

Multifamily Construction Pipeline Report

Southeast Michigan | H2 2022



Current Lease-Up

4,124

Under Construction

6,940

Approved

9,065

Proposed

7,997

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 Group | Market Rate/Affordable Housing |
| The Standard | 218 | Ann Arbor | KRG Investments | Market Rate, Student Housing, High Rise |

Under Construction

| Project | Units | City | Developer | Description |
|-------------------------|-------|-----------|--|--|
| Avant | 253 | Ann Arbor | S R Jacobson / ARCO Construction Company Inc | Market Rate 2023 |
| The Glen | 24 | Ann Arbor | Catherine Ann Development Company | Market Rate, Mixed-Use 2024 |
| The Legacy at Ann Arbor | 253 | Ann Arbor | Cerca Trova LLC / Landmark Properties | Market Rate/Affordable Housing, Mixed Use 2023 |
| The Lockwood | 154 | Ann Arbor | Lockwood Companies | Senior Housing |
| The Madison on Main | 19 | Ann Arbor | Wickfield Properties | Student Housing |
| Mill Creek Townhomes II | 102 | Ann Arbor | First Martin Corporation | Market Rate |
| Veridian at County Farm | 125 | Ann Arbor | Avalon Housing/Thrive Collaborative | Market Rate/Affordable Housing |
| VIC Village South | 127 | Ann Arbor | Hughes Properties | Student Housing, Mixed Use, 14 Affordable Units |

Approved

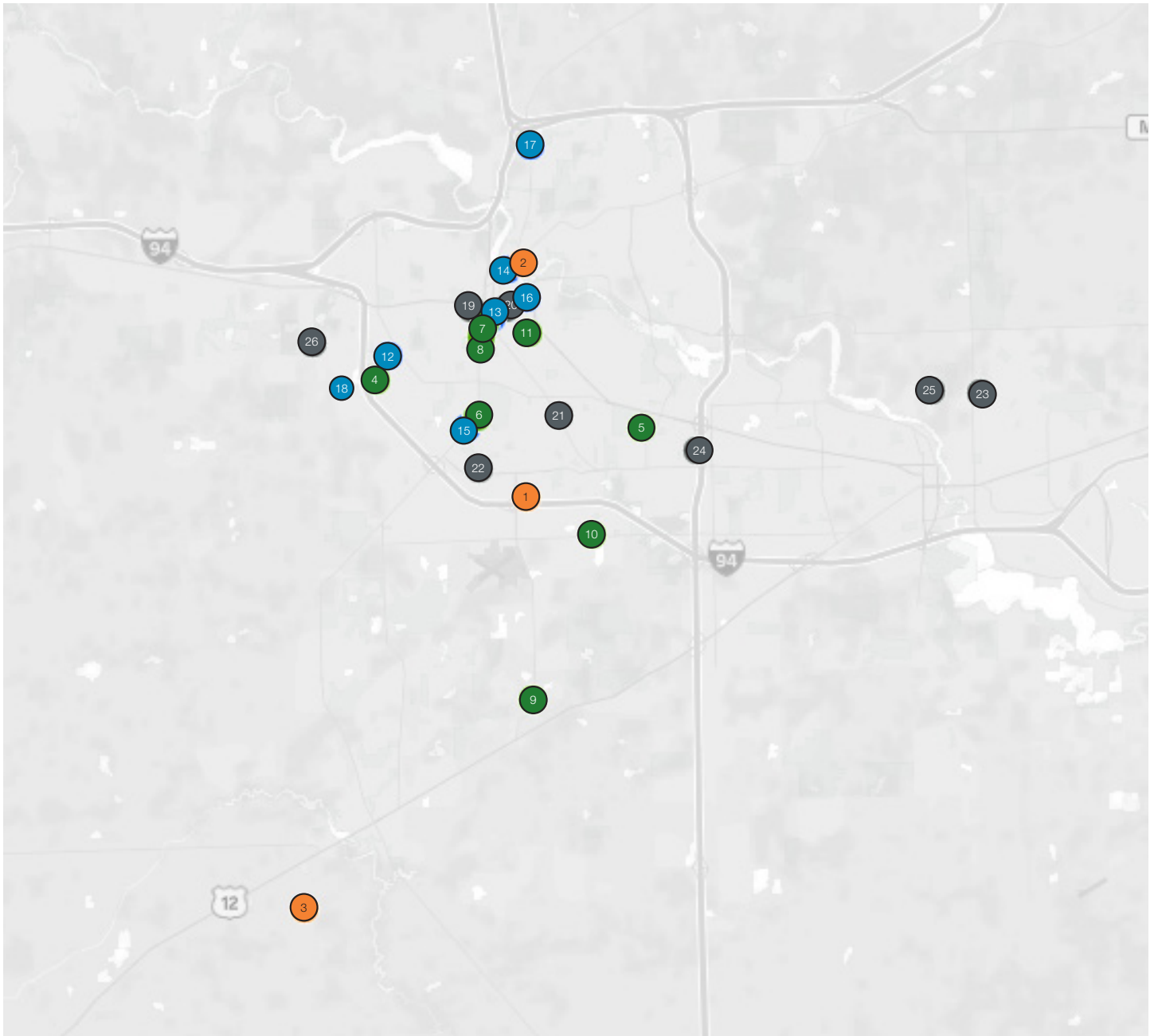
| Project | Units | City | Developer | Description |
|-----------------------|-------|-----------|---------------------------|---|
| 1815 North Maple Road | 82 | Ann Arbor | Bradley Realty, LLC | Market Rate |
| 2111 Packard | 72 | Ann Arbor | Jackson Dearborn Partners | Market Rate, Mixed Use |
| Arbour on Main | 450 | Ann Arbor | VMG Development | Market Rate/Affordable Housing |
| Liberty Townhomes | 52 | Ann Arbor | MCP Liberty Devco LLC | Market Rate |
| Sutherland Square | 200 | Ann Arbor | Eaton Group | Market Rate, Mixed Use |
| Village of Ann Arbor | 320 | Ann Arbor | Robertson Homes | Market Rate |
| Y-Lot Project | 370 | Ann Arbor | Smith Group | Market Rate/Affordable Housing, 14 & 20 Story Buildings |

Proposed

| Project | Units | City | Developer | Description |
|----------------------------|-------|-----------|---|--------------------------------|
| 353 S Main St | 50 | Ann Arbor | City of Ann Arbor | Affordable Housing |
| 415 West Washington Street | 150 | Ann Arbor | City of Ann Arbor | Market Rate/Affordable Housing |
| 2050 Commerce | 252 | Ann Arbor | The Annex Group | Affordable Housing |
| 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 |
| Brightdawn Village | 120 | Ann Arbor | GloryCrest Burton Road Inc. | Market Rate |
| Brookwood Superior | 277 | Ypsilanti | SBYC Garner | Market Rate |
| The Crossroads | 212 | Ann Arbor | Urban Group Development Co. | Market Rate |

ANN ARBOR / YPSILANTI TOTAL UNITS

| | | | |
|-------------------------------------|---|-------------------------------|-------------------------------|
| Current Lease-Up — 618 | Under Construction — 1,057 | Approved — 1,546 | Proposed — 1,143 |
|-------------------------------------|---|-------------------------------|-------------------------------|



Lease-Up

- 1 AVIA Lofts on Victors Way
- 2 Beekman on Broadway Phase II
- 3 The Standard

Under Construction

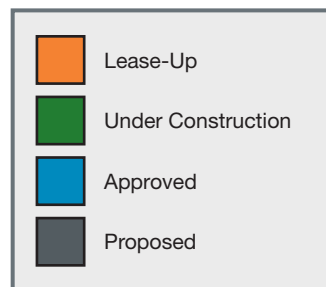
- 4 Avant
- 5 The Glen
- 6 The Legacy at Anna Arbor
- 7 The Lockwood
- 8 The Madison on Main
- 9 Mill Creek Townhomes
- 10 Veridian at County Farm
- 11 VIC Village South

Approved

- 12 1815 North Maple Road
- 13 Packard Row
- 14 Arbour on Main
- 15 Liberty Townhomes
- 16 Sutherland Square
- 17 Village of Ann Arbor
- 18 Y-Lot Project

Proposed

- 19 353 S Main St
- 20 415 West Washington Street
- 21 2050 Commerce
- 22 2900 S Main St
- 23 8170 Autumn Woods Trl
- 24 Brightdawn Village
- 25 Brookwood Superior
- 26 The Crossroads



Lease-Up

| Project | Units | City | Developer | Description |
|------------------------|-------|---------|-----------------------------------|---|
| Brush & Watson | 300 | Detroit | American Community Developers | Market Rate/Affordable Housing |
| The Freelon Sugar Hill | 68 | Detroit | Develop Detroit | Market Rate/Affordable Housing, Mixed Use |
| Weber Apartments | 44 | Detroit | Hazelwood Partners | Affordable Housing |
| Woodward West | 204 | Detroit | The Platform & Queen Lillian, LLC | Market Rate |

Under Construction

| Project | Units | City | Developer | Description |
|-------------------------------|-------|---------|--|---|
| 640 Temple St | 64 | Detroit | 400 Monroe Associates | Market Rate |
| Book Tower | 229 | Detroit | Bedrock Detroit | Market Rate Late 2022 |
| The Brooke on Bagley | 78 | Detroit | Woodborn Partners | Market rate/Affordable Housing |
| Dreamtroit | 81 | Detroit | Matt Naimi & Oren Goldenberg | Market Rate/Affordable Housing, Mixed Use |
| Exchange | 850 | Detroit | Woodborn Partners | Market Rate/Affordable Housing |
| The Exchange | 153 | Detroit | AERES Team | Market Rate, Mixed-Use Spring 2023 |
| Hudson's Site | 120 | Detroit | Bedrock Detroit | Mixed Use 2024 |
| Lafayette West | 230 | Detroit | Ginosko Development Company | Market Rate/Affordable Housing Spring 2023 |
| La Joya Gardens | 53 | Detroit | Invest Detroit/Cinnaire | Market Rate/Affordable Mixed-Use |
| Lee Plaza | 117 | Detroit | Roxbury Group/Ethos Development Partners | Senior Housing, Mixed Use |
| Left Field | 120 | Detroit | American Community Developers | Market Rate/Affordable Housing |
| The Louis | 500 | Detroit | The Sterling Group, Inc. | Market Rate Spring 2024 |
| Midtown Square Redevelopment | 73 | Detroit | Develop Detroit | Affordable Housing |
| Osi Art Apartments | 30 | Detroit | George N'Namdi/RoderickHardamon | Market Rate/Affordable Housing 2023 |
| Perennial Corktown Apartments | 188 | Detroit | Oxford Perennial | Market Rate/Affordable Housing |
| Renato at Pullman Parc | 180 | Detroit | Woodborn Partners/Broder & Sachse | Market Rate/Affordable Housing |
| Residences @ 150 Bagley | 148 | Detroit | Bagley Development Group | Market Rate/Affordable Housing, Mixed Use Late 2023 |
| Six55 Willis | 36 | Detroit | Hosey Development LLC | Market Rate |
| Winston Place Apartments | 120 | Detroit | Shelborne Development Company | Affordable Housing |



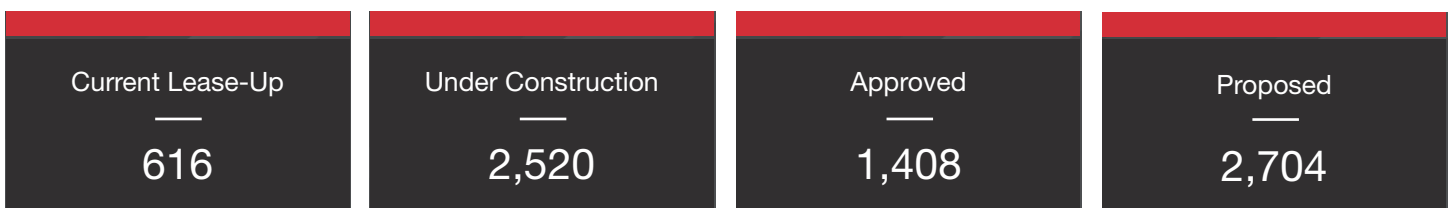
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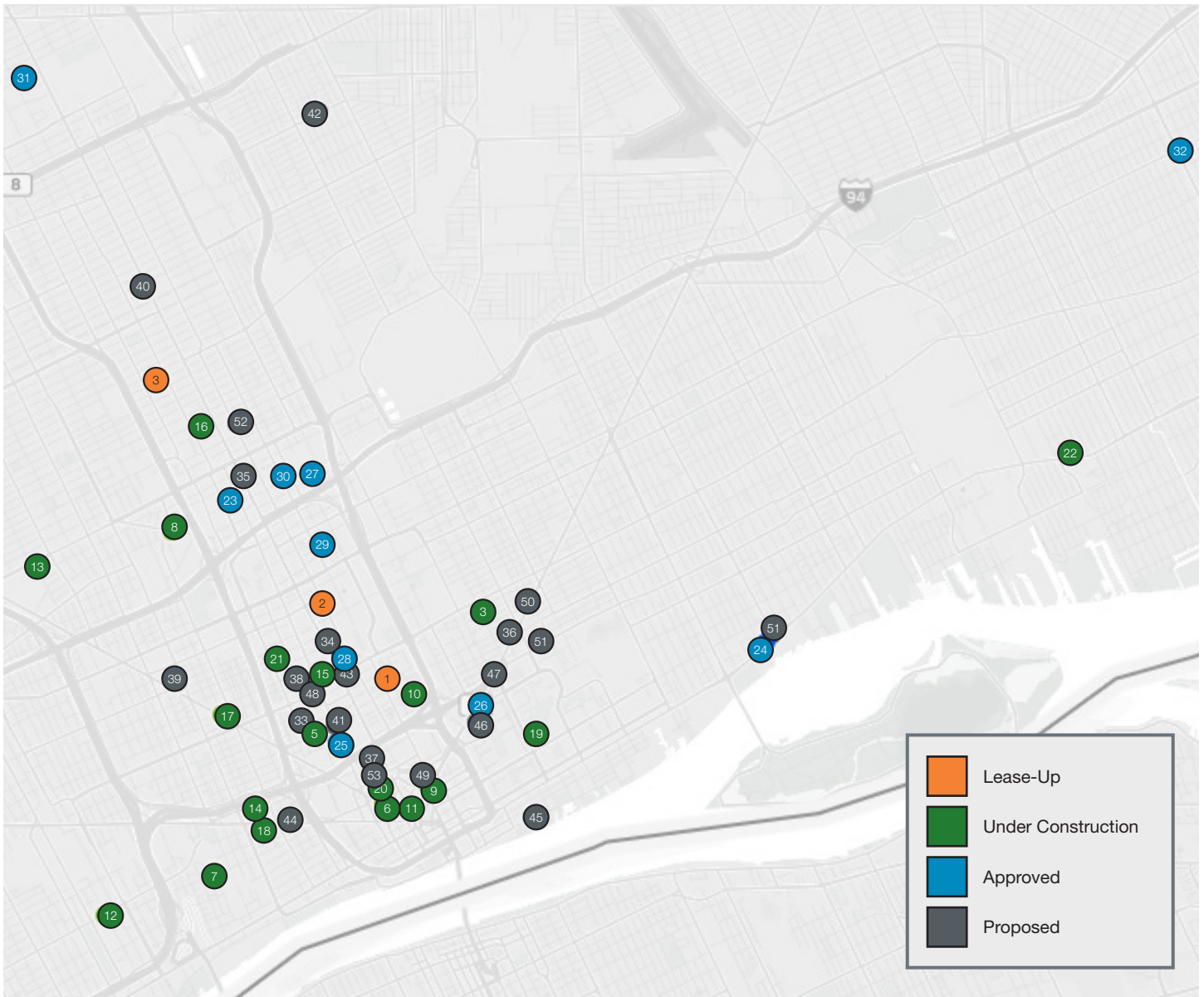
| Project | Units | City | Developer | Description |
|----------------------------|-------|---------|---|---------------------------------------|
| 450 Amsterdam | 92 | Detroit | Greatwater Opportunity Capital | Market Rate/Affordable Housing 2024 |
| 7851 E Jefferson Ave | 150 | Detroit | Ginosko Development Company | Affordable Housing |
| The Anchor | 84 | Detroit | Mariners Inn | Affordable Housing |
| The Atlas Lofts | 30 | Detroit | FIRM Real Estate | Market Rate |
| Fisher 21 Lofts | 433 | Detroit | Jackson Asset Management/Lewand Development/Hosey Development | Market Rate/Affordable, Mixed-Use |
| The Mid Apartments | 300 | Detroit | 3750 Woodward Avenue, LLC | Market Rate |
| Petit Bateau | 92 | Detroit | Nailah, LLC | Market Rate, Mixed Use, 6 Buildings |
| Piquette Flats | 161 | Detroit | The Platform | Affordable Housing |
| Orchard Village Apartments | 48 | Detroit | CHN Housing Partners/Detroit Blight Busters | Affordable Housing |
| The Ribbon | 18 | Detroit | 16530 East Warren, LLC | Market Rate/Affordable, Mixed-use |

Proposed

| Project | Units | City | Developer | Description |
|------------------------------------|-------|---------|--|--|
| 3rd & Charlotte | 83 | Detroit | The Platform/Related Affordable | Affordable Housing |
| 40 E Alexandrine | 65 | Detroit | Group 10 Management | Market Rate, Mixed-Use |
| 66 East Baltimore | 138 | Detroit | The Platform | Market Rate/Affordable Housing |
| 2205 Cass Ave | 264 | Detroit | Olympia Development of Michigan | Market Rate/Affordable |
| 2210 Park Avenue | 16 | Detroit | Olympia Development of Michigan | Market Rate |
| 3740 Second Ave | 57 | Detroit | Greatwater Opportunity Capital | Market Rate/Affordable Housing |
| 4401 Rosa Parks | 60 | Detroit | Cinnaire / Woodbridge Neighborhood Dev. Corp. | Affordable Housing |
| 10201 Woodward Ave | 53 | Detroit | MHT Housing, Inc. | Affordable Housing |
| The American | 131 | Detroit | Olympia Development of Michigan | Market Rate/Affordable Housing |
| Carpenter Apartments | 50 | Detroit | MHT Housing Inc | Affordable Housing |
| City Club Apartments | 344 | Detroit | City Club Apartments LLC | Market Rate, Mixed Use 2024 |
| Corktown Development | 70 | Detroit | Basco Detroit | Market Rate |
| East Riverfront | 360 | Detroit | City Growth Partners | Market Rate, Mixed Use |
| Eastern Market Gateway | 253 | Detroit | Develop Detroit | Market Rate/Affordable Housing, Mixed Use, Townhouse |
| Gratiot | 160 | Detroit | The Platform | Market Rate, Mixed Use |
| Greystone Senior | 49 | Detroit | Cass Community Neighborhood Development Corp. | Senior Housing |
| 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 | Avanth Capital Management | Senior/Affordable Housing |
| Park Avenue Building Redevelopment | 75 | Detroit | Rino Soave | Market Rate |

DETROIT TOTAL UNITS





Lease-Up

- 1 Brush & Watson
- 2 The Freelon Sugar Hill
- 3 Weber Apartments
- 4 Woodward West

Under Construction

- 5 640 Temple St
- 6 Book Tower
- 7 The Brooke on Bagley
- 8 Dreamtroit
- 9 Exchange
- 10 Exchange
- 11 Hudson's Site
- 12 Lafayette West
- 13 La Joya Gardens
- 14 Lee Plaza
- 15 Left Field
- 16 The Louis
- 17 Midtown Square Redevelopment
- 18 Osi Art Apartments
- 19 Perennial Corktown Apartments

- 20 Renato at Pullman Parc
- 21 Residences @ 150 Bagley
- 22 Six55 Willis
- 23 Winston Place Apartments

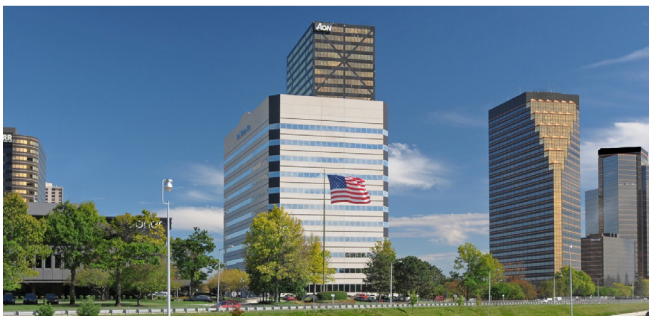
Approved

- 24 450 Amsterdam
- 25 7851 E Jefferson Ave
- 26 The Anchor
- 27 The Atlas
- 28 Fisher 21 Lofts
- 29 The Mid Apartments
- 30 Petit Bateau
- 31 Piquette Flats
- 32 Orchard Village Apartments
- 33 The Ribbon

Proposed

- 34 3rd & Charlotte
- 35 40 E Alexandrine
- 36 66 East Baltimore
- 37 2205 Cass Ave

- 38 2210 Park Avenue
- 39 3740 Sond Ave
- 40 4401 Rosa Parks
- 41 10201 Woodward Ave
- 42 The American
- 43 Carpenter Apartments
- 44 City Club Apartments
- 45 Corktown Development
- 46 East Riverfront
- 47 Eastern Market Gateway
- 48 Gratiot
- 49 Greystone Senior
- 50 Hastings Place
- 51 Henry Street Apartments
- 52 Jefferson Van Dyke
- 53 North End Landing
- 54 Park Avenue Building Redevelopment



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 Housing |
| The Crossings by Watermark | 304 | New Hudson | Watermark Residential | Market Rate |
| Elevate | 32 | Royal Oak | Encore Companies | Market Rate |
| Filmore Place Apartments | 90 | Canton | Schafer Development | 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 Div. | Senior Housing |
| Monark Grove | 148 | Clarkston | Hedrick Kirco Properties | Senior Housing |
| The Noble | 48 | Bloomfield Hills | Fairview Companies | Market Rate |
| Randall Residence at Encore Village | 393 | Brighton | Fairview Companies | Senior Living |
| Redwood at Rochester Hills | 121 | Rochester Hills | Redwood Living Inc | Market Rate/Affordable Housing |
| Reserve at Red Run | 133 | Madison Heights | Cypress Partners | Senior Housing |
| Town Center Villas | 105 | Shelby Township | Gallo Companies | Market Rate |
| Uptown Square | 383 | Troy | Edward Rose and Sons | Market Rate |
| The Westington | 102 | Troy | Troy Westington LLC | Market Rate |

Under Construction

| Project | Units | City | Developer | Description |
|-------------------------|-------|------------------|---|---|
| 23722 John R Road | 54 | Hazel Park | Robertson Homes | Market Rate Townhomes |
| The Brunswick | 20 | Auburn Hills | Detroit Riverside Capital | Market Rate, Mixed-Use 2023 |
| Everly of Macomb | 120 | Macomb | Lombardo Homes | Market Rate |
| The Flats at Iron Ridge | 94 | Ferndale | First Holding Corporation/Cunningham-Limp | Market Rate |
| Forestbrook Park | 57 | Walled Lake | Schafer Development | Market Rate |
| The Hazelton | 70 | Royal Oak | Trowbridge Companies | Market Rate 2023 |
| Innova Apartments | 272 | Novi | Beztak | Market Rate Fall 2023 |
| Northland City Center I | 1,800 | Southfield | Contour Companies | 1,546 New, 254 Adaptive Reuse, Market Rate, Mixed Use 2026-2027 |
| Riverland District | 135 | Sterling Heights | Chaldean Community Foundation | Affordable Housing, Mixed Use 2023 |
| Rochester Hills Trio | 120 | Rochester Hills | OYK Engineering &Construction | Market Rate, Mixed Use |
| Sakura Novi | 118 | Novi | Robert B Aikens & Associates, LLC | Market Rate/Mixed Use |
| Stonefield of Clinton | 113 | Clinton Township | Asmar Construction Company Inc | Senior Housing |
| Union at Oak Grove | 220 | Howell Township | Union Development Holdings | Affordable Housing 2023 |
| Van Dyke Apartments | 135 | Sterling Heights | Chaldean Community Foundation | Affordable Housing |
| The Vista at Uptown | 235 | Brighton | DTN Management Company | Market Rate Spring 2024 |
| Winston Commons | 54 | Pontiac | Woda Cooper Companies | Affordable Housing, Mixed Use |



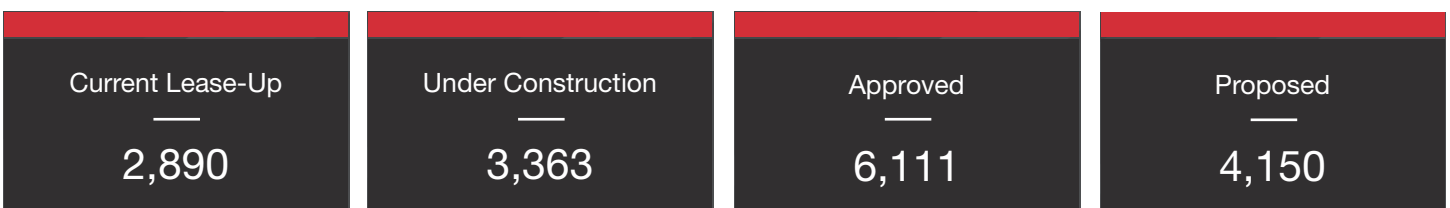
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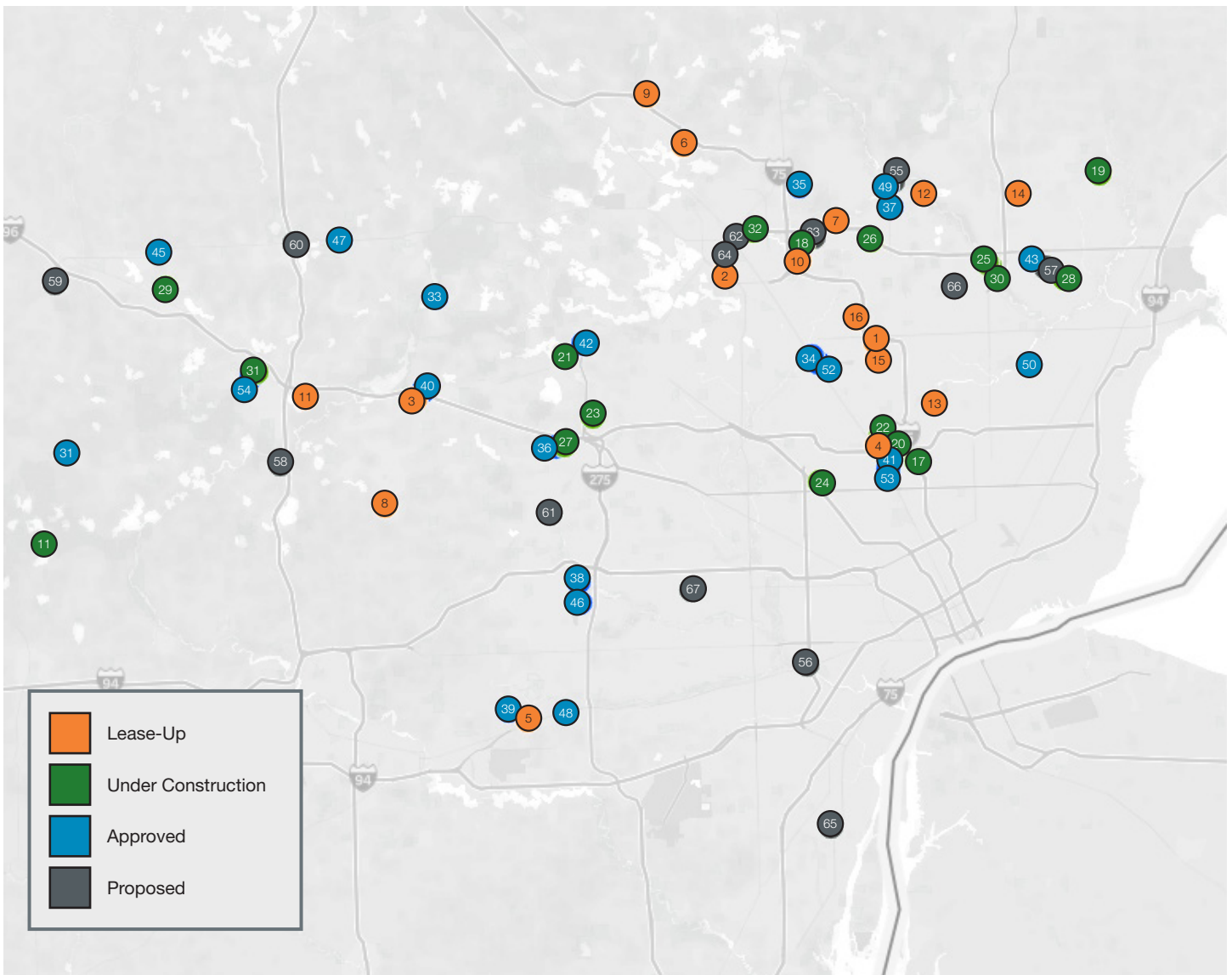
| Project | Units | City | Developer | Description |
|---------------------------------|-------|-------------------|--------------------------------|---------------------------------------|
| 505 N Main St | 16 | Milford | DeMar LLC | Market Rate |
| 35001 Woodward Avenue | 42 | Birmingham | Hesham Gayar | Market Rate, Mixed-Use |
| The Avant at Five Points | 61 | Auburn Hills | Designhaus Architecture | Market Rate |
| The Bond | 253 | Novi | DTN Management | 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 Housing |
| Five & Main - Residential | 300 | Commerce Township | Robert B. Aikens & Associates | Market Rate |
| Former Lakeside Mall | 2,800 | Sterling Heights | Out of the Box Ventures | Market Rate/Senior Housing, Mixed-Use |
| Front Street Town Center | 32 | New Baltimore | Peak3 Development | Market Rate, Mixed-Use |
| Highland Knolls | 226 | Oceola Township | BRIDA, LLC | Senior Living |
| Plymouth Walk | 369 | Plymouth | Pomeroy Living/Toll Brothers | Market Rate |
| Redwood Hartland | 148 | Hartland | Redwood Living, Inc. | Market Rate |
| Redwood Marketplace | 235 | Canton | Redwood Living, Inc. | Market Rate, Mixed-Use |
| River Front Place | 144 | Rochester | Trowbridge Companies | Market Rate |
| Sterling Park Place | 88 | Sterling Heights | Gallo Companies | Market Rate |
| Townes of Main Street | 196 | Novi | Singh Development | Market Rate |
| Triangle District Project | 157 | Birmingham | FHS Birmingham | 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 | Moceri Companies | Senior Living, 6 Story |
| 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 |
| Legacy Park | 384 | Brighton | Lombardo Homes | Market Rate |
| Mason & Burkhart | 378 | Howell Township | Mason and Burkhart LLC | Market Rate, Senior Living |
| Newberry Place | 321 | Hartland | Mayberry Homes | Market Rate, Mixed Use |
| Northville Downs | 174 | Northville | Hunter Pasteur Homes, LLC | Market Rate October 2025 |
| Oakland Towne Center Redevelopment | 132 | Pontiac | Dalen Hanna | Market Rate |
| Parkways of Auburn Hills | 50 | Auburn Hills | Moceri Management | Senior Living |
| The Shores at Crystal Lake | 1,200 | Pontiac | SK Investments Group | Market Rate |
| Southgate Tower | 201 | Southgate | Southgate Tower, LLC | Market Rate |
| Village of the Park | 144 | Warren | Schafer Development | Market Rate |
| Wonderland Flats | 201 | Livonia | Schostak Brothers and Company | Market Rate |

GREATER DETROIT TOTAL UNITS





Lease-Up

- 1 The Alcove Troy
- 2 American House Village at Bloomfield
- 3 The Crossings by Watermark
- 4 Elevate
- 5 Filmore Place Apartments
- 6 Insignia
- 7 Legacy Rochester Hills
- 8 Lockwood of South Lyon
- 9 Monark Grove
- 10 The Noble
- 11 Randall Residence at Encore Village
- 12 Redwood at Rochester Hills
- 13 Reserve at Red Run
- 14 Town Center Villas
- 15 Uptown Square
- 16 The Westington

Under Construction

- 17 23722 John R Road
- 18 The Brunswick
- 19 Everly of Macomb
- 20 The Flats at Iron Ridge
- 21 Forestbrook Park
- 22 The Hazelton
- 23 Innova Apartments

- 24 Northland City Center I
- 25 Riverland District
- 26 Rochester Hills Trio
- 27 Sakuri Novi
- 28 Stonefield of Clinton
- 29 Union at Oak Grove
- 30 Van Dyke Apartments
- 31 The Vista at Uptown
- 32 Winston Commons

Approved

- 33 505 N Main St
- 34 35001 Woodward Avenue
- 35 The Avant at Five Points
- 36 The Bond
- 37 Cedar Valley Apartments Phase 2
- 38 Courthouse Grille
- 39 Creekview Landings
- 40 The Crossings of Milford
- 41 The Delaware
- 42 Five & Main - Residential
- 43 Former Lakeside Mall
- 44 Front Street Center
- 45 Highland Knolls
- 46 Plymouth Walk

- 47 Redwood Hartland
- 48 Redwood Marketplace
- 49 River Front Place
- 50 Sterling Park Place
- 51 Townes of Main Street
- 52 Triangle District Project
- 53 Vester Flats
- 54 West Village

Proposed

- 55 Blossom Mills
- 56 The Edward Hotel & Convention Center
- 57 Glen Arbor Senior Living
- 58 Legacy Park
- 59 Mason & Burkhardt
- 60 Newberry Place
- 61 Northville Downs
- 62 Oakland Towne Center Redevelopment
- 63 Parkways of Auburn Hills
- 64 The Shores at Crystal Lake
- 65 Southgate Tower
- 66 Village of the Park
- 67 Wonderland Flats



NAI Wisinski Great Lakes Multifamily Team

For a free Broker Opinion of Value, please contact us at:
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Senior Director of Multifamily Investment



Kevin O'Reilly

Director of Multifamily Investment

Regional Market Expertise. Globally Connected.

NAI Global, headquartered in New York City, has 375 individual offices in 36 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.

6,000+

Network of
professionals

\$20B

Total annual
transaction value

375+

Offices

36

Countries



NAI Wisinski
Great Lakes
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