Active Design Showcase

2016 Vitus Acquisitions

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Pavilion Apartments

East Orange, NJ
Studio: 72 Units / 550 SF
1 Bed: 225 / 710 SF
2 Bed: 1 / 800 SF

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

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Community Room

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Community Kitchen

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Outdoor Fitness Area

Before

After

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Century North Apartments

Oakland, MN
1 Bed: 70 Units / 682 SF
2 Bed: 100 / 847 SF

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 woof 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

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Completed Playground Area

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Completed Recreational Areas

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Completed Bicycle Maintenance Area

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Outdoor Fitness Center

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Completed Garden Area

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Completed Pavilion Area

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Completed Community Gazebo Area

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Completed Community Garden Area

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Completed Pavilion & Garden Area

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