Active Design Showcase

2016 Vitus Acquisitions
Pavilion Apartments

Date of Closing: February 2016
- Project Type: Senior HAP (HUD Preservation)
- Lender: Citibank/ Freddie Mac
- Investor: City Real Estate Advisors
- Rehabilitation Budget: $15,050,000
- Site Size: 3.7 Acres
- Construction Type: Eleven-story tower
- Subsidies: RAD II Contract on 119 units, NJ DCA Contract on 97 Units

Active Design Components $290,000 (2%)

Active Design Features:
- Front Entrance
- Community Room
- Community Kitchen
- Outdoor Recreation Area
- Garden Area
- Fitness Area

East Orange, NJ
Studio: 72 Units / 550 SF
1 Bed: 225 / 710 SF
2 Bed: 1 / 800 SF
Community Room
Community Kitchen
Outdoor Fitness Area

Before

After
Century North Apartments

Date of Closing: May 2016
- Project Type: Family HAP (HUD Preservation)
- Lender: Citibank
- Investor: R4 Capital
- Rehabilitation Budget: $5,600,000
- Site Size: 10.75 Acres
- Construction Type: Three three-story garden style walkup buildings of wood frame construction with vinyl siding and flat roofs
- Subsidies: HAP Contract on 93% of units

Active Design Components $437,000 (7.8%)
Active Design Features
- Playground Area
- Recreational Area
- Bicycle Maintenance Area
- Outdoor Fitness Area
- Garden Area
- Pavilion

Oakland, MN
1 Bed: 70 Units / 682 SF
2 Bed: 100 / 847 SF
Completed Recreational Areas
Completed Pavilion & Garden Area