



**H1  
2023**

# West Michigan Multifamily

# CONSTRUCTION PIPELINE REPORT



**4,255**

**CURRENT  
LEASE-UP**



**3,872**

**UNDER  
CONSTRUCTION**



**6,908-6958**

**ALREADY  
APPROVED**



**2,988**

**RECENTLY  
PROPOSED**

## LEASE-UP

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
13827 Ironwood Dr	8	Grand Rapids	De Fouw Cathy J Trust	Market Rate
Avanterra Forest Hills Preserve	149	Grand Rapids	Continental Properties	Market Rate
Belknap Place Apartments	50	Grand Rapids	Third Coast Development/PK Housing	30/70 Market Rate/Affordable/Townhomes
Box Board Lofts	173	Grand Rapids	3F Properties/Monroe Residential	Market Rate
Commons at Rivertown	408	Grandville	Trilogy Real Estate Group	Market Rate
Evergreen Townhomes	52	Grand Rapids	Wheeler Development Group	Market Rate
Legacies Village	44	Caledonia	WRG Senior Living	Senior/Affordable
Meadowbrooke Apartment Homes	492	Grand Rapids	Edward Rose & Sons	Market Rate
Reserve Flats	138	Wyoming	Redwood Living Inc	Market Rate
Southgate	56	Grand Rapids	ICCF Nonprofit Housing Corporation	Senior/Affordable
Victory on Leonard Apartments	140	Grand Rapids	Victory Development Group	Market Rate, Mixed-Use
Village of East Ada	92	Ada	Wheeler Development Group	Market Rate

## UNDER CONSTRUCTION

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
The BLVD at Wilson Crossings	344	Byron Township	Thompson Thrift	Market Rate
Boston Square	237	Grand Rapids	Rockford Construction	Market/Affordable, Mixed-Use
Eastpointe Commons	56	Grand Rapids	Hope Network Housing Development	Market Rate/Affordable
Hillcrest Apartments	72	Grand Rapids	Talbot Development	Market Rate, Mixed-Use
HOM Flats at 28 West Phase 3	47	Grand Rapids	Magnus Capital Partners	Market Rate/Affordable
HOM Flats at Maynard	240	Grand Rapids	Magnus Capital Partners	Affordable
The Lofts on Grove	110	Grand Rapids	First Companies	Market Rate, Mixed-Use
Lofts @ 128	21	Hastings	A.J. Veneklasen, Inc.	Market Rate
Michigan St Apartment Homes (Phase II)	30	Grand Rapids	Redstone Group	Market Rate
River Birch Apartments	96	Caledonia	BDR	Market Rate
The Savannah at Waterford Village	250	Grand Rapids	Stoneleigh Companies, LLC	Market Rate
Studio Park Lofts Phase 2	165	Grand Rapids	Olsen Loeks	Market Rate
Union Suites on Coit	52	Grand Rapids	Union Suites, LLC / Dwelling Place	Affordable

## APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
280 Ann St	44	Grand Rapids	Victory Development Group	Market Rate, Mixed-Use
555 Leonard	20	Grand Rapids	The Peoples Cider Co.	Market Rate, Mixed-Use
752 on Lafayette	34	Grand Rapids	Commonwealth Development	Affordable
Alabama Lofts 2	245	Grand Rapids	Rockford Construction	Market Rate
Baymont Hotel Conversion	150	Grand Rapids	API Commercial	Market Rate
Breton Grove II	35	Grand Rapids	Woda Cooper Co.	Homeless/Affordable
Celebration Apartments	240	Grand Rapids	Victory Development Group	Market Rate
English Hills Country Club	554	Walker	Redhawk Multifamily	Market Rate
Leonard Apartments	55	Grand Rapids	Genesis Non-Profit Housing Corporation	Market Rate/Affordable
Lexington Apartments	39	Grand Rapids	Common Wealth / Brinshore Development	Senior/Affordable
Motown Square	54	Grand Rapids	MoTown Square Ltd Dividend Housing & LINC UP	Affordable, Assisted Living, Senior
The Pines	604	Wyoming	Redhawk Family and Domo Development	Market Rate
The Retreat	178	Wyoming	American Kendall Properties LLC	Market Rate, Mixed-Use
RiverNorth	526	Grand Rapids	Franklin Partners	Market Rate
Sligh Furniture Building	438	Grand Rapids	Sturgeon Bay Partners	Market/Affordable, Mixed-Use
United Methodist Community House	46	Grand Rapids	United Methodist Community House	Senior/Affordable

PROPOSED

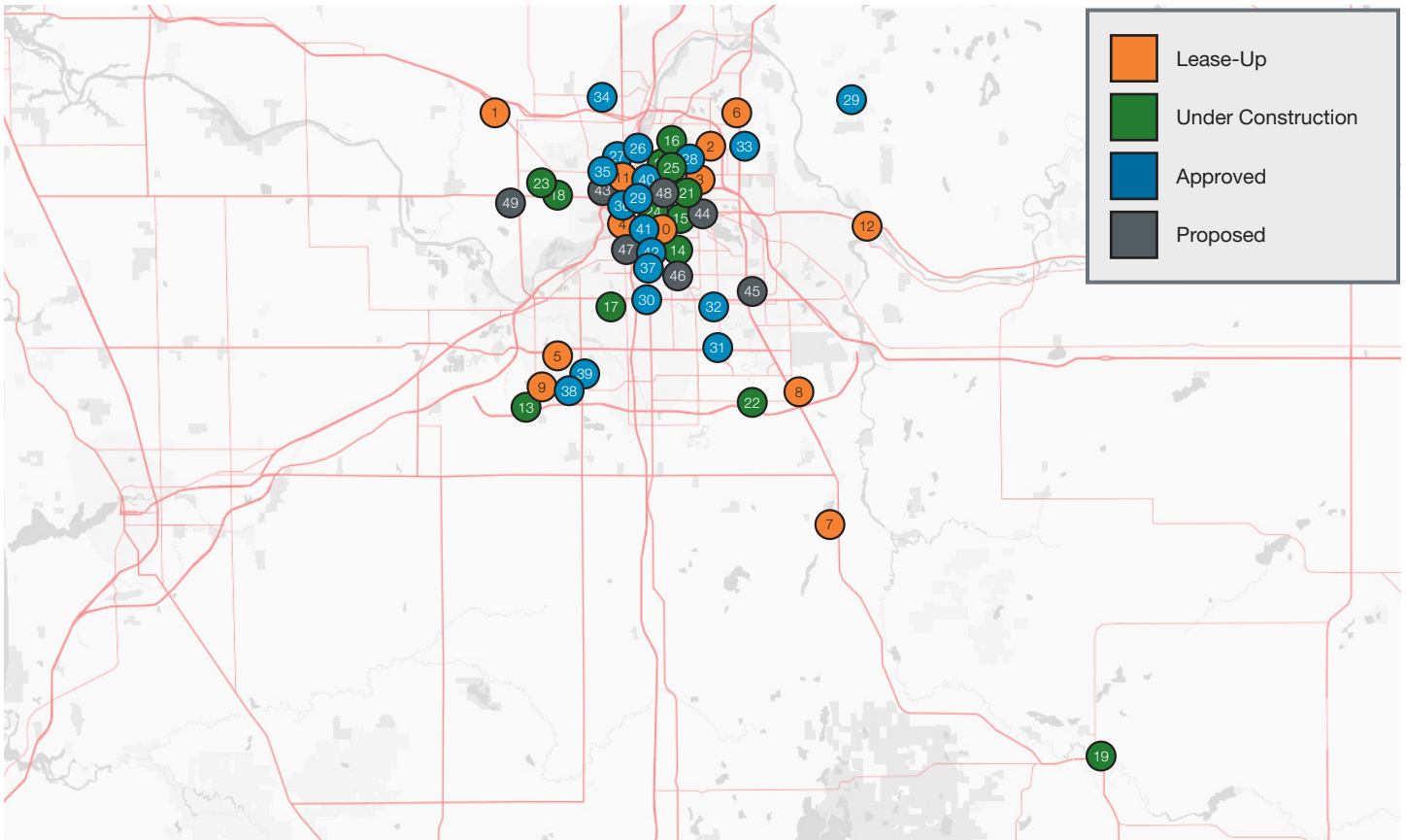
PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
585 - Stockbridge Landing	31	Grand Rapids	Woda Cooper Co.	Affordable
Academy Manor	109	Grand Rapids	BLR Development/PK Development	Senior/Affordable
Bradley Commons	54	Grand Rapids	The Woda Group	Affordable
Eastern & Burton Village District	34	Grand Rapids	Black Wallstreet Grand Rapids	Market Rate, Mixed-Use
Factory Yards	382	Grand Rapids	Dennis Griffin, Scott Magaluk, Ben Smith	Market Rate
Heartside Health District Revitalization	200	Grand Rapids	Trinity Health Saint Mary's	Mixed-Use, Market Rate/Affordable
Vista 45	217	Grand Rapids	JAG Development Inc. Cherette Group	Market Rate, Mixed-Use
Wealthy & Sheldon Lofts	57	Grand Rapids	Cella Building Company	Market Rate, Mixed-Use

PROJECT FEATURE: FACTORY YARDS



Located near Roosevelt Park in Grand Rapids, Michigan, Factory Yards will be a transformational project comprised of seven buildings across 15+ acres. Once complete, the mixed-use development will include commercial space, restaurants, performance space, art installations, community gathering areas, and 382 units of new housing.

GRAND RAPIDS MAP



Lease-Up

- 1 13827 Ironwood Dr
- 2 Avanterra Forest Hills Preserve
- 3 Belknap Place Apartments
- 4 Box Board Lofts
- 5 Commons at Rivertown
- 6 Evergreen Townhomes
- 7 Legacies Village
- 8 Meadowbrooke Apartment Homes
- 9 Reserve Flats
- 10 Southgate
- 11 Victory on Leonard Apartments
- 12 Village of East Ada

Under Construction

- 13 The BLVD at Wilson Crossings
- 14 Boston Square
- 15 Eastpointe Commons
- 16 Hillcrest Apartments
- 17 HOM Flats at 28 West Phase 3
- 18 HOM Flats at Maynard

- 19 Lofts @ 128
- 20 The Lofts on Grove
- 21 Michigan Street Apartment Homes Phase II
- 22 River Birch Apartments
- 23 The Savannah at Waterford Village
- 24 Studio Park Lofts Phase II
- 25 Union Suites on Coit

Approved

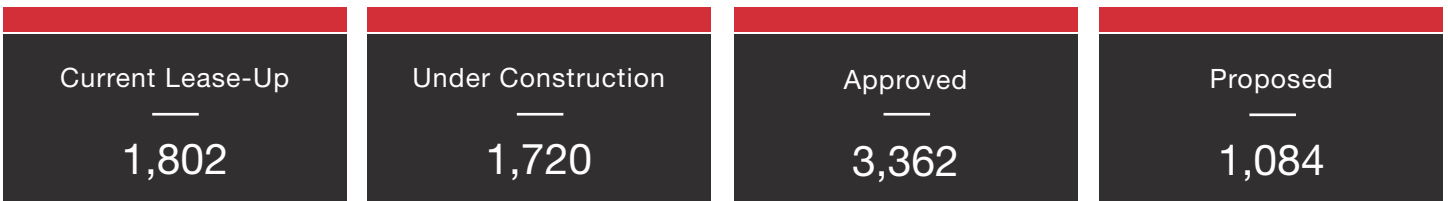
- 26 280 Ann St
- 27 555 Leonard
- 28 752 on Lafayette
- 29 Alabama Lofts
- 30 Baymont Hotel Conversion
- 31 Breton Grove II
- 32 Celebration Apartments
- 33 English Hills Country Club
- 34 Leonard Apartments
- 35 Lexington Apartments
- 36 Motown Square

- 37 The Pines
- 38 The Retreat
- 39 RiverNorth
- 40 Sligh Furniture Building
- 41 United Methodist Community House

Proposed

- 42 585 - Stockbridge Landing
- 43 Academy Manor
- 44 Bradley Commons
- 45 Eastern & Burton Village District
- 46 Factory Yards
- 47 Heartside Health District Revitalization
- 48 Vista 45
- 49 Wealthy & Sheldon Lofts

GRAND RAPIDS TOTAL UNITS



UNDER CONSTRUCTION

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Redwood Battle Creek II	40	Battle Creek	Redwood Living, inc.	Market Rate

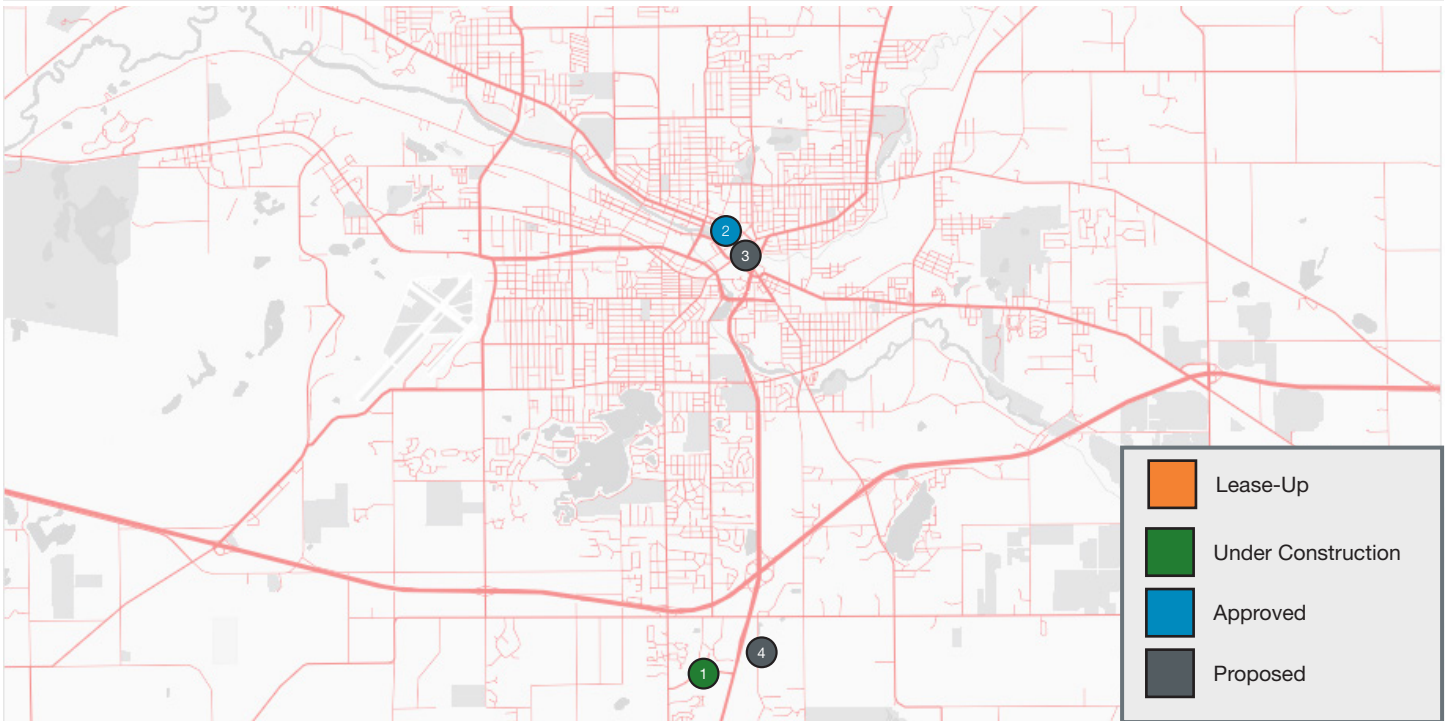
APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Anson Building	8	Battle Creek	Restore 269	Market Rate, Mixed-Use

PROPOSED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Former Hamblin Opera House	31	Battle Creek	Bijou Lofts LLC	Market Rate, Mixed-Use
Richland Residential Development	312	Battle Creek	Richland Residential Inc	Market Rate

BATTLE CREEK MAP



Under Construction

- 1 Redwood Battle Creek II

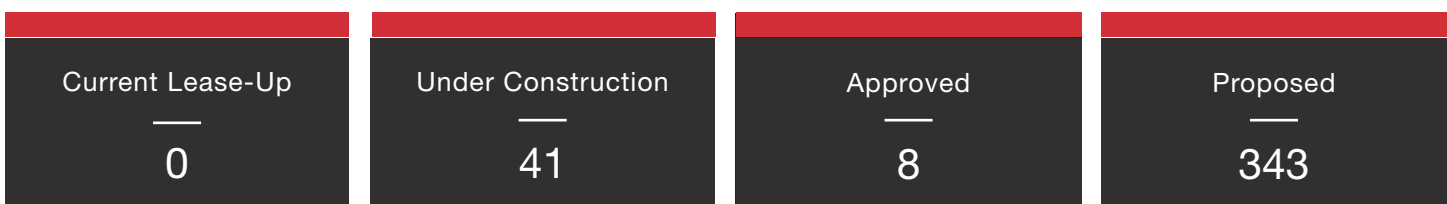
Proposed

- 3 Former Hamblin Opera House
- 4 Richland Residential Development

Approved

- 2 Anson Building

BATTLE CREEK TOTAL UNITS



**LEASE-UP**

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
400 Rose Phase II	101	Kalamazoo	AVB Development/The Hinman Company	Market Rate
Abbey42	344	Kalamazoo	Westwind Construction	Market Rate
The Bluffs at Gull Lake	48	Richland	N/A	Market Rate
The Lodge House	60	Kalamazoo	LIFT Foundation	Affordable/Homeless
Redwood Comstock Township	129	Kalamazoo	Redwood Living, Inc.	Market Rate
Redwood Portage Lovers Lane	109	Portage	Redwood Living, Inc.	Market Rate
Revel Creek	60	Kalamazoo	Heritage Community of Kalamazoo	Senior Housing

**UNDER CONSTRUCTION**

Project	Units	City	Developer	Description
315 E Frank Street	9	Kalamazoo	Bogan Developments	Affordable, Mixed-Use
Authentix Kalamazoo	240	Kalamazoo	Continental Properties	Market Rate
Redwood Texas Township II	51	Kalamazoo	Redwood Living Inc	Market Rate
Tall Timbers	180	Portage	AVB Development / The Hinman Company	Market Rate

**APPROVED**

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
266 Michigan Ave	11	Kalamazoo	266 Michigan Ave Kalamazoo LLC/Matt O'Connor	Market Rate, Mixed-Use
619 Porter Street	52	Kalamazoo	PlazaCorp Realty Advisors	Mixed-use
Rose Street Senior	64	Kalamazoo	PGJ Development/PS Equities	Senior/Market Rate
Schafer Development	166	Kalamazoo	Schafer Development	Luxury/One-Story Ranch Apartments

**PROPOSED**

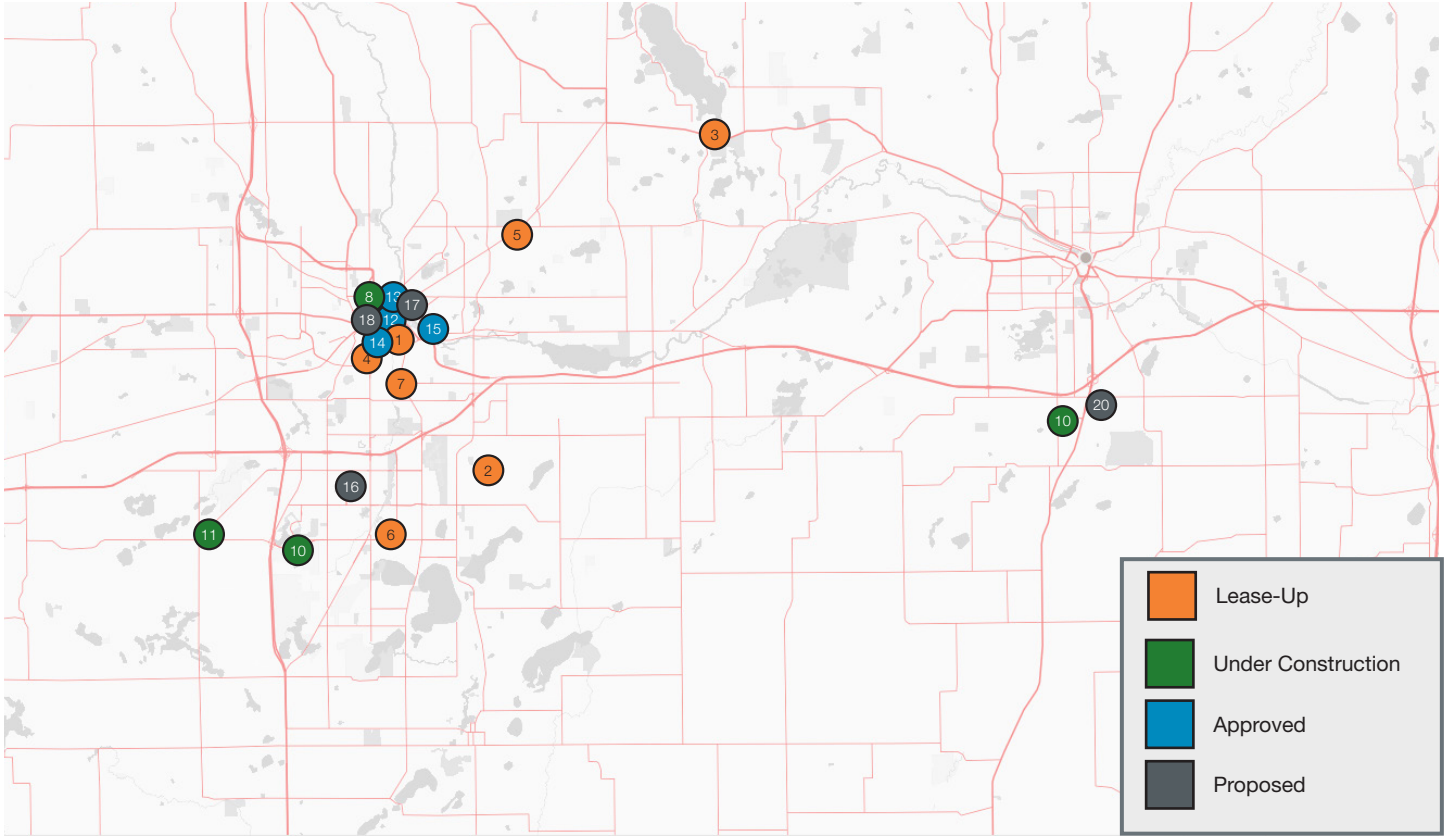
PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Kings Landing	95	Portage	Meyer C. Weiner	Market Rate
Rivers Edge	222	Kalamazoo	River Caddis Development	Market Rate/Affordable
West Water Street & Cooley Street	400	Kalamazoo	PlazaCorp Realty Advisers, Inc.	Market Rate, Mixed-Use

**PROJECT FEATURE: SCHAFER DEVELOPMENT**



An apartment community in Kalamazoo received approval to build 166 high-end townhome-styled apartments. The complex will feature one-story units ranging in size from 1,300 - 1,400 SF, and anticipated to cost between \$2,200 - \$2,400 per month.

KALAMAZOO MAP



Lease-Up

- 1 400 Rose Phase 2
- 2 Abbey42
- 3 The Bluffs at Gull Lake
- 4 The Lodge House
- 5 Redwood Comstock Township
- 6 Redwood Portage Lovers Lane
- 7 Revel Creek

Approved

- 12 266 Michigan Ave
- 13 619 Porter Street
- 14 Rose Street Senior
- 15 Schafer Development

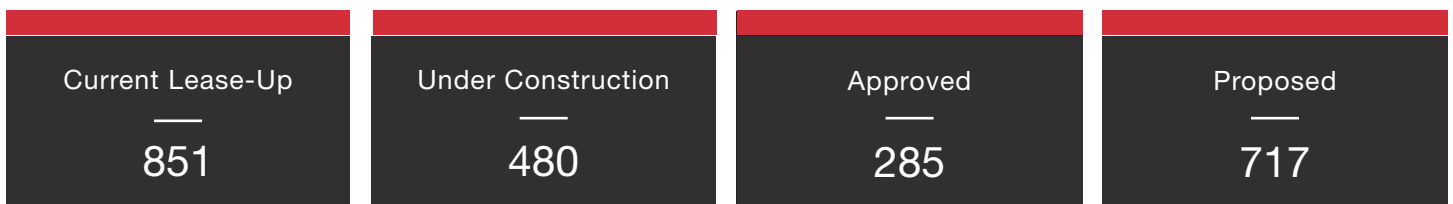
Under Construction

- 8 315 E Frank Street
- 9 Authentix Kalamazoo
- 10 Redwood Texas Township II
- 11 Tall Timbers

Proposed

- 16 Kings Landing
- 17 Rivers Edge
- 18 West Water Street & Cooley Street

KALAMAZOO TOTAL UNITS



**LEASE-UP**

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
American House Meridian	132	Haslet	American House Senior Living	Senior
City View Apartments	172	Lansing	WestPac Companies	Market Rate, Mixed-Use
Elevation Phase III	106	Okemos	TA Forsberg, Inc.	Market Rate, Mixed-Use
Esker Square Apartments	90	Holt	The Gillespie Company	Market Rate, Mixed-Use, 3 Story
Holmes Street School Apartments	47	Lansing	Dymaxion Development/Urban Systems	Affordable
Woodward Way Apartments	49	East Lansing	The Woda Group	Affordable

**UNDER CONSTRUCTION**

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
REO Gateway	72	Lansing	Dymaxion Development/Urban Systems	Market Rate
Stadium North Lofts	132	Lansing	Pivotal	Affordable
Walter French Jr High Redevelopment	76	Lansing	Capital Area Housing Partnership	Affordable Housing

**APPROVED**

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Delta Crossings	369	Lansing	K2 Retail Construction Services	Mixed-Use
Newton Point	225	Meridian Township	Newton Pointe LLC	Market Rate, Mixed-Use
Village of Okemos	194	Okemos	True North Development	Market Rate, Mixed-Use
WestPark	553	Lansing	Northern Capital Investments	Market Rate/Senior, Mixed-Use

**PROPOSED**

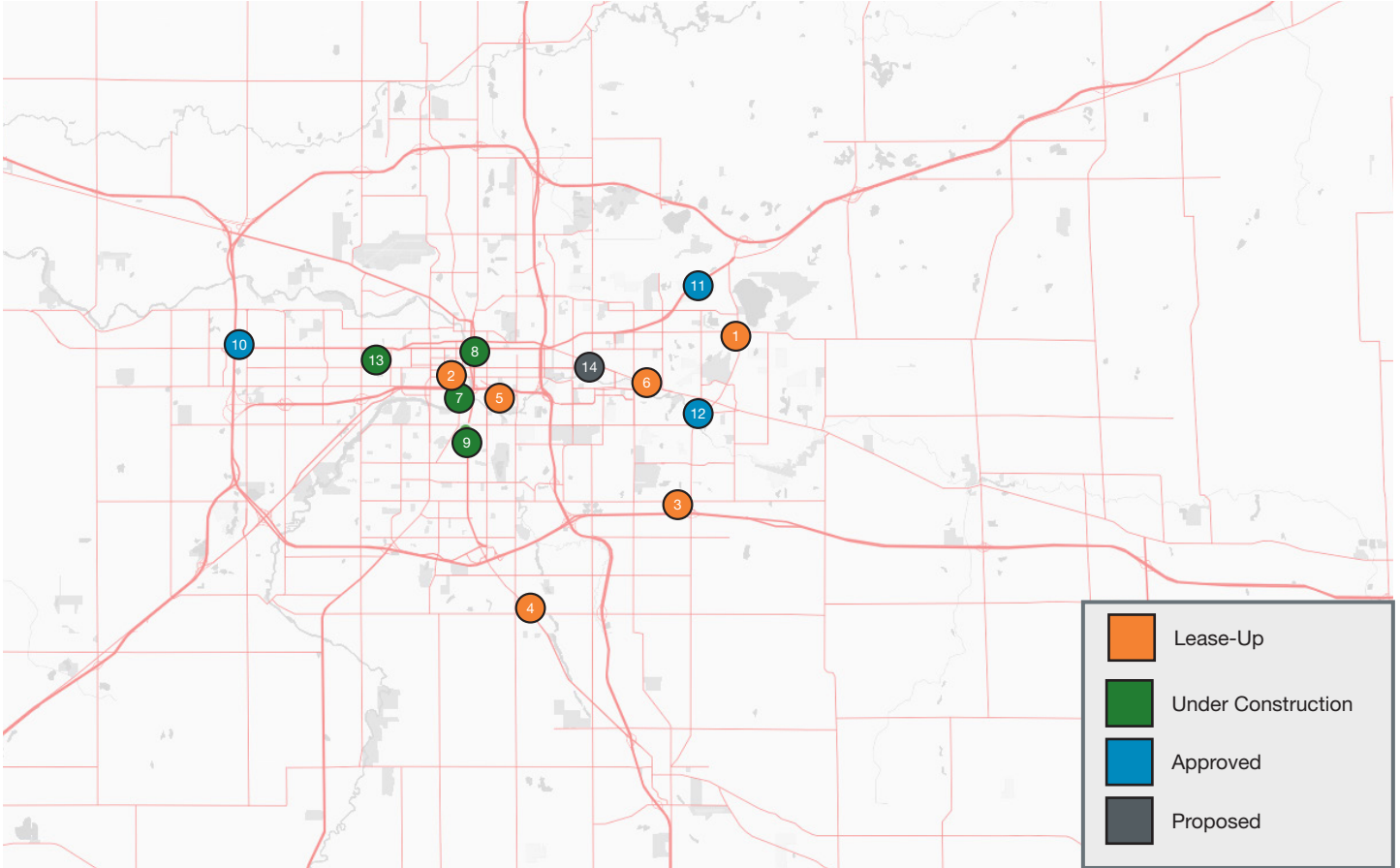
PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Dublin Square	503	East Lansing	The Michaels Organization	Market Rate, Student, Affordable Housing

**PROJECT FEATURE: VILLAGE OF OKEMOS**



The Village of Okemos project will revitalize two blocks with four mixed-use development buildings for residential and commercial use. The project aims to bring 206 new housing units; 30,252 SF of new restaurants and retail, and create 100+ jobs by the completion of the project. As of May 2023, construction is slated to begin spring of 2024 with a completion date in 2027.

LANSING MAP



Lease-Up

- 1 American House Meridian
- 2 City View Apartments
- 3 Elevation - Phase III
- 4 Esker Square Apartments
- 5 Holmes Street School Apartments
- 6 Woodward Way Apartments

Approved

- 10 Delta Crossings
- 11 Newton Pointe
- 12 Village of Okemos
- 13 Westpark

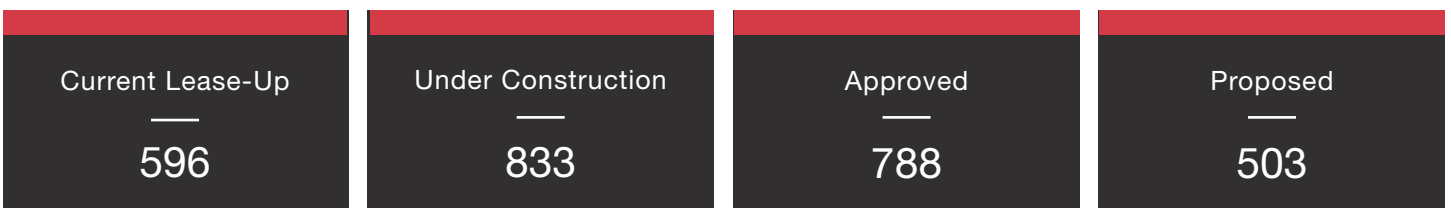
Proposed

- 14 Dublin Square

Under Construction

- 7 REO Gateway
- 8 Stadium North Lofts
- 9 Walter French Jr High Redevelopment

LANSING TOTAL UNITS



## LEASE-UP

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Black River Flats II	120	Holland	Dutch Developers	Market Rate
Conifer Creek West Apartments	12	Allendale	RJM	Market Rate
Elmwood Lake Apartments	156	Hudsonville	DTN Management/Bosgraaf Homes	Market Rate
Emma Jean Hull Flats	80	Benton Harbor	Whirlpool Corporation	Market Rate
Harmony Lake Apartment Homes	217	Muskegon	Cherette Group	Market Rate
HOM Flats at Felch	114	Holland	Magnus Capital Partners	Market Rate/Affordable
The Leonard	24	Muskegon	Sweetwater Development Partners	Market Rate/Affordable, Mixed-Use
Peerless Flats	126	Grand Haven	River Caddis Development/AVB Inc.	Market Rate 4-Story
Redwood Holland	118	Holland	Redwood Management	Market Rate
The Tribune Lofts	39	Grand Haven	The Cherette Group	Market Rate

## UNDER CONSTRUCTION

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
1951 and 1989 Sternberg Rd	82	Muskegon	Stellar Hospitality	Market Rate
Harbor 31	134	Muskegon	Harbor 31 Development	Market Rate
The Farmstead	128	Holland	Resthaven	Senior
Former Bank of Muskegon	22	Muskegon	Core Realty Partners	Market Rate
Harbor 31 Commons	88	Muskegon	Harbor 31 Development	Market Rate, Mixed-Use
Shoreline Flats Phase 2	239	Holland	Kendall Property Group	Market Rate
Harbor Terrace Senior Living	105	Muskegon	Trilogy Health Services	Senior, Assisted Living

## APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
367 Country Club Road	120	Holland	Malone Development	Market Rate
820 Sixteen	211	Holland	Great Lakes Capital	Market Rate
The Commons at Westshore	266	Holland	VERSA Development	Market Rate/Affordable, Mixed Use
Eastowne Centre	144	Norton Shores	Fusion Properties / Space Source Inc.	Market Rate
Eight 15 Apartments	140	Norton Shores	Smith Development	Market Rate
Former Ameribank Building I	57	Muskegon	880 First Street	Market Rate
Former Ameribank Building II	35	Muskegon	880 First Street LLC	Market Rate
Former Catholic Charities	55	Muskegon	Suburban Property of Ada	Market Rate, Mixed-Use
HOM Flats at 24 East	191	Holland	Magnus Capital Partners	Market Rate/Affordable
Norton Shores Plaza	126	Norton Shores	RD Management	Market Rate
River Acres	132	Muskegon Charter Township	Joseph Adams	Market Rate
Shaw Walker Factory Redevelopment	1,088-1,138	Muskegon	Parkland Properties	Market Rate

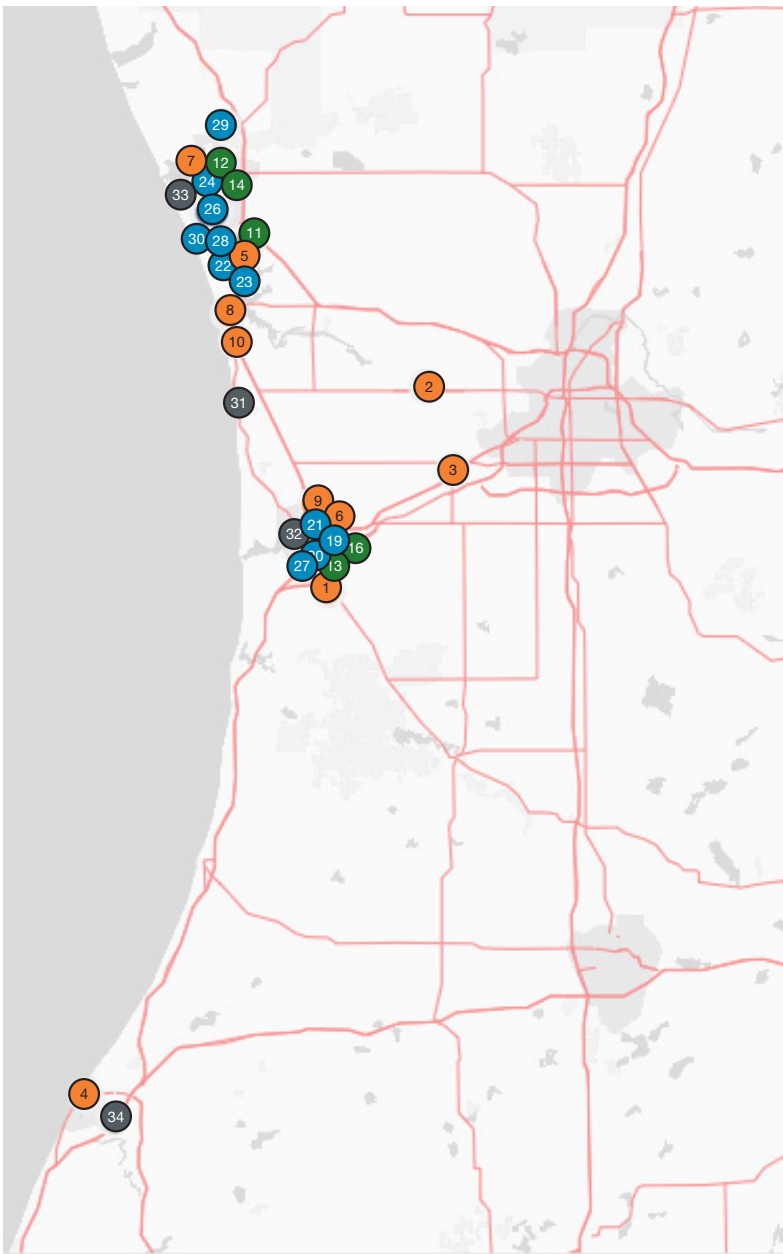
## PROPOSED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
East Lakewood	190	Holland Township	Geerlings Development Co.	Market Rate
Lake View Lofts II	35	Muskegon	Great Lakes Development Group	Market Rate/Affordable
Orchards Mall Redevelopment	116	Benton Harbor	Durga Property Holdings	Market Rate

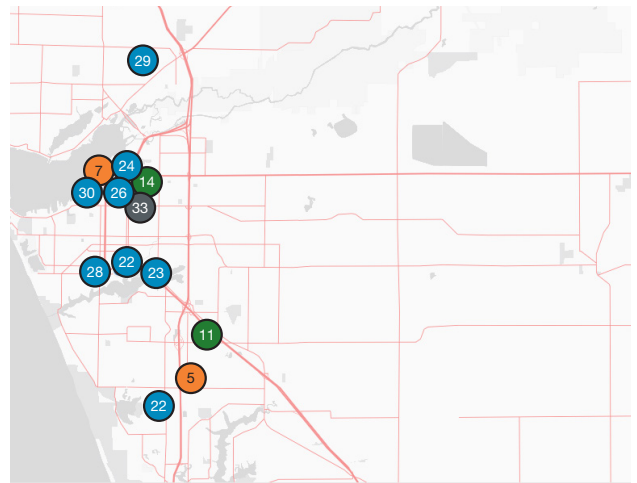
## LAKESHORE TOTAL UNITS

Current Lease-Up 1,006	Under Construction 798	Approved 1,477	Proposed 1,429-1,479
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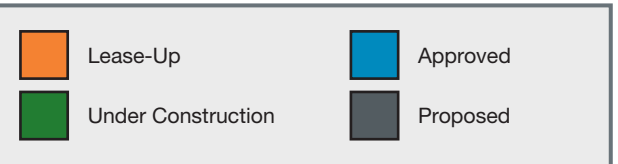
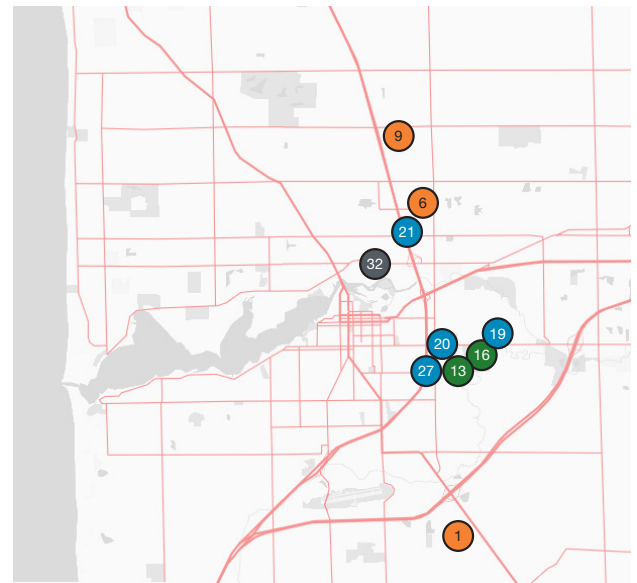
LAKESHORE MAP



MUSKEGON MAP



HOLLAND MAP



Lease-Up

- 1 Black River Flats II
- 2 Conifer Creek West Apartments
- 3 Elmwood Lake Apartments
- 4 Emma Jean Hull Flats
- 5 Harmony Lake Apartments / Homes
- 6 HOM Flats at Felch
- 7 The Leonard
- 8 Peerless
- 9 Redwood Holland
- 10 The Tribune Lofts

Under Construction

- 11 1989 and 1951 Sternberg Rd Hotel Conversion
- 12 Boardwalk Place
- 13 The Farmstead
- 14 Former Bank of Muskegon

- 15 Harbor 31 Commons
- 16 Shoreline Flats Phase II
- 17 Trilogy Senior Living

Approved

- 19 367 Country Club Road
- 20 820 Sixteen
- 21 The Commons at Westshore
- 22 Eastowne Centre
- 23 Eight 15 Apartments
- 24 Former Ameribank Building I
- 25 Former Ameribank Building II
- 26 Former Catholic Charities
- 27 HOM Flats at 24 East

- 28 Norton Shores Apartments
- 29 River Acres
- 30 Shaw-Walker Redevelopment

Proposed

- 32 East Lakewood
- 33 Lake View Lofts II
- 34 Orchards Mall Redevelopment

# NAI WISINSKI GREAT LAKES MULTIFAMILY TEAM

For a free Broker Opinion of Value, please contact:  
scott@naiwgl.com | kevino@naiwgl.com



## 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

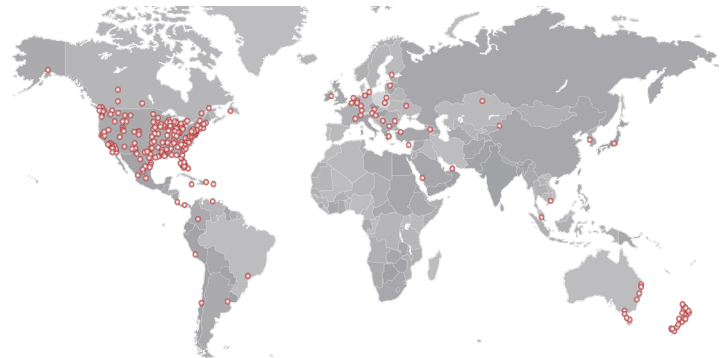
Total annual  
transaction value

325+

Offices

63

Countries



**NAI** Wisinski  
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