



H1
2023

Southeast Michigan Multifamily

CONSTRUCTION PIPELINE REPORT



6,822
CURRENT
LEASE-UP



7,111
UNDER
CONSTRUCTION



9,711
ALREADY
APPROVED



8,712
RECENTLY
PROPOSED

LEASE-UP

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Avant Ann Arbor	253	Ann Arbor	S R Jacobson / ARCO Construction Company Inc	Market Rate
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 Standard	218	Ann Arbor	Landmark Properties	Market Rate, Student, High Rise
Veridian at Country Farm	125	Ann Arbor	Avalon Housing/Thrive Collaborative	Market Rate/ Affordable
VIC Village South	127	Ann Arbor	Hughes Properties	Student, Mixed-Use, 14 Affordable Units

UNDER CONSTRUCTION

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
The Glen	24	Ann Arbor	Catherine Ann Development Company	Market Rate, Mixed-Use 2024
Huron Vista & Residences at Huron	308	Ypsilanti	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
The Madison on Main	19	Ann Arbor	Wickfield Properties	Student
Mill Creek Townhomes II	102	Ann Arbor	First Martin Corporation	Market Rate

APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
415 West Washington Street	157	Ann Arbor	City of Ann Arbor	Market Rate/Affordable
2050 Commerce	252	Ann Arbor	JDI Realty	Affordable
Arbour on Main	450	Ann Arbor	VMG Development	Market Rate/Affordable
The Bridge	4	Ann Arbor	Volta Homes	Market Rate
Liberty Townhomes	52	Ann Arbor	MCP Liberty Devco LLC	Market Rate
Maple Park	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
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

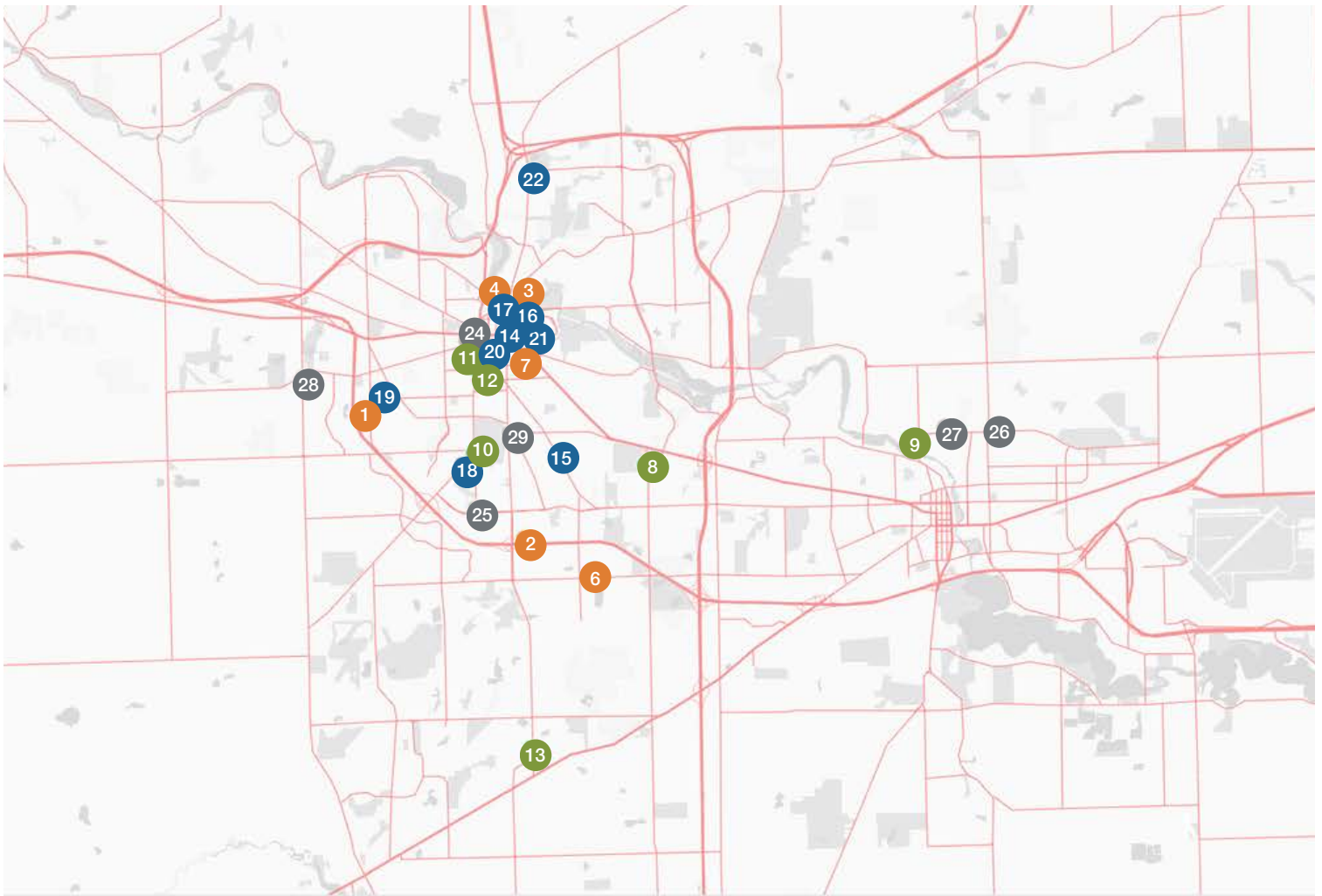
PROPOSED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
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
8170 Autumn Woods Trl	40	Ypsilanti	Autumn Woods Trail, LLC	Market Rate
Brookwood Superior	277	Ypsilanti	SBYC Garner	Market Rate
The Crossroads	212	Ann Arbor	Urban Group Development Co.	Market Rate
Southtown	250	Ann Arbor	Prentice Partners, LLC	Market Rate

ANN ARBOR / YPSILANTI TOTAL UNITS



ANN ARBOR/YPSILANTI MAP



Lease-Up

- 1 Avant Ann Arbor
- 2 AVIA Lofts on Victors Way
- 3 Beekman on Broadway Phase II
- 4 The Depot
- 5 The Standard
- 6 Veridian at County Farm
- 7 VIC Village South

Under Construction

- 8 The Glen
- 9 Huron Vista & Residences at Huron
- 10 The Legacy at Ann Arbor
- 11 The Lockwood
- 12 The Madison on Main
- 13 Mill Creek Townhomes II

Approved

- 14 415 West Washington Street
- 15 2050 Commerce
- 16 Arbour on Main
- 17 The Bridge
- 18 Liberty Townhomes
- 19 Maple Park
- 20 Packard Row
- 21 Sutherland Square
- 22 Village of Ann Arbor
- 23 Y-Lot Project

Proposed

- 24 353 S Main St
- 25 2900 S Main St
- 26 8170 Autumn Woods Trl
- 27 Brookwood Superior
- 28 The Crossroads
- 29 Southtown



LEASE-UP

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Book Tower	229	Detroit	Bedrock	Market Rate
Dreamtroit	81	Detroit	Matt Naimi & Oren Goldenberg	Market Rate/Affordable, Mixed Use
Lafayette West	230	Detroit	Ginosko Development Company	Market Rate/Affordable
The Louis	496	Detroit	The Sterling Group, Inc.	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
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
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
Exchange	153	Detroit	Woodborn Partners	Market Rate, Mixed-Use
Hudson's Site	120	Detroit	Bedrock Detroit	Mixed-Use 2024
La Joya Gardens	53	Detroit	Invest Detroit/Cinnaire	Market Rate/Affordable Mixed-Use
Lee Plaza	117	Detroit	Roxbury Group/Ethose Development Partners	Senior, Mixed-Use
Left Field	120	Detroit	American Community Developers	Market Rate/Affordable
Leland House	340	Detroit	Micheal Higgins	Market Rate/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 Residences at Water Square	496	Detroit	Sterling Group	Market Rate
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
The Anchor	84	Detroit	Mariners Inn	Affordable
Brewster-Douglass	648	Detroit	Bedrock	Market Rate
Brush & Waston	300	Detroit	American Community Developers	Market Rate/Affordable
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

PROPOSED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
3rd & Charlotte	83	Detroit	The Platform / Related Affordable	Affordable
40 E Alexandrine	65	Detroit	Group 10 Management	Market Rate/ Mixed-Use
66 East Baltimore	138	Detroit	The Platform	Market Rate/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
3740 Second Ave	57	Detroit	Greatwater Opportunity Capital	Market Rate/Affordable
4401 Rosa Parks	60	Detroit	Cinnaire / Woodbridge Neighborhood Dev. Corp.	Affordable
10201 Woodward Ave	53	Detroit	MHT Housing Inc	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, 2024
Corktown Development	70	Detroit	Basco Detroit	Market Rate
The Drew on Washington	48	Detroit	N/A	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
Gratiot	160	Detroit	The Platform	Market Rate, Mixed Use
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
North End Landing	180	Detroit	Vanguard	Market Rate
Park Avenue Building Redevelopment	75	Detroit	Rino Soave	Market Rate

DETROIT TOTAL UNITS

Current Lease-Up

1,632

Under Construction

2,553

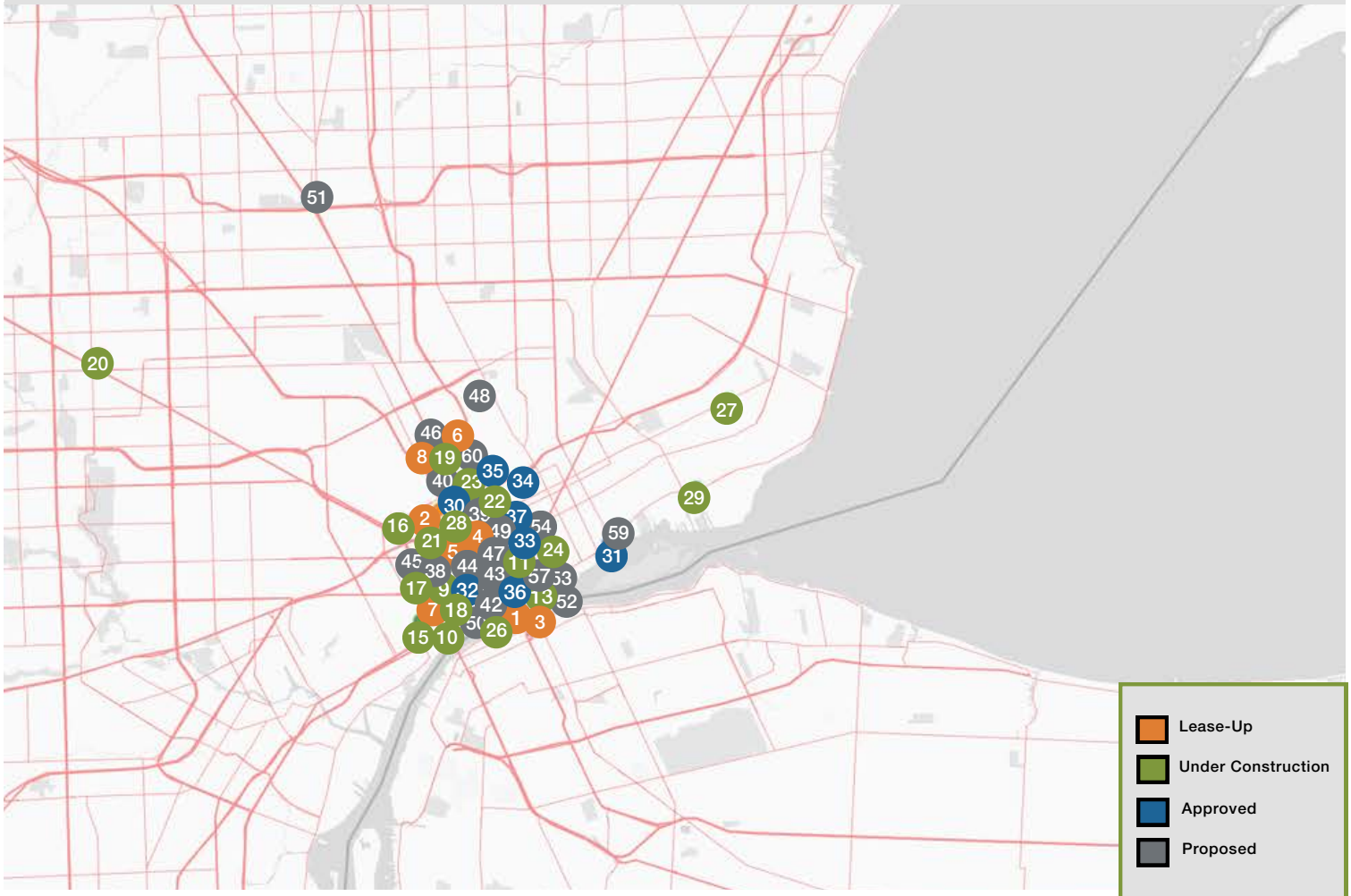
Approved

2,082

Proposed

3,073

DETROIT MAP



Lease-Up

- 1 Book Tower
- 2 Dreamtroit
- 3 Lafayette West
- 4 The Louis
- 5 Midtown West
- 6 North End Village
- 7 Perennial Corktown Apartments
- 8 Weber Apartments

Under Construction

- 9 640 Temple St
- 10 The Brooke on Bagley
- 11 Brush Park Apartments
- 12 Cathedral Art Apartments
- 13 Exchange
- 14 Hudson's Site
- 15 La Joya Gardens
- 16 Lee Plaza
- 17 Left Field
- 18 Leland House
- 19 Midtown Square Redevelopment

- 20 Orchard Village Apartments
- 21 Osi Art Apartments
- 22 Petit Bateau
- 23 Piquette Flats
- 24 Renato at Pullman Parc
- 25 Residences @150 Bagley
- 26 The Residences at Water Square
- 27 The Ribbon
- 28 Six55 Willis
- 29 Winston Place Apartments

Approved

- 30 450 Amsterdam
- 31 7850 E Jefferson Ave
- 32 The Anchor
- 33 Brewster-Douglass
- 34 Brush & Watson
- 35 Fisher 21 Lofts
- 36 Lofts on Broadway
- 37 The Mid Apartments

Proposed

- 38 3rd & Charlotte
- 39 40 E Alexandrine
- 40 66 East Baltimore
- 41 2205 Cass Ave
- 42 2210 Park Avenue
- 43 2250 Woodward Ave
- 44 3740 Second Ave
- 45 4401 Rosa Parks
- 46 10201 Woodward Ave
- 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 Gratiot
- 55 Greystone Senior
- 56 Harvard Centre Square Redevelopment
- 57 Hastings Place
- 58 Henry Street Apartments
- 59 Jefferson Van Dyke
- 60 North End Landing
- 61 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 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
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 Dividen	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
Plato's Sterling Heights	157	Sterling Heights	Republik	Market Rate
Randall Residence at Encore Village	393	Brighton	Fairview Companies	Senior
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
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
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
Forum Flats	200	Troy	Cypress Partners	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
Redwood Marketplace	235	Canton	Redwood Living Inc	Market Rate, Mixed Use
Riverland District	135	Sterling Heights	Chaldean Community Foundation	Affordable, Mixed Use
The Residence at Sakura Novi	118	Novi	Robertson Brothers	Market Rate/Mixed Use
The Bank Tower	201	Southgate	Gordon Begin Properties	Market Rate
StoryPoint Senior Living	177	Clinton Township	N/A	Senior
Union at Oak Grove	220	Howell Township	Union Development Holdings, LLC	Affordable
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
Cedar Valley Apartments Phase 2	56	Rochester Hills	Bret Russell Inc.	Market Rate, 2024
Courthouse Grille	120	Plymouth	District Capital Detroit	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
Highland Knolls	226	Osceola Township	BRIDA, LLC	Senior
Plymouth Walk	369	Plymouth	Pomeroy Living / Toll Brothers	Market Rate
River Front Place	144	Rochester	Trowbridge Companies	Market Rate
Sterling Park Place	88	Sterling Heights	Gallo 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
Camelot Parc	46	Novi	Demetrius Polyzois	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,
Heritage Square	405	Howell Township	Three Oaks Communities	Market Rate
Legacy Park	384	Brighton	Lombardo Homes	Market Rate
Mason & Burkhardt	405	Howell Township	Mason and Burkhardt LLC	Market Rate, Senior
Newberry Place	321	Hartland	Mayberry Homes	Market Rate, Mixed-Use
Northville Downs	450	Northville	Hunter Pasteur Homes, LLC	Market Rate, Oct. 2025
Oakland Towne Center Redevelopment	132	Pontiac	Dalen Hanna	Market Rate
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

4,063

Under Construction

3,698

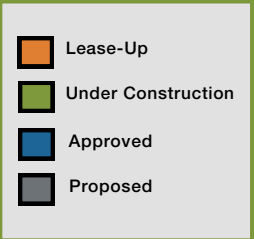
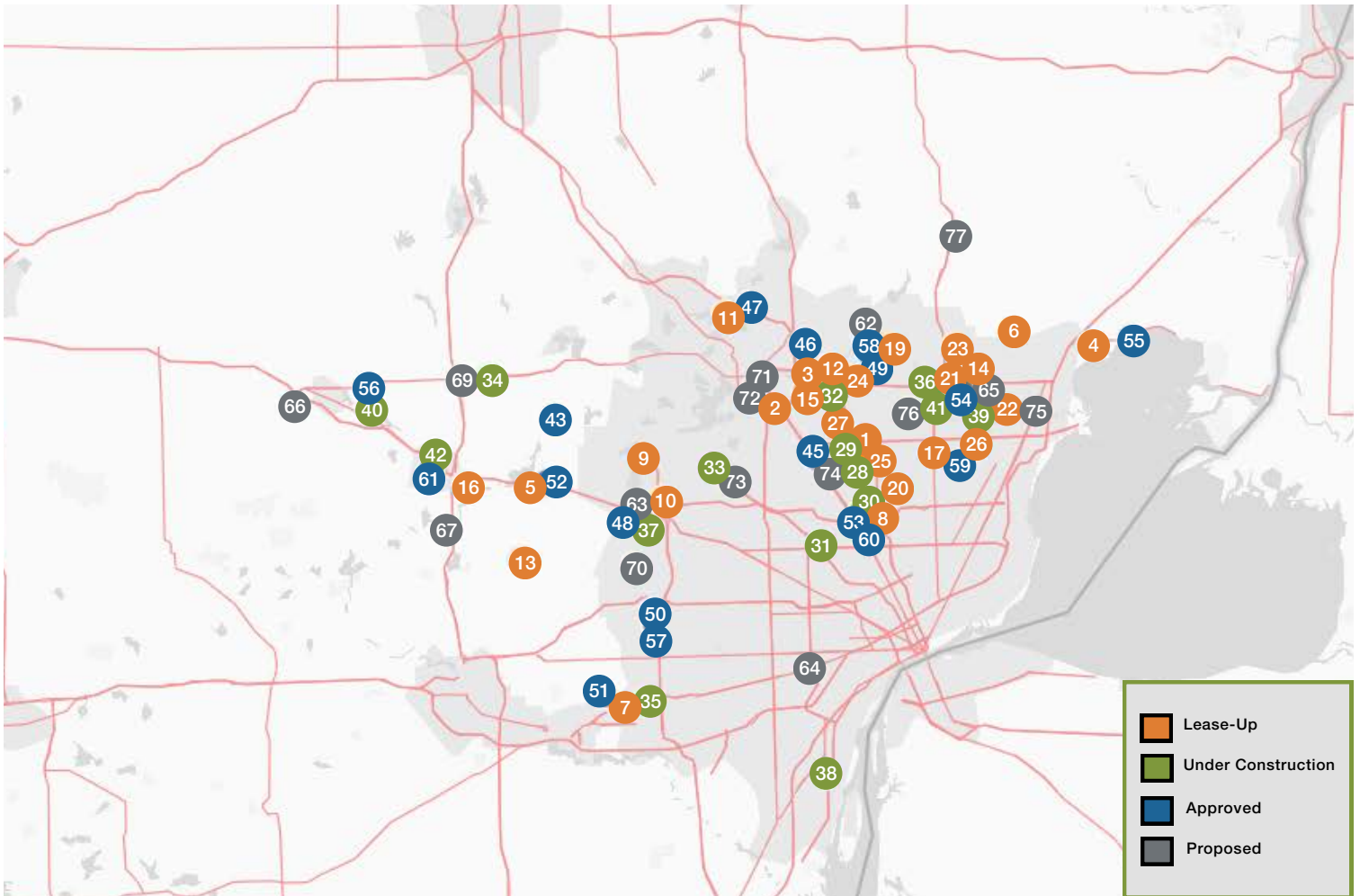
Approved

5,389

Proposed

4,768

GREATER DETROIT MAP



Lease-Up

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

Under Construction

- 28 516 N Main St
- 29 Forum Flats
- 30 The Hazelton
- 31 Northland City Center I
- 32 Parkways of Auburn Hills
- 33 The Perennial
- 34 Redwood Hartland
- 35 Redwood Marketplace
- 36 Riverland District
- 37 The Residence at Sakura Novi
- 38 The Bank Tower
- 39 StoryPoint Senior Living
- 40 Union at Oak Grove
- 41 Van Dyke Apartments
- 42 The Vista Uptown

Approved

- 43 505 N Main St
- 44 34965 Woodward Avenue
- 45 35001 Woodward Avenue
- 46 The Avant at Five Points
- 47 Baldwin Uptown Village
- 48 The Bond
- 49 Cedar Valley Apartments Phase 2
- 50 Courthouse Grille
- 51 Creekview Landings

- 52 The Crossings of Milford
- 53 The Delaware
- 54 Former Lakeside Mall
- 55 Front Street Town Center
- 56 Highland Knolls
- 57 Plymouth Walk
- 58 River Front Place
- 59 Sterling Park Place
- 60 Vester Flats
- 61 West Village

Proposed

- 62 Blossom Mills
- 63 Camelot Parc
- 64 The Edward Hotel & Convention Center
- 65 Glen Arbor Senior Living
- 66 Heritage Square
- 67 Legacy Park
- 68 Mason & Burkhart
- 69 Newberry Place
- 70 Northville Downs
- 71 Oakland Towne Center Redevelopment
- 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



PROJECT FEATURE: FORUM FLATS



Forum Flats is a modern multi-family community of 200 units located in Troy, MI. With a mix of studio, one-bedroom, and two-bedroom apartments ranging from 399 - 1,564 SF the development will feature a co-work café, fitness center, yoga studio, pool, and carpools. Forum Flats is set to open in the Spring of 2024.

NAI WISINSKI GREAT LAKES MULTIFAMILY TEAM

For a free Broker Opinion of Value, please contact:
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Regional Market Expertise. Globally Connected.

NAI Global, headquartered in New York City, has over 325 individual offices in 63 countries around the world. This enables our team, as representatives of the Great Lakes Region, to engage with an expansive network of multifamily owners, developers, and buyers involved with transactions that include market rate, student, senior, and affordable housing. NAI Global offers institutional level marketing and sale capabilities by utilizing a world class brokerage platform. In conjunction, we conduct broad based direct calling to prospective buyers. There is no substitute for this approach, which allows us to generate the most offers and **highest price for your property**. Furthermore, our team approach allows us to handle multiple complex transactions and still maintain great client communications.



5,800
Network of
professionals

\$20B
Total annual
transaction value

325+
Offices

63
Countries

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Great Lakes
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