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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: March 11, 2020

RE: Residential Rental Occupancy Rates

Council member James Tate, requested in a January 28, 2020 memo for the Legislative Policy Division (LPD) to provide a report analyzing in depth the occupancy rates of residential developments that received tax incentives in the Greater Downtown Detroit area including Corktown, Midtown, Central Business District, Brush Park, and the Villages from 2015 to the present, as well as, provide general analysis of rental occupancy rates for the rest of Detroit.

The primary sources of data used for this analysis included:[1]

- ***Broder & Sasche Market Study (2019)***[2]
- ***Downtown Detroit Partnership Market Study (2017)***
- ***Downtown Detroit Partnership Development Update (2019)***
- ***Apartments.com***

Demand for Addition Residential Units

A Downtown Detroit Partnership (DDP) study was published in 2017 in collaboration with Invest Detroit and Zimmerman/Volk Associates, Inc., which included the most recent collected downtown residential market data in 2015. The study investigated the demand for new market-rate and affordable housing

[1] We are relying on the data which was collected by several entities outside of the Legislative Policy Division. LPD is not equipped with the capacity or the expertise to make residential market surveys or studies. We are simply collecting the available data and redistributing it in a manageable form. Therefore, we are not in any way certifying the accuracy of the conclusions of the data collectors.

[2] Downtown Detroit Apartment Rentals. 4th quarter, Broder & Sasche Real Estate , 2019, p. 1–78, Downtown Detroit Apartment Rentals https://gallery.mailchimp.com/a32326d4ec64c1b3a492f4e14/files/f1db0e8f-3e5f-489b-af99-b15184b3090a/MarketStudyBook_Q4_2019_Reduced.pdf

within the Greater Downtown Detroit area, including: Downtown, Corktown, Rivertown, Lafayette Park, Eastern Market, Woodbridge, TechTown, and New Center.

According to this report, there has been "... a measurable shift in market preferences from home ownership to rental dwelling units[3]". The study also stated that over the next 5 years (2015-2020), it was estimated that there would be a 5.25% increase in the size of the annual potential market for the Greater Downtown Detroit area[4]. Concluding, during the 5 years following the date of publication, the demand for new market-rate and affordable units was an estimated 10,000 units in the downtown[5].

At the time of the study, there were about 7,400 new units proposed throughout the downtown area. Since the publication of the study the City of Detroit has approved incentives for 6,914 units in the greater downtown Detroit area[6]. At that time it was estimated that "approximately 74% will be market-rate and 26% will be likely be affordable or income-restricted units[7]." This study also stated that the target market for the demand for new residential units are 65.8 % young professionals and students, 24.5% empty nesters and retirees, and 9.7% families. This suggests, there is a need for smaller, less expensive units for young people and sizable, affordable units for retirees and families.

Completed Projects Occupancy Rates & Performance

The City of Detroit has approved tax incentives for 75 residential projects in the target area from 2015-2020 (6,914 units). There isn't sufficient data available regarding the occupancy rates of all the tax incentivized residential projects. Therefore, LPD examined whether the project had been completed and relied on *apartments.com* to determine if any of the properties were currently soliciting for new renters on its website. LPD was able to determine 54 of the properties that received tax incentives from 2015 to 2020 have not been completed. The remaining 41 properties have been completed. Using *apartments.com* as a guide, it was determined that 21 of those properties have apartments listed for rent on *apartments.com*. This means, it is reasonable to infer that the other 20 completed projects that have received tax incentives from 2015 to 2020 are likely at or close to full capacity.

As mentioned before, LPD was unable to obtain occupancy rates for all tax-incentivized properties. For that reason, LPD analyzed the occupancy rate data provided by the Broder & Saschse Real Estate (BRSE) market study released in the 4th quarter of 2019 and market research data published by Downtown Detroit Partnership. Its important to note, there is no way for LPD to verify the method BSRE used to determine occupancy rates.

The BRSE report detailed the occupancy rates of 64 completed properties located in the downtown area, totaling 7,867 units[8]. Based on the occupancy rates provided by the BSRE report, about 7,021 of those

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[3] An Update of Residential Market Potential, Greater Downtown Detroit and Central Business District by Downtown Detroit Partnership, May 2017. Page 6; https://downtowndetroit.org/wp-content/uploads/2019/04/DDP_GtrDTDetroit-Update-2017_RevisedReformatted.pdf

[4] An Update of Residential Market Potential, Greater Downtown Detroit and Central Business District by Downtown Detroit Partnership, May 2017. Page 5; https://downtowndetroit.org/wp-content/uploads/2019/04/DDP_GtrDTDetroit-Update-2017_RevisedReformatted.pdf

[5] Greater Downtown Residential Market Study, Executive Summary, 2017. Downtown Detroit Partnership; https://downtowndetroit.org/wp-content/uploads/2019/04/DDP_ResMrktStudy_v2.pdf

[6] Attachment F includes residential properties that have received an Obsolete Property Rehabilitation (PA 146), Neighborhood Enterprise Zone exemption (PA 147), Commercial Rehabilitation exemption (PA 210), and/or Brownfield Redevelopment Financing (PA 381).

[7] An Update of Residential Market Potential, Greater Downtown Detroit and Central Business District by Downtown Detroit Partnership, May 2017. Page 24; https://downtowndetroit.org/wp-content/uploads/2019/04/DDP_GtrDTDetroit-Update-2017_RevisedReformatted.pdf

[8] See: Attachment D

units are occupied, which means there are about 846 unoccupied units within all 64 properties. Of those 64 properties included in the BSRE report, 16 were approved between 2015 and 2020 and have currently have active tax incentive with the City of Detroit.

With the assistance of the DEGC, we were able to match those 16 properties that have active residential tax abatement projects in the Greater Downtown Detroit area, with the data that was collected in the Broder & Sasche Market Study (BSRE).[9] The 16 properties that received tax incentives during 2015-2020 account for 2,060 units. Based on the available data, about 1,950 (95%) are occupied and 110 (5%) vacant. The average percentage of occupancy for all 16 developments are 91%.[10] Please see the complete chart of those areas below:

Project	Address	Key	Units	Active Incentive	Incentive Status	Occupancy rate
Elton Park	2130 Trumbull Ave.	Corktown	151	NEZ	Certificate	93%
Malcomson Building	1215 Griswold St.	Central Business District	25	NEZ	Certificate	96%
Town Residences	1511 First St.	Central Business District	312	NEZ	Certificate	98%
The Griswold Building	150 Michigan Ave.	Central Business District	80	NEZ	Certificate	97%
28 Grand	128 E. Grand River Ave.	Central Business District	218	NEZ	Certificate	100%
The Vinton	600 Woodward Ave.	Central Business District	22	NEZ	Certificate	60%
The Stott	1150 Griswold St.	Central Business District	107	NEZ	Certificate	66%
Finn Apartments	678 Selden	Midtown	28	OPRA	Certificate	100%
The Plaza	3800 Woodward	Midtown	72	OPRA	Certificate	100%
The Hamilton Midtown Detroit	40 Davenport	Midtown	97	OPRA	Certificate	89%
Philip Houze	415 Clifford St.	Grand Circus Park	89	OPRA	Certificate	99%
Fort Shelby Tower Apartments	527 West Lafayette Blvd.	Central Business District	57	OPRA	Certificate	98%
Molcolmson Building	1215 Griswold St.	Central Business District	25	NEZ	Certificate	96%
The Farwell Building	1249 Griswold St.	Central Business District	82	OPRA	Certificate	77%
The Corner	1620 Michigan Ave.	Corktown	111	PA 210	Certificate	93%
Lafayette Towers	1301 Orleans St.	Lafayette Park & Elmwood Park	584	PA 210	Certificate	99%
TOTAL # OF UNITS CREATED			**2,060**			
ESTIMATED # UNITS OCCUPIED			**1,950**	**95%**	***AVERAGE %***	***91%***
ESTIMATED # UNITS AVAILABLE			**110**	**5%**		

*Lafayette Towers was also approved for a Brownfield in 2015.

The Downtown Detroit Partnership with support from the Downtown Detroit Business Improvement Zone published a 2019 Downtown Detroit Development Update that detailed recently completed projects in the Greater Downtown Area[11]. There were 3 residential projects recently completed. All of which, were approved for a tax incentive between 2015 and 2020, including the David Stott Building completed in September 2018 (66% occupancy); the Farwell Building completed August 2019 (77% occupancy rate); and Philip Houze Apartments completed in September 2018 (99% occupancy rate).

At the time of the publication of the 2017 DDP Market Study, "construction of new units has still lagged behind absorption forecasts[12]." As stated before, the data used in the 2017 DDP Market Study was based

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[9] BSRE does not intend for any person or entity to rely on any such information, opinions, or ideas, and cannot guarantee the accuracy or completeness of this report.

[10] These estimates are based on the percentages of occupancy cited in the Broder & Sasche Market Study, we do not certify the results of these estimates.

[11] *2019 Downtown Detroit, Development Update.* Downtown Detroit Partnership; https://downtowndetroit.org/wp-content/uploads/2019/09/2019-Development-Report-Web-1.pdf

[12] An Update of Residential Market Potential, Greater Downtown Detroit and Central Business District by Downtown Detroit Partnership, May 2017. Page 23; https://downtowndetroit.org/wpcontent/uploads/2019/04/DDP_GtrDTDetroit-Update-2017_RevisedReformatted.pdf

upon data collected in 2015. A new market study measuring the demand for additional residential units needs to be conducted, in order to conclude whether demand has remained the same or has decreased/increased since 2015. However, if every proposed and currently in counstruction residential development detailed in the DDP's report and BSRE's report are completed, the City would still fall about 1,000 residential units short of the projected 10,000 units stated in the 2017 Downtown Detroit Partnership report.

City Wide Anaylsis

There is little accessible data regarding the occupancy rates for rental units outside the Greater Downtown Detroit area. LPD used *apartments.com* to determine the number of available units, as well as, the City Archives to identify how many tax incentives were approved for the rest of the City. There were 20 projects approved for tax incentives between 2015 and 2020. Of those, 9 have been completed, 4 are at full capacity, and 5 are listed on apartments.com. We can infer that the 5 projects listed on the *apartments.com's* website are not at full capacity. The other 13 are still under construction or have not yet begun construction.

Below is a table collected from *departmentofnumbers.com*[13], that shows Detroit's overall occupancy rates. This includes the entire residential rental stock available, because LPD was unable to obtain occupancy rates for only tax incentivzed projects city wide.

Detroit Rental Vacancy Rate

The rental vacancy rate is the fraction of homes for rent that are not occupied.[a] In 2017 the rental vacancy rate for Detroit Michigan was 4.95% according to Census ACS data.

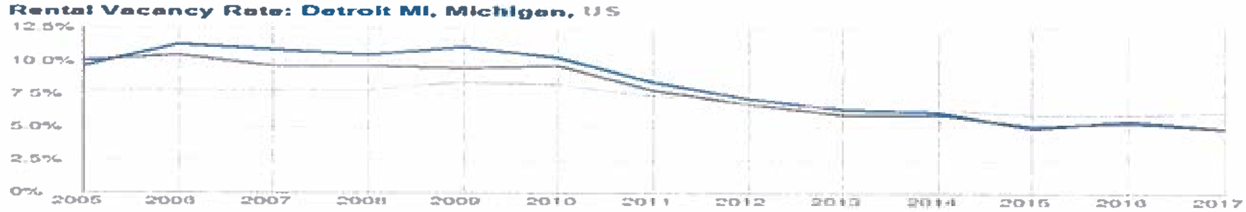
Rental Vacancy Rate in Detroit Michigan

	2017	1 Year Change	3 Year Change
US	6.18%	+0.29%	-0.14%
Michigan	4.87%	-0.54%	-1.01%
Detroit, MI	4.95%	-0.53%	-1.20%

Trends in Detroit, MI Rental Vacancy Rate

The rental vacancy rate in Detroit peaked in 2006 at 11.25%. Since then it has fallen by 6.30% to 4.95%. Data records for this series originated in 2005. From a 2015 post peak low of 4.89%, the rental vacancy rate has increased by 0.06%.

Rental Vacancy Rate: Detroit MI, Michigan, US



Please contact us if we can be of any further assistance.

cc: Auditor General's Office
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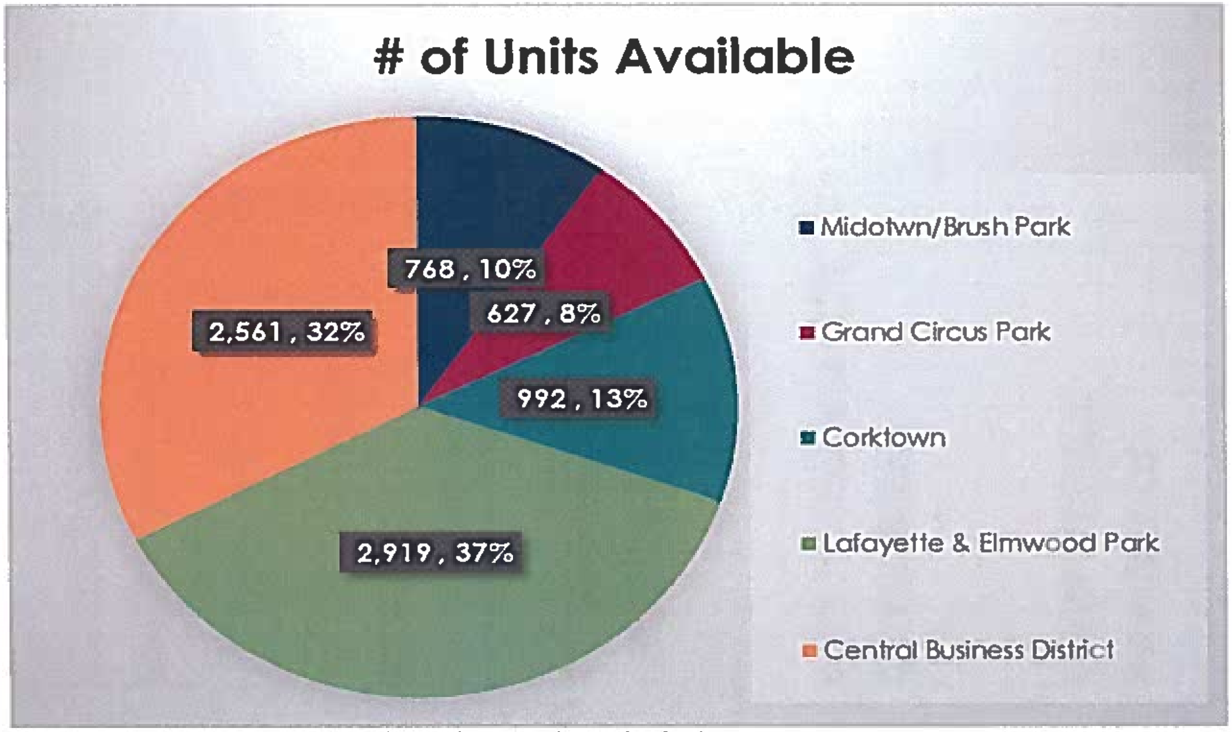
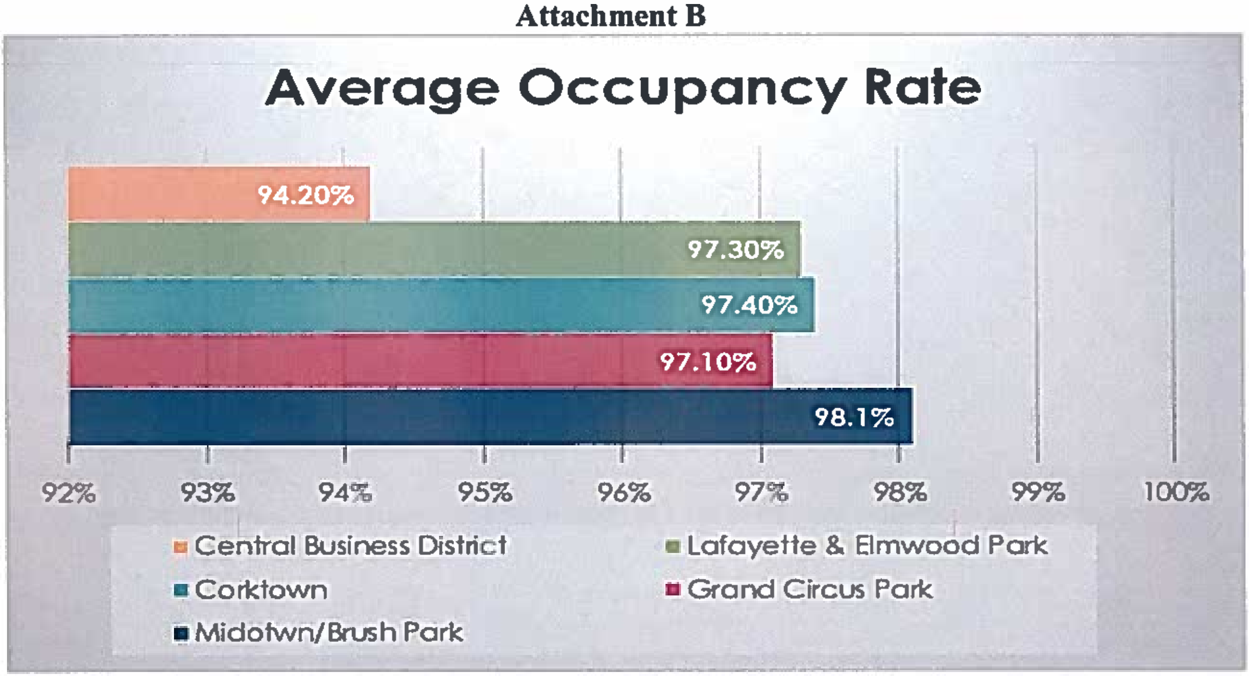
[13] "Detroit Michigan Residential Rent and Rental Statistics." Department of Numbers, 2019, www.deptofnumbers.com/rent/michigan/detroit/.

Attachment A



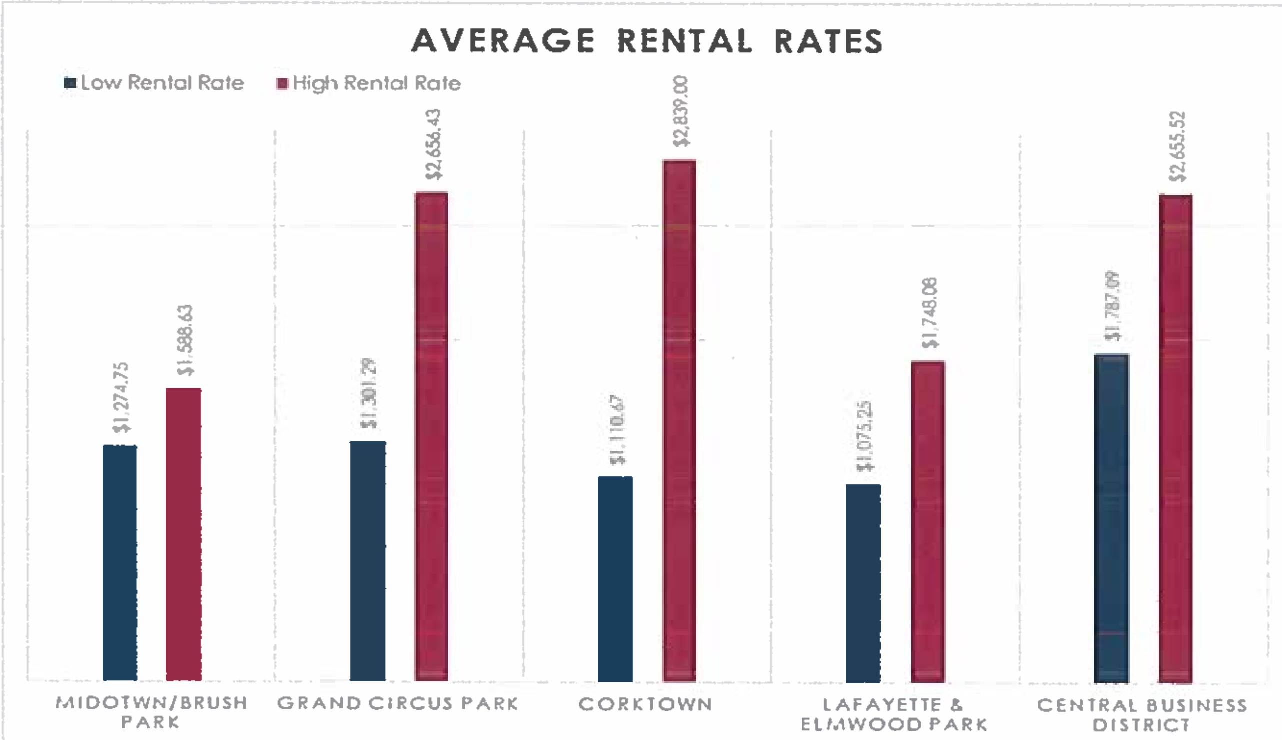
*Pie Chart developed using data from the Broder & Sasche Market Study

Attachment B



*Bar graph developed using data from the Broder & Sasche Market Study

Attachment C



***Bar Graph developed using data from the Broder & Sasche Market Study**

Attachment D: All Properties included in BSRE Report Occupancy Rates

Apartment Name	# of Units	Rate of Occupancy	Low Rental Rate	High Rental Rate	Received Tax Incentive
Midtown/Brush Park					
The Scott at Brush Park (owned by BSRE)	199	98%	$1,149	$3,005	PA 210 (Active)
The Strathmore	129	98%	$1,200	$1,480	PILOT
3909 Woodward	61	100%	$1,600	$1,888	PA 210 (Active)
The Auburn	58	100%	$950	$1,150	PA 210 (Active)
Studio One Apartments	124	100%	$1,423	$1,667	N/A
Finn Apartments	28	100%	$1,423	$1,152	OPRA (Active)
The Plaza	72	100%	$1,030	$1,213	OPRA (Active)
The Hamilton Midtown Detroit (owned by BSRE)	97	89%	$1,423	$1,154	OPRA (Active)
Subtotal/ Average	**768**	**98.1%**	**$1,275**	**$1,589**	
Grand Circus Park					
Broderick Tower	124	94%	$1,187	$4,500	OPRA (Active)
The Fyfe Apartments	65	90%	$1,000	$1,625	N/A
The Kales Building	117	99%	$1,527	$2,055	N/A
David Whitney Building	105	100%	$1,450	$3,725	OPRA (Active)
The Iodent Lofts	11	100%	$1,800	$1,800	N/A
Briggs Houze	116	98%	$1,040	$2,840	OPRA (Active)
Phillip Houze	89	99%	$1,105	$2,050	OPRA (Active)
Subtotal/ Average	**627**	**97.1%**	**$1,301**	**$2,656**	
Corktown					
Lafayette Lofts	50	N/A	N/A	N/A	N/A
Coat Factory Lofts	62	N/A	N/A	N/A	N/A
Brooklyn Park Lofts	63	N/A	N/A	N/A	N/A
Riverfront Towers	555	92%	$1,232	$2,371	N/A
The Corner	111	93%	$1,075	$2,908	PA 210 (Active)
Elton Park	151	93%	$1,025	$3,238	NEZ (Active)
Subtotal/ Average	**992**	**97.4%**	**$1,111**	**$2,839**	
Lafayette & Elmwood Park					
The Pavilion Apartments	340	96%	$1,058	$1,683	N/A
Lafayette Towers	584	99%	$874	$2,800	PA 210 (Active)
City Place Detroit	320	99%	$750	$940	N/A
The Palms East Apartments	114	99%	$925	$1,275	N/A
Central Park Apartments	92	99%	$1,095	$1,420	N/A
Carlton Apartments	144	N/A	N/A	N/A	N/A

*BSRE does not intend for any person or entity to rely on any such information, opinions, or ideas, and cannot guarantee the accuracy or completeness of this report.

Attachment D, continued

Apartment Name	# of Units	Rate of Occupancy	Low Rental Rate	High Rental Rate	Received Tax Incentive
Jean Rivard Apartments	146	97%	$990	$1,215	N/A
Palms Apartments	62	95%	$700	$1,300	N/A
DuCharme Place	185	95%	$1,350	$1,920	PA 210 (Active)
Orleans Landing	278	98%	$1,955	$2,542	PA 210 (Active)
Fenimore Court	N/A	N/A	N/A	N/A	N/A
Waters Edge at Harbortown	134	96%	$1,681	$2,667	N/A
Alden Towers	350	96%	$625	$1,815	N/A
Cityside Apartments	170	97%	$900	$1,400	N/A
Jeffersonian	N/A	N/A	N/A	N/A	N/A
Pullman Parc (in development by BSRE)	N/A	N/A	N/A	N/A	PA 210 (Active)
Subtotal/ Average	**2,919**	**97.3%**	**$1,075**	**$1,748**	
Central Business District (contains 37% of Downtown's Apartments)					
The Albert - Capitol Park (owned by BSRE)	127	95%	$1,790	$2,418	PA 210 (Active)
Detroit Savings Bank	56	71%	$1,323	$3,041	OPRA (Active)
Malcomson Building	25	96%	$1,540	$2,140	NEZ (Active)
Detroit City Apartments	351	94%	$1,473	$1,810	N/A
Claridge House Apartments	43	92%	$850	$2,500	PA 210 (Active)
Town Residences	312	98%	$1,089	$1,226	NEZ (Active)
The Lofts at Merchant Row	76	98%	$1,250	$3,050	N/A
Lofts at Woodward Center	61	N/A	N/A	N/A	N/A
Fort Shelby Tower Apartments	65	98%	$1,757	$2,350	OPRA (Active)
Security Trust Lofts	11	100%	$1,900	$1,900	OPRA (Active)
Library Lofts	8	100%	$2,450	$2,450	N/A
Broadway Lofts	16	N/A	N/A	N/A	N/A
The Ashley	67	99%	$1,375	$1,700	OPRA (Active)
Greektown Lofts	51	N/A	N/A	N/A	N/A
Renaissance City Apartments	339	97%	$1,573	$1,995	N/A
Cadillac Square	221	96%	$875	$1,800	N/A
Capitol Park Lofts	63	86%	$1,314	$2,585	OPRA (Active)
The Griswold Building	80	97%	$2,125	$3,670	NEZ (Active)
28 Grand	218	100%	$635	$1,093	NEZ (Active)
The Vinton	21	60%	$5,900	$6,400	NEZ (Active)
The Stott	107	66%	$1,583	$6,153	NEZ (Active)
35 West	24	96%	$1,538	$2,085	N/A
The Farwell Building	82	77%	$1,353	$2,041	OPRA (Active)
Fourteen56	6	100%	$3,100	$3,100	N/A
1525 Broadway	4	100%	$2,500	$3,600	N/A
The Ferguson	55	91%	$1,810	$1,970	N/A
Himelhoch	72	N/A	N/A	N/A	N/A
Subtotal/ Average	**2,561**	**94.2%**	**$1,787**	**$2,656**	
TOTAL	**7,867**	**96.3%**	**$1,310**	**$2,298**	

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Attachment E: All Residential Incentives in Greater Downtown Detroit Area 2015-2020

Project/ Developer	Address	Units	Type of Incentive
2015			
Eskrine and Woodward, LLC (amended and Restated)	3100 Woodward Block	200	Brownfield
Lafayette Towers/ Jackson Land Holding Company	1301 & 1321 Orleans St.	584	Brownfield & PA 210
Willy's Overland Lofts	444 West Willis	38	NEZ
Town Residences	1511 First Street	315	NEZ
Brush Park Crosswinds (Woodward Place)	248 Mack	4	NEZ
Scott Mansion (James Scott House)	3147 Woodward and 81 Peterboro	3	NEZ
Woodward Brush Hendrie Ferry NEZ Area	5734 Woodward 263, 265, 267, 269, 271, 273, 275, 293, 295, 297, 299 E. Palmer	11	NEZ
Finn Apartments/ 678 Selden, LLC	678 Selden	28	OPRA
4625 Second Ave, LLC	4625 Second Ave.	70	OPRA
Toad Management, LLC	445 W. Forest Ave.	6	OPRA
The Elliot Building, LLC	1401-1407 Woodward Ave. (mixed use)	23	PA 210
Rivertown Phase I, LLC	1560, 1828, & 1831 Franklin Street, 1522 E. Woodbridge St.	278	PA 210
Brush Park Development Company Phase I, LLC (restated in 2017)	118, 228, 266 & 318 Edmund Pl., 2718 Brush, 124 & 310 Alfred St., 2750 John R.	325-450	PA 210
Resurget Cineribus, LLC	8044 Kercheval	3	OPRA
East Kirby Development, LLC	524-526 East Kirby	4	OPRA
Nailah Commons, LLC	658, 692, 710, 702 E. Ferry, 663, 681, 671, 701, 653, 676 E. Kirby, 6431 Hastings	58	PA 210
Phillip Houze/ Bagley Clifford, LLC	415 Clifford Street	89	OPRA
Patterson Terrance/ Almass Downtown Real Estate, LLC	203, 209, 215, Eskrine and 3412 John R.	9	OPRA
2016			
The Union at Midtown Phase II	4830 Cass Ave.	66	Brownfield
Brush Park Development, LLC	3148 John R.	18	NEZ
Brush Park Development Co. Phase 1, LLC/ Brush Park Parcel A-B Project	39 Parcels	405	Brownfield, PA 210, NEZ
City Club Apartments/ VG Statler City Apartments, LLC	313 Park Avenue	287	NEZ & PA 210
Malcolmson Building/ 1215 Griswold	1215 Griswold	25	NEZ
The Griswold	1117 Griswold	80	NEZ
The Coe at West Village/ Coe Van Dyke, LLC	1462 Van Dyke & 8030 Coe	12	PA 210
Woodward Place	3148 John R.	18	OPRA
2017			
Midtown NEZ/ 449 W. Willis, LLC	449 West Willis	4	NEZ
Woodward Place/ Devon Renewal, LLC	64 Watson St.	6	NEZ
Eco Homes, LAC	4th Street	14	NEZ
Vinton Building	600 Woodward Ave.	22	NEZ
Book Tower, Hudson's Site and Monroe Block/ Bedrock	1265 Washington Blvd., 1206 Woodward Ave., & Book Tower	907	Transformational Brownfield, NEZ
CK Concept Haus, LLC	284 Elliot St.	4	NEZ

*Table data collected from the City Archives

Attachment E, continued

Project/ Developer	Address	Units	Type of Incentive
The Corner/ Tigers Stadium Partners , LLC	1620 Michigan Ave	102	PA 210
Island View/ Banyan Investments, LLC	1454 Townsend	25	NEZ
Harbortown-Great Lakes, LLC	250 E. Harbortown Dr.	94	NEZ
Elton Park/ Trident-Checker/ Trident Corktown, LLC	1400 W. Elizabeth, 2050 & 2125 Eighth St., 2100 & 2120 Trumbull	95	NEZ
Elton Park/Trident-Checker	1230 Trumbull	150	NEZ
Ashton Detroit/ 600 Ventures, LLC	659 Howard	96	Brownfield
Rosko Development , LLC (Bedrock)	Hudson's & Monroe blocks, One Campus Martius, Book Building/Tower	812	Brownfield, NEZ
The Hamilton Midtown Detroit/ 40 Davenport, LLC	40 Davenport	97	OPRA
2018			
Fort Shelby Residential, LLC	Fort Shelby Residences, 525 W. Lafayette Blvd.	56	NEZ
Woodward	626 Mack Ave.	11	NEZ
East Jefferson Development, LLC	1475 East Jefferson	213	Brownfield
640 Temple	640 Temple	70	OPRA, Brownfield
The Corner/ Tigers Stadium Partners 2, LLC	2225 Trumbull (formerly 1620 Michigan Ave and 1550 Kaline Drive)	111	PA 210/ NEZ
The Selden/ Ferlito Group	438 Sleden St.	12	NEZ
Paperclip Properties, LLC (The Stott, Bedrock)	1150 Griswold	107	NEZ, PA 210
Pyramid Development Co., LLC (Free Press Building, amended & restated)	321 W. Laffayette	103	NEZ, Brownfield, PA 210
Garfield Area Redevelopment Project (amended & restated 2006 & 2011)	71, 74, 80, 107, 119 Garfield, 52, 66, 76, 92 E. Forest	85	Brownfield
Eastern Market Gateway/ Dev Detroit 1346 Gratiot, LLC and Town Partners	Multiple addresses on Gratiot, Maple Rd., & Service St.	200	Brownfield
Harbortown- Spinnaker, LLC	3320 Spinnaker Lane	14	NEZ
Laffayette West	1401 Rivard	56	Brownfield
Farwell Building/ 1249 Griswold Street, LLC	1249 Griswold St.	83	OPRA
1626 Lafayette, LLC	1627-1629 Lafayette	93	OPRA
2019- Proposed Properties (incentive may not be active)			
Infinity-Park Ave, LLC	2001 Park Ave.	78	Brownfield
The Mid/ 3750 Woodward Ave, LLC (2nd amended & restated)	3750 Wodward Ave.	16	Brownfield, NEZ, PA 210
Broadway lofts/ Broadway Detroit Properties, LLC	1323-1325 Broadway St.	16	OPRA, Brownfield
Brush Park South Phase 1 MR, LLC	2515, 2555, 2621 Brush St., 251, 254, 257 Adalaide St., 269, 281, 291 Winder St.	149	PA 210, Brownfield, PILOT
Corktown Lofts, LLC (Bedrock)	1702 Fort St. (The Assembly)	66	Brownfield, NEZ, PA 210
Jefferson Van Dyke 2, LLC	7891 & 7903 East Jefferson Ave.	36	OPRA, Brownfield
Midtown West: PDH Development Group, LLC & Procida Development Group	931 Selden St.	175	NEZ, Brownfield
Pullman Parc, Hunter Pasteur Homes Laffayette Park, LLC	1900 Pembridge (1100 St. Aubin)	180	NEZ, PA 210
Sheridan Propco, LLC	4417 Second	91	NEZ
Sturgeon Bay Partners	651 W. Hancock	28	NEZ
Bagley Development Group, LLC	150 Bagley	75	OPRA, NEZ
Kercheval East, LLC	8646 Kercheval & 1917 Fischer	15	OPRA

*Table data collected from the City Archives

Attachment E, continued

Rosko Development , LLC area	32 Monroe & 725 Bates St.	128	NEZ
Stone Soap	1450, 1460, & 1490 Franklin	48	Brownfield, NEZ, PA 255
CCA, LLC (formly Elmwood Park Plaza Limited Partnership)	670 Chene	202	OPRA, PA 210, NEZ
Kercheval Associates, LLC	8001 Kercheval	92	NEZ
1400 Michigan Ave, LLC	1400, 1410, 1416 Michigan Ave.	18	PA 210
Crosswinds (Woodward Place) NEZ	104 Edmund Place	9	NEZ
2020- Still In Progress			
CCA CBD Detroit, LLC	313 Park Ave.	288	Brownfield, NEZ
Pullman Parc/ Hunter Pasteur Homes Laffayette Park, LLC	1900 Pembridge (1100 St. Aubin)	180	NEZ, PA 210
TOTAL		6914	

*BSRE does not intend for any person or entity to rely on any such information, opinions, or ideas, and cannot guarantee the accuracy or completeness of this report.