



H2  
2023

# West Michigan Multifamily

# CONSTRUCTION PIPELINE REPORT



5,356  
CURRENT  
LEASE-UP



2,977  
UNDER  
CONSTRUCTION



8,535  
ALREADY  
APPROVED



3,928  
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
The BLVD at Wilson Crossings	344	Byron Township	Thompson Thrift	Market Rate
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
Lofts @ 128	21	Hastings	A.J. Veneklasen, Inc.	Market Rate
The Lofts on Grove	110	Grand Rapids	First Companies	Market Rate, Mixed Use
Meadowbrooke Apartment Homes	492	Grand Rapids	Edward Rose & Sons	Market Rate
Reserve Flats	138	Wyoming	Redwood Living Inc	Market Rate
River Birch Apartments	96	Caledonia	BDR	Market Rate
The Savannah at Waterford Village	250	Grand Rapids	Stoneleigh Companies LLC	Market Rate
Southgate	56	Grand Rapids	ICCF Nonprofit Housing Corporation	Senior/Affordable
Victory on Leonard Apartments	120	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
Boston Square	237	Grand Rapids	Rockford Construction	Market/Affordable, Mixed-Use
Breton Grove	90	Grand Rapids	Woda Cooper Co.	Homeless/Affordable
The Current	72	Grand Rapids	Talbot Development LLC	Market Rate, Mixed-Use
Eastpointe Commons	56	Grand Rapids	Hope Network Housing Development	Market Rate/Affordable
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
Michigan St Apartment Homes (Phase II)	30	Grand Rapids	Redstone Group	Market Rate
MoTown Square	54	Grand Rapids	MoTown Square Ltd Dividend Housing & LINC UP	Affordable, Assisted Living, Senior
Studio Park Loft (Phase II)	165	Grand Rapids	Olsen Loeks Development LLC	Market Rate
Union Suites on Coit	52	Grand Rapids	Tom Ralston and Nick Lovelace	Affordable

## APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
280 Ann St	44	Grand Rapids	Brad Laackam/Jack Hoedeman	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 Co.	Market Rate
The Annex	23	Grand Rapids	Construction Simplified	Market Rate
The Anthony	8	Grand Rapids	Construction Simplified	Market Rate
Baymont Hotel Conversion	150	Grand Rapids	Vilicus Capital	Market Rate
Factory Yards	382	Grand Rapids	Dennis Griffin, Scott Magaluk, Ben Smith	Market Rate
Leonard Apartments	55	Grand Rapids	Genesis Non-Profit Housing Corporation	Market Rate/Affordable Senior
Lexington Senior Apartments	39	Grand Rapids	Common Wealth / Brinshore Development	Senior/Affordable
Meadowood Townhomes	96	Grand Rapids	Wheeler Development Group	Market Rate
Palenque Place Apartments	48	Grand Rapids	Steve Visser Builder	Market Rate
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
Victory at Celebration	240	Grand Rapids	Victory Development Group	Market Rate

## PROPOSED

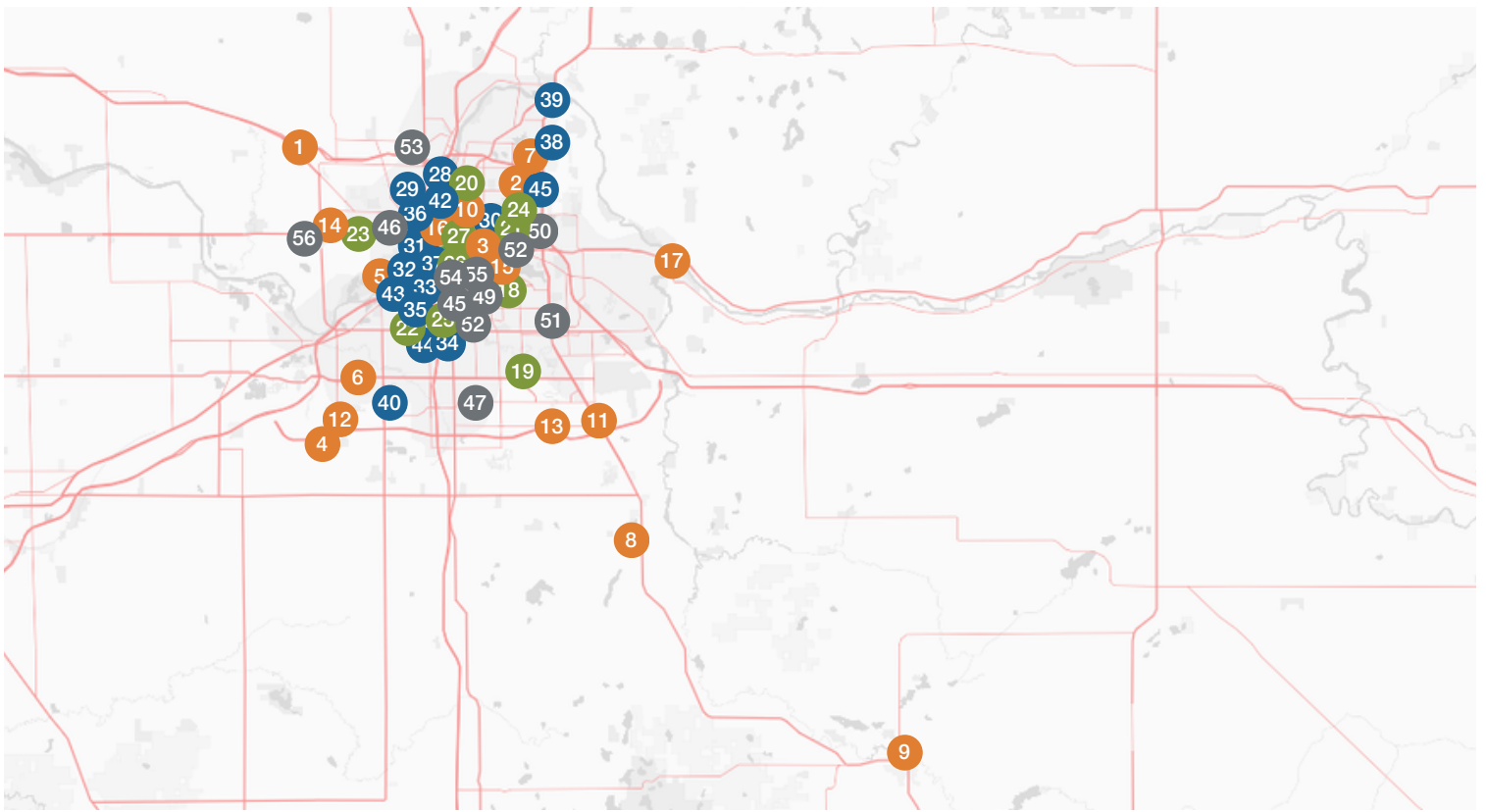
PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
585 - Stockbridge Landing	31	Grand Rapids	Woda Cooper Co.	Affordable
1200 60th St	124	Grand Rapids	Orion Construction	Market Rate, Townhomes
1303 Post Drive	18	Grand Rapids	Brandon Visser and Dan Uccello	Market Rate/Mixed-Use
1309 Madison Apartments	45	Grand Rapids	ICCF Nonprofit Housing Corporation	Affordable
Academy Manor	109	Grand Rapids	BLR Development/PK Development	Senior/Affordable
Bradley Commons	54	Grand Rapids	The Woda Cooper Companies	Affordable
Eastern & Burton Village District	34	Grand Rapids	Black Wallstreet Grand Rapids	Market Rate, Mixed-Use
English Hills Country Club	554	Walker	Redhawk Multifamily	Market Rate
Heartside Health District Revitalization	200	Grand Rapids	Trinity Health Saint Mary's	Market Rate/Affordable
Southtown Lofts	12	Grand Rapids	Larlen Communications	Affordable, Mixed Use
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 new housing units.

## GRAND RAPIDS MAP



### Lease-Up

- 1 1387 Ironwood Dr
- 2 Avanterra Forest Hills Preserve
- 3 Belknap Place Apartments
- 4 The BLVD at Wilson Crossings
- 5 Box Board Lofts
- 6 Commons at Rivertown
- 7 Evergreen Townhomes
- 8 Legacies Village
- 9 Lofts at 128
- 10 The Lofts on Grove
- 11 Meadowbrooke Apartment Homes
- 12 Reserve Flats
- 13 River Birch Apartments
- 14 The Savannah at Waterford Village
- 15 Southgate
- 16 Victory on Leonard Apartments
- 17 Village of East Ada

### Under Construction

- 18 Boston Square
- 19 Breton Grove
- 20 The Current
- 21 Eastpointe Commons
- 22 HOM Flats at 28 West (Phase III)
- 23 HOM Flats at Maynard
- 24 Michigan Street Apartment Homes (Phase II)
- 25 MoTown Square
- 26 Studio Park Lofts (Phase II)
- 27 Union Suites on Coit

### Approved

- 28 280 Ann St
- 29 555 Leonard
- 30 752 on Lafayette
- 31 Alabama Lofts 2
- 32 The Anthony
- 33 The Annex
- 34 Baymont Hotel Conversion
- 35 Factory Yards
- 36 Leonard Apartments
- 37 Lexington Senior Apartments
- 38 Meadowood Townhomes
- 39 Palenque Place Apartments

- 40 The Pines
- 41 The Retreat
- 42 RiverNorth
- 43 Sligh Furniture Building
- 44 United Methodist Community House
- 45 Victory at Celebration

### Proposed

- 46 585 - Stockbridge Landing
- 47 1200 60th St
- 48 1303 Post Drive
- 49 1309 Madison Apartments
- 50 Academy Manor
- 51 Bradley Commons
- 52 Eastern & Burton Village District
- 53 English Hills Country Club
- 54 Heartside Health District Revitalization
- 55 Southtown Lofts
- 56 Vista 45
- 57 Wealthy & Sheldon Lofts

## GRAND RAPIDS TOTAL UNITS

Current Lease-Up

2,603

Under Construction

1,043

Approved

3,176

Proposed

1,455

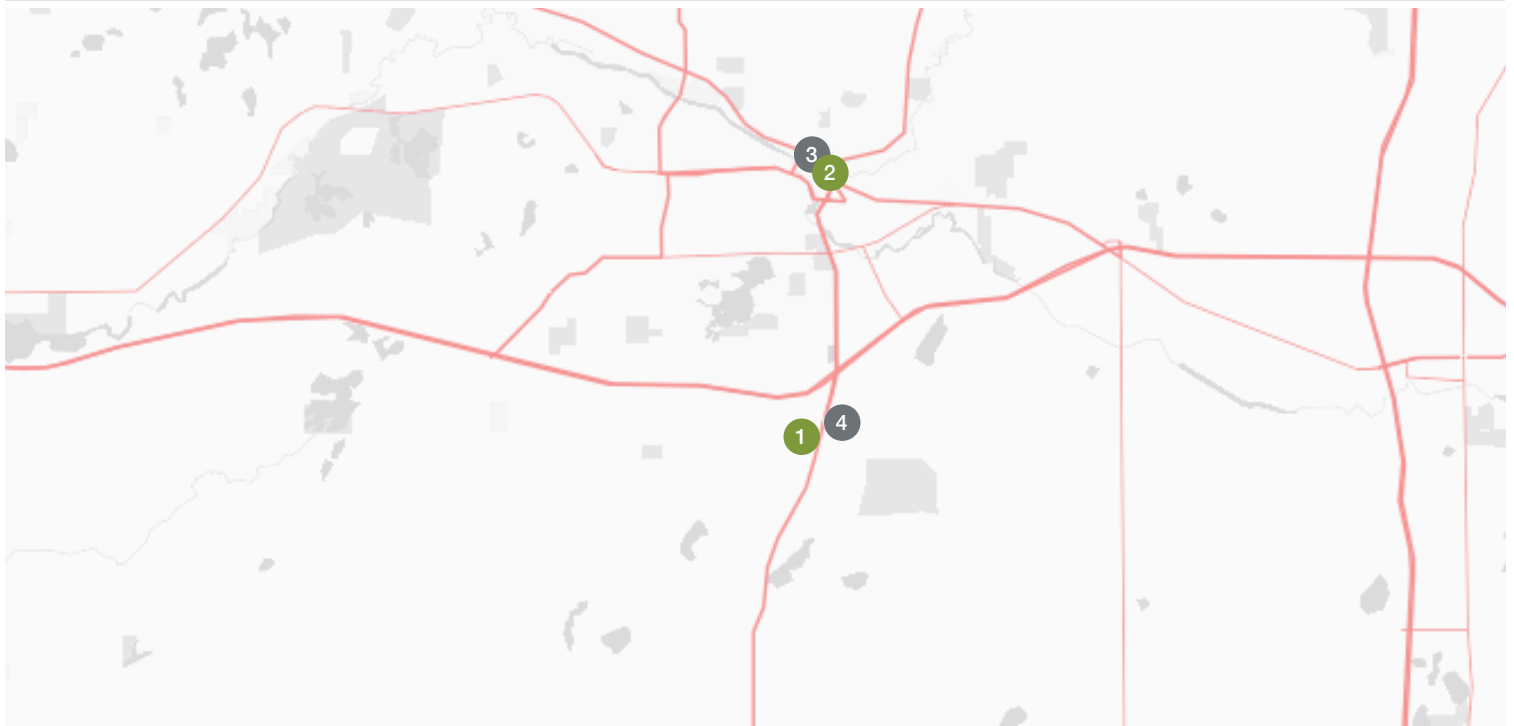
## UNDER CONSTRUCTION

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Anson Building	8	Battle Creek	Restore 269	Market Rate/Mixed-Use
Redwood Battle Creek II	41	Battle Creek	Redwood Living, Inc.	Market Rate

## PROPOSED

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

## BATTLE CREEK MAP



### Under Construction

- 1 Anson Building
- 2 Redwood Battle Creek II

### Proposed

- 3 Former Hamblin Opera House
- 4 Richland Residential Development

## 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	Affordable
Authentix Kalamazoo	240	Kalamazoo	Continental Properties	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
Zone 32	12	Kalamazoo	Bogan Developments, LLC	Affordable, Mixed-Use

## UNDER CONSTRUCTION

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Redwood Texas Township II	51	Kalamazoo	Redwood Living Inc	Market Rate
Rose Street Senior	64	Kalamazoo	PGJ Development/PS Equities	Senior/Market Rate
Tall Timbers	180	Portage	AVB Development / The Hinman Company	Market Rate

## APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
266 Michigan Ave	12	Kalamazoo	266 Michigan Ave Kalamazoo LLC/ Matt O'Connor	Market Rate, Affordable, Mixed-Use
619 Porter Street	52	Kalamazoo	PlazaCorp Realty Advisors, Inc.	Mixed-Use
Schafer Development	166	Kalamazoo	Schafer Development	Luxury/One-Story Ranch Apartments

## PROPOSED

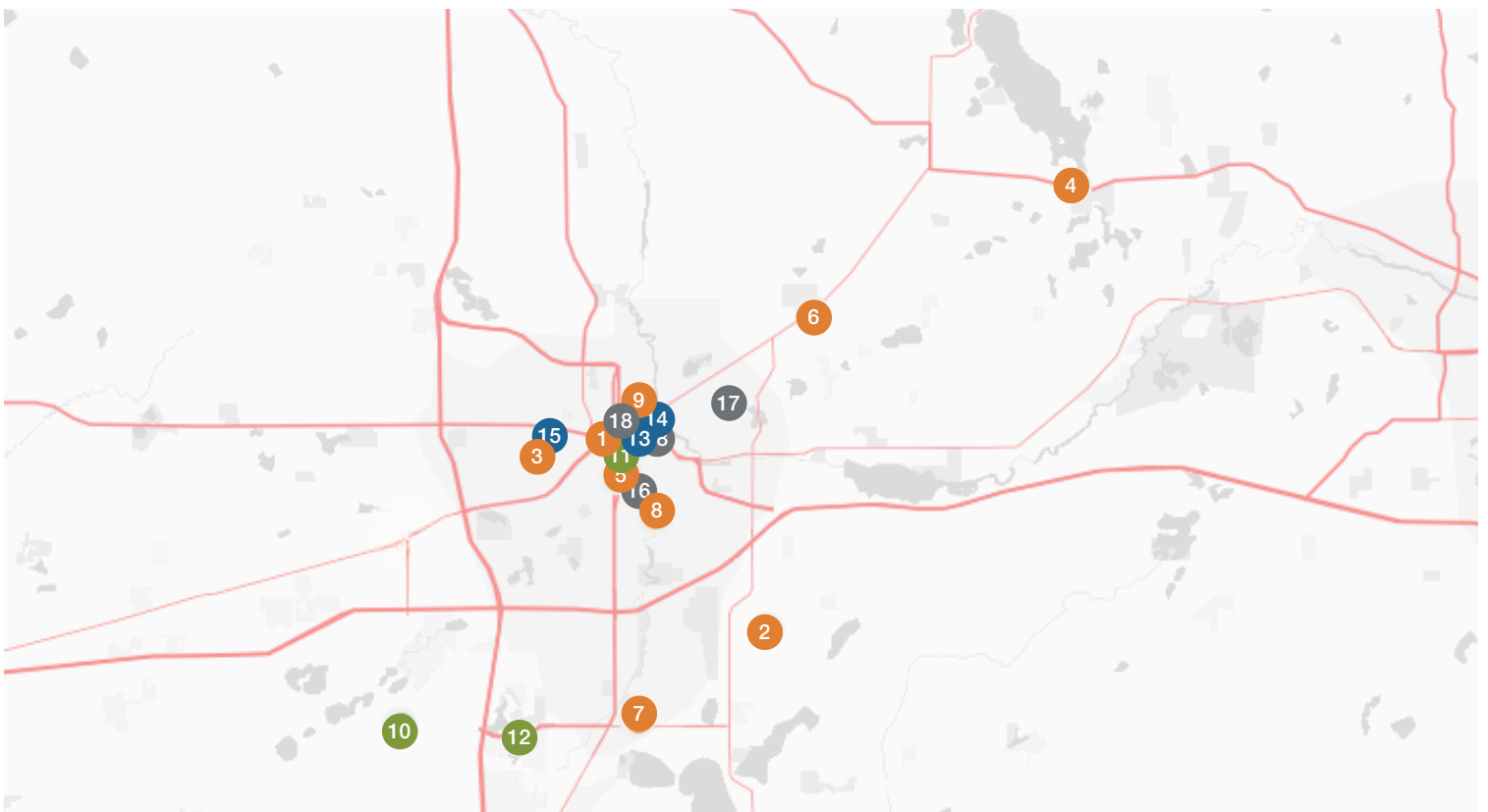
PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Hawthorne Park	36	Kalamazoo	LIFT Foundation	Affordable, Mixed-Use
River Edge	222	Kalamazoo	River Caddis Development	Market Rate/Affordable
West Water Street & Cooley Street	400	Kalamazoo	PlazaCorp Realty Advisors, Inc.	Market Rate, Mixed-Use

## 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 II
- 2 Abbey42
- 3 Authentix Kalamazoo
- 4 The Bluffs at Gull Lake
- 5 The Lodge House
- 6 Redwood Comstock Township
- 7 Redwood Portage Lovers Lane
- 8 Revel Creek
- 9 Zone 32

### Under Construction

- 10 Redwood Texas Township II
- 11 Rose Street Senior
- 12 Tall Timbers

### Approved

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

### Proposed

- 16 Hawthorne Park
- 17 River Edge
- 18 West Water Street & Cooley Street

## KALAMAZOO TOTAL UNITS

Current Lease-Up

1,103

Under Construction

295

Approved

230

Proposed

658

## 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
REO Gateway	72	Lansing	Dymaxion Development/Urban Systems	Market Rate
Woodward Way Apartments	49	East Lansing	The Woda Group	Affordable

## UNDER CONSTRUCTION

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Stadium North Lofts	132	Lansing	Pivotal	Affordable
Walter French Jr. High Redevelopment	76	Lansing	Capital Area Housing Partnership	Affordable
WestPark	553	Lansing	Northern Capital Investments	Market Rate/Senior, Mixed Use

## APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Delta Crossings	369	Lansing	K2 Retail Construction Services	Mixed-Use
Newton Pointe	225	Meridian Township	DTN Management	Market Rate, Mixed-Use
Village of Okemos	194	Okemos	True North Development	Market Rate, Mixed-Use

## PROPOSED

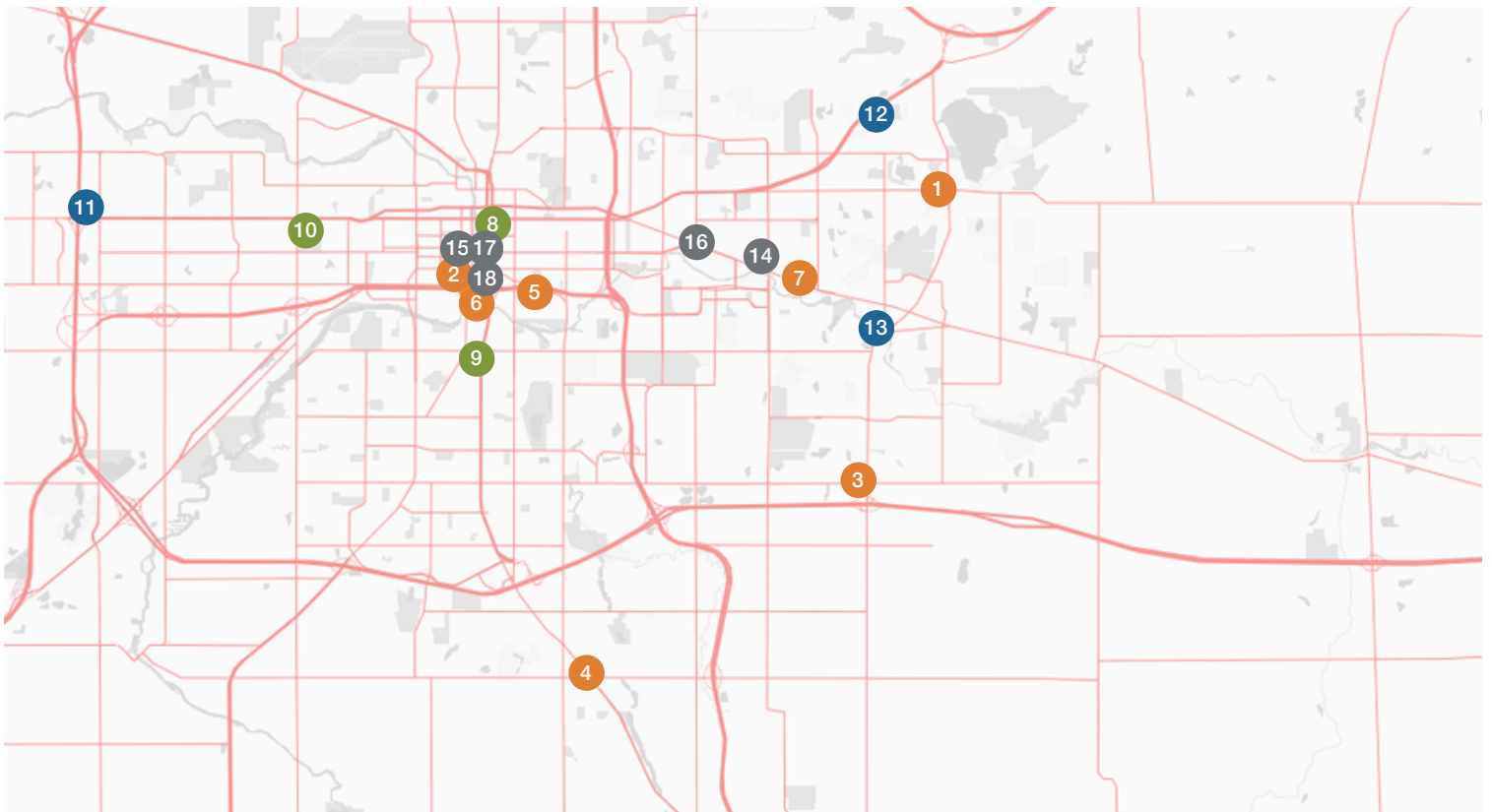
PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Albert Street Apartments	122	East Lansing	American Community Developers	Workforce/Affordable
Capitol Tower	70	Lansing	Gentilozzi Real Estate	Market Rate, Mixed-Use
Dublin Square	503	East Lansing	The Michaels Organization	Market Rate, Student, Affordable
Tower on Grand	300	Lansing	Gentilozzi Real Estate	Mixed Use, Market and Workforce
Washington Square	70	Lansing	Gentilozzi Real Estate	Workforce

## PROJECT FEATURE: THE 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 194 new housing units; 30,252 SF of new restaurants and retail, and create 100+ jobs by the completion of the project. Construction is slated to begin in spring 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 REO Gateway
- 7 Woodward Way Apartments

### Under Construction

- 8 Stadium North Lofts
- 9 Walter French Jr High Redevelopment
- 10 WestPark

### Approved

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

### Proposed

- 14 Albert Street Apartments
- 15 Capitol Tower
- 16 Dublin Square
- 17 Tower on Grand
- 18 Washington Square

## LANSING TOTAL UNITS



## LEASE-UP

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Black River Flats (Phase III)	96	Holland	Dutch Developers II LLC	Market Rate
Conifer Creek West Apartments	12	Allendale	RJM	Market Rate
Elmwood Lake Apartments	156	Hudsonville	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
The Leonard	24	Muskegon	Sweetwater Development Partners, LLC	Market Rate/Affordable, Mixed-Use
Peerless	126	Grand Haven	River Caddis Development/AVB Inc.	Market Rate
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
Boardwalk Flats	134	Muskegon	Henrickson Architecture & Planning	Market Rate
The Farmstead	128	Holland	Resthaven	Senior Housing
Harbor 31 Commons	88	Muskegon	Henrickson Architecture & Planning	Market Rate/ Mixed Use
Harbor Terrace Senior Living	105	Muskegon	Trilogy Health Services	Senior, Assisted Living
Samaritas Spring Lake	53	Spring Lake	Samaritas/Pinnacle Construction Group/Little River Developer	Affordable
Shoreline Flats (Phase II)	239	Holland	Kendall Property Group	Market Rate

## APPROVED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
367 Country Club Road	120	Holland	Malone Development	Market Rate
820 Sixteen	211	Holland	Great Lake Capital	Market Rate
880 First Street	57	Muskegon	880 First Street LLC	Market Rate
880 First Street (Phase II)	35	Muskegon	880 First Street LLC	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 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 Apartments	126	Norton Shores	RD Management	Market Rate
River Acres	132	Muskegon Charter Township	Joseph Adams	Market Rate
Shaw-Walker Factory Re-Development	550	Muskegon	Parkland Properties	Market Rate
Windward Pointe	2,314	Muskegon	Parkland Properties	Market, Mixed Use, Residential + Condo

## PROPOSED

PROJECT	UNITS	CITY	DEVELOPER	DESCRIPTION
Berkshire Spring Street Senior Housing	53	Muskegon	General Capital Group	Senior
East Lakewood	190	Holland	Geerlings Development	Market Rate
Hesperia and Newaygo Apartments	13	Newaygo	Allen Edwin Homes, JNL Hunt Construction, Slate Construction Co.	Market Rate
Lake View Lofts (Phase 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

982

Under Construction

829

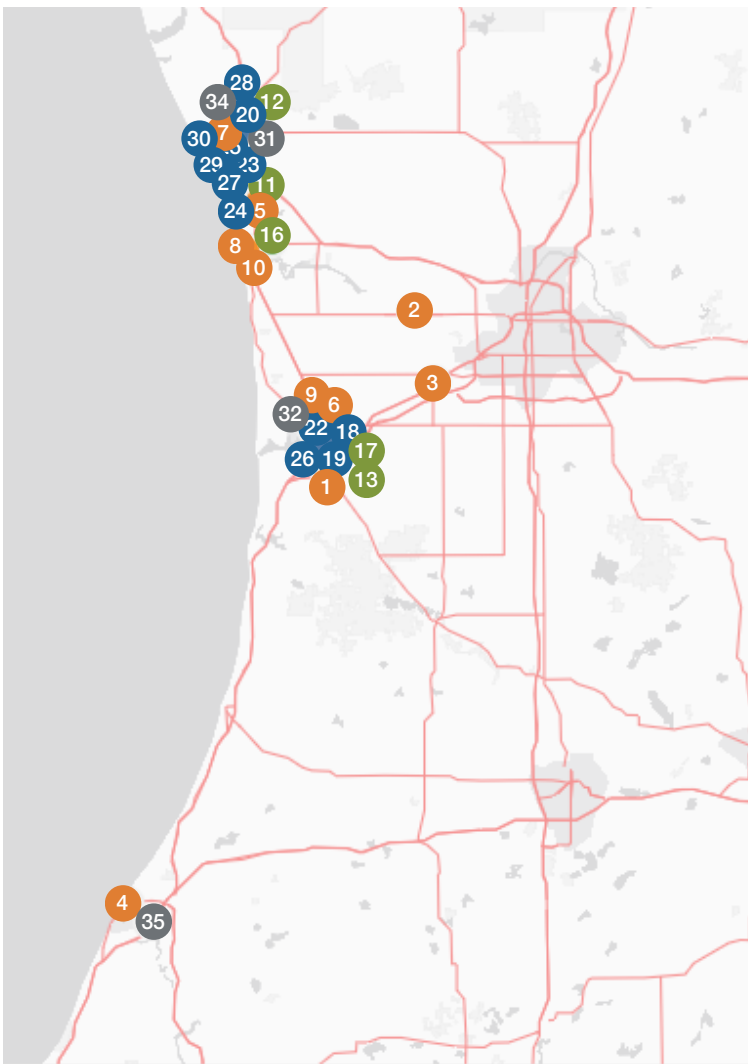
Approved

4,341

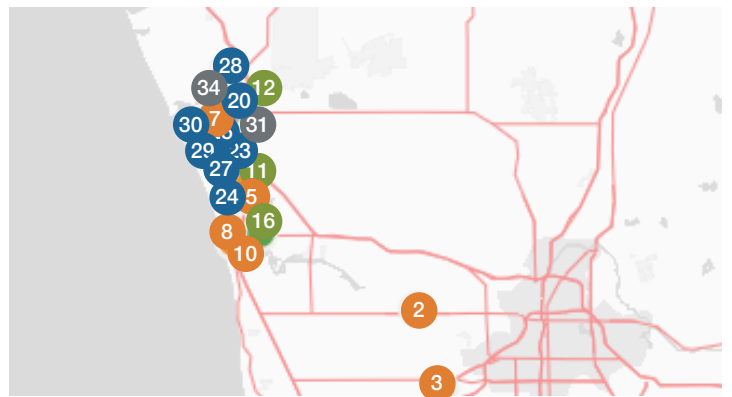
Proposed

407

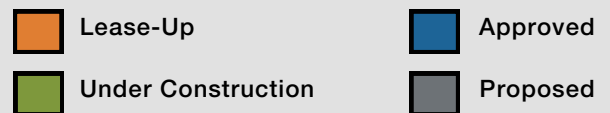
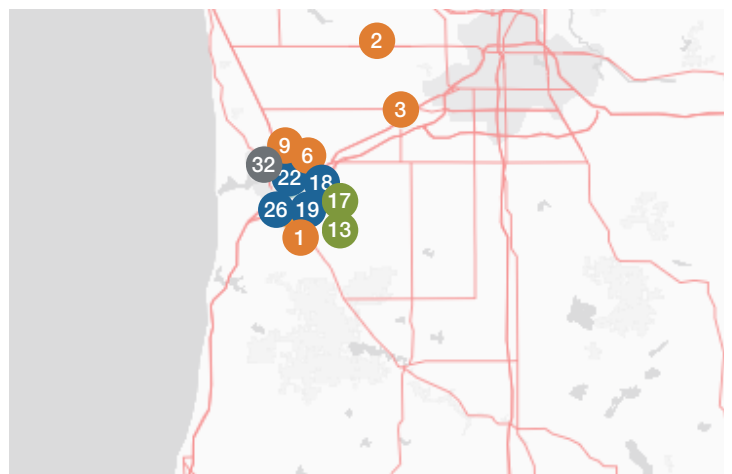
## LAKESHORE MAP



## MUSKEGON MAP



## HOLLAND MAP



### Lease-Up

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

### Approved

- 18 367 Country Club Road
- 19 820 Sixteen
- 20 880 First Street
- 21 880 First Street (Phase II)
- 22 The Commons at Westshore
- 23 Eastowne Centre
- 24 Eight 15 Apartments
- 25 Former Catholic Charities
- 26 HOM Flats at 24 East
- 27 Norton Shores Apartments
- 28 River Acres
- 29 Shaw-Walker Factory Re-Development
- 30 Windward Pointe

### Proposed

- 31 Berkshire Spring Street Senior Housing
- 32 East Lakewood
- 33 Hesperia & Newaygo Apartments
- 34 Lake View Lofts (Phase II)
- 35 Orchards Mall Redevelopment

### Under Construction

- 11 1951 and 1989 Sternberg Rd
- 12 Boardwalk Flats
- 13 The Farmstead
- 14 Harbor 31 Commons
- 15 Harbor on Terrace Senior Living
- 16 Samaritas Spring Lake
- 17 Shoreline Flats



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CONTACT OUR MULTIFAMILY INVESTMENT SPECIALISTS.

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