

# BEFORE





# 711 Alexandrine

711 Alexandrine Street, Detroit

COMPLETED 2016

## Project overview

711 Alexandrine LLC, a single purpose entity created by PK Housing & Management, redeveloped this vacant four-story, 35,000-square-foot apartment building located in Midtown. The rehab met the federal standards and guidelines for the treatment of historic properties, celebrating the historic character of the building.

The project reconfigured the existing 56 unit building into 36 units and updated the apartments with modern amenities. The garden level includes approximately 1,800 square feet of space for a future retail tenant with potential outdoor seating space. Two vacant parcels across the street are anticipated to be converted into surface parking to accommodate a future commercial tenant.

Approximately two permanent full-time jobs were created by the property management portion of the project at an average hourly wage of \$16. The total capital investment will be approximately \$6.8 million.

**MEDC investment:** \$344,180 in State Brownfield Tax Increment Financing reimbursement

**Private investment:** \$6.7 million

**Local investment:** \$1.1 million  
\$1,143,470 Obsolete Property Rehabilitation Act abatement (over 12 years) from City of Detroit

**Jobs created:** 2