

9.20.22 Jonathan Rose Companies Acquires Lakeland and Bowin Place Apartments in Greater Detroit Area

The acquisition of the two senior Section 8 properties are the latest transactions to close into the Jonathan Rose Companies portfolio



Jonathan Rose Companies



Lakeland Place Apartments



Bowin Place Apartments

Detroit, MI (September 20, 2022) – Jonathan Rose Companies is pleased to announce the acquisition of two senior housing properties within the Greater Detroit community. Lakeland Place Apartments, a 200-unit senior Section 8 community in Waterford, MI, was acquired for \$8.2 million in a joint venture with Community Opportunity Fund, a 501(c)(3) utilizing FHA 223(f) financing and owner equity. Bowin Place Apartments, a 193-unit senior Section 8 community located in Detroit, MI, was acquired for \$8.0 million in a joint venture with Community Opportunity Fund and with Huntington National Bank as the Low Income Housing Tax Credit Investor. Capital One provided the FHA 223(f) financing for both acquisitions.

Lakeland Place will undergo a \$6.8 million renovation representing over \$34,000/unit. The building will receive upgraded kitchens and bathrooms in all units, new windows and sliding doors, a new make-up air unit, new pumps, and new high efficiency boilers – all improving the property’s energy use. The project also incorporates exterior improvements including new siding and a façade restoration. The anticipated construction period is 10 months.

Bowin Place will undergo an \$8.3 million renovation representing over \$43,000/unit, including upgraded kitchens and bathrooms in all units, all new “Community of Opportunity” common spaces, including a fitness center, a combined library and computer room, and updates to the community room, management offices, and resident service coordinator’s office. The building will also receive a new roof, new windows and sliding doors, a new generator, new pumps, and new boilers, which will improve energy efficiency and make the building more sustainable. The anticipated construction period for this property is 12 months.

“As rental prices continue to increase around the country, Jonathan Rose Companies is committed to providing green, affordable housing for our residents,” **said Brandon Kearse,**

Managing Director of Acquisition-Rehabilitation, Jonathan Rose Companies. “We are bringing a range of services and amenities that will enhance our residents' quality of life, and we are grateful to Capital One for providing the financing to make these projects possible.”

Both properties will benefit from Energy Star rated appliances, LED lighting, and WaterSense certified plumbing fixtures, achieving Enterprise Green Communities certification (EGC), the only comprehensive green building certification framework designed for affordable housing.

“We are once again proud to work alongside Jonathan Rose Companies to preserve and improve affordable senior housing in the greater Detroit area. Both Lakeland Place and Bowin Place signify the importance of collaboration in ensuring that high-quality, sustainable affordable housing can be a reality everywhere,” said Evan Williams, senior vice president of Agency Finance at Capital One. “Financing HUD 223(f) loans with mark-up-to-market preservation can be complex, so the engagement between our underwriting and closing teams with the Detroit HUD office -- as well as Jonathan Rose Companies -- was critical to a successful closing.”

Rose Community Builders will lead the renovation as General Contractor for both projects, and Rose Community Management will continue to manage both properties as well.

About Jonathan Rose Companies

Jonathan Rose Companies is one of the country's leading developers and investors in sustainable, affordable, and mixed-income multifamily real estate, with approximately 18,000 units owned. Founded in 1989, Jonathan Rose Companies is a mission-driven company focused on enhancing the health and wellness of its residents with green, energy efficient property improvements and through its Communities of Opportunities programming. With offices in New York, Connecticut, Colorado, Ohio and California, Jonathan Rose Companies has developed or acquired more than \$3.2 billion of real estate. For more information, please visit: <https://www.rosecompanies.com/>

Community of Opportunity Fund

Community Opportunity Fund is a not-for-profit 501(c)(3) organization dedicated to assisting residents in affordable housing in the United States of America to access a range of health, educational, cultural, social and other services that will enhance the quality, well-being and opportunity in their lives and in their communities, in order to improve their life outcomes.

About Capital One

Capital One Financial Corporation (www.capitalone.com) is a financial holding company whose subsidiaries, which include Capital One, N.A., and Capital One Bank (USA), N.A., had \$313.4 billion in deposits and \$434.2 billion in total assets as of March 31, 2022. Headquartered in McLean, Virginia, Capital One offers a broad spectrum of financial products and services to consumers, small businesses and commercial clients through a variety of channels. Capital One, N.A. has branches located primarily in New York, Louisiana, Texas, Maryland, Virginia, New Jersey and the District of Columbia. A Fortune 500 company, Capital One trades on the New York Stock Exchange under the symbol “COF”; and is included in the S&P 100 index.