeline) **TOTAL MARKET RATE RENTAL UNITS FINANCED: 83% (Underway & Pipeline)** * based off of rental units only

TOTAL RESIDENTIAL INVESTMENT: \$728,126,909

Other Residential Investment Recently Completed/Underway	Cathedral Towers	80 E. Hancock	235		Market Rate	Unit Upgrades	Units were occupied and upgraded. 20 of these units were vacant and renovated for occupancy. The remainder were already occupied but upgraded.
Other Residential Investment Recently Completed/Underway	Genesis Villas	91 Harper Ave.	20		100%	Renovation	100 of these units were vacant and renovated for occupancy. The remainder were already occupied but upgraded.
Other Residential Investment Recently Completed/Underway	Medical Center Village/Viewpoint Village Townhomes	4701 Chrysler Service Dr.	194		100%	Renovation	30 of these units were vacant and renovated for occupancy. The remainder were already occupied but upgraded.
Other Residential Investment Recently Completed/Underway	Palmer Court Townhomes	5775 St. Antoine	173		40%	Renovation	30 of these units were vacant and renovated for occupancy. The remainder were already occupied but upgraded.
TOTAL UNITS OTHER RESIDENTIAL:			622				

Timing	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 Lane	Second between Warren & Temple	N/A	\$250,000	N/A	Infrastructure	
2014 (under construction)	Green Alley	Second/Alexandrine	N/A	\$200,000	N/A	Infrastructure	
2014 (under construction)	Green Alley	Second/Selden	N/A	\$500,000	N/A	Infrastructure	
2014 (under construction)	Sugar Hill Walkway Ph. 2	West of N/Naandi Gallery	N/A	\$180,000	N/A	Infrastructure	
2014/15 (under construction)	Midtown Loop Phase 3 & Cass Avenue	Brush Park & Cass Avenue	N/A	\$9,000,000	N/A	Infrastructure	
2015 (pipeline)	Redmond Park Renovation	3905 Second	N/A	\$300,000	N/A	Infrastructure	
2015 (pipeline)	TechTown Plaza - Cultural Living Room	NW Corner of Burroughs/Cass	N/A	\$1,000,000	N/A	Infrastructure	
2015 (pipeline)	Viaduct Renovation	Cass & Second @ Amtrak Rail	N/A	\$150,000	N/A	Infrastructure	
2015 (pipeline)	I-94 Expansion	I-94 Expansion	N/A		N/A	Infrastructure	
TOTAL INFRASTRUCTURE INVESTMENT: \$12,589,276							
TOTAL OVERALL INVESTMENT: \$740,716,185							