

Multifamily Construction Pipeline Report

West Michigan | Bi-annual • Dec. 2017



Under Construction				
Grand Rapids				
Project	Units	Area/District	Developer	Description
Trowbridge Flats Phase II	40	Belknap Lookout	RJM Property Investments	3 Story, Market Rate, Low-rise Style
234 Market	266	CBD	Maplegrove Property Management	11 story, Market Rate, Mixed Use, Est. Completion: 2018
Kingsley Building	42	Eastown	Bazzani Associates/ Maplegrove	Market Rate, Mixed use, Adaptive Use, Historic
Aspen Lakes	106	Grand Rapids	The Embassy Group	Phase II Expansion, Market Rate
Beckwith Place Apartments	64	Grand Rapids	Fulton Properties Co	Expansion, Market Rate
Knapp's Corner Flats	203	Grand Rapids	American Kendall Property Group	3 Story, Market Rate
Kensington Preserve	50	Grand Rapids	Fredrick R. Alt	Phase V
Springs at Knapp's Crossing	248	Grand Rapids	Continental Properties Company	2 Story, Market Rate, Garden Style
The Grand Castle	522	Grandville	Land & Co	Market Rate, Parking Ramp
Heritage Place	86	Heritage Hill	Orion Real Estate Solutions	4 Story, Market Rate
The Brix at Midtown	287	Midtown/ Medical Mile	Ambling Companies/Rise RE	4 Story, Market Rate, Mixed Use
Diamond Place	165	Midtown/ Medical Mile	Third Coast Development	4 Story, Market Rate, Mid-Rise
Midtown CityZen	44	Midtown/ Medical Mile	Third Coast Development	Market Rate, Mixed Use
601 Bond	202	North Monroe	Time Equities	16 Story, Market Rate, Mixed Use, Parking Ramp
River's Edge	35	North Monroe	Orion Real Estate Solutions	5 Story, Market Rate, Mixed Use
Meadows Creek Flats	66	Rockford	Gulker Group	Market Rate, Townhomes
601 West Apartments	63	West Side Neighborhood	Cherry Street Capital	Market Rate, Mixed Use
Grandview Place	93	West Side Neighborhood	The Woda Group	Market & Affordable Housing
Leo & Al	36	West Side Neighborhood	Third Coast Development/ PK Developments	Market & Affordable Housing, Mixed Use
Grand Village Assisted Living	74	Grandville	Leisure Living Management	Senior Assisted Living, Independent, Assisted, & Memory Care Units
Meijer Multifamily Development	180	West Side Neighborhood	Rockford Development Group/ ICCF	5 Story, 116 Market rate, 64 Affordable, Mid-Rise
Grand Rapids Total	2,872			
Kalamazoo				
Project	Units	Area/District	Developer	Description
The Exchange	133	CBD	Phoenix Properties/Plaza Corp Realty Advisors/Orion Construction	15 Story, Market Rate, Mixed Use, High Rise, 60,000 SF Commercial Space, March 2019
Coopers Landing Apartments Phase II	452	Outer North Kalamazoo	Land & Co	2 Story, Market Rate, Garden Style , April 2018
Parkway Flats	241	Outer North Kalamazoo	American Kendall Property Group	Market Rate, 50,000 S.F. Low-Rise , Oct. 2018
Greenspire Apartments V	76	Portage	The Hinman Company	Market Rate, Phase V Expansion
Kalamazoo Total	902			
Lakeshore				
Project	Units	Area/District	Developer	Description
The Alpine at Allendale	108	Allendale	Zimmer Development Company	Student, Market Rate, Garden Style
The Haven at Grand Landing	120	Grand Haven	Eyde Development	Phase II Expansion, Market Rate
Piper Lake Apartments	204	Grand Haven	Cherette Group	Market Rate, Garden Style w/ Garage
1 West 5th Street Apartments	14	Downtown Holland	Uptown Developments LLC	Market Rate, Mixed Use
Georgetown Apartments	200	Hudsonville	Land & Co	Market Rate, Garden Style W/ Garage, Expansion
Valley Vista Apartments	84	Hudsonville	Koetje Builders	Phase II Expansion, Market Rate
The Berkshire Muskegon Senior Apartments	84	Muskegon	General Capital Group	3 Story, Senior Living, Low-Rise, Summer 2018
HighPoint Flats	48	Muskegon	Parkland Properties of Michigan	8 Story, Market Rate, Mid-Rise, Spring 2018
The Liberty Building	20	Muskegon	Orion Real Estate Solutions	5 Story, Market Rate, Spring 2018
Terrace Flats	20	Muskegon	The Hinman Company	Top 2 Floors of 7 Stories, Market Rate
Platinum Pines	71	Muskegon	Platinum Pines LLC	Market Rate, Garden Style w/ Garage
Bayberry Pointe Apartments	52	Standale	Springfield Partners, Inc	Expansion, Market Rate
Lakeshore Total	1,025			
Lansing				
Project	Units	Area/District	Developer	Description
The Ridge at the Quarry	190	DeWitt	DTN Management Company	Market Rate, Garden Style
Reserve at Falcon Pointe	71	East Lansing	Pinnacle Homes	87,800 S.F. Market Rate, Low-Rise , Phase II
Quarters at East Lansing	154	East Lansing	The Tailwind Group	3 Story, Market Rate, Garden Style
Red Cedar Flats Phase II	42	East Lansing	Strathmore Development Co.	Market Rate, Mixed Use
Willoughby Estates	269	Holt	Weiland Corp/ Maplegrove Properties	3 Story, Market Rate, Gated Community
East Town	33	Lansing	Gillespie Group	4 Story, Market Rate, Mixed Use, 2018
Pepper Ridge II	59	Lansing	Redwood Living	Market Rate, Ranch Style April 2018
Marketplace II	79	Lansing	Gillespie Group	Phase II Expansion, Market Rate, Spring 2018
Venue at East Town	39	Lansing	Gillespie Group	4 Story, Market Rate, Mixed Use, 2018
Walnut Park Apartments	72	Lansing	TWG Development	4 Story, Affordable Housing
Okemos Pointe Phase I	390	Okemos	TA Forsberg, Inc.	3 Story, Market Rate, 6,214 S.F. Commercial Space
Lansing Total	1,398			
Total	6,197			

Approved/Proposed				
Grand Rapids				
Project	Units	Area/District	Developer	Description
1040 - 1090 Spaulding Ave SE	72	Ada	Orion Real Estate Solutions	Townhomes
Green Acres	40	Caledonia	Maas Development	Assisted Living, Market Rate
Meadowbrook PUD	492	Cascade Township	Edward Rose & Sons	Market Rate
The Hinman Tower	255	CBD	The Hinman Company	42 Story, Market Rate, Mixed Use
Studio C/111 Ionia Ave NW	243	CBD	Area 5 Development	Celebration Cinemas Development, Market Rate, Mixed Use
616 Lofts on Grove	100	Creston Neighborhood	616 Development	Mid-Rise, Market Rate, Mixed Use
616 Lofts on Quimby	44	Creston Neighborhood	616 Development	Low-Rise, Market Rate, Mixed Use
850 44th Street	19	Georgetown Township	Great Lakes Convenience	Market Rate, Townhomes
Riverstone Townhomes Phase II	34	Georgetown Township	S & G Properties	3 Story, Market Rate, Garden Style
501 Eastern	66	Grand Rapids	ICCF NHC/CCA	Affordable Housing
Garfield Park Lofts	36	Grand Rapids	LINC Community Revitalization	3 Story, Affordable Housing, Mixed Use
Forest Hills Preserve Apartments	176	Grand Rapids	Fulton Properties Co	Market Rate
2919 Leonard St.	16	Grand Rapids	Puritan Reformed Theological Seminary	Student and Family Housing
Harrison Park Family Housing Initiative	68	Grand Rapids	Dwelling Place NPHC	Affordable Housing
Keeler Flats I & II	132	Grand Rapids	WM Development and Dombrowski Consulting	Affordable Housing
Eastern Village	72	Grand Rapids	LINC Community Revitalization	Affordable Housing, Mixed Use, Phase I & II
Seven45 Stocking	50	Grand Rapids	The Woda Group	Affordable Housing
St. James Apartments	52	Grand Rapids	Genesis NPHC/Dwelling Place NPHC	Affordable Housing
Village at Thirteen Hundred	56	Grand Rapids	Village at Thirteen Hundred LLC	Market Rate, Townhomes
Woodfield Apartments	180	Kentwood	Land & Co	Market Rate, Garden Style, Expansion
West of Verluise Orchards	70	Standale	Accomplished Project	Multistory, Market Rate, Mixed Use
616 Lofts on Wealthy	75	Uptown	616 Development	Market Rate, Mixed Use
St. Ann's House	150	West Side Neighborhood	St. Ann's Home Inc	Assisted Living, Phase I 16 Units, Phase II Expansion 134 Units
Grand Rapids Total	2,498			
Kalamazoo				
Project	Units	Area/District	Developer	Description
390 S. Washington Ave	110	Battle Creek	Summit Investments Group Inc.	Market Rate, Approved
Silver Star III Apartments	76	Battle Creek	Medallion Management	Phase III, 3 Story, Affordable Housing
Heritage of Battle Creek	28	Battle Creek	Scott Ganton	Senior Housing
The Lofts at Mines Plaza	41	Coldwater	Spire Development	4 Story, Market Rate, Urban Style Building
Arcadia Commons West	264	Kalamazoo	Ambling Companies/Rise RE	Market Rate, Mixed Use
Village of Kalamazoo Apartments	164	Kalamazoo	Hope Network and Dwelling Place NPHC	Affordable Housing
Harrison Circle	100	Kalamazoo	NoMi Developers	3 Story, Mixed Use
Brook Haven	73	Kalamazoo	Intrepid Professional Group	Affordable Housing, Age Restricted
Greenspire Apartments VI	120	Portage	The Hinman Company	Market Rate, Phase VI Expansion
Lovers Lane	61	Portage	Jensco Properties LLC	Market Rate
Selinon Park	74	Portage	Full Circle Communities	Affordable Housing
Kalamazoo Total	1,111			
Lakeshore				
Project	Units	Area/District	Developer	Description
43 North Apartments	60	Grand Haven	Embassy Group	Phase III Expansion, Market Rate
Centennial Park Apartments	54	Holland/Zeeland	General Capital Group	Market Rate
Macatawa Farms Apartments	216	Holland Township	NCI Real Estate	Market Rate, Approved
North Pointe Apartments	192	Holland Township	Land & Co	Phase II Expansion, Market Rate, Garden Style
West Shore Apartments	120	Holland Township	Visser Brothers Inc	Market Rate, 306 Parking Spaces, Approved
Windward Pointe	-	Muskegon	Pure Muskegon LLC	Market Rate, Senior Housing Available
Lakeshore Total	642			
Lansing				
Project	Units	Area/District	Developer	Description
Aspen Lakes Estates	233	Delhi Charter Township	DTN Management Company	Expansion, Market Rate, Approved
435 - 465 Burch Street	38	Grand Ledge	Tim Lea Builder & Developer	Market Rate, Townhomes
Albert Ave @ Abbot Rd	77	East Lansing	Convexity Properties	7 Story, Market Rate, Mid-Rise, Redevelopment

Approved/Proposed (continued)

Lansing				
Project	Units	Area/District	Developer	Description
White Oak Place	69	East Lansing	Community Resource Management	5 Story, Mixed Use
100 Grand River	176	East Lansing	Convexity Properties	Market Rate, Mixed Use, 236 Parking Spaces
The Avenue on Grand River	222	East Lansing	Campus Village Communities	Student Housing
City Center	273	East Lansing	Harbor Bay Real Estate Advisors	Market Rate, Mixed Use, Mini Target on Property, 715 Parking Spaces, 42,485 SF Commercial Space
The Hub at East Lansing	347	East Lansing	Core Campus	10 Story, Student Housing , Approved
Chandler Lofts	182	East Lansing	Westpac Investments	Student Housing
Hannah Farms East/ Hannah Lofts	290	East Lansing	Capstone Development Partners	Student, Mixed Use, Apartments & 56 Townhomes
Sorority House	41	East Lansing	Next Generation Investment Properties	Student Housing, 41 Beds
Prestwick Village II	50	Holt	Hovey Companies	Phase II, 2 Story, Affordable Housing
Esker Square Apartments	60	Holt	The Gillespie Company	3 Story, Mixed Use, Market Rate
Vista at the Heights	500	Lansing	DTN Management	5 Story, Phase II, Market Rate
The Abigail Senior Apartments	60	Lansing	TWG Development	Assisted Living, Affordable Housing
Metro Place Apartments	148	Lansing	Lawton Group Development	4 Story, Market Rate, Mixed Use, 250 Parking Spaces
Provident Place	33	Lansing	The Gillespie Company	4 Story, Market Rate, Mid-Rise
Elevation at Okemos Pointe Phase II & III	232	Okemos	TA Forsberg, Inc.	Market Rate, Mixed Use, 20,000 SF Commercial Space
Lansing Total	3,031			
Total	7,282			

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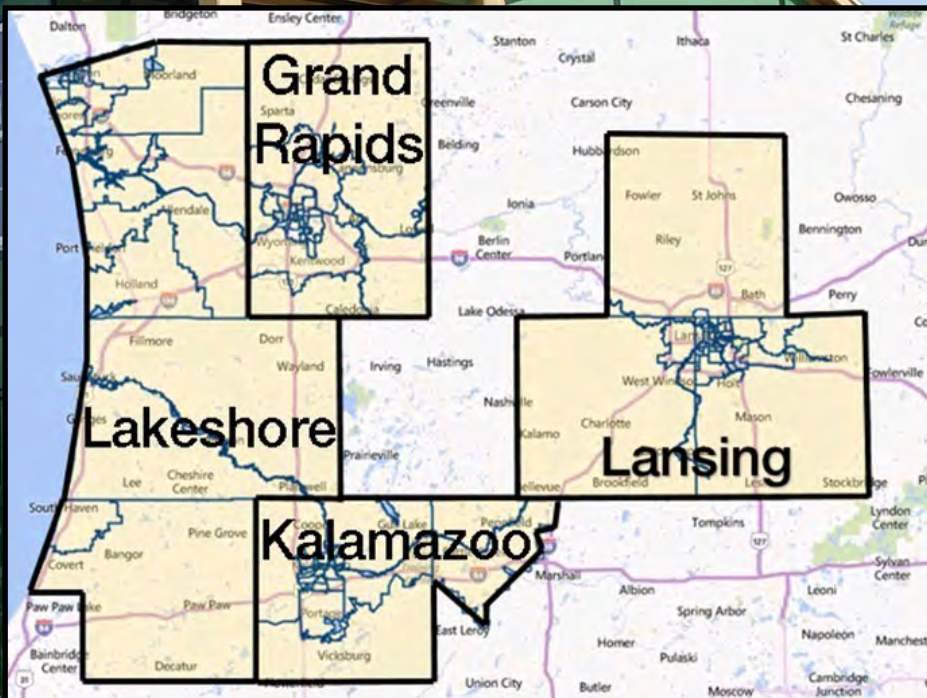
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