



Merchant Place Apartments
Madison Wi



Northpointe Development

Who are we?

Northpointe Development Corporation is a real estate development company created for the purpose of bringing revitalization and development to various neighborhoods in the Midwest.

Highly regarded developer and long-term owner.

Vision Statement:

Northpointe envisions vibrant communities that strengthen neighborhoods, enhance livelihoods, respond to the environment, and connect people and places.

Mission Statement:

Provide sustainable housing for communities in a collaborative, honest, and transparent manner.

Marion Road Oshkosh, WI

*The Rivers- 60 Unit Senior Affordable
The Rivers II- 40 Unit Senior Affordable
Anthem Lofts- 80 Unit Market Rate*

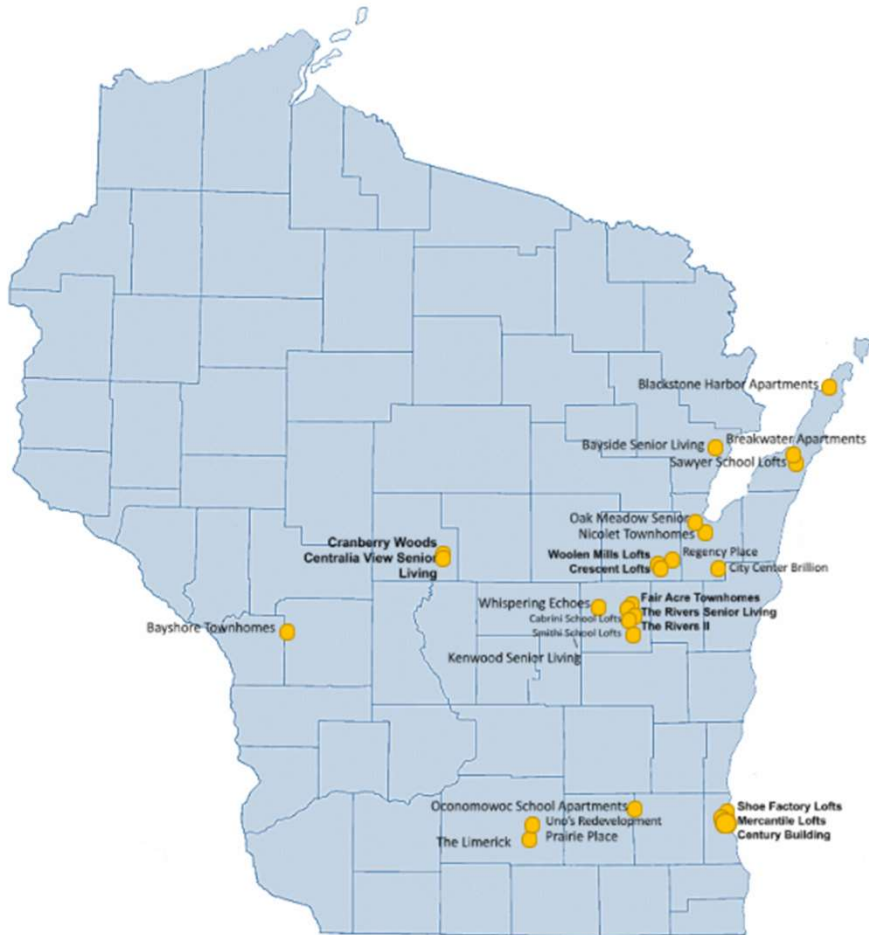


About DreamLane Real Estate



- WI Residential and Commercial Real Estate Broker
- 12+ years Real Estate and Property Management Experience
- Certified Minority-Owned Business Enterprise by the State of Wisconsin Department of Administration for Real Estate Sales, Investment, Development, and Consultation
- Passion for urban development and redevelopment projects
- City of Fitchburg, WI Planning Commission Planner (2017-2020)





MERCANTILE LOFTS-
36 Units Market Rate/Office/Commercial
611 West National Avenue, Milwaukee, WI



PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719

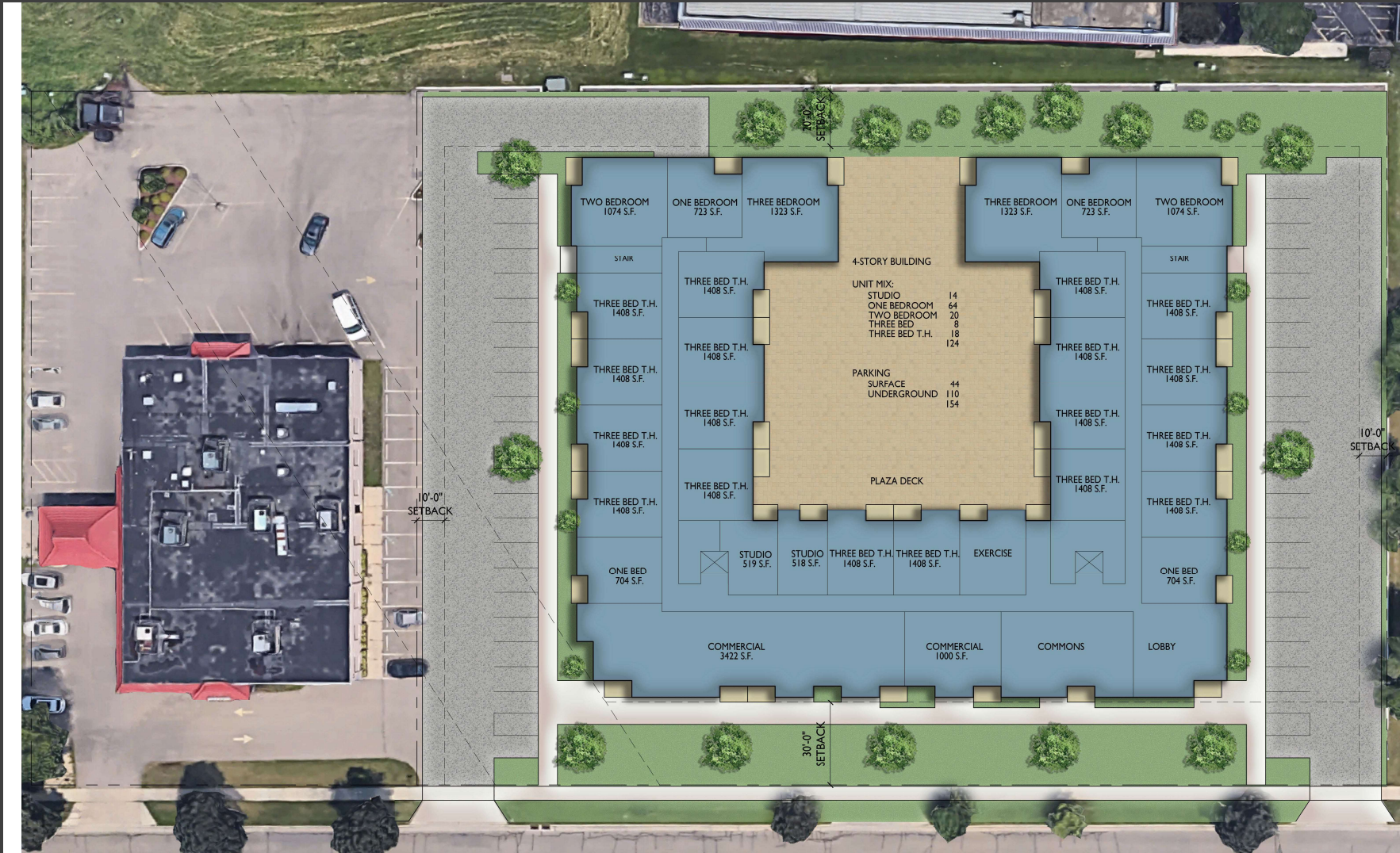




PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719





ISSUED

PROJECT TITLE
Odana Road
Site Concept

Northpointe
Development

Odana Rd, Madison
 SHEET TITLE
First Floor Plan /
Site Plan





NORTHPOINTE DEVELOPMENT - MONONA LOTS 1 & 4

MONONA, WISCONSIN
RENDERED PERSPECTIVE







NORTHPOINTE DEVELOPMENT

WEST VERONA AVE. VERONA, WISCONSIN

RENDERED PERSPECTIVE

NOVEMBER 03, 2020





Merchant Place Apartments

Project details

- Northpointe is flexible to Feedback- are we one the right track?
- Overall Unit mix
 - 14 Studio units
 - 64 one-bedroom/one bath units
 - 20 two-bedroom/two bath units
 - 26 three-bedroom/two bath units
 - Rents ranging from \$561-1850/ month
- Retail Commercial Space Available
 - Approximately 1000 Sq Ft Community Service Facility
 - 3400-4000 Sq Ft available for local business
 - Targeted towards existing tenants, food operator, etc
- Significant Green Space
 - On-site stormwater management
 - Mitigate future heavy rain events
 - On-site amenities including playground area, patio and picnic area, Grill Station and fire pit.

- Parking
 - 110 underground
 - 44 surface
 - 154 total
 - Access to public transportation (Metro & Proposed BRT)
- Green building
 - Focus on Energy Design Assistance Program
 - Wisconsin Green Built Homes Certification
 - Roof top solar panels on apartment building
 - Bike parking on-site and in the underground parking garage
 - BCycle Stations and E-Bike Memberships for Tenants
- Building Amenities
 - On-site management/ controlled entry
 - Community room/ fitness room/ parcel room
 - Large outdoor patio
 - In unit washer/ dryer/ dishwasher included
 - Internet included
- Total Development Cost estimated \$40 million

Merchant Place Apartments

Tax Credits and Timeline

- Workforce Housing- meaning housing priced affordably to the workforce in an area
- Northpointe intends to compete for 4% Housing Tax Credits from WHEDA
 - Credits are sold to an investor which generates equity for the project.
 - In return for the credits, a portion of the units have income and rent caps
 - Not a rental subsidy program
 - Northpointe Development will be the long-term owner
- Units targeted to households earning 30-80% of county median
 - \$27,690-\$73,840 two-person households
 - \$34,590-92,240 four-person households
- Approximately 20% of the units will set aside at 30% CMI and 20% of the Affordable units will be three bedrooms. Additionally, 20% of the units will be targeted to veterans and households in need of supportive services.
 - MOU with Middleton Outreach Ministries (MOM)

- Timeline
 - **August 2022-** Neighborhood meeting
 - **September-** Madison Affordable Housing Fund selections
 - **December 2022-** Apply for WHEDA Tax Credits
 - **April 2023-** WHEDA Announcements
 - **May 2024 -** Acquire site and Construction begins
 - **February 2025-** Lease up
 - **July 2025-** Occupancy/ move-in

Questions?

Sean O'Brien

Northpointe Development Corporation

sean@northpointedev.com

608-334-5665

Lane Manning

DreamLane Real Estate Group

lane@dreamlanere.com

608-535-5131

