

# S.R. JACOBSON

DEVELOPMENT CORPORATION



**LEADERS IN  
COMMUNITY DEVELOPMENT**

Since 1978

## S.R. Jacobson Development Corp.

With over 40 years of experience developing, constructing and managing residential and multifamily real estate, S.R. Jacobson Development Corp. is recognized as one of the Midwest's leading development companies. Started by Scott Jacobson in 1978, the company has acquired or developed over 110 communities and constructed over 12,000 award winning homes and apartments in Michigan and Illinois.

S.R. Jacobson Development Corp. has earned its reputation for creating long term value in each of its projects by providing excellent quality in a professional and efficient manner. Projects are structured to provide maximum asset performance while meeting the needs of the market and the community in which they are located. The company has a history of exceeding financial expectations for itself and investment partners.

S.R. Jacobson Development Corp is currently focused on creating lifestyle apartment communities. Its experience in building, acquiring and managing a portfolio of several thousand apartments over the past several decades provides invaluable expertise for creating new multifamily opportunities. An expert team is assembled for each project including architects, engineers, general contractors and financiers to ensure success. Under Scott's daily direction, each property is carefully managed through pre-development, design, financing, construction, stabilization and management.

Apartment communities which have been recently completed, are currently under construction or are in the approval process are provided on the following pages.

# S.R. JACOBSON

DEVELOPMENT CORPORATION



**Scott R. Jacobson, Owner.** Scott founded S.R. Jacobson Development Corp. in 1978 upon graduating with a degree in Construction Management from Michigan State University. Scott's unique vision and innovative strategies have made the company one of the most successful real estate firms in the Midwest. Initially starting with custom home construction, Scott soon shifted his focus to develop both single family and multifamily homes offering revolutionary pre-priced, pre-planned customization. Following the recession of 2008, Scott established an innovative and very successful program to acquire and complete 3,000 unfinished lots in 28 foreclosed subdivisions in Michigan and Illinois. Working closely with local communities, each community was finished as originally designed and a lot bank established for the purchase of homesites by national and regional builders.

Scott is widely recognized as a leader in the real estate industry. He has received dozens of industry honors, including several Builder of the Year awards and was selected as the Developer of the Year in 2013 by the Home Builders Association of Michigan. Scott has served as Chairman and Director of a local bank and was a director on the Board of the Construction Management program at Michigan State University. He is a Lifetime Member-Director of the Home Builders Association of Michigan and served as President in 1997, when he was also appointed by Michigan Governor John Engler to the State Residential Builders Board. Scott continues to direct all of the firm's activities on a daily basis and his extensive experience in developing and managing apartment homes provides the deep knowledge and expertise needed to pursue new apartment developments today.



**Manny Kianicky, Principal.** Manny started his professional career as a civil engineer, designing residential and commercial projects as a project manager with a prominent consulting firm. Within a few years he transitioned to real estate development to pursue his desire to be involved in all aspects of a development project. Following positions as a principal of a development company and managing his own successful consulting practice for 16 years, he joined S.R. Jacobson Development Corp. in 2010. He has over 35 years of experience in the acquisition, design, approval, financing, construction and management of more than 100 development projects in the Midwest and Gulf Shore states.

Manny evaluates the firm's new development opportunities, designs conceptual plans for the firm's projects, conducts due diligence and financial analysis, obtains project approvals and permits, oversees engineering design and manages construction. He has particular skills in forging strong working relationships with governmental authorities and coordinating project teams. A number of his projects have won awards for design excellence and environmental preservation and he has served on numerous government committees as a developer representative. Manny received his Master's Degree in Civil Engineering from the Illinois Institute of Technology, his Bachelor's Degree in Natural Resources from Michigan State University and his Professional Engineer certifications from Michigan and Florida.



## Current Multifamily Projects

**Village Place**, Romeoville, Illinois. Under Construction, 2022 completion  
*216 garden style apartments, attached and detached garages, community center with pool, playground and dog park.*

**Uptown Square**, Troy, Michigan. Under Construction, 2022 completion  
*383 garden style apartments, garages and carports, community center with pool, playground and dog park.*

**Montgomery Place**, Montgomery, Illinois. Under Construction, 2022 completion  
*468 garden style apartments, attached and detached garages, community center with pool, playground and dog park.*

**Midtown Point**, Royal Oak, Michigan, Completed Spring 2021  
*186 townhome apartments, carports, community center with pool, playground.*

**Orland Ridge**, Orland Park, Illinois. Under Construction, 2022 completion  
*104 ranch apartments with attached 2-car garages, 190 townhome apartments with attached garages. Community center with pool, pickleball and volleyball courts. Playgrounds, walking trails and exercise stations.*

**Ashwood Place**, Naperville, Illinois. Constructed 2017-2018  
*60 ranch apartments, 1 and 2 bedrooms with den, attached 2-car garages.*

**Avant**, Ann Arbor, Michigan. Under Construction, 2023 completion  
*253 flats and townhome apartments, attached garages, community center with pool, playground and dog park.*

**West Village**, Brighton, Michigan. In approvals, 2022 start  
*126 townhome apartments, 2-car attached garages, community center with pool, playground and dog park.*

**Lavender Ridge**, Orion Township, Michigan. In approvals, 2022 start  
*260 townhome apartments, attached garages, community center with pool, playground.*

**Charlestowne Mall Redevelopment**, St.Charles, Illinois. In approvals, 2022 start  
*324 garden style apartments, 208 townhome apartments, attached and detached garages, community center with pool, playground and dog park, retail, hotel and restaurants.*





Village Place, Romeoville IL

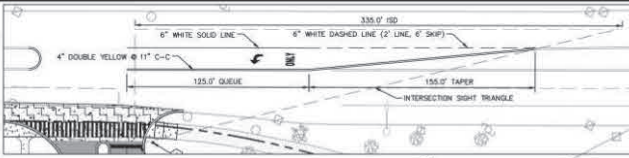




Village Place, Romeoville IL



# Village Place, Romeoville IL



## GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RAILS ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

## KEY NOTES

1. 88.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (7\"/>

## PAVING AND CURB LEGEND

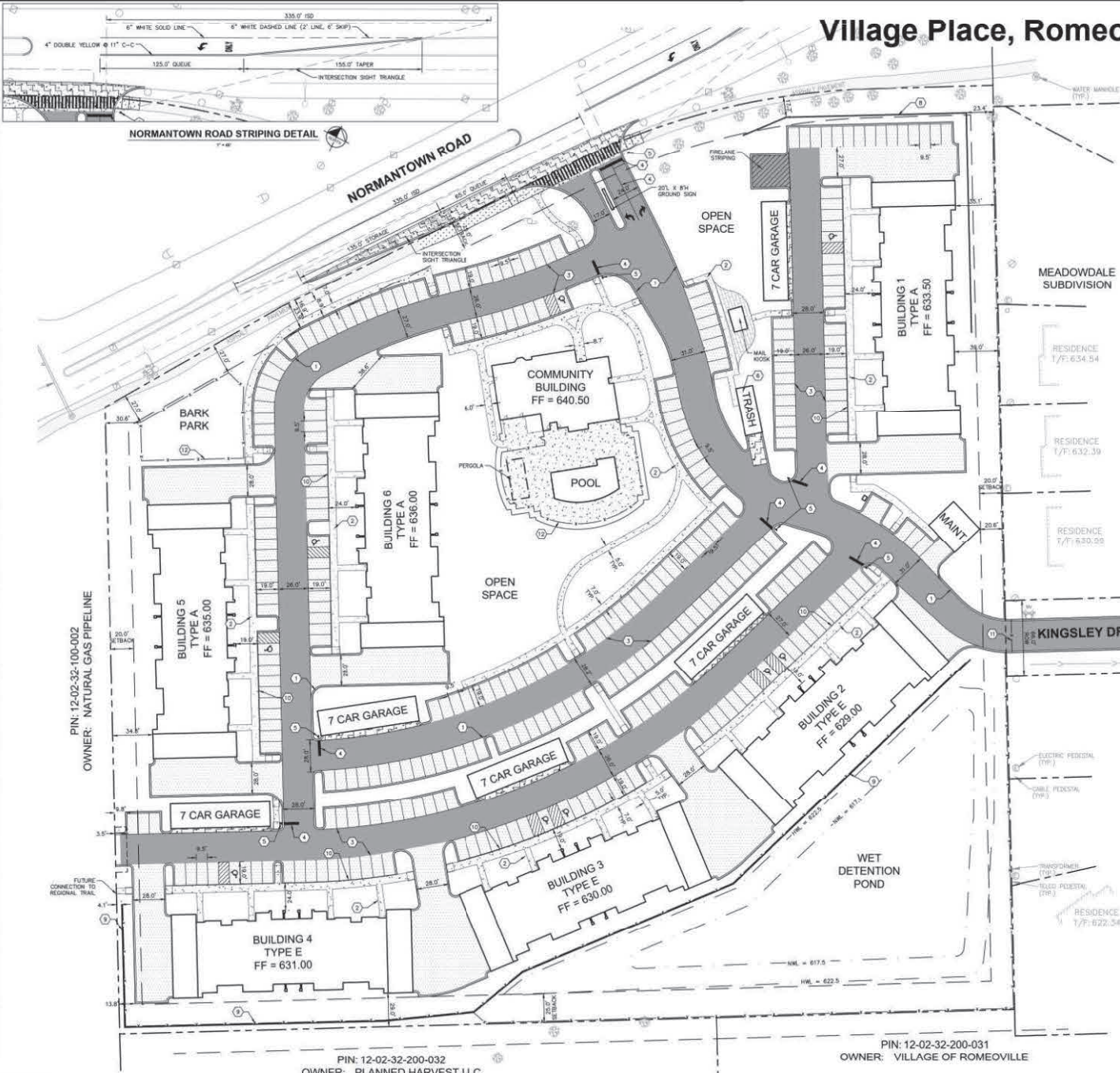
	STANDARD DUTY ASPHALT PAVEMENT (1.5\"/>
	HEAVY DUTY ASPHALT PAVEMENT (1.5\"/>
	CONCRETE SIDEWALK (5\"/>
	HEAVY DUTY CONCRETE PAVEMENT (8\"/>
	STANDARD PAVED CONCRETE CURB AND GUTTER

## PARKING DATA

PARKING REQUIREMENTS		
(R0) 1 BEDROOM X 1.0	=	135 SPACES
(114) 2 BEDROOM X 2.0	=	228 SPACES
(12) 3 BEDROOM X 2.5	=	30 SPACES
5% GUEST PARKING	=	20 SPACES
TOTAL PARKING REQUIRED	=	413 SPACES
ADA PARKING REQUIRED	=	9 SPACES
PARKING PROVIDED		
STANDARD PARKING SPACES PROVIDED	=	301 SPACES
ATTACHED GARAGE SPACES PROVIDED	=	72 SPACES
DETACHED GARAGE SPACES PROVIDED	=	35 SPACES
ADA PARKING PROVIDED	=	9 SPACES
TOTAL PARKING SPACES PROVIDED	=	417 SPACES

## SITE DATA

BUILDING DATA	R-7 ZONING REQUIREMENTS	PROPOSED SITE
BUILDING HEIGHT:	3.5 STORES OR 40'	TYPE A AND E: 36.0\"/>
SITE DATA (12.8 ACRES TOTAL)		COMMUNITY BUILDING: 24.0\"/>
GROSS DWELLING UNIT DENSITY:	12 UNITS PER ACRE	16.9 UNITS PER ACRE
SETBACKS:	FRONT: 25', SIDE: 25', REAR: 25'	PER SITE PLAN
BUILDING LOT COVERAGE:	40% MAX	2.1 ACRES (16%)
OVERALL SITE LOT COVERAGE:	50% MAX	7.1 ACRES (55%)
OVERALL SITE LANDSCAPE COVERAGE:	50% MIN.	5.7 ACRES (45%)
FLOOR AREA RATIO (FAR) =	0.85	0.43
EXISTING ZONING: R-6 ATTACHED SINGLE FAMILY RESIDENTIAL UNINCORPORATED		AREA BREAKDOWN: TYPE A: 3 STORY 38,968 SF (TOTAL) - 3 BUILDINGS TYPE E: 3 STORY 36,622 SF (TOTAL) - 3 BUILDINGS COMMUNITY BUILDING: 6,250 SF DETACHED GARAGE: 1,475 SF MAINTENANCE BUILDING: 995 SF TOTAL BUILDING SP: 241,860 SF 3.55 AC' TOTAL PERMITS AREA: 248,292 SF (4.05) TOTAL IMPERVIOUS AREA: 309,276 SF (5.05)
*APARTMENT BUILDINGS ARE 36.0' TALL PER ZONING ORDINANCE. THIS IS THE AVERAGE BETWEEN THE 30.5' LAWE AND THE 45.5' PEAK.		



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DATE
BY

REVISIONS
NO.

**Kimley-Horn**

2024 HAVEN HARBOR AND ASSOCIATES, INC.  
1001 N. ROCKFORD ROAD, SUITE 200  
WILMINGTON, OHIO 45397  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: HND  
DRAWN BY: HND  
CHECKED BY: MHW

**SUBMITTAL**

**RESUBMIT**

**OVERALL SITE PLAN**

**VILLAGE PLACE APARTMENTS**  
NORMANTOWN ROAD  
ROMEDEVILLE, IL 60446

ORIGINAL ISSUE:  
9/23/2016  
KHA PROJECT NO.  
168511000

SHEET NUMBER  
**C1.0**

Drawn using: A:\001\2024\1000-002\_Civil\Drawings\DWG\PlannedHarvest\PlannedHarvest\_VillagePlace.dwg  
 Date: 09/23/2024 3:48pm  
 User: jhnd  
 Plot: 1000-002-0032.dwg  
 Plot Date: 9/23/2024 3:48pm  
 Plot User: jhnd  
 Plot Device: HP DesignJet T1300e  
 Plot Path: C:\Users\jnd\AppData\Local\Temp\1000-002-0032.dwg  
 Plot Scale: 1.0  
 Plot Orientation: Landscape  
 Plot Color: Black  
 Plot Lineweight: 0.25  
 Plot Font: Arial, 10  
 Plot Background: None  
 Plot Title: Village Place Apartments - Overall Site Plan - C1.0  
 Plot Sheet: 1 of 1  
 Plot Status: OK  
 Plot Message: All objects plotted successfully.

PIN: 12-02-32-100-002  
OWNER: NATURAL GAS PIPELINE

PIN: 12-02-32-200-032  
OWNER: PLANNED HARVEST LLC

PIN: 12-02-32-200-031  
OWNER: VILLAGE OF ROMEDEVILLE





Uptown Square Apartments  
Troy, Michigan





UPTOWN SQUARE  
APARTMENT HOMES



1300 LIVERMORS  
41-231 CROSSROADS





Uptown Square Apartments, Troy MI





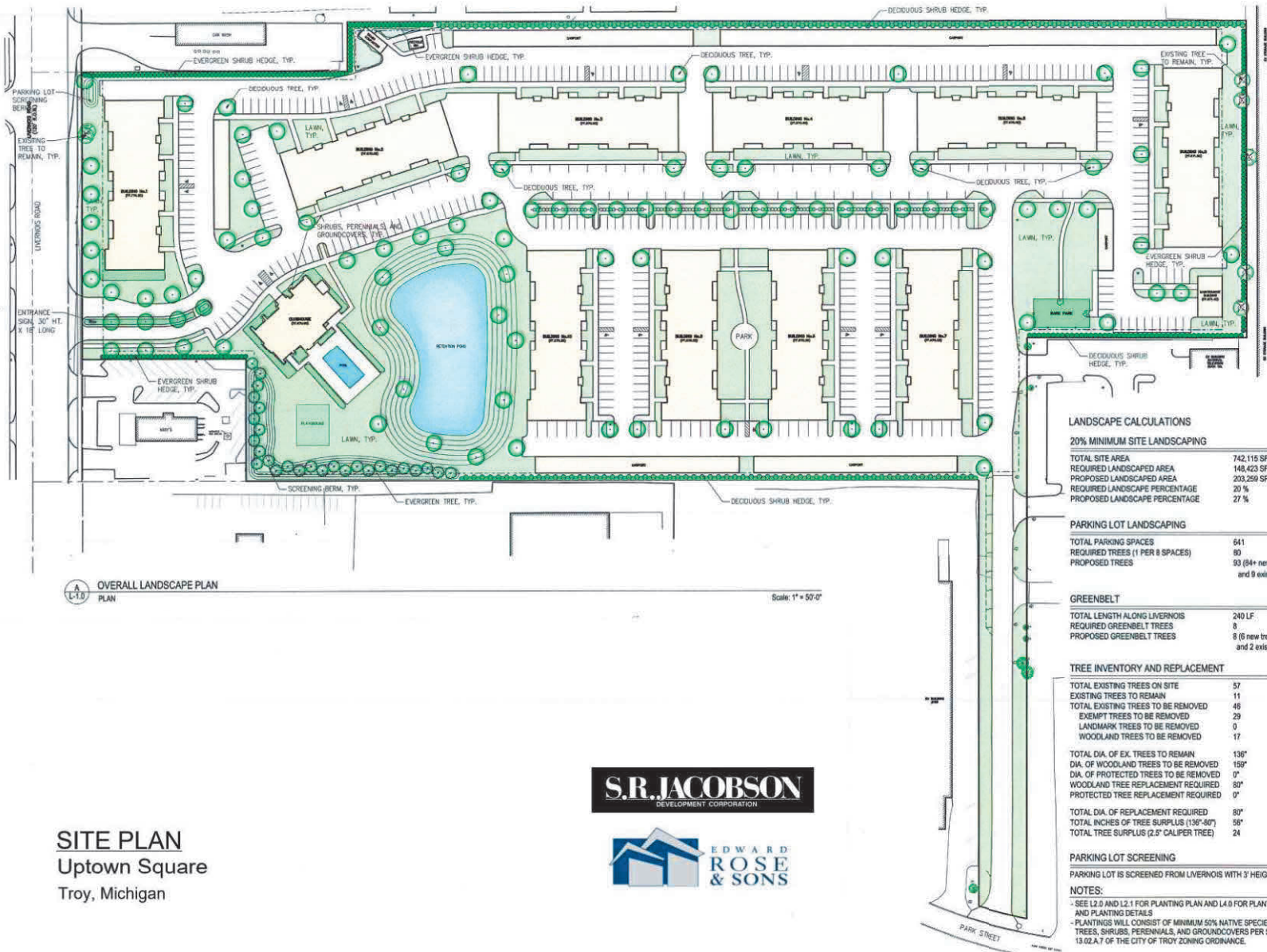
Community Building, Uptown Square, Troy MI





Uptown Square, Troy MI





OVERALL LANDSCAPE PLAN  
L-1.0  
PLAN

Scale: 1" = 50'-0"

**SITE PLAN**  
Uptown Square  
Troy, Michigan



LANDSCAPE ARCHITECTURE

**MICHAEL J. DUL**  
& ASSOCIATES, INC.

212 DAINES STREET  
BIRMINGHAM  
MICHIGAN 48006

P 248 644 3410  
F 248 644 0819

www.mjdul.com



**Troy Apartments**  
Livernois Rd.  
Troy, Michigan

**PROJECT**  
Landscape Development

**OVERALL**  
Landscape Plan

**SHEET TITLE**

As Noted



**SCALE**

PROJECT NUMBER: 1708  
DRAWN: M. Dul  
CHECKED: M. Dul  
DATE: 6/24/2017  
REVISIONS: April 13, 2017 (Revised) Update to Parking Requirements  
July 11, 2017 (Revised) Update to Public Works Site Plan  
Revisions

**LANDSCAPE CALCULATIONS**

**20% MINIMUM SITE LANDSCAPING**

TOTAL SITE AREA	742,115 SF
REQUIRED LANDSCAPED AREA	148,423 SF
PROPOSED LANDSCAPED AREA	203,259 SF
REQUIRED LANDSCAPE PERCENTAGE	20 %
PROPOSED LANDSCAPE PERCENTAGE	27 %

**PARKING LOT LANDSCAPING**

TOTAL PARKING SPACES	641
REQUIRED TREES (1 PER 8 SPACES)	80
PROPOSED TREES	93 (84+ new trees and 9 existing trees)

**GREENBELT**

TOTAL LENGTH ALONG LIVERNOIS	240 LF.
REQUIRED GREENBELT TREES	8
PROPOSED GREENBELT TREES	8 (6 new trees and 2 existing trees)

**TREE INVENTORY AND REPLACEMENT**

TOTAL EXISTING TREES ON SITE	57
EXISTING TREES TO REMAIN	11
TOTAL EXISTING TREES TO BE REMOVED	46
EXEMPT TREES TO BE REMOVED	29
LANDMARK TREES TO BE REMOVED	0
WOODLAND TREES TO BE REMOVED	17
TOTAL DIA. OF EX. TREES TO REMAIN	136"
DIA. OF WOODLAND TREES TO BE REMOVED	159"
DIA. OF PROTECTED TREES TO BE REMOVED	0"
WOODLAND TREE REPLACEMENT REQUIRED	80"
PROTECTED TREE REPLACEMENT REQUIRED	0"
TOTAL DIA. OF REPLACEMENT REQUIRED	80"
TOTAL INCHES OF TREE SURPLUS (136"-80")	56"
TOTAL TREE SURPLUS (2.5" CALIPER TREE)	24

**PARKING LOT SCREENING**

PARKING LOT IS SCREENED FROM LIVERNOIS WITH 3' HEIGHT BERM

**NOTES:**

- SEE L2.0 AND L2.1 FOR PLANTING PLAN AND L4.0 FOR PLANT LIST AND PLANTING DETAILS
- PLANTINGS WILL CONSIST OF MINIMUM 50% NATIVE SPECIES OF TREES, SHRUBS, PERENNIALS, AND GROUNDCOVERS PER SECTION 13.02.A.7 OF THE CITY OF TROY ZONING ORDINANCE.

L-1.0





**Montgomery Place Apartments**  
Montgomery, IL



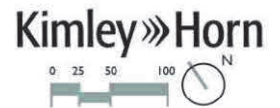


Montgomery Place Apartments  
Montgomery, IL



SITE PLAN  
MONTGOMERY PLACE

S.R. JACOBSON | EDWARD ROSE | MONTGOMERY, IL







Midtown Point, Royal Oak MI





Midtown Point, Royal Oak MI





Midtown Point, Royal Oak MI





Midtown Point Leasing Center and Community Building  
Royal Oak, MI



Campbell Road



Midtown Pointe  
Royal Oak, Michigan







Orland Ridge Townhomes  
Orland Park, IL





Orland Ridge Ranch Villas  
Orland Park, IL





**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

Orland Ridge Community Building  
Orland Park, IL

Alexander V. Rogers + Associates, P.C. Architecture + Planning + Interior Design 2401 North 40th Street Bloomington, IL 61704 309-244-9000	
SHEET TITLE <b>FRONT &amp; LEFT SIDE ELEVATIONS</b>	
CLIENT/PROJECT S.R. JACOBSON ORLAND RIDGE COMMUNITY BUILDING ORLAND PARK, ILLINOIS	
DATE 11.12.18 12:21:18	DRAWN BY PERHAMMAR CHECKED BY J. BATH DATE SHEET NUMBER 4

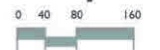




SITE PLAN **ORLAND RIDGE** ORLAND PARK, IL



**Kimley»Horn**







Ashwood Place  
Naperville, Illinois



Senior Targeted Ranch Villas at Ashwood Place  
Naperville, Illinois







UNIT END ELEVATION

SCALE 1/4"=1'-0"



TYPICAL UNIT REAR ELEVATION

SCALE 1/4"=1'-0"



TYPICAL UNIT FRONT ELEVATION

SCALE 1/4"=1'-0"

Ashwood Place, Naperville IL



TYPICAL UNIT FLOOR PLAN

UNIT AREA 1350 SQ.FT.

SCALE 1/4"=1'-0"





Avant Apartments, Ann Arbor MI

**3D VIEW 1**





Avant Apartments, Ann Arbor MI

**3D VIEW 3**





Community Center, Avant Apartments, Ann Arbor MI

**VIEW AT MAPLE FROM SOUTH**





Community Center, Avant Apartments, Ann Arbor MI

**ENTRANCE**







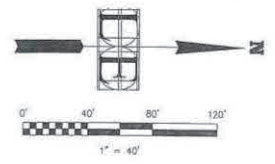
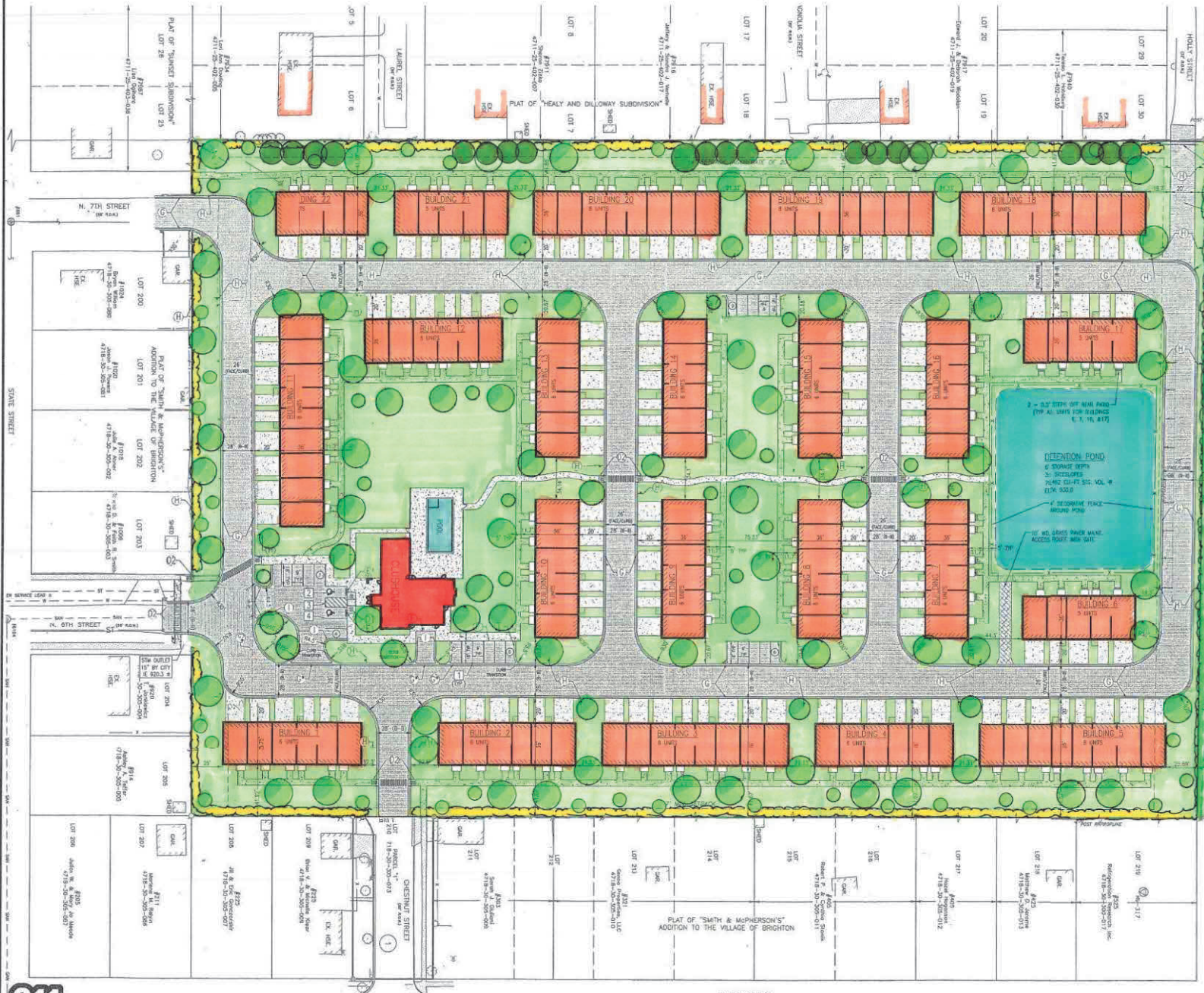








Community Building









**PROPOSED PAVEMENT LEGEND:**

-  BITUMINOUS ASPHALT PAVEMENT
-  CONCRETE PAVEMENT / SIDEWALKS









**KEYED PAVEMENT MARKINGS:**

-  1" 4" SINGLE SOLID LINE, WHITE
-  2" PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY, BLUE ADA COMPLIANT
-  3" 4" SINGLE SOLID LINES, BLUE, 45° CROSS HATCH PATTERN (2" O.C.) WITH BORDER, ADA COMPLIANT
-  4" 4" SINGLE SOLID LINE, BLUE

**ADA RAMP KEYED NOTES:**

-  R ADA COMPLIANT RAMP
-  L ADA COMPLIANT RAMP LANDING AREA

**KEYED NOTES:**

-  B1 SIDWALK RAMP - MOOT TYPE P, SEE DETAIL D1 ON SHEET C7.0
-  B2 SIDWALK RAMP - MOOT TYPE R, SEE DETAIL D2 ON SHEET C7.0
-  B3 BARRIER FREE CURB WITH R7-B, BOLLARD, & BUMPER BLOCK, SEE DETAIL E ON SHEET C7.0
-  B4 CURB FACE WALK AT PROPOSED PAVEMENT, SEE DETAIL F ON SHEET C7.0
-  B5 MOUNTABLE CONCRETE CURB, SEE DETAIL G ON SHEET C7.0
-  B6 MOOT TYPE M CONCRETE CURB, SEE DETAIL H ON SHEET C7.0
-  B7 THREE LANE, NO PARKING SIGN AS DIRECTED BY BRIGHTON AREA FIRE DEPT.
-  B8 MOOT TYPE F2 CONCRETE CURB, SEE DETAIL I ON SHEET C7.0

**GENERAL NOTES:**

1. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
2. ALL SIDEWALK RAMP TO MEET CURRENT ADA GUIDELINES AND SPECIFICATIONS.
3. ALL DIMENSIONS TO CURBS ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.
4. UNDERGROUND ELECTRIC & GAS CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANY.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRIGHTON & LANSING COUNTY STANDARDS AND SPECIFICATIONS.
6. ON-SITE STREETS WILL BE PRIVATE.
7. NO BUMPERS ARE PROPOSED ON SITE. UNITS TO HAVE INDIVIDUAL PICKUP FOR GARBAGE SERVICE.
8. THE ADDRESS OF EACH BUILDING SHALL BE SHOWN WITH A MINIMUM OF 4" HIGH LETTERS OF CONTRASTING COLOR AND BE CLEARLY VISIBLE FROM THE STREET. THE LOCATION AND SIZE SHALL BE ADVISED PRIOR TO INSTALLATION.
9. FINAL LOCATION OF FIRE LANE SIGNS SHALL BE PLACED AS DIRECTED BY THE BRIGHTON AREA FIRE AUTHORITY.
10. ALL SIDEWALKS ARE 5 FT WIDE UNLESS OTHERWISE NOTED.
11. ACCESS ROADS THROUGHOUT THE SITE AND TO EACH STRUCTURE SHALL BE PROVIDED AND MAINTAINED PRIOR TO AND DURING CONSTRUCTION. ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPROVED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 84,000 POUNDS.

**West Village  
Brighton, Michigan**





Site Plan Lavender Ridge, Orion Township, Oakland County Michigan







6-Plex Front Elevation



6-Plex Rear Elevation



6-Plex Optional Rear Elevation



Know what's below.  
Call before you dig.

DATE	ISSUE
07.18.2019	SUBMIT TO TOWNSHIP
08.26.2019	REBID CONCEPT PLAN TO TOWNSHIP
11.26.2019	SUBMIT FINAL PLAN TO TOWNSHIP
03.17.2020	RESUBMIT FINAL PLAN TO TOWNSHIP
06.26.2020	RESUBMIT FINAL PLAN TO TOWNSHIP

Developed For:  
**JACOBSON MOCERI**  
**ORION, LLC**  
 32400 TELEGRAPH ROAD  
 SUITE 200A  
 BINGHAM FARMS, MI 48025  
 248.642.4700

**REGENCY**  
**RENDERINGS**

LAVENDER RIDGE  
 ORION TOWNSHIP  
 OAKLAND COUNTY  
 MICHIGAN

Date: 07.18.2019  
 Scale: 1/8"=1'  
 Sheet: A3  
 Project: 19622.00

Lavender Ridge  
 Orion Township, MI



**MOCERI** S.R. JACOBSON  
RESIDENTIAL PROPERTY RENDERING DEVELOPMENT CORP.





8-Plex Front Elevation



8-Plex Ranch Left & Right Front Elevation



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**DELCROIX**  
 RENDERINGS

LAVENDER RIDGE  
 ORION TOWNSHIP  
 OAKLAND COUNTY  
 MICHIGAN

Date:	07.18.2019
Scale:	NA
Sheet:	AS
Project:	19622.00



Lavender Ridge  
 Orion Township, MI



S.R. JACOBSON  
 DEVELOPMENT CORP.





Community Center  
Lavender Ridge, Orion Township MI

**811**  
Know what's below.  
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 ORION, LLC  
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 248.642.4700

**CLUBHOUSE**  
 RENDERINGS

LAVENDER RIDGE  
 ORION TOWNSHIP  
 OAKLAND COUNTY  
 MICHIGAN

Date:	07.18.2019
Scale:	NA
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**Concept Plan**  
**Charlestown Mall Redevelopment**  
 St. Charles, Illinois

DRAFT

Site Data	
<b>Residential</b>	
3-Story Garden Apartments	324 units
Townhome Apartments	208 units
<b>TOTAL RESIDENTIAL</b>	<b>532 UNITS</b>
<b>HOTEL</b>	
	135 rooms
<b>Retail (New)</b>	
Outlot A	4,500 sf
Outlot B	7,000 sf
Outlot C	7,000 sf
Outlot D	6,000 sf
Outlot E	7,200 sf
Outlot F	4,500 sf
Outlot G	4,500 sf
<b>TOTAL RETAIL</b>	<b>40,700 sf</b>



February 15, 2021  
 Manny Kniatynicky, P.E.





## Legacy Communities

Project Name	Location	Number of Units	
Adams Ridge	Auburn Hills, MI	158	1991 - 1996
Adams West	Rochester Hills, MI	110	1979 - 1983
Aldington Park	Novi, MI	42	1991 - 1995
Ashwood Park	Naperville, IL	185	2012 - present
Atwater Commons	Lake Orion, MI	60	2004 - 2009
Baldwin Pointe	Oxford, MI	30	2012 - 2017
Bayberry Estates	Canton, MI	60	1997 - 2000
Bluffs of Wexford	Wixom, MI	67	1995 - 1999
Bristol Corners/Bluffs	Novi, MI	115	1997
Camden Court	Novi, MI	56	2000
Cherry Grove	Canton, MI	169	2000
Chichester	Rochester Hills, MI	36	1984 - 1988
Cliffs of Loon Lake	Wixom, MI	21	1997 - 1999
Cobblestone/Pine Bluffs	Highland, MI	80	2004 - 2005
Cornerstone	Southfield, MI	20	2004 - 2005
Country Cottage	Grand Blanc, MI	31	2013 - 2018
Country Creek	Oakland Twp, MI	69	1998
Country Walk	VanBuren, MI	137	2012 - present
Crescent Parc	Troy, MI	42	1992 - 1996
Crescent Ridge	Troy, MI	24	1988 - 1992
Cumberland Woods	Rochester Hills, MI	81	1998 - 2000
Estates of Fox Chase	Oswego, IL	33	2012
Fairway Estates	Troy, MI	32	1986 - 1988
Fountainview	South Lyon, MI	52	2002 - 2006
Frankfort Mdws	Frankfort, IL	77	2012 - 2020
Hamptons	Canton, MI	57	2005 - 2011
Hamptons Estates	Canton, MI	61	2012 - 2014
Hanover Estates	Manhattan, IL	279	2013 - present
Heatherwood Estates	Troy, MI	45	1986 - 1990
Hickory Creek	Northville, MI	94	1992 - 1997
Hidden Valley	Troy, MI	32	1986 - 1990
Homestead	Van Buren Twp, MI	149	1997 - 2001
Hometown Village	Marion, MI	47	2012 - 2018
Hunt Club	Auburn Hills, MI	110	1993 - 1997
Huntmore Estates	Brighton Twp, MI	111	2003 - 2015



<b>Project Name</b>	<b>Location</b>	<b>Number of Units</b>	
Island Lake of Midtown	Taylor, MI	159	2012 - present
Knightsbridge Gate	Novi, MI	348	2005 - 2010
Lakes of Indianwood,	Oxford, MI	3	2011 - 2014
Majestic Lakes/Lakewood,	Ypsilanti, MI	307	2011 - 2019
Maple Hill	Novi, MI	69	1984 - 1990
Meadow Creek	Rochester, MI	13	2004 - 2006
Mdws at McDonald Farms	Grand Blanc, MI	90	2011 - 2019
Mdws of Oakland Farms	Oakland Twp, MI	5	1991 - 1995
Meadowbrook Valley	Rochester Hills, MI	38	1985 - 1989
Midtown Square	Troy, MI	285	2001 - 2003
Mill Creek Estates	Orion Twp, MI	97	2002 - 2003
Middlesboro at Oakhurst	Independence Twp, MI	105	2004 - 2008
Mission Springs	West Bloomfield, MI	28	1990 - 1993
Montclair	Independence Twp, MI	31	2000
Mystic Forest	Novi, MI	43	1994 - 1998
Norton Creek	Wixom, MI	82	1995 - 1998
Oakhurst	Independence Twp, MI	59	1997
Old Stone Village	Frankfort, IL	86	2012 - 2019
Orchard Hills	Fenton	6	1997 - 1999
Orchard Park	Oceola, MI	137	2005 - 2010
Palmer Lake Estates	Wixom, MI	38	1995 - 1998
Park Terrace & Excellence	Tampa, FL	315	2006 - 2007
Pine Bluffs Estates	Highland Twp., MI	41	2013 - 2017
Pine Ridge	Madison Heights, MI	6	2004
Prairie Ridge	Geneva, IL	3	2013 - 2019
Prairie Woods	Island Lake, IL	47	2013 - present
Railway Estates	Union, IL	43	2013 - present
River Valley	Brownstown, MI	28	1998 - 2001
Riverwoods	Canton, MI	61	1999 - 2001
Rochester Commons	Troy, MI	80	2004 - 2006
Royal Crown	Novi, MI	43	1990 - 1994
Saratoga Circle	Novi, MI	54	1999
Shorewood Town Ctr	Shorewood, IL	161	2012 - present
Spring Meadow	West Bloomfield, MI	47	1993 - 1997
Spring Meadow Park	West Bloomfield, MI	21	1997 - 1999
Springwater Park	Northville Twp, MI	232	2001 - 2006
Stonebrook	Elgin, IL	110	2014 - 2018



<b>Project Name</b>	<b>Location</b>	<b>Number of Units</b>	
Stone Creek	Frankfort, IL	47	2012 - 2019
Stonegate Ravines	Orion Twp, MI	189	2004 -2016
Stonewood Place	Independence Twp, MI	44	2003
Sugar Creek	Rochester Hills, MI	61	1990 – 1997
Sunridge	Marion, MI	23	2012 - 2013
The Woods	Oakland Twp, MI	32	1998
Timbers Edge	Frankfort, IL	8	2012 - 2018
Tremont Park	Ypsilanti, MI	64	2007 - 2014
Turtle Creek of Marion	Marion, MI	23	2012 - present
Uptown Village	Milford Twp, MI	78	2003 - 2009
Townsend Park	Van Buren, MI	155	2013 - present
Village Park@ Stonewood	Independence Twp, MI	94	2000 – 2003
Vintage Estates	Rochester Hills, MI	40	1990 – 1997
Vista Hills	Novi, MI	62	1996 – 1999
Wabeek on the Lake	Bloomfield Hills, MI	14	1986 – 1988
Walnut Glen	Island Lake, IL	96	2012 - present
Will-O-Way	Bloomfield Hills, MI	20	1986 – 1989
Wilshire Estates	Troy, MI	42	1986 – 1990
Windridge	Northville Twp, MI	101	1996 – 2000
Woodcreek Park	Flatrock, MI	233	1999 – 2003
Woodlands of Troy	Troy, MI	27	1987 – 1991
Woods of Orchard Lake	West Bloomfield, MI	22	1991 – 1996
Woodside Village	Northville Twp, MI	38	1991 – 1997
<b>TOTAL UNITS</b>		<b>7,907</b>	



# LORMAX STERN DEVELOPMENT COMPANY



38500 Woodward Ave, Suite 200, Bloomfield Hills, MI 48304  
P: 248.737.7110 F: 248.737.5072 | [www.lormaxstern.com](http://www.lormaxstern.com)



# COMPANY OVERVIEW

## OPERATING PARTNER

Lormax Stern Development Company, LLC is a fully integrated commercial real estate firm specializing in the acquisition, development, and operational oversight of anchored real estate properties across the continental U.S. Lormax Stern is a value-centric investor, specializing in real estate investments where value is created through superior market knowledge, asset expertise, detailed analysis, project specific business plans and methodical execution as an experienced investment sponsor. As a fully-integrated commercial real estate, Lormax Stern provides expert-level oversight to each component of the investment process, including an in-house acquisition and development team, leasing specialists, property and asset managers, and legal counsel.

Company principals have supervised the acquisition and development of more than 50 commercial properties across the country, with an aggregate GLA exceeding 30 million square feet.

Lormax Stern's experienced team repeatedly demonstrates capacity and vision as an active purchaser of commercial sites and existing properties for long-term value creation.

- **Fully Integrated:** Ground-up development, leasing management, acquisitions & financing
- **Founded by** Christopher Brochert and Daniel Stern in 1992
- Extensive, long-standing **national tenant** and broker relationships
- **Strong team** of real estate professionals
- Began as a **small developer** for mid-sized retailers with over 100 national deals completed
- First **ground-up development** was 1994 in metro Detroit
- Current holdings consist of **more than 40 properties**, totaling over 7.5 million square feet



# THE LORMAX STERN TEAM

## Head Executives:



**Christopher G. Brochert | Partner & Principal. 35 Years Retail Experience**  
Having been involved in the commercial real estate industry for over 35 years Chris is experienced in every aspect of development and re-development/re-positioning of assets. With over 30 million square feet of projects, Chris has created longstanding relationships with several national retailers and his expertise ensures optimal tenant mix. Chris also oversees all Lormax Stern construction and has completed high quality, cost effective developments on a consistent basis during his distinguished career.



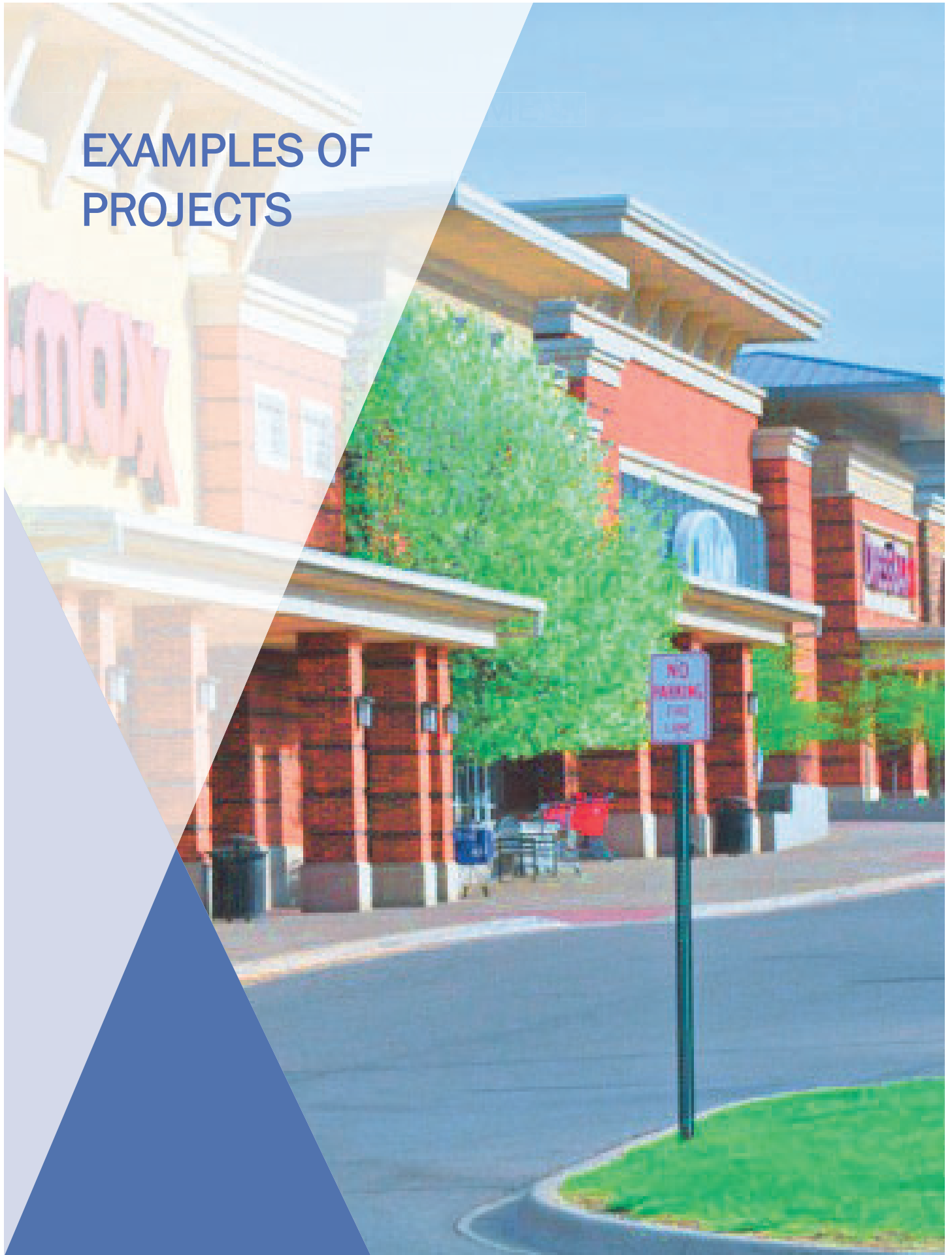
**Daniel L. Stern | Partner & Principal. 25 Years Retail Experience**  
As a partner of Lormax Stern Development Company, Daniel is responsible for overseeing the operations of the business and managing a portfolio of approximately 7.5 million square feet. Daniel has completed over \$4 billion of financing with balance sheet, CMBS and life insurance companies. Daniel was the former State Director, and still an active member of the International Council of Shopping Centers (ICSC), and the Chairman of the Michigan Commercial Real Estate PAC.

## Key Personnel:

Jason Horton	Esq., Senior Project Manager
Richard Kerwin	Director of Acquisitions & Dispositions
Karl Zarbo	Director of Construction
Matt Drozd	Director of Property Management
Nichole Sleiman	Corporate Controller
Mark Franchini	Director of Accounting
Kevin Priestap	Acquisitions & Dispositions
Andrew Luckoff	Leasing



# EXAMPLES OF PROJECTS





# EXAMPLE PROJECT

## BLOOMFIELD TOWN CENTER – BEFORE/AFTER

**Location: Bloomfield Hills, MI (Oakland County)**

This former K-Mart building was re-developed to accommodate At Home Superstore, a home goods retailer with over 200 stores nation wide.





# EXAMPLE PROJECT

## EVERGREEN MALL - BEFORE

Location: Evergreen Park, IL (South Side Chicago Suburbs)

Lormax Stern was the third developer to attempt the project, and successfully converted a distressed, vacant, 1 million square foot enclosed mall into a 400,000 square foot open air shopping center with a thriving mix of local, regional, and national retailers.





# EXAMPLE PROJECT

## EVERGREEN PLAZA - AFTER

Location: Evergreen Park, IL (South Side Chicago Suburbs)

Lormax Stern was the third developer to attempt the project, and successfully converted a distressed, vacant, 1 million square foot enclosed mall into a 400,000 square foot open air shopping center with a thriving mix of local, regional, and national retailers.





# EXAMPLE PROJECT

## BAY CITY MALL- BEFORE

Location: Bay City, MI (Mid-Michigan)

Repositioned the Property to allow for open air, national big box tenants to anchor the property including Marshalls, Dunham's, Ollie's, and PetSmart.





# EXAMPLE PROJECT

## BAY CITY TOWN CENTER - AFTER

Location: Bay City, MI (Mid-Michigan)

Repositioned the Property to allow for open air, national big box tenants to anchor the property including Marshalls, Dunham's, Ollie's, and PetSmart.





# EXAMPLE PROJECT

## MACOMB MALL - BEFORE

Location: Roseville, MI (East of Detroit)

Acquired a 69% occupied mall and redeveloped into a family-oriented property with household name tenants, increasing occupancy to 95% and sales over \$400 psf.



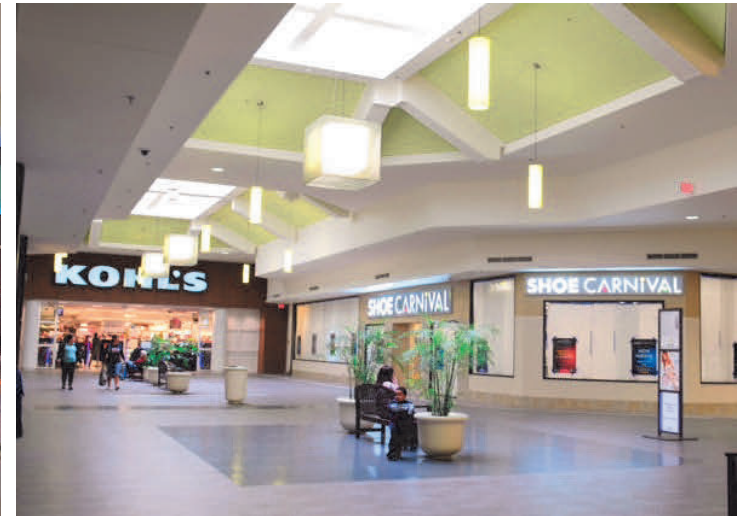


# EXAMPLE PROJECT

## MACOMB MALL - AFTER

Location: Roseville, MI (East of Detroit)

Acquired a 69% occupied mall and redeveloped into a family-oriented property with household name tenants, increasing occupancy to 95% and sales over \$400 psf.





# EXAMPLE PROJECT

## CENTERPOINT MALL - BEFORE

**Location: Grand Rapids, MI**

Redeveloped a 70% occupied mall and repositioned the property to support a 400,000 square foot open air shopping center with outparcels facing two major retail corridors.





# EXAMPLE PROJECT

## THE SHOPS AT CENTERPOINT- AFTER

Location: Grand Rapids, MI

Redeveloped a 70% occupied mall and repositioned the property to support a 400,000 square foot open air shopping center with outparcels facing two major retail corridors.



# SAMPLE OF PROPERTIES

Project Name	Year	Size (SF)	Description	Project Cost	Sales Price/ Current Value	Year Sold
Baldwin Commons	2002	400,000	Ground Up Power Center Development	\$ 45,000,000	\$ 64,000,000	N/A
Bay City Mall	2013	526,523	Acquisition/Repositioning	\$ 13,000,000	\$ 15,000,000	N/A
Bay Mall	2014	116,000	Acquisition/Lease up	\$ 6,500,000	\$ 10,000,000	N/A
Bloomfield K-mart	2016	100,000	Acquisition/Lease up to At Home	\$ 8,000,000	\$ 11,000,000	N/A
Centerpointe Mall	2012	750,000 525,000	De-Malling and Repositioning as Power Retail Center	\$ 38,000,000	\$ 70,000,000	2014
Crossroads Village	2008	300,000	Ground Up Power Center Development	\$ 15,000,000	\$ 22,000,000	N/A
Evergreen Plaza	2015	400,000	Ground Up Power Center Development	\$ 95,000,000	\$ 105,000,000	N/A
Fallschase Village Center	2013	400,000	Acquisition/Land Development. Sold Costco, Walmart, Bass Pro	\$ 40,000,000	\$ 55,000,000	2013-19
Fairlane Green	2009	325,000	Acquisition for Repositioning and Resale	\$ 29,500,000	\$ 48,000,000	2012
Fairlane Green II	2016	120,000	Acquisition for Repositioning and Resale	\$ 22,000,000	\$ 30,000,000	2017-18
Frاندor Mall	1999	450,000	De-Malled and Repositioned as a Power Retail Center	\$ 38,000,000	\$ 60,000,000	N/A
Green Oak Village Place I	2007	450,000	Town Center; Phase II Developed	\$ 45,000,000	\$ 75,000,000	N/A
Green Oak Village Place II	2011	150,000	Acquisition/Lease Up	\$ 10,500,000	\$ 15,000,000	N/A
Holland	2010	95,000	Acquisition/Lease up	\$ 700,000	\$ 1,300,000	2012
Independence Marketplace	2004	300,000	Ground Up Power Center Development	\$ 36,000,000	\$ 47,000,000	N/A
Kercheval Place	2013	76,000	Acquisition/Lease Up	\$ 7,500,000	\$ 12,000,000	2014
Knapp's Crossing	2014	350,000	Ground Up Power Center Development	\$ 28,000,000	\$ 36,000,000	N/A
Livonia Marketplace I	2010	800,000	De-Malled and Repositioned as a Power Retail Center	\$ 15,000,000	\$ 20,000,000	2019
Livonia Marketplace II	2010	120,000	De-Malled and Repositioned as a Power Retail Center	\$ 5,000,000	\$ 8,000,000	2019
Macomb Mall	2013	920,766	Acquisition/Repositioning/ Redevelopment/New Partnership	\$ 40,000,000	\$ 55,000,000	2018
Minges Brook Mall	1989	85,000	Purchased as Developed	\$ 7,000,000	\$ 11,000,000	N/A
North Kent Mall	2001	250,000	De-Malled and Repositioned as Power Retail Center	\$ 6,000,000	\$ 11,000,000	N/A
Northville Retail	1994	300,000	Ground Up Grocery Anchored Development	\$ 30,000,000	\$ 50,000,000	N/A
Orion Commons	2012	348,480	Development and Sale to Home Builder	\$ 1,300,000	\$ 4,000,000	2014-16
Orchard Plaza	2002	270,000	Acquisition for Resale	\$ 10,900,000	\$ 12,900,000	2006
Redford Marketplace	2015	10,000	Acquisition for Resale	\$ 2,000,000	\$ 3,000,000	2015
Shelby Creek	2004	400,000	Ground Up Power Center Development	\$ 10,000,000	\$ 16,000,000	N/A
South Lyon	2010	90,000	Acquisition for Resale	\$ 1,600,000	\$ 2,700,000	2011 (Kroger)
Acme Kmart	2019	88,000	Acquisition and Redevelopment	\$ 1,800,000	\$ 2,600,000	N/A
Baldwin Commons II	2018	30,000	Acquisition and Lease Up to Ashley Homestore	\$ 2,500,000	\$ 4,500,000	N/A
4580 Miller Rd	2017	8,000	Acquisition, Redevelopment, Sale	\$ 2,200,000	\$ 2,850,000	2020
Lakeside TRU	2019	45,000	Acquisition and Lease Up to Ashley Homestore	\$ 5,500,000	\$ 8,000,000	N/A
Orland Ridge Apartments	2019	294 units	Ground Up Multifamily Development	\$ 67,000,000	\$ 92,000,000	N/A
Northport Marina	2019	150,000	Acquisition	\$ 5,800,000	\$ 7,000,000	N/A