



**H2  
2023**

# Southeast Michigan Multifamily

# CONSTRUCTION PIPELINE REPORT



**8,095**  
CURRENT  
LEASE-UP



**6,779**  
UNDER  
CONSTRUCTION



**10,150**  
ALREADY  
APPROVED



**10,207**  
RECENTLY  
PROPOSED

**LEASE-UP**

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
AVIA Lofts on Victors Way	114	Ann Arbor	PEG Companies	Market Rate
Beekman on Broadway Phase II	286	Ann Arbor	Morningside Equities Group	Market Rate/Affordable
The Depot	4	Ann Arbor	N/A	Market Rate
The Point	19	Ann Arbor	Wickfield Properties	Student Housing
The Standard	218	Ann Arbor	Landmark Properties	Market Rate, Student, High Rise
Veridian at County Farm	125	Ann Arbor	Avalon Housing/Thrive Collaborative	Market Rate/Affordable

**UNDER CONSTRUCTION**

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Avant Ann Arbor	253	Ann Arbor	S R Jacobson / ARCO Construction Company Inc	Market Rate
E. Royster Harper Central Campus Building	N/A	Ann Arbor	N/A	Student
The Glen	24	Ann Arbor	Catherine Anne Development Company	Market Rate, Mixed Use, 2024
Huron Vista & Residences at Huron	308	Ann Arbor	Lincoln Avenue Capital	Market Rate/Affordable
The Legacy at Ann Arbor	253	Ann Arbor	Cerca Trova LLC / Landmark Properties	Market Rate/Affordable, Mixed Use,
The Lockwood	154	Ann Arbor	Lockwood Companies	Senior
Mill Creek Townhomes II	102	Ann Arbor	First Martin Corporation	Market Rate
VERVE Ann Arbor	222	Ann Arbor	Subtext	Student/677 Beds
VIC Village South	127	Ann Arbor	Hughes Properties	Student, Mixed Use, 14 Affordable Units

**APPROVED**

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
415 West Washington Street	157	Ann Arbor	City of Ann Arbor	Market Rate/Affordable
Arbour on Main	450	Ann Arbor	VMG Development	Market Rate/Affordable
Briarwood Mall	354	Ann Arbor	Simons Property Group	Market Rate, Mixed-Use
The Bridge	4	Ann Arbor	Volta Homes	Market Rate
Core Spaces Development	202	Ann Arbor	Core Spaces	Market Rate
Kerrytown Development	63	Ann Arbor	Avalon Housing	Affordable
Liberty Townhomes	52	Ann Arbor	MCP Liberty Devco LLC	Market Rate
North Maple Apartments	79	Ann Arbor	A2 Collaborative	Market Rate/Affordable
Packard Row	72	Ann Arbor	Jackson Dearborn Partners	Market Rate, Mixed Use
Sutherland Square	200	Ann Arbor	Gibbs Planning Group	Market Rate, Mixed Use
Union at A2	252	Ann Arbor	The Annex Group	Affordable Housing
Village of Ann Arbor	604	Ann Arbor	Robertson Homes	Market Rate
Y-Lot Project	370	Ann Arbor	Smith Group	Market Rate/Affordable, 14 & 20 Story Buildings

## PROPOSED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
5 Corners	360	Ann Arbor	Timberwolf LLC	Market Rate/Mixed Use
353 S Main St	50	Ann Arbor	City of Ann Arbor	Affordable
2900 S Main St	42	Ann Arbor	United Hospitality Resources Management	Market Rate
Ann Arbor Neighborhood High Rise	1,200	Ann Arbor	ESG Architecture and Design, Subtext, J Bradley Moore and Associates Architects and Midwestern Consulting	Student
Arbor South	1,000	Ann Arbor	Oxford Companies & Crawford Hoying	Market Rate and 10-15% Affordable
Brookwood Superior	277	Ypsilanti	SBYC Garner	Market Rate
The Crossroads	212	Ann Arbor	Urban Group Development Co.	Market Rate
Galleria	211	Ann Arbor	Myefski Architects	Market Rate/Student
Southtown	250	Ann Arbor	Prentice Partners LLC	Market Rate

## PROJECT FEATURE: Verve Ann Arbor

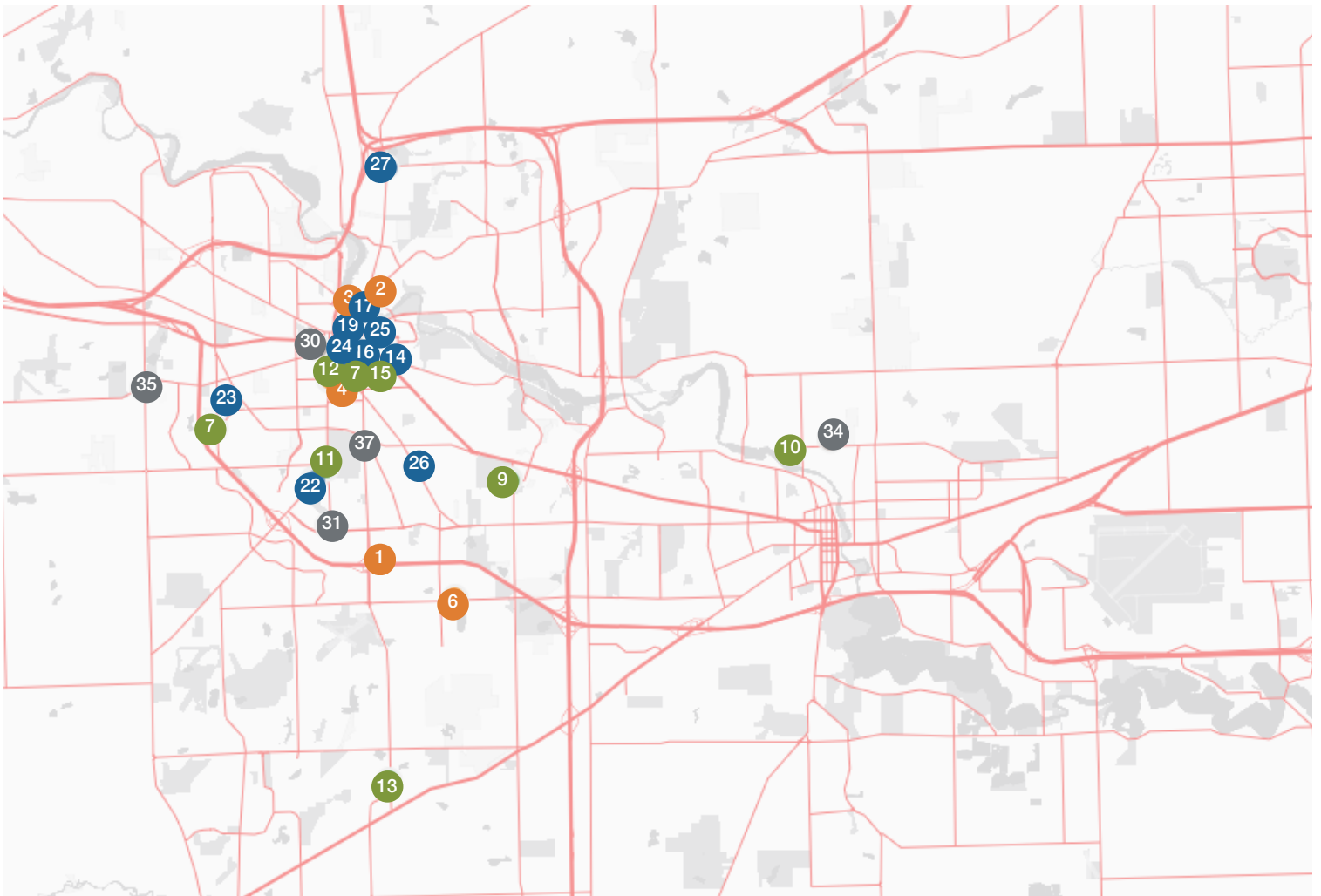


Verve Ann Arbor is a 13-story student living development near the University of Michigan's campus. The development will offer 222 units/677 beds, a rooftop pool and terrace, a fitness center, and below-grade parking for 101 cars.

## ANN ARBOR / YPSILANTI TOTAL UNITS



## ANN ARBOR/YPSILANTI MAP



## Lease-Up

- 1 AVIA Lofts on Victors Way
- 2 Beekman on Broadway Phase II
- 3 The Depot
- 4 The Point
- 5 The Standard
- 6 Veridian at County Farm

## Under Construction

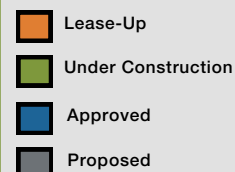
- 7 Avant Ann Arbor
- 8 E. Royster Harper Central Campus Building
- 9 The Glen
- 10 Huron Vista & Residences at Huron
- 11 The Legacy at Ann Arbor
- 12 The Lockwood
- 13 Mill Creek Townhomes II
- 14 VERVE Ann Arbor
- 15 VIC Village South

## Approved

- 16 415 West Washington Street
- 17 Arbour on Main
- 18 Briarwood Mall
- 19 The Bridge
- 20 Core Spaces Development
- 21 Kerrytown Development
- 22 Liberty Townhomes
- 23 North Maple Apartments
- 24 Packard Row
- 25 Sutherland Square
- 26 Union at A2
- 27 Village of Ann Arbor
- 28 Y-Lot Project

## Proposed

- 29 5 Corners
- 30 353 S Main St
- 31 2900 S Main St
- 32 Ann Arbor Neighborhood High Rise
- 33 Arbor South
- 34 Brookwood Superior
- 35 The Crossroads
- 36 Galleria
- 37 Southtown



## LEASE-UP

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Brush Watson	124	Detroit	American Community Developers	Market Rate/Affordable
Dreamtroit	81	Detroit	Matt Naimi & Oren Goldenberg	Market Rate/Affordable, Mixed Use
Exchange	153	Detroit	Woodborn Partners/AERES Team	Market Rate, Mixed Use
Lafayette West	230	Detroit	Ginosko Development Company	Market Rate/Affordable
The Louis	496	Detroit	Sterling Group	Market Rate
Midtown West	177	Detroit	Procida Brokerage and Real Estate Services Inc.	Affordable
North End Village	187	Detroit	North End Village	Affordable
Perennial Corktown Apartments	188	Detroit	Oxford Perennial	Market Rate/Affordable
The Residences at Book Tower	229	Detroit	Bedrock	Market Rate
The Residences at Water Square	496	Detroit	Sterling Group	Market Rate
Six55 Willis	36	Detroit	Hosey Development LLC	Market Rate
Weber Apartments	44	Detroit	Hazelwood Partners LLC	Affordable

## UNDER CONSTRUCTION

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
640 Temple St	64	Detroit	400 Monroe Associates	Market Rate
3740 Second Ave	57	Detroit	Greatwater Opportunity Capital	Market Rate/Affordable
The Anchor	84	Detroit	Mariners Inn	Affordable
The Brooke on Bagley	78	Detroit	Woodborn Partners	Market Rate/Affordable
Brush Park Apartments	53	Detroit	Bert Dearing Jr	Affordable
Cathedral Arts Apartments	53	Detroit	MHT Housing Inc	Affordable
Hudson's Site	120	Detroit	Bedrock	Mixed Use
La Joya Gardens	53	Detroit	Invest Detroit/Cinnaire	Market Rate/Affordable, Mixed Use
Lee Plaza	117	Detroit	Roxbury Group/Ethos Development Partners	Senior, Mixed Use
Left Field	120	Detroit	American Community Developers	Market Rate/Affordable
Leland House	340	Detroit	Michael Higgins	Market/Affordable
Midtown Square Redevelopment	73	Detroit	Develop Detroit	Affordable
Orchard Village Apartments	48	Detroit	CHN Housing Partners / Detroit Blight Busters	Affordable
Osi Art Apartments	30	Detroit	George N'Namdi/Roderick Hardamon	Market Rate/Affordable
Petit Bateau	92	Detroit	Nailah, LLC	Market Rate, Mixed Use, 6 Buildings
Piquette Flats	161	Detroit	The Platform	Affordable
Renato at Pullman Parc	180	Detroit	Woodborn Partners/Broder & Sachse	Market Rate/Affordable
Residences @ 150 Bagley	148	Detroit	Bagley Development Group	Market Rate/Affordable, Mixed Use
The Ribbon	18	Detroit	16530 East Warren LLC	Market Rate/Affordable, Mixed Use
Six55 Willis	36	Detroit	Hosey Development LLC	Market Rate
Winston Place Apartments	120	Detroit	Shelborne Development Company	Market Rate

## APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
450 Amsterdam	92	Detroit	Greatwater Opportunity Capital	Market Rate/Affordable
7850 E Jefferson Ave	150	Detroit	Ginosko Development Company	Affordable
Brewster-Douglass	648	Detroit	Bedrock	Market Rate
Fisher 21 Lofts	433	Detroit	Jackson Asset Management / Lewand Development / Hosey Development	Market Rate/Affordable, Mixed Use
Lofts on Broadway	75	Detroit	Basco Detroit	Market/Affordable
The Mid Apartments	300	Detroit	3750 Woodward Avenue LLC	Market Rate
North End Landing	180	Detroit	Vanguard	Market Rate
The Preseve on Ash	160	Detroit	Community Builders	Market/Affordable

## PROPOSED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
3rd & Charlotte	83	Detroit	The Platform / Related Affordable	Affordable
2205 Cass Ave	264	Detroit	Olympia Development of Michigan	Market/Affordable
2210 Park Avenue	16	Detroit	Olympia Development of Michigan	Market Rate
2250 Woodward Ave	287	Detroit	Olympia Development Co., LLC	Market Rate/Affordable Mixed-Use
4401 Rosa Parks	60	Detroit	Cinnaire / Woodbridge Neighborhood Dev. Corp.	Affordable
The American	131	Detroit	Olympia Development of Michigan	Market Rate/Affordable
Carpenter Apartments	50	Detroit	MHT Housing Inc	Affordable
City Club Apartments	344	Detroit	City Club Apartments LLC	Market Rate, Mixed Use
Corktown Development	70	Detroit	Basco Detroit	Market Rate
The Drew on Washington	48	Detroit		Market Rate
East Riverfront	360	Detroit	City Growth Partners	Market Rate, Mixed Use
Eastern Market Gateway	253	Detroit	Develop Detroit	Market Rate/Affordable, Mixed Use, Townhouse
Greystone Senior	49	Detroit	Cass Community Neighborhood Development Corp.	Senior
Harvard Centre Square Redevelopment	34	Detroit	Bedrock	Market Rate
Hastings Place	90	Detroit	City of Detroit Downtown Development Authority	Market Rate/Affordable, Mixed Use
Henry Street Apartments	170	Detroit	Olympia Development of Michigan	Market Rate/Affordable
Jefferson Van Dyke	36	Detroit	Michael Higgins	Market Rate, Mixed Use
Park Avenue Building Redevelopment	75	Detroit	Rino Soave	Market Rate

## DETROIT TOTAL UNITS

Current Lease-Up

2,441

Under Construction

2,045

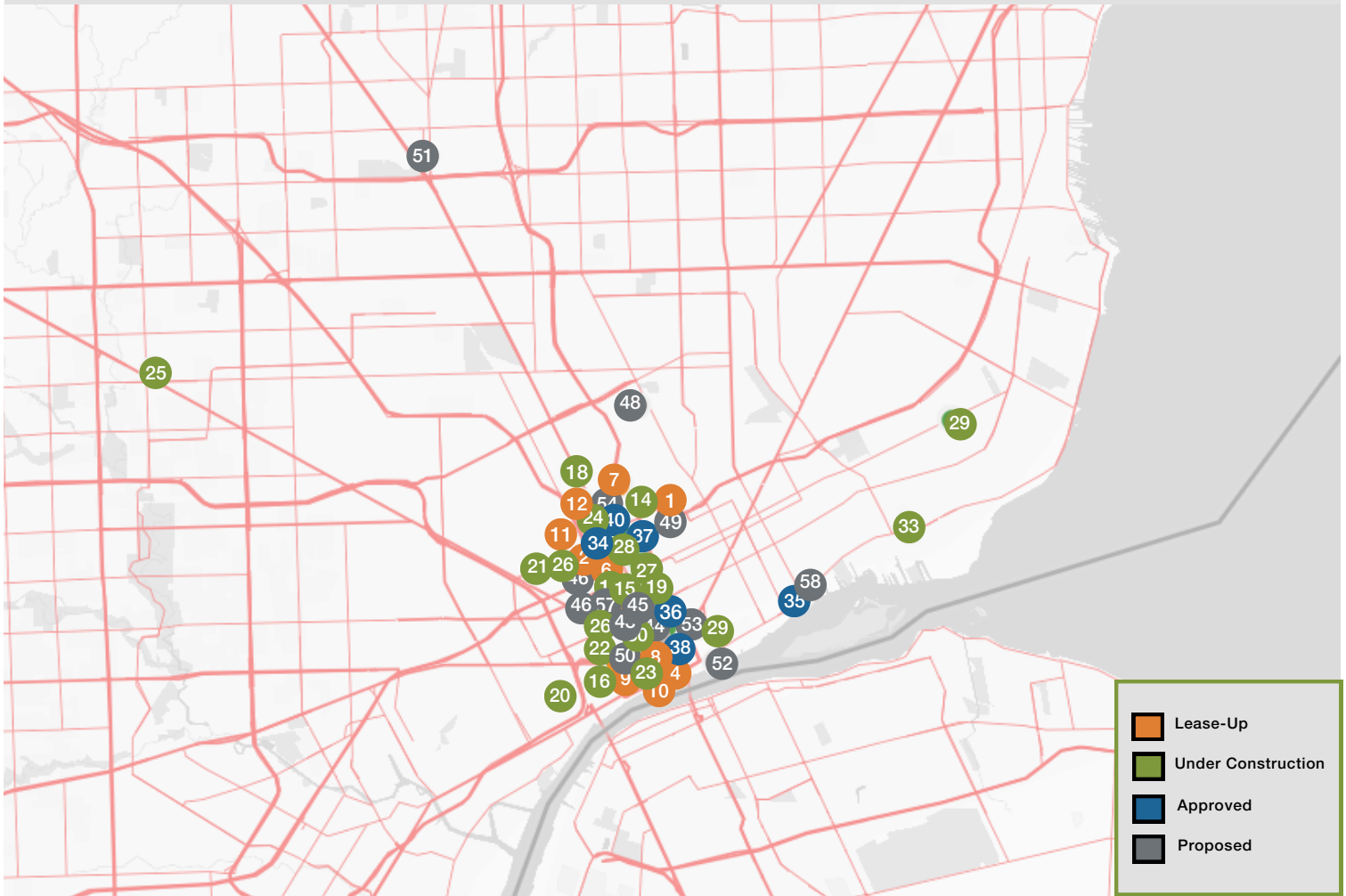
Approved

2,038

Proposed

2,420

DETROIT MAP



Lease-Up

- 1 Brush Watson
- 2 Dreamtroit
- 3 Exchange
- 4 Lafayette West
- 5 The Louis
- 6 Midtown West
- 7 North End Village
- 8 Perennial Corktown Apartments
- 9 The Residences at Book Tower
- 10 The Residences at Water Square
- 11 Six55 Willis
- 12 Weber Apartments

Under Construction

- 13 640 Temple St
- 14 3740 Second Ave
- 15 The Anchor
- 16 The Brooke on Bagley
- 17 Brush Park Apartments
- 18 Cathedral Art Apartments
- 19 Hudson's Site
- 20 La Joya Gardens
- 21 Lee Plaza
- 22 Left Field
- 23 Leland House

- 24 Midtown Square Redevelopment
- 25 Orchard Village Apartments
- 26 Osi Art Apartments
- 27 Petit Bateau
- 28 Piquette Flats
- 29 Renato at Pullman Parc
- 30 Residences @150 Bagley
- 31 The Ribbon
- 32 Six55 Willis
- 33 Winston Place Apartments

Approved

- 34 450 Amsterdam
- 35 7850 E Jefferson Ave
- 36 Brewster-Douglass
- 37 Fisher 21 Lofts
- 38 Lofts on Broadway
- 39 The Mid Apartments
- 40 North End Landing
- 41 The Preseve on Ash

Proposed

- 42 3rd & Charlotte
- 43 2205 Cass Ave
- 44 2210 Park Avenue
- 45 2250 Woodward Ave
- 46 4401 Rosa Parks
- 47 The American
- 48 Carpenter Apartments
- 49 City Club Apartments
- 50 Corktown Development
- 51 The Drew on Washington
- 52 East Riverfront
- 53 Eastern Market Gateway
- 54 Greystone Senior
- 55 Harvard Centre Square Redevelopment
- 56 Hastings Place
- 57 Henry Street Apartments
- 58 Jefferson Van Dyke
- 59 Park Avenue Building Redevelopment



*The Madison on Main in Ann Arbor, MI*



*The La Joya Gardens in Detroit, MI*



*The Huron Vista & Residences at Huron in Ypsilanti, MI*

**PROJECT FEATURE: THE RESIDENCES AT WATER SQUARE**



*The Residences at Water Square in Detroit, MI*

One of Detroit's biggest developments, The Residences at Water Square, is getting ready for tenants. Now leasing its 496 new apartment units, the 25-story building is set to open in February 2024. The development boasts unparalleled views, an all-season pool, high-tech features, and elegant design.

## LEASE-UP

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
The Alcove Troy	152	Troy	Tricap Residential Group	Market Rate
American House Village at Bloomfield	150	Pontiac	American House Senior Living Communities	Senior
The Block at Sterling Heights	213	Sterling Heights	Repvblik	Market Rate
The Brunswick	20	Auburn Hills	Detroit Riverside Capital	Market Rate, Mixed Use
Casa Mia	24	Chesterfield	N/A	Market Rate / Senior
The Crossings by Watermark	304	New Hudson	Watermark Residential	Market Rate
Everly of Macomb	120	Macomb	Lombardo Homes	Market Rate
Filmore Place Apartments	90	Canton	Schafer Development	Market Rate
The Flats at Iron Ridge	94	Ferndale	CG Emerson	Market Rate
ForestBrook Park	57	Walled Lake	Schafer Development	Market Rate
Highland Knolls	226	Osceola Township	BRIDA, LLC	Senior Living
Innova Apartments	272	Novi	Beztak	Market Rate
Insignia	240	Clarkston	Lombardo Apartments	Market Rate
Legacy Rochester Hills	359	Rochester Hills	Goldberg Companies, Inc.	Market Rate
Lockwood of South Lyon	130	South Lyon	Lyon Senior Living Ltd	Senior
Midtown Village Lofts	20	Shelby Township	N/A	Market Rate
The Noble	48	Bloomfield Hills	Fairview Companies	Market Rate
Noble on the Lake	171	Brighton	Fairview Companies	Market Rate
Randall Residence at Encore Village	393	Brighton	Fairview Companies	Senior Living
Redwood Marketplace	235	Canton	Redwood Living Inc.	Market Rate, Mixed Use
Redwood Rochester Hills	121	Rochester Hills	Redwood Living Inc.	Market Rate
Reserve at Red Run	133	Madison Heights	Cypress Partners	Senior
Sterling Center Apartments	129	Sterling Heights	Gallo Companies	Market Rate
Sterling Park Place	88	Sterling Heights	Gallo Companies	Market Rate
Stonefield of Clinton	113	Clinton Township	Asmar Construction Company Inc.	Senior
Town Center Villas	105	Shelby Township	Gallo Companies	Market Rate
The Trio	120	Rochester Hills	OYK Engineering & Construction	Market Rate, Mixed Use
Union at Oak Grove	220	Howell Township	Union Development Holdings, LLC	Affordable
Uptown Square	383	Troy	Edward Rose and Sons	Market Rate
The Villages Aspen Pointe	56	Clinton Township	Dilusso Building	Senior
The Westington	102	Troy	Troy Westington LLC / Tollbrook LLC	Market Rate

## UNDER CONSTRUCTION

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
516 N Main St	15	Clawson	N/A	Market Rate
The Bank Tower	201	Southgate	Gordon Begin Properties	Market Rate
Forum Flats	200	Troy	Cypress Partners	Market Rate
The Grand on University	48	Flint	Communities First, Inc.	Market Rate
The Hazelton	70	Royal Oak	Trowbridge Companies	Market Rate
Northland City Center I	1,546	Southfield	Contour Companies	Market Rate, Mixed Use
Parkways of Auburn Hills	50	Auburn Hills	Mocerri Management	Market Rate
The Perennial	213	West Bloomfield	Sachse Construction	Market Rate
Redwood Hartland	148	Hartland	Redwood Living Inc.	Market Rate
Riverland District	135	Sterling Heights	Chaldean Community Foundation	Affordable, Mixed Use
The Residence at Sakura Novi	118	Novi	Robertson Brothers	Market Rate/Mixed Use
StoryPoint Senior Living	177	Clinton Township	N/A	Senior Living
Van Dyke Apartments	135	Sterling Heights	Chaldean Community Foundation	Affordable
The Vista at Uptown	235	Brighton	DTN Management Company	Market Rate

## APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
505 N Main St	16	Milford	DeMar LLC	Market Rate
34965 Woodward Ave	10	Birmingham	Alden Development Group, LLC	Market Rate
35001 Woodward Avenue	42	Birmingham	Hesham Gayar	Market Rate, Mixed Use
The Avant at Five Points	61	Auburn Hills	Designhaus Architecture	Market Rate
Baldwin Uptown Village	304	Orion Township	Silverman Co.	Market Rate
The Bond	253	Novi	DTN Management Company	Market Rate, Mixed Use
Camelot Parc	46	Novi	Demetrios Polyzois	Market Rate
Cedar Valley Apartments Phase 2	56	Rochester Hills	Bret Russell Inc.	Market Rate
Creekview Landings	449	Canton	Sunrise Land Group	Market Rate
The Crossings of Milford	175	Milford	Triumph Building Company	Market Rate
The Delaware	32	Royal Oak	Royal Oak Development Company	Market Rate/Affordable
Former Lakeside Mall	2,800	Sterling Heights	Out Of The Box Ventures	Market Rate / Senior, Mixed Use
Front Street Town Center	32	New Baltimore	Peak3 Development LLC	Market Rate, Mixed Use
Hillside Overlook Apartments	120	Plymouth	District Capital Detroit	Market Rate
Oakland Towne Center Redevelopment	132	Pontiac	Dalen Hanna	Market Rate
Plymouth Walk	369	Plymouth	Pomeroy Living / Toll Brothers	Market Rate
River Front Place	144	Rochester	Trowbridge Companies	Market Rate
Vester Flats	72	Ferndale	Sturgeon Bay Partners	Market Rate/Mixed Use
West Village	140	Brighton	S.R. Jacobson Development Corp	Market Rate

## PROPOSED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Blossom Mills	137	Rochester	Mocerri Companies	Senior Living, 6-story
The Downs	450	Northville	Hunter Pasteur Homes, LLC	Market Rate
The Edward Hotel & Convention Center	375	Dearborn	Rhodium Capital Advisors	Market Rate, Mixed Use
Glen Arbor Senior Living	150	Clinton Township	Glen Arbor Building Company LLC	Market Rate, Senior Living
Heritage Square	405	Howell Township	Three Oaks Communities	Market Rate
Legacy Park	384	Brighton	Lombardo Homes	Market Rate
Newberry Place	321	Hartland	Mayberry Homes	Market Rate, Mixed Use
The Shores at Crystal Lake	1,200	Pontiac	SK Investments Group	Market Rate
Stonefield	202	Farmington Hills	Think Shop Architects	Market Rate
Triangle District Project	157	Birmingham	FHS Birmingham	Market Rate
Van Camp Renovation	50	Mount Clemens	Joe Nahas	Market Rate
Village of the Park	144	Warren	Schafer Development	Market Rate
Washington Creek Development	210	Washington Township	Washington Creek Development	Market Rate

## GREATER DETROIT TOTAL UNITS

Current Lease-Up

4,888

Under Construction

3,291

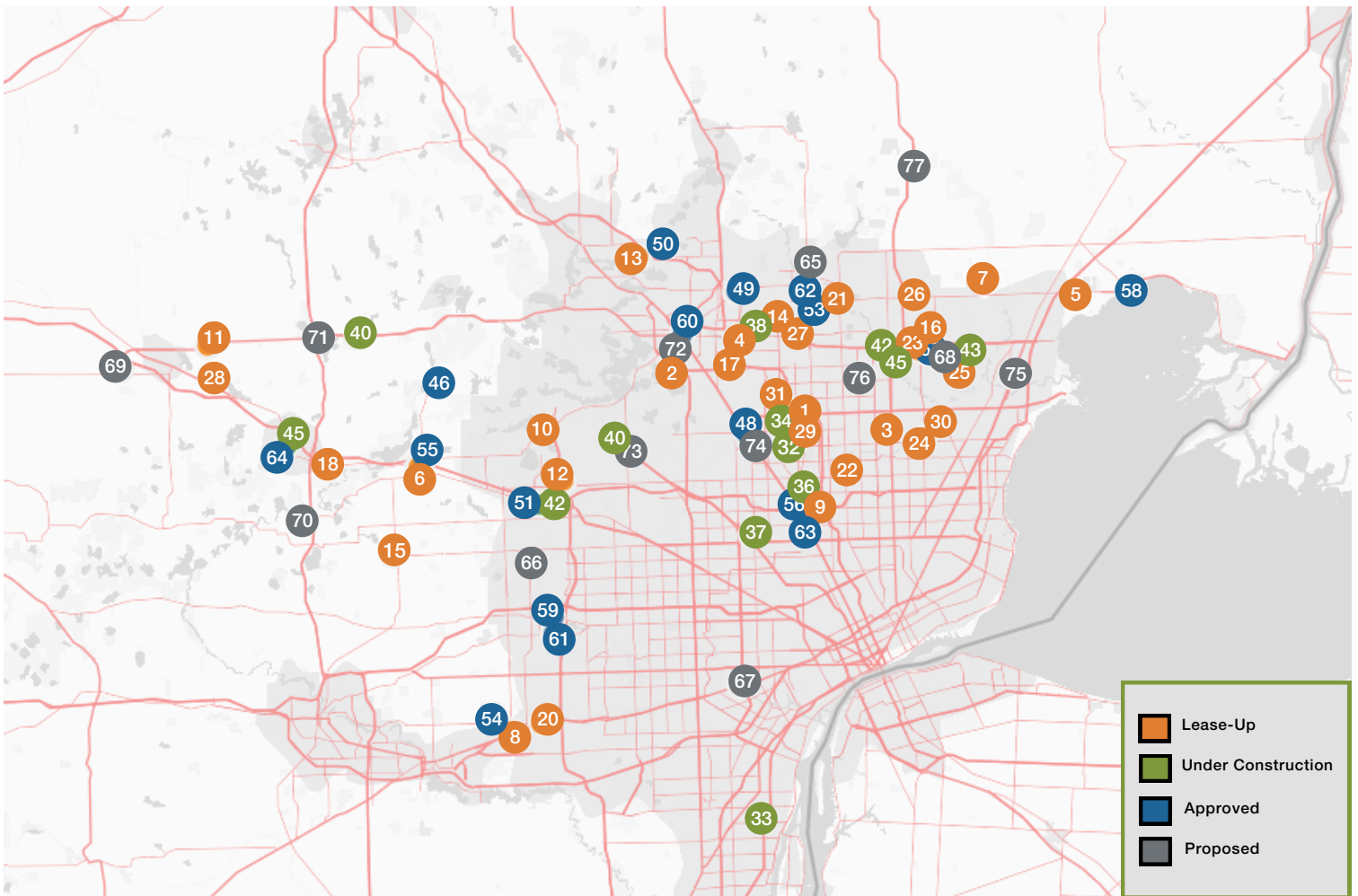
Approved

5,253

Proposed

4,185

GREATER DETROIT MAP



Lease-Up

- 1 The Alcove Troy
- 2 American House Village at Bloomfield
- 3 The Block at Sterling Heights
- 4 The Brunswick
- 5 Casa Mia
- 6 The Crossings by Watermark
- 7 Everly of Macomb
- 8 Filmore Place Apartments
- 9 The Flats at Iron Ridge
- 10 Forestbrook Park
- 11 Highland Knolls
- 12 Innova Apartments
- 13 Insignia
- 14 Legacy Rochester Hills
- 15 Lockwood of South Lyon
- 16 Midtown Village Lofts
- 17 The Noble
- 18 Noble on the Lake
- 19 Randall Residence at Encore Village
- 20 Redwood Marketplace
- 21 Redwood at Rochester Hills
- 22 Reserve at Red Run
- 23 Sterling Center Apartments
- 24 Sterling at Park Place
- 25 Stonefield of Clinton
- 26 Town Center Villas
- 27 The Trio
- 28 Union at Oak Grove

- 29 Uptown Square
- 30 The Villages Aspen Pointe
- 31 The Westington

Under Construction

- 32 516 N Main St
- 33 The Bank Tower
- 34 Forum Flats
- 35 The Grand on University
- 36 The Hazelton
- 37 Northland City Center I
- 38 Parkways of Auburn Hills
- 39 The Perennial
- 40 Redwood Hartland
- 41 Riverland District
- 42 The Residence at Sakura Novi
- 43 StoryPoint Senior Living
- 44 Van Dyke Apartments
- 45 The Vista Uptown

Approved

- 46 5505 N Main St
- 47 34965 Woodward Ave
- 48 35001 Woodward Avenue
- 49 The Avant at Five Points
- 50 Baldwin Uptown Village
- 51 The Bond

- 52 Camelot Parc
- 53 Cedar Valley Apartments Phase 2
- 54 Creekview Landings
- 55 The Crossings of Milford
- 56 The Delaware
- 57 Former Lakeside Mall
- 58 Front Street Town Center
- 59 Hillside Overlook Apartments
- 60 Oakland Towne Center Redevelopment
- 61 Plymouth Walk
- 62 River Front Place
- 63 Vester Flats
- 64 West Village

Proposed

- 65 Blossom Mills
- 66 The Downs
- 67 The Edward Hotel & Convention Center
- 68 Glen Arbor Senior Living
- 69 Heritage Square
- 70 Legacy Park
- 71 Newberry Place
- 72 The Shores at Crystal Lake
- 73 Stonefield
- 74 Triangle District Project
- 75 Van Camp Renovation
- 76 Village of the Park
- 77 Washington Creek Development



# MIDWEST EXPERIENCE. GLOBAL REACH.

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