

BEFORE





Forest Arms

4625 Second Street, Detroit

COMPLETED 2016

Project overview

A brownfield tax credit valued at \$1.48 million and state and local tax capture was awarded to 4625 Second LLC in support of the redevelopment of the historic Forest Arms apartment building in Midtown Detroit. The historic rehabilitation of the property resulted in 74 residential apartment units and two commercial units with a total private investment of \$11.8 million.

The four-story building was vacated after a fire severely damaged the third and fourth floors in early 2008. The fire had exposed the building to the elements for nearly two years, which resulted in significant damage to the interior fixtures and furnishings. In addition, all valuable metals were stripped, including copper plumbing and electric wires. After the fire, the property was sold to the development team and current owners, who will performed the rehab on the property.

The developers restored the building back to its 1940s-era configuration of 74 residential apartment units across 48,000 square feet. An additional 5,000 square feet is dedicated for two commercial units.

MEDC investment: \$1.4 million in Brownfield Tax Credit; \$297,000 in Brownfield Tax Increment Financing

Private investment: \$11.8 million

Local investment: \$183,000 in local Brownfield Tax Increment Financing

Jobs created: 1