

# Multifamily Construction Pipeline Report

West Michigan | Bi-annual • June 2016



## Under Construction

### Grand Rapids

Project	Units	Area/District	Developer	Description
221 Trowbridge Flats	66	Belknap Neighborhood	RJM Holdings, LLC	Student, Market Rate
The Gateway At Belknap	75	Belknap Neighborhood	The Gateway At Belknap, LLC/ Orion Construction	Mixed Use, Market Rate
Ridges of Cascade	240	Cascade Township	CD Barnes Construction/ Lacati Homes	Market Rate, Garden Style w/ garage
Arena Place	101	CBD	Arena Place Development, LLC/ Orion Real Estate Solutions	11 story, Mixed Use, Market Rate, Parking Ramp, Completion: Summer 2016
The Rowe	77	CBD	CWD Real Estate	Historic, Market Rate, Mixed Use, Completion: Late 2016
Venue Tower	90	CBD	Orion Real Estate Solutions/ Gilmore Collection	20 Story, Market Rate, Mixed Use
Celadon New Town	130	Grand Rapids	Mosaic Properties	3 Story, Market Rate, Garden Style
The Grand Castle	460	Grandville	Land & Co.	Market Rate, Parking Ramp
Kingsley Building	42	Eastown	Bazzani Associates	Market Rate, Mixed use, Adaptive Use Historic
One Fulton Square	47	Eastown	Orion Real Estate Solutions	Market, Mixed Use
Third Coast Orange	18	Midtown/ Medical Mile	Third Coast Development	Market Rate, Mixed Use
Third Coast Purple	8	Midtown/ Medical Mile	Third Coast Development	Market Rate, Mixed Use
Fulton Place Apartments	112	West Side Neighborhood	Rockford Development	Student, Market Rate, Mixed Use
616 Lofts On Alabama	100	West Side Neighborhood	616 Development/ Rockford Development	Adaptive Reuse, Market Rate
New Holland Brewing Project	35	West Side Neighborhood	Rockford Development	Market Rate, Mixed Use
6601 Lake Michigan Drive Apartments	63	West Side Neighborhood	Cherry Street Capital	Market Rate, Mixed Use
<b>Grand Rapids Total</b>	<b>1,661</b>			

### Kalamazoo

Project	Units	Area/District	Developer	Description
Mall Plaza Building	29	CBD	The Vernon Group LLC	Market Rate, Mixed Use
Walbridge Common Apartments	31	Kalamazoo	NoMi LLC	Market Rate, Mixed Use, Adaptive Reuse
<b>Kalamazoo Total</b>	<b>60</b>			

### Lakeshore

Project	Units	Area/District	Developer	Description
Evolve	224	Allendale	Campus Crest Communities	Student, Market Rate, Garden Style, 600 Beds
West Wind	119	Allendale	Merwyn Koster/Biltmore LLC	Student, Market Rate, Garden Style, 200 Beds
Grand Landing	48	Grand Haven	Eyde Development	Expansion, Market Rate, Mixed Use
<b>Lakeshore Total</b>	<b>475</b>			

### Lansing

Project	Units	Area/District	Developer	Description
Somerset Park	88	Bath	Eyde Development	Phase 2 Expansion, Market Rate, Garden Style
Metro Place	156	CBD	Y Site, LLC, Dan Lawton-Essa	Market Rate, Mixed Use, 250 Parking Spaces
SkyVue	359	Eastfield	Ambling Companies/Rise RE	9 Story, Market Rate
1855 Place	189	East Lansing	MSU	Student, Mixed Use
300 Grand	39	East Lansing	DTN Management/Development	4 story, Market Rate, Mixed Use
Garten Haus Apartments	21	East Lansing	DTN Management/Development	Student Housing
The Reserve at Falcon Point	120	East Lansing	Village Green	2 Story, Market Rate
Spartan Village Apartments (Redevelopment)	-	East Lansing	Michigan State University RHS	Student, Mixed Use, 1,200 Beds
5177 Marsh Rd	21	Okemos	Edye Developments	3 Story, Market Rate, Garden Style
<b>Lansing Total</b>	<b>993</b>			
<b>Total</b>	<b>3,105</b>			

## Approved/Proposed

### Grand Rapids

Project	Units	Area/District	Developer	Description
Crosswinds Manor	36	Belding	TJ Acquisitions	Affordable Housing

## Approved/Proposed (Continued)

Ottawa & Lyon Apartments	400	CBD	Orion Real Estate Solutions/ Midtown Properties	14-17 story, Market Rate, Mixed Use, Est. Construction Start: 2017
River Edge	35	CBD	Orion Real Estate Solutions	5 Story, Market Rate, Mixed Use
123 S. Division Ave	6	CBD	Uptown Housing LLC/ Terpstra Construction Services	Market Rate, Mixed Use
Firestone Lofts	21	CBD	Third Coast Development	Market Rate, Mixed Use
234 Market Ave SW	260	CBD	Maplegrove Property/Rockford Development	11 story, Market Rate, Mixed Use, Est. Completion: 2018
111 Ionia Ave NW	350	CBD	Area 5 Development	Celebration Cinemas Development, Market Rate, Mixed Use
20 E. Fulton Apartments	100	CBD	Brookstone Capital	12 -14 Story, Affordable Housing/Market Rate, Mixed Use, Parking Ramp
5464 60 St. SE	82	Caledonia	Highpoint RE & Development	Phase 1, Student Housing, 19 Units with 66 Beds
616 Lofts on Plainfield	40	Creston Neighborhood	616 Development	Market Rate, Mixed Use
Wealthy Street Apartments	38	Eastown	Greencane Properties	3 Story, Market Rate, Mixed Use
St. James Apartments	52	Grand Rapids	Genesis NPHC/Dwelling Place NPHC	Affordable Housing
Leo & Apline	36	Grand Rapids	Third Coast Development/PK Development Group	Affordable Housing
501 Eastern	66	Grand Rapids	ICCF NHC/Dwelling Place	Affordable Housing
Eastern Village	72	Grand Rapids	LINC Community Revitalization	Affordable Housing
The GrandView Place	93	Grand Rapids	The Woda Group	Market Rate & Affordable Housing, Townhomes
Garfield Park Lofts	36	Grand Rapids	LINC Community Revitalization	3 Story, Mixed Use
Knapp's Corner Flats	203	Grand Rapids	American Kendall	3 Story, Market Rates
The Haven	192	Grandville	American Village Properties/ Kendall Property Group	3 story, Market Rate, Garden Style w/ Garages
St. Ann's House	150	West Side Neighborhood	-	Assisted Living, Phase 1 Expansion 16 Units, Phase 2 Expansion 134 Units
Lexington Elementary	39	West Side Neighborhood	Brinshore Development	Senior, Affordable, Adaptive Reuse
Diamond Place	168	Midtown/ Medical Mile	Third Coast Development/PK Development	Market & Affordable Rates
Coldbrook Creek	287	Midtown/ Medical Mile	Ambling Companies/Rise RE	4 Story, Market Rate, Mixed Use
601 Bond Ave	140	Midtown/ Medical Mile	Time Equities	12-13 Story, Market Rate, Mixed Use, Parking Ramp
West of Verslius Orchards	70	Standale	Accomplished Project	Multistory, Market Rate, Mixed Use
2857 10 Mile Road	185	Rockford	Fusion Properties	Market Rate, Mixed Use
Lamoreaux Farms	288	Rockford	John Erickson	Market Rate, Mixed Use
<b>Grand Rapids Total</b>	<b>3,446</b>			

### Kalamazoo

Project	Units	Area/District	Developer	Description
Silver Star Apartments	76	Battle Creek	Marvin D. Veltkamp	Phase 3, Affordable Housing
Keystone Lake	28	Battle Creek	Carroll Development	Expansion, Market Rate, Garden Style
Hayward Wells Apartments	81	Benton Harbor	General Capital Developments	Affordable Housing
Arcadia Commons	264	CBD	Ambling Companies/Rise RE	Market Rate, Mixed Use
Selinon Park	74	Portage	Full Circle Communities	Affordable Housing
West Town Apartments	47	Portage	Craftsmen Developments	Affordable Housing
<b>Kalamazoo Total</b>	<b>570</b>			

### Lakeshore

Project	Units	Area/District	Developer	Description
Bayberry Pointe Apartments	52	Allendale	John Erickson	Expansion of 52 Units
Campus View	138	Allendale	BBG Land Company North LLC	Student, Phase 3, 275 Beds
Pierce Place	24	Allendale	Langlois Development	Student, Townhomes
Mystic Woods East	48	Allendale	GSM Properties	Student, Townhomes, 192 Beds
Mystic Woods West	34	Allendale	GSM Properties	Student, Townhomes, 136 Beds
The Enclave	80	Allendale	Richland Development	Student, Phase 2 Fall 2016
Timberview Apartments	60	Grand Haven Township	Embassy Group	Market Rate, Garden Style, Expansion
Piper Lake Apartments	204	Grand Haven Township	Cherette Group	Market Rate, Garden Style w/ Garage
North Pointe Apartments	192	Holland Township	Land & Co.	Expansion, Market Rate, Garden Style
Valley Vista Apartments	84	Hudsonville	Koetje Builders	Phase 2 Expansion, Construction Start: 2016
880 1st St	20	Muskegon	-	5 Story, Market Rate, Mixed Use
HighPoint Flats	48	Muskegon	Parkland Properties	Market Rate, Mixed Use
Berkshire Muskegon Apartments	87	Muskegon	General Capital Group	Senior, Affordable Housing/Market Rate
<b>Lakeshore Total</b>	<b>1,147</b>			

## Approved/Proposed (Continued)

### Lansing

Project	Units	Area/District	Developer	Description
Next Generation	51	East Lansing	Next Generation Investment Properties LLC	Market Rate, Mixed Use
Stonehouse Village	84	East Lansing	Stonehouse Village/Cron Management LLC	Phase 6 Expansion, Market Rate, Mixed Use
122 Division St.	13	East Lansing	Lingg Brewer	Market Rate, Mixed Use
The Avenue on Giver River	192	East Lansing	Campus Village Communities	Student Housing
Red Cedar Flats	122	East Lansing	Ferguson/ Continental LLC	Market Rate, Mixed Use, Completion Fall 2017
Bailey Elementary School	26	East Lansing	Capital Area Housing Partnership	Senior, Affordable, Mixed Use, Adaptive Reuse, Est. Completion: Fall 2017
Park District Redevelopment/ Albert Ave@ Abbot Rd	77	East Lansing	Strathmore Development/ Crouch Investment Group	7-8 Story, Market Rate, Mixed Use, Parking Ramp
Trowbridge Plaza project	57	East Lansing	River Caddis Development LLC	Market Rate, Mixed Use
Capital Park Center	48	Lansing	LC Consultants	Affordable Housing
Saboury Building	23	Lansing	Saboury Development Company	Affordable Housing
Walnut Park Apartments	72	Lansing	TWG Development	Affordable Housing
The Abigail Senior Apartments	60	Lansing	TWG Development	Assisted Living, Affordable Housing
Porter Senior Apartments	98	Lansing	GLTC Partners	Assisted Living, Affordable Housing
East Town Flats	39	Lansing	Gillespie Group	4 Story, Market Rate, Mixed Use
Pepper Ridge	162	Lansing	Redwood Management	Market Rate, Garden Style
3698 Okemos Rd	8	Okemos	Okemos Road/Metthew Hagan	Market Rate, Townhomes
Okemos Pointe	450	Okemos	TA Forsberg, Inc.	Market Rate, Construction Est. Completion: 2017
Executive Office Park	114	Okemos	Northwinds Investment Group	Market Rate, Mixed Use
<b>Lansing Total</b>	<b>1,735</b>			
<b>Total</b>	<b>6,898</b>			

### Scott Nurski, MBA



Scott has a strong background in business and holds an MBA in Finance. Scott's major responsibilities include analyzing financial statements and developing pro-formas in order to establish market value. He is also responsible for developing and implementing a strategic, customized marketing plan for each property and managing the team's database of research data, market information, and active buyers and sellers. Scott has an exceptional grasp of national and local industry trends.

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### Craig Black, CCIM



Craig brings over 35 years of experience in real estate to the team. His background covers ownership, development, brokerage, and asset management. Craig's responsibilities primarily involve working with buyers and sellers to consummate a transaction. He interacts with both parties and their representatives through all aspects of a sale up to and through the closing. His hands on experience is a valuable asset to the Multifamily Team and its clients.

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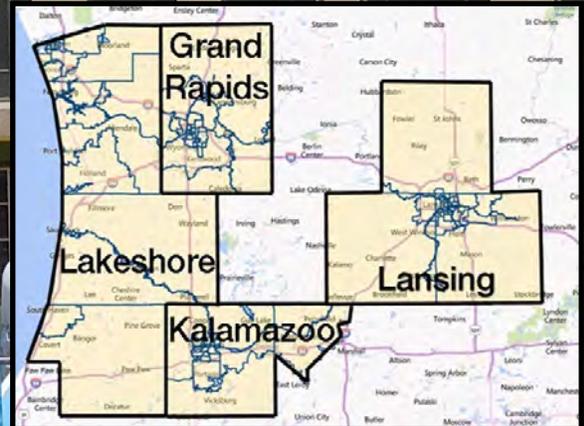
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