

# Multifamily Construction Pipeline Report

West Michigan | Bi-annual - December 2022



Current Lease-Up

—  
2,045

Under Construction

—  
5,212

Approved

—  
3,556

Proposed

—  
5,946 - 5,995

## Lease-Up

| Project                      | Units | City         | Developer                          | Description                                    |
|------------------------------|-------|--------------|------------------------------------|--|
| 13827 Ironwood Dr            | 8     | Grand Rapids | De Fouw Cathy J Trust              | Market Rate                                    |
| Belknap Place Apartments     | 50    | Grand Rapids | Third Coast Development/PK Housing | 30/70 Market Rate/Affordable Housing/Townhomes |
| Box Board Lofts              | 173   | Grand Rapids | 3F Properties/Monroe Residential   | Market Rate                                    |
| Evergreen Townhomes          | 52    | Grand Rapids | Wheeler Development Group          | Market Rate                                    |
| Legacies Village             | 44    | Caledonia    | WRG Senior Living                  | Senior/Affordable Housing                      |
| 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 Housing                      |

## Under Construction

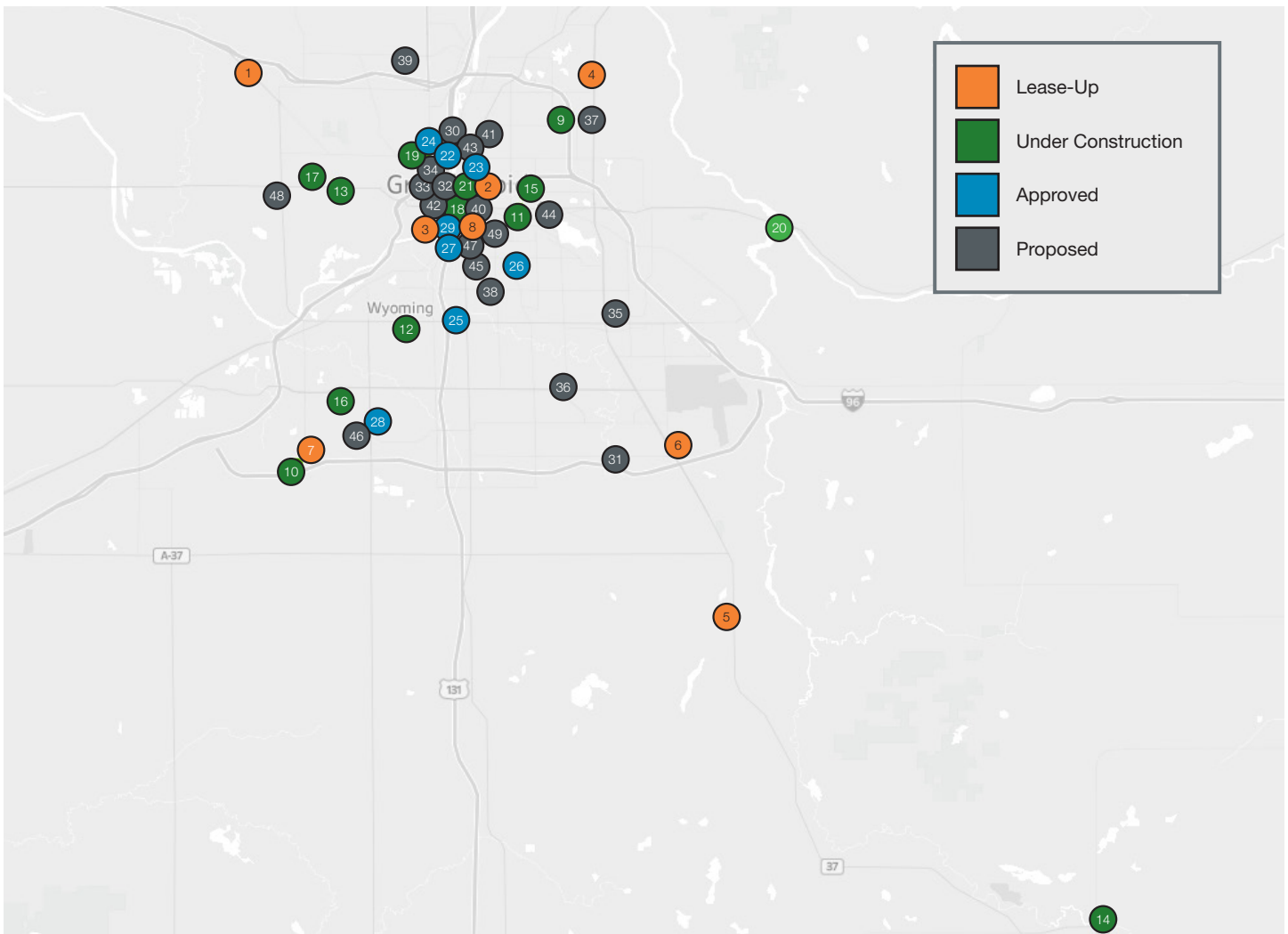
| Project                                | Units | City           | Developer                                  | Description  |
|--|-------|----------------|--|--|
| Avanterra Forest Hills Preserve        | 149   | Grand Rapids   | PCN Knapp Street Development / Continental | Market Rate  |
| The BLVD at Wilson Crossings           | 344   | Byron Township | Thompson Thrift                            | Market Rate  |
| Eastpointe Commons                     | 56    | Grand Rapids   | Hope Network Housing Development           | Market Rate/Affordable Housing   August 2023         |
| HOM Flats at 28 West Phase 3           | 47    | Grand Rapids   | Magnus Capital Partners                    | Market Rate/Affordable Housing                       |
| HOM Flats at Maynard                   | 240   | Grand Rapids   | Magnus Capital Partners                    | Affordable Housing                                   |
| Lofts @ 128                            | 21    | Hastings       | A.J. Veneklasen, Inc.                      | Market Rate  |
| Michigan St Apartment Homes (Phase II) | 30    | Grand Rapids   | Redstone Group                             | Market Rate  |
| Rivertown Commons                      | 437   | Grandville     | Trilogy Real Estate Group                  | Market Rate   April 2023                             |
| The Savannah at Waterford Village      | 250   | Grand Rapids   | Stoneleigh Companies, LLC                  | Market Rate   Summer 2023                            |
| Studio Park Lofts Phase 2              | 165   | Grand Rapids   | Olsen Loeks                                | Market Rate  |
| Victory on Leonard Apartments          | 140   | Grand Rapids   | Victory Development Group                  | Market Rate, 4 Story, Mixed-Use   Spring/Summer 2023 |
| Village of East Ada                    | 92    | Ada            | Wheeler Development Group                  | Market Rate   May 2023                               |
| Union Suites on Coit                   | 52    | Grand Rapids   | Union Suites, LLC / Dwelling Place         | Affordable Housing                                   |

## Approved

| Project                  | Units | City         | Developer                              | Description                          |
|--------------------------|-------|--------------|--|--------------------------------------|
| 555 Leonard              | 20    | Grand Rapids | The Peoples Cider Co.                  | Market Rate, Mixed-Use               |
| 752 on Lafayette         | 34    | Grand Rapids | Commonwealth Development               | Affordable Housing                   |
| 850-860 Courtney St NW   | 32    | Grand Rapids | Genesis Non-Profit Housing Corporation | Market Rate/Affordable Housing       |
| Baymont Hotel Conversion | 150   | Grand Rapids | API Commercial                         | Market Rate                          |
| Boston Square            | 237   | Grand Rapids | Rockford Construction                  | Market/Affordable Housing, Mixed-Use |
| The McConnell            | 432   | Grand Rapids | Interra Realty                         | Market Rate                          |
| The Retreat              | 178   | Wyoming      | American Kendall Properties LLC        | Market Rate, Mixed-Use               |
| Sligh Furniture Building | 753   | Grand Rapids | Sturgeon Bay Partners                  | Market/Affordable Housing, Mixed-Use |

## Proposed

| Project                                  | Units | City         | Developer                                    | Description   |
|--|-------|--------------|--|---|
| 739 4th Street NW                        | 13    | Grand Rapids | O'Connor Development                         | Market Rate, Brownfield, Renovation of a Church     |
| 3500 60th St                             | 348   | Caledonia    | BDR Inc.                                     | Market Rate   |
| 501 & 516 Alabama Ave NW                 | 245   | Grand Rapids | Rockford Construction Co                     | Market Rate   |
| 280 Ann St                               | 44    | Grand Rapids | Victory Development Group                    | Market Rate, Mixed-Use                              |
| 585 - Stockbridge Landing                | 31    | Grand Rapids | Woda Cooper Co.                              | Affordable Housing                                  |
| Bradley Commons                          | 54    | Grand Rapids | The Woda Group                               | Affordable Housing                                  |
| Breton Grove II                          | 35    | Grand Rapids | Woda Cooper Co.                              | Homeless/Affordable Housing                         |
| Celebration Apartments                   | 250   | Grand Rapids | Victory Development Group                    | Market Rate, Mixed-Use                              |
| Eastern & Burton Village District        | 34    | Grand Rapids | Black Wallstreet Grand Rapids                | Market Rate, Mixed-Use                              |
| English Hills Country Club               | 552   | Walker       | Redhawk Multifamily                          | Market Rate   |
| Heartside Health District Revitalization | 200   | Grand Rapids | Trinity Health Saint Mary's                  | Mixed-Use, Market Rate/Affordable Housing           |
| Hillcrest Apartments                     | 72    | Grand Rapids | Talbot Development LLC                       | Market Rate, Mixed-Use                              |
| Lexington Apartments                     | 39    | Grand Rapids | Common Wealth / Brinshore Development        | Senior/Affordable Housing                           |
| The Lofts on Grove                       | 110   | Grand Rapids | First Companies                              | Market Rate, Mixed-Use                              |
| Marywood Motherhouse                     | 108   | Grand Rapids | BLR Development/PK Development               | Senior/Affordable Housing                           |
| MoTown Square                            | 54    | Grand Rapids | MoTown Square Ltd Dividend Housing & LINC UP | Affordable Housing, Assisted Living, Senior Housing |
| The Pines                                | 604   | Wyoming      | Redhawk MultiFamily and Domo Development     | Market Rate   |
| United Methodist Community House         | 46    | Grand Rapids | United Methodist Community House             | Senior/Affordable Housing                           |
| Vista 45                                 | 217   | Grand Rapids | JAG Development Inc                          | Market Rate, Mixed-Use                              |
| Wealthy & Sheldon Lofts                  | 57    | Grand Rapids | Bazzani Building Company                     | Market Rate, Mixed-Use                              |



### Lease-Up

- 1 13827 Ironwood Dr
- 2 Belknap Place Apartments
- 3 Box Board Lofts
- 4 Evergreen Townhomes
- 5 Legacies Village
- 6 Meadowbrooke Apartment Homes
- 7 Reserve Flats
- 8 Southgate

### Under Construction

- 9 Avanterra Forest Hills Preserve
- 10 The BLVD at Wilson Crossings
- 11 Eastpointe Commons
- 12 HOM Flats at 28 West Phase 3
- 13 HOM Flats at Maynard
- 14 Lofts @ 128
- 15 Michigan Street Apartment Homes (Phase Two)
- 16 Rivertown Commons
- 17 The Savannah at Waterford Village

- 18 Studio Park Lofts (Phase Two)
- 19 Victory on Leonard Apartments
- 20 Village of East Ada
- 21 Union Suites on Coit

### Approved

- 22 555 Leonard
- 23 752 on Lafayette
- 24 850-860 Courtney St NW
- 25 Baymont Hotel Conversion
- 26 Boston Square
- 27 The McConnell
- 28 The Retreat
- 29 Sligh Furniture Building

### Proposed

- 30 739 4th Street NW
- 31 3500 60th St
- 32 501 & 516 Alabama Ave NW
- 33 280 Ann St
- 34 585 - Stockbridge Landing
- 35 Bradley Commons
- 36 Breton Grove II
- 37 Celebration Apartments
- 38 Eastern & Burton Village District
- 39 English Hills Country Club
- 40 Heartside Health District Revitalization
- 41 Hillcrest Apartments
- 42 Lexington Apartments
- 43 The Lofts on Grove
- 44 Marywood Motherhouse
- 45 MoTown Square
- 46 The Pines
- 47 United Methodist Community House
- 48 Vista 45
- 49 Wealthy & Sheldon Lofts

## GRAND RAPIDS TOTAL UNITS

Current Lease-Up

969

Under Construction

2,023

Approved

1,836

Proposed

3,113



## Lease-Up

| Project                     | Units | City      | Developer                       | Description                 |
|-----------------------------|-------|-----------|---------------------------------|-----------------------------|
| The Lodge House             | 60    | Kalamazoo | LIFT Foundation                 | Affordable/Homeless Housing |
| Redwood Portage Lovers Lane | 109   | Portage   | Redwood Living, Inc.            | Market Rate                 |
| Revel Creek                 | 60    | Kalamazoo | Heritage Community of Kalamazoo | Senior Housing              |

## Under Construction

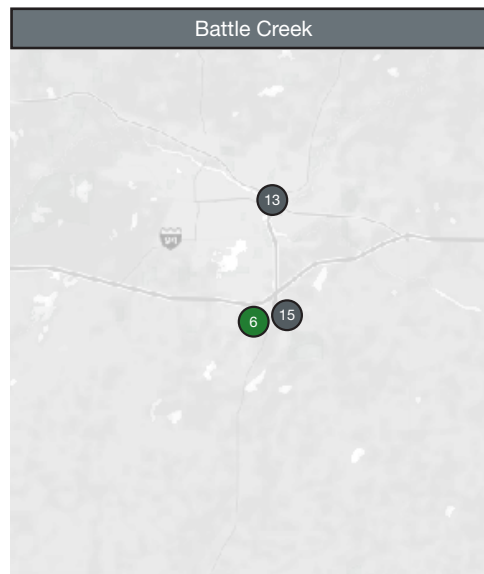
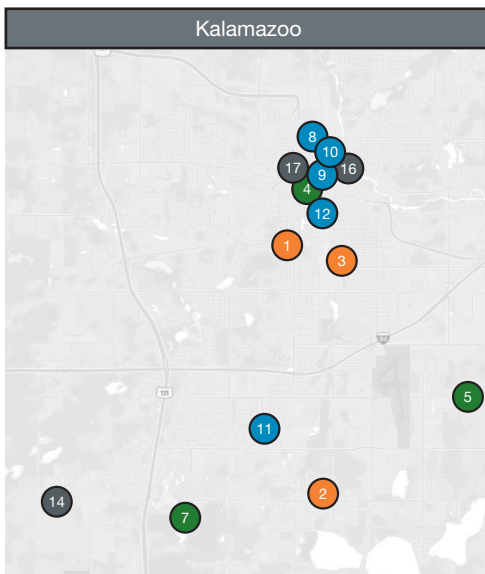
| Project                 | Units | City         | Developer                            | Description |
|-------------------------|-------|--------------|--------------------------------------|-------------|
| 400 Rose Phase 2        | 101   | Kalamazoo    | AVB Development / The Hinman Company | Market Rate |
| Abbey42                 | 344   | Kalamazoo    | Westwind Construction                | Market Rate |
| Redwood Battle Creek II | 41    | Battle Creek | Redwood Living Inc                   | Market Rate |
| Tall Timbers            | 180   | Portage      | AVB Development / The Hinman Company | Market Rate |

## Approved

| Project            | Units | City      | Developer                      | Description                  |
|--------------------|-------|-----------|--------------------------------|------------------------------|
| 315 E Frank Street | 9     | Kalamazoo | Bogan Developments             | Affordable Housing/Mixed-use |
| 266 Michigan Ave   | 11    | Kalamazoo | 266 Michigan Ave Kalamazoo LLC | Market Rate, Mixed-Use       |
| 619 Porter Street  | 52    | Kalamazoo | PlazaCorp Realty Advisors      | Mixed-use                    |
| Kings Landing      | 95    | Portage   | Village Green Properties Ltd   | Market Rate                  |
| Rose Street Senior | 64    | Kalamazoo | PGJ Development/PS Equities    | Senior/Market Rate           |

## Proposed

| Project                           | Units | City         | Developer                       | Description                    |
|-----------------------------------|-------|--------------|---------------------------------|--------------------------------|
| Former Hamblin Opera House        | 31    | Battle Creek | Bijou Lofts LLC                 | Market Rate, Mixed-Use         |
| Redwood Texas Township II         | 51    | Kalamazoo    | Redwood Living Inc              | Market Rate                    |
| Richland Residential Development  | 312   | Battle Creek | Richland Residential Inc        | Market Rate                    |
| Rivers Edge                       | 222   | Kalamazoo    | River Caddis Development        | Market Rate/Affordable Housing |
| West Water Street & Cooley Street | 400   | Kalamazoo    | PlazaCorp Realty Advisors, Inc. | Market Rate, Mixed-Use         |



## Lease-Up

- 1 The Lodge House
- 2 Redwood Portage Lovers Lane
- 3 Revel Creek

## Under Construction

- 4 400 Rose Phase 2
- 5 Abbey42
- 6 Redwood Battle Creek II
- 7 Tall Timbers

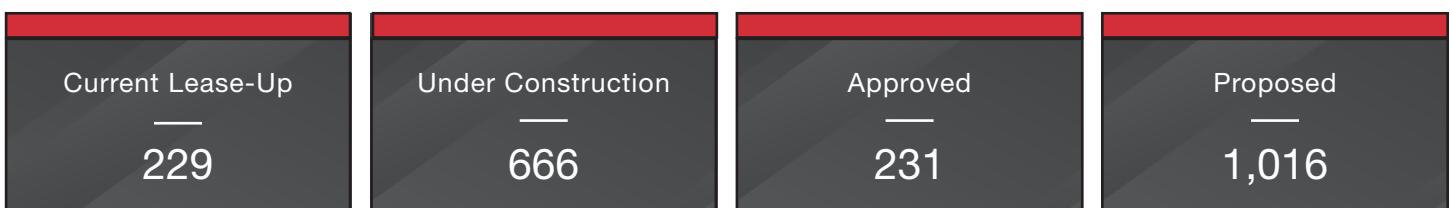
## Approved

- 8 315 E Frank Street
- 9 266 Michigan Ave
- 10 619 Porter Street
- 11 Kings Landing
- 12 Rose Street Senior

## Proposed

- 13 Former Hamblin Opera House
- 14 Redwood Texas Township II
- 15 Richland Residential Development
- 16 Rivers Edge
- 17 West Water Street & Cooley Street

## KALAMAZOO TOTAL UNITS



## Lease-Up

| Project                         | Units | City    | Developer                  | Description        |
|---------------------------------|-------|---------|----------------------------|--------------------|
| Holmes Street School Apartments | 47    | Lansing | Dymaxion Development       | Affordable Housing |
| Temple Lofts                    | 31    | Lansing | Michigan Community Capital | Affordable Housing |

## Under Construction

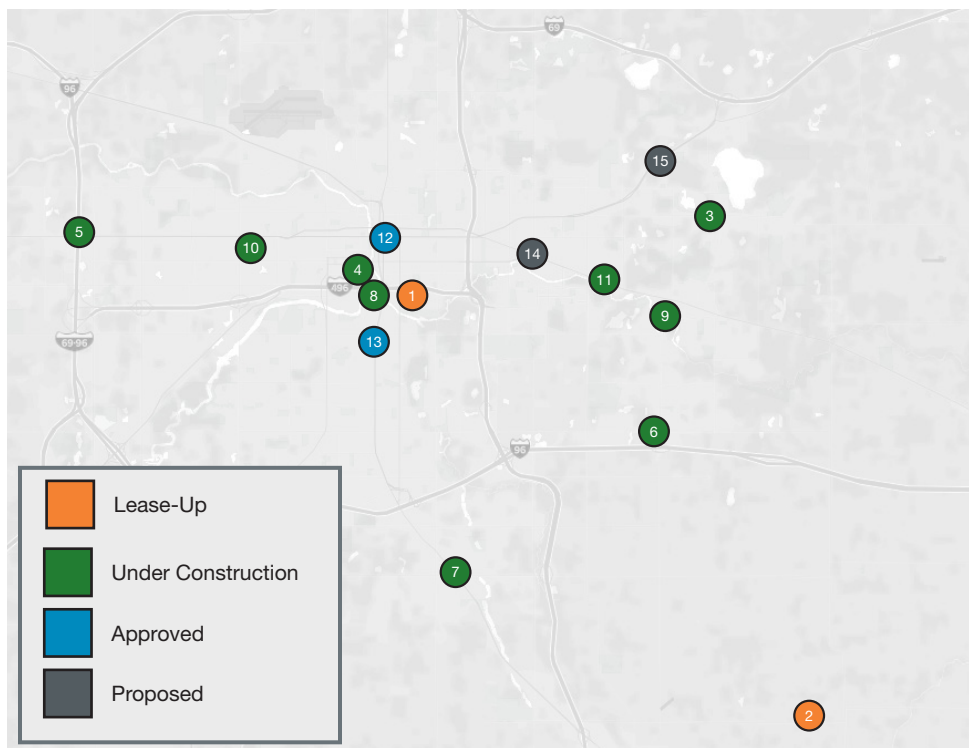
| Project                 | Units | City         | Developer                       | Description   |
|-------------------------|-------|--------------|---------------------------------|---|
| American House Meridian | 132   | Haslet       | Meridian Township               | Senior Housing  |
| City View Apartments    | 172   | Lansing      | WestPac Companies               | Market Rate/Mixed-Use                                 |
| Delta Crossings         | 369   | Lansing      | K2 Retail Construction Services | 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                       |
| REO Gateway             | 72    | Lansing      | Urban Systems                   | Market Rate, May 2023                                 |
| Village of Okemos       | 194   | Okemos       | True North Development          | Market Rate/Mixed-Use, 33 Townhomes   2023 Completion |
| WestPark                | 553   | Lansing      | Northern Capital Investments    | Market Rate/Senior Housing./Mixed-Use                 |
| Woodward Way Apartments | 49    | East Lansing | The Woda Group                  | Affordable Housing                                    |

## Approved

| Project                             | Units | City    | Developer                        | Description        |
|-------------------------------------|-------|---------|----------------------------------|--------------------|
| Stadium North Lofts                 | 132   | Lansing | Pivotal                          | Affordable         |
| Walter French Jr High Redevelopment | 76    | Lansing | Capital Area Housing Partnership | Affordable Housing |

## Proposed

| Project       | Units | City              | Developer                 | Description                              |
|---------------|-------|-------------------|---------------------------|--|
| Dublin Square | 503   | East Lansing      | The Michaels Organization | Market Rate, Student, Affordable Housing |
| Newton Pointe | 225   | Meridian Township | Newton Pointe LLC         | Market Rate, Mixed-Use                   |



## Lease-Up

- Holmes Street School Apartments
- Temple Lofts

## Under Construction

- American House Meridian
- City View Apartments
- Delta Crossings
- Elevation - Phase III
- Esker Square Apartments
- REO Gateway
- Village of Okemos
- Westpark
- Woodward Way Apartments

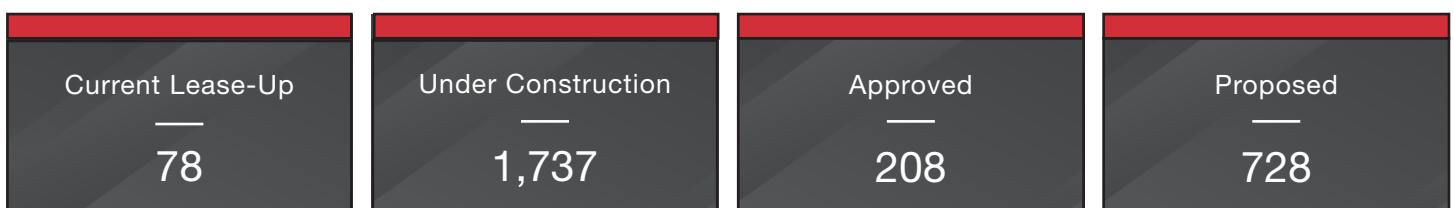
## Approved

- Stadium North Lofts
- Walter French Jr High Redevelopment

## Proposed

- Dublin Square
- Newton Pointe

## 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                    | Market Rate                              |
| Harmony Lake Apartments/Homes | 217   | Muskegon    | Cherette Group                    | Market Rate                              |
| HOM Flats at Felch            | 114   | Holland     | Magnus Capital Partners           | Market Rate/Affordable Housing           |
| The Leonard                   | 24    | Muskegon    | Sweetwater Development Partners   | Market Rate/Affordable Housing/Mixed-Use |
| Peerless Flats                | 126   | Grand Haven | River Caddis Development/AVB Inc. | Market Rate 4-Story                      |

## Under Construction

| Project                     | Units | City          | Developer               | Description                     |
|-----------------------------|-------|---------------|-------------------------|---------------------------------|
| 1989 and 1951 Sternberg Rd  | 82    | Muskegon      | Stellar Hospitality     | Market Rate                     |
| Boardwalk Flats / Harbor 31 | 134   | Muskegon      | Harbor 31 Development   | Market Rate                     |
| Emma Jean Hull Flats        | 80    | Benton Harbor | Whirlpool Corporation   | Market Rate                     |
| The Farmstead               | 128   | Holland       | Resthaven               | Senior Housing                  |
| Former Ameribank Building I | 57    | Muskegon      | 880 First Street LLC    | Market Rate                     |
| Harbor 31 Commons           | 88    | Muskegon      | Harbor 31 Development   | Market Rate/Mixed-Use           |
| Towers on River             | 25    | Holland       | Holland Engineering Inc | Market Rate/Affordable Housing  |
| The Tribune Lofts           | 39    | Grand Haven   | The Cherette Group      | Market Rate                     |
| Trilogy Senior Living       | 105   | Muskegon      | Harbor 31 Development   | Assisted Living, Senior Housing |
| Viridian Shores             | 48    | Muskegon      | Harbor 31 Development   | Market Rate                     |

## Approved

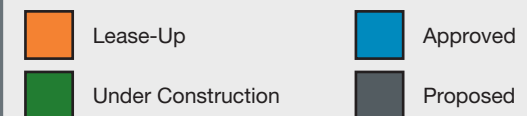
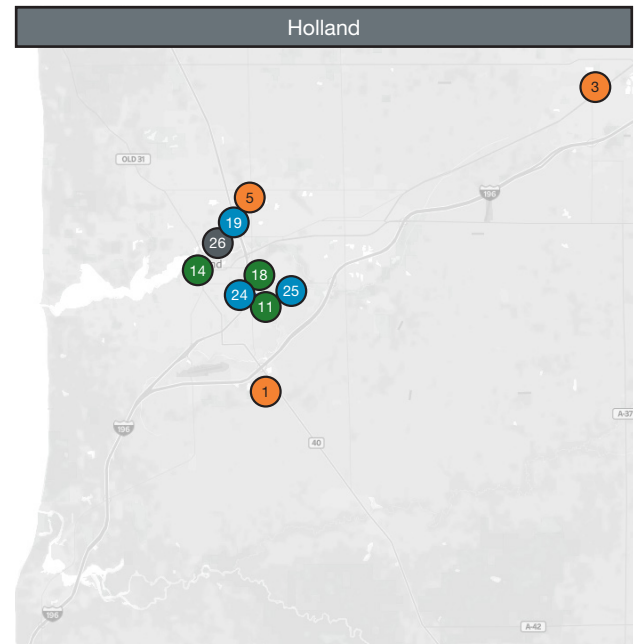
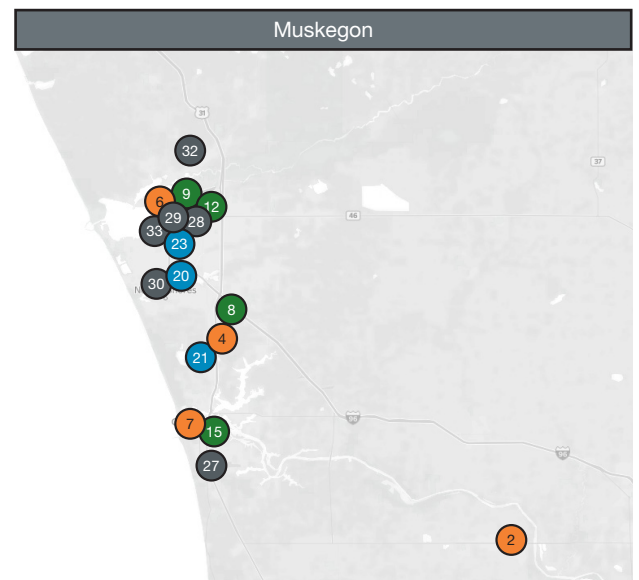
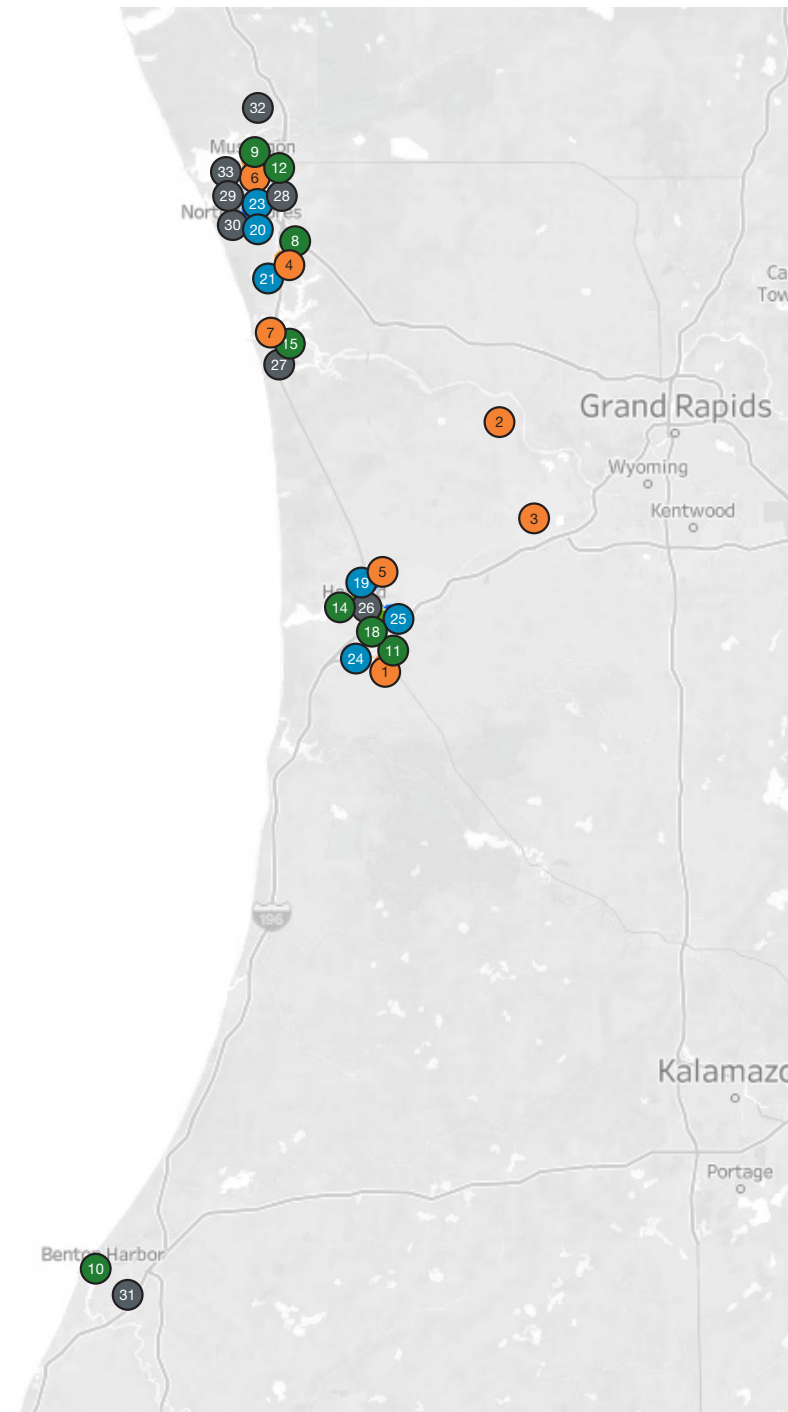
| Project                      | Units | City          | Developer                             | Description                               |
|------------------------------|-------|---------------|---------------------------------------|---|
| 820 Sixteen                  | 211   | Holland       | 820 Sixteen Holland LLC               | Market Rate                               |
| The Commons at Westshore     | 266   | Holland       | VERSA Development                     | Market Rate/Affordable Housing, Mixed Use |
| Eastowne Centre              | 144   | Norton Shores | Fusion Properties / Space Source Inc. | Market Rate                               |
| Eight 15 Apartments          | 140   | Norton Shores | Smith Development                     | Market Rate, late 2023                    |
| 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 Housing            |
| Shoreline Flats Phase 2      | 239   | Holland       | Kendall Property Group                | Market Rate                               |

## Proposed

| Project                           | Units   | City                      | Developer                          | Description                    |
|-----------------------------------|---------|---------------------------|------------------------------------|--------------------------------|
| 305 East Lakewood                 | 180     | Holland Township          | Geerlings Development Co.          | Market Rate                    |
| Dune Crest Apartments             | 252     | Grand Haven               | Kittle Preoperty Group             | Affordable Housing             |
| Former Bank of Muskegon           | 22      | Muskegon                  | Core Realty Partners               | Market Rate                    |
| Lake View Lofts II                | 35      | Muskegon                  | Great Lakes Development Group      | Market Rate/Affordable Housing |
| Norton Shores Plaza               | 126     | Norton Shores             | RD Management                      | Market Rate                    |
| Orchards Mall Redevelopment       | 116     | Benton Harbor             | Durga Property Holdings            | Market Rate                    |
| River Acres                       | 132     | Muskegon Charter Township | Joseph Adams                       | Market Rate                    |
| Settlers Glen                     | 488     | Muskegon Charter Township | Craig Fritsma / Settlers Glen, LLC | Market Rate                    |
| Shaw-Walker Factory Redevelopment | 225-275 | Muskegon                  | Parkland Properties                | Market Rate                    |

## LAKESHORE TOTAL UNITS

|                              |                                |                        |                                |
|------------------------------|--------------------------------|------------------------|--------------------------------|
| Current Lease-Up<br>—<br>769 | Under Construction<br>—<br>786 | Approved<br>—<br>1,281 | Proposed<br>—<br>1,088 - 1,138 |
|------------------------------|--------------------------------|------------------------|--------------------------------|



### Lease-Up

- 1 Black River Flats II
- 2 Conifer Creek West Apartments
- 3 Elmwood Lake Apartments
- 4 Harmony Lake Apartments / Homes
- 5 HOM Flats at Felch
- 6 The Leonard
- 7 Peerless Flats

### Under Construction

- 8 1989 and 1951 Sternberg Rd Hotel Conversion
- 9 Boardwalk Flats / Harbor 31
- 10 Emma Jean Hull Flats
- 11 The Farmstead
- 12 Former Ameribank Building I
- 13 Harbor 31 Commons
- 14 Towers on River

- 15 The Tribune Lofts
- 16 Trilogy Senior Living
- 17 Viridian Shores

### Approved

- 18 820 Sixteen
- 19 The Commons at Westshore
- 20 Eastowne Centre
- 21 Eight 15 Apartments
- 22 Former Ameribank Building II
- 23 Former Catholic Charities
- 24 HOM Flats at 24 East
- 25 Shoreline Flats Phase 2

### Proposed

- 26 305 East Lakewood
- 27 Dune Crest Apartments
- 28 Former Bank of Muskegon
- 29 Lake View Lofts II
- 30 Norton Shores Plaza
- 31 Orchards Mall Redevelopment
- 32 River Acres
- 33 Shaw-Walker Factory Redevelopment

# NAI Wisinski Great Lakes Multifamily Team

For a free Broker Opinion of Value, please contact us at:  
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**Scott M. Nurski, MBA**

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

