

LINCOLN PARK

JULY 2013

MEDC Fellows:

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MEDC| Redevelopment Ready Communities
Peter Allen & Associates

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Executive Summary

This proposal will help Downtown Lincoln Park facilitate a more lively downtown venue. This proposal is to be executed in two phases. With the first phase including rehabilitation and sale of the Dorsey building on Fort Street in order to create a destination restaurant space. With the goal of exciting the area and the sidewalk, a public plaza will feature programmed events and outdoor dining. Phase 2 proposes the sale of the north lot to a developer that intends to construct a two story mixed-use building with ground floor retail space. The second floor offers 8-10 market rate apartments for young professionals. This development, created by students and recent graduates from the University of Michigan, will change the conversation surrounding Downtown Lincoln Park.

Employed by Peter Allen & Associates through a grant from the Michigan Economic Development Corporation, the Michigan Economic Development Summer Fellows were tasked with finding a creative, shovel-ready development deal for the site located in Downtown Lincoln Park. The site consists of four separate parcels all located along Fort Street. All but one are controlled by the Downtown Development Authority (DDA) of Lincoln Park, and consist of a one story vacant building referred to as The Dorsey Building with the remaining lots being vacant. After examining the local landscape, speaking with various local stakeholders, and performing a separate analysis of the site, the Fellows proposed a development that would serve as a catalyst for further development along Fort Street.



Analysis

The DDA of Lincoln Park held three downtown lots on Fort Street assigned to the MEDC Fellows. Fort St. is the original downtown corridor for Lincoln Park and has great architecture harking back from the earlier part of the 20th century. Fort St. runs north to south through many Downriver cities and towns. It takes a slight easterly bend before entering Lincoln Park from the south; despite actually heading northeast and southwest in downtown Lincoln Park it aggregately flows in a due north and due south direction and is colloquially referenced in the north/south manner . For this reason, further discussion will utilize this north to south frame of reference when describing the site and other parcels.

The site owned by the Lincoln Park DDA is comprised of three lots with a privately owned lot separating the northern most lot from the two others. On the southernmost lot sits a one story vacant building referred to as The Dorsey Building. This building is perceived to be salvageable but, needs mold removal before it can be put on the market. The adjacent lot to the north is now vacant but, at one time had a low-rise commercial building similar in design to the neighboring properties. The next lot to the north is the privately owned vacant lot that separates the two portions of DDA property; it too is vacant after the building that stood there was torn down in the early 2000s. The final parcel in this span of properties is a narrow public corridor north of the private lot and adjacent to a vacant building. This small public walkway has slight city improvements, including paved sidewalks and streetlights. It was conveyed to the Fellows that the DDA has plans to complete its ownership of this run of properties by purchasing the private parcel through a right of first refusal from the deed holder. Working on this assumption that all properties would eventually be a contiguous strip of DDA owned land, the MEDC Fellows went forward in crafting a functional concept for the site that would revitalize the current downtown by promoting both private enterprise as well as public interaction in the space.

Analysis

The current situation faced by downtown Lincoln Park is similar to many of the post-industrial suburbs throughout the Midwest; the blue-collar economy that once provided the primary funding for the city has taken a hit in the past decade. This reality is seen on the site, where a gap in the downtown retail buildings now exists due to the demolition of the previous structures. Additionally, Fort Street has been drastically expanded since it was originally laid and is now a six-lane divided highway with drivers traveling at 55 miles per hour. MDOT records indicate approximately 37,000 cars per day pass on this stretch of Fort Street.

Despite setbacks, Lincoln Park has many positive attributes and a locational uniqueness, which can be tapped into in order to set it apart and possibly kick start revitalization. The Fellows found the following aspects to be the most promising when considering the immediate goal of rejuvenating the downtown connectivity.

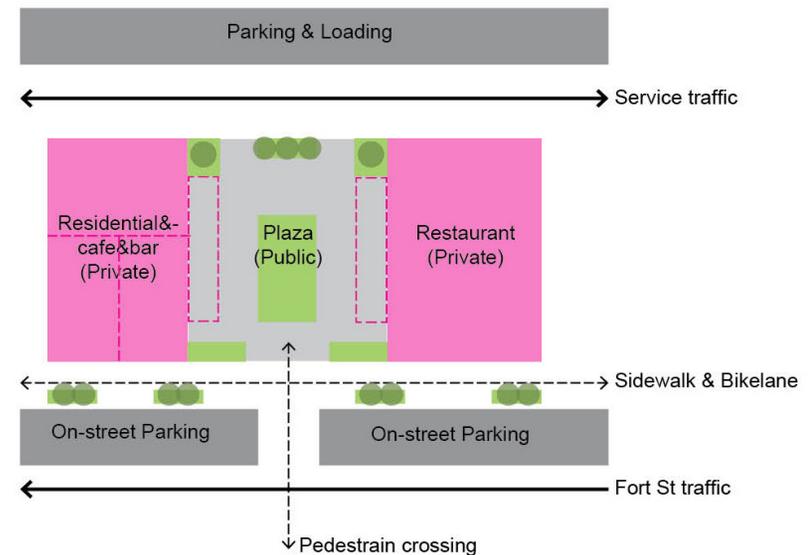
- Active and well funded DDA
- Successful attempts at economic development
 - Fort Street Brewery
 - Various Taquerias
 - Rehabilitation of Park Theatre
- Existing community engagement
 - Fort Street Cruise
 - Farmers' Market
- Significant Traffic flow from other communities
 - Airport traffic
 - 37,000 daily on Fort St.



Goals

The goals of this project are fundamental to any active downtown; with the proper funding and timing, Lincoln Park could realize these goals in as short as two years.

1. Generate vibrancy in downtown Fort Street corridor
2. Attract businesses to the site and surrounding area
3. Connect the parallel streetscapes
4. Provide programmable publicly owned space
5. Privatize developments adjacent to the park



Site as it Currently exists. The Dorsey Building can be seen directly to the right of the vacant land.



Proposal

Site view: Looking northeast from the west side of Fort Street; complete build-out of all phases



Proposal

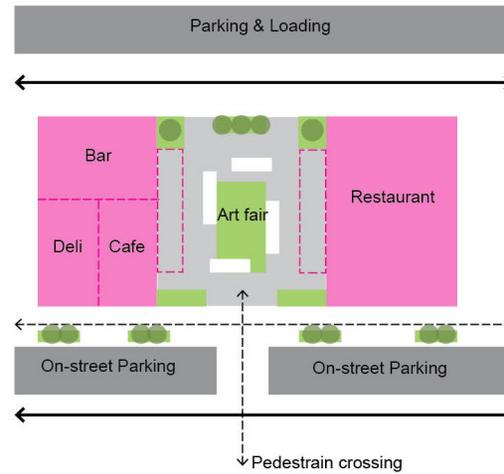
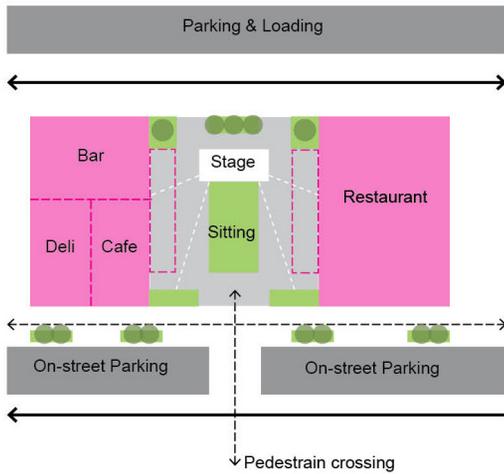
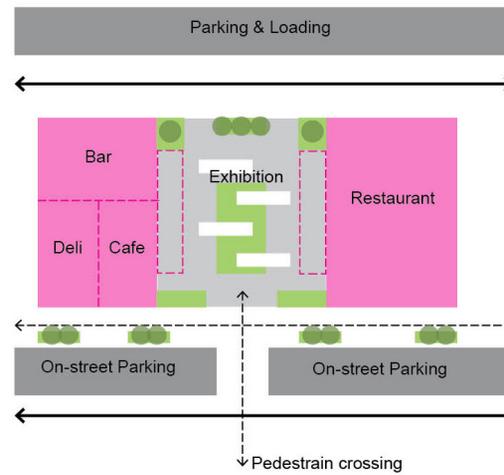
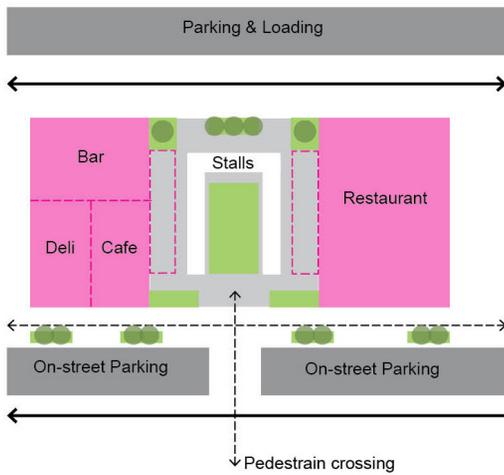
These objectives will be carried out in two phases in order to ease the financial burden while encouraging activity on the site as soon as possible.

Phase 1: Prep Dorsey Building for sale and construct pocket park on remaining adjacent land

Phase 2: Sell portion of adjacent land to developer with intentions of building pedestrian friendly, mixed-use building.



Proposal



Programming

	Existing	Proposed
Outdoor	<ul style="list-style-type: none">• Downriver Cruise• Farmers Market	<ul style="list-style-type: none">• Concerts/Live Music• Outdoor seating• Movie/Festival• Art Fair• Exhibitions• Chalk drawing contest• Ice sculpting contest• Winter/Christmas market
Indoor	<ul style="list-style-type: none">• Brewery (Fort St.)• Taqueria (El Paso, La Saltana)• Everyday family (Park)	<ul style="list-style-type: none">• Italian• Café/Bistro• Thai• Chinese• Irish Pub• Specialty food market

Phase 1

The most progress can be made if the DDA returns some of the land to private ownership to an owner/operator with a genuine interest in the success of the Lincoln Park community in addition to his/her own enterprise. The Dorsey Building is currently under DDA ownership and should be prepared for sale immediately to such an entrepreneur. Ideally, the building would be a full service restaurant with outdoor seating extending toward the public plaza.



Begin: Immediately

The structure of the building is sound; however, a mold infestation due to a leaky roof may hinder an investor from purchasing the building at its full market potential. Although the roof has been repaired, it is recommended that the DDA put forth the funds to remove the mold and prepare this building for sale on the market. Further improvements include installing large windows on the exposed north wall with the assumption that it will soon face a lively park with outdoor seating for restaurant patrons. Dressing the building with a fresh coat of paint on the front will also increase building value. Such investment in the building's appearance will significantly increase the asking price potential from where it is currently. All improvements to the Dorsey Building have been estimated at \$97,000. A selling price for the building based on comparables is estimated at \$175,000.

Simultaneously, the DDA would break ground on the vacant lot next to the building to begin work on the public park/plaza design. Due to lack of funding, many public recreational activities have been halted in Lincoln Park. Additionally, the current venues available are further away from the downtown core than what is conducive for the public-private connectivity and cooperation that the DDA seeks. Currently, the farmers market is held on a boulevard dividing Southfield Rd--a high-speed, high-traffic thoroughway. Construction and completion of this plaza would provide a calmer atmosphere for both vendors and shoppers alike by sectioning off a specific site to be used exclusively for pedestrian traffic hence, removing the stress or fear of crossing a busy thoroughway. If action were to be taken immediately on this phase, completion is estimated in December of 2013 for a total duration of six months. When considering phase 1, The Fellows believe that time is of the essence. The sooner it is complete, the faster the property values will increase on adjacent lots that the DDA will sell in phase 2.

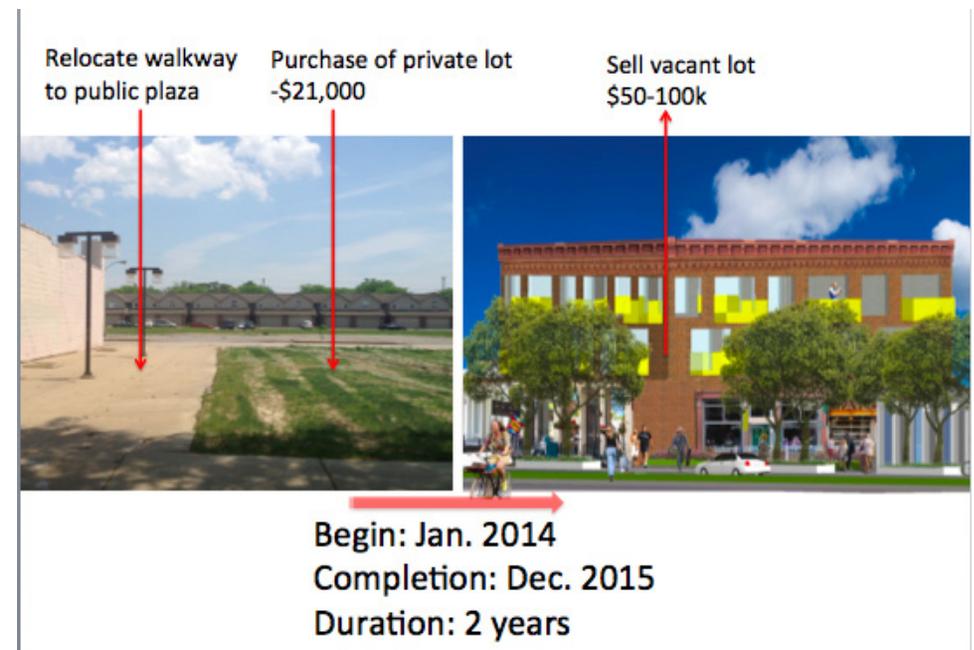
Phase 2

The second phase of this project suggests to return the far north end of the property strip into private ownership. This portion currently consists of the public walkway and the private lot. Following, the DDA should sell off a portion of the lot along with the public walkway to a private developer. Thus, providing the land area needed to construct a two story mixed-use building with a 3,800 square foot footprint and designed in a way that compliments the existing architecture of downtown Lincoln Park. Although, the public walkway that currently runs alongside an existing building will be used for private development, more public space is being gained on the south lot. The Fellows also suggest this relocation in order to complete the infill of buildings on Fort Street, providing fewer gaps in the downtown structures.

The first floor of this building is designed to have up to two storefronts facing Fort Street and additional frontage in the rear facing south toward the plaza. Suggested programming for these venues include:

- Café
- Deli
- Specialty shop
- Bar

Community members have voiced that a year-round aspect of the farmers market would be in demand, so if possible some space could be rented out monthly or on a pro-rata basis to a vendor or group of vendors from the farmers market during the winter months when outdoor vending proves impractical. Similar to the Dorsey building, outdoor seating would flank the building side abutting the public plaza, further increasing the liveliness of the space. Total cost of this phase to the DDA is presumed at \$21,000 for the purchase of the vacant lot and then a sale of about \$50,000 to a private developer for this same lot, on which is to be constructed the mixed use development. All cash flows from both phases can be found on the following pages with a total net-gain realized by the DDA estimated at \$33,000.



Implementation

The phase 2 private development is not yet feasible. As development continues in Lincoln Park, the rents will eventually meet and exceed the cost of construction that is holding this project back at the moment. The DDA's main goal is to return as much land as possible as soon as possible, doing so ensures that all DDA focus and funding can be concentrated on operation and programming of the plaza, which will continue to aid in raising surrounding land values if operated properly.

Once constructed, the target market for the residential level of the building is ideally young professionals, 25-35 years old who seek an urban lifestyle while still appreciating the freedom that the automobile provides. As a result would these target market would have easy access to many expressways by living in such a strategic location as Lincoln Park. Given the rents needed to justify this construction, it is estimated that the average tenant of one of the nine available apartments would need to gross \$30,000-40,000 per year. This is not an anomalous suggestion given that the current median income for Lincoln Park was \$41,900 in 2009 according to citydata.com. As the financial analysis shows, total construction cost is estimated at \$1.5 million. Although it proves too expensive at this time, one to two economic cycles, or 3-7 years could see this project as a reality based on the positive influences that Lincoln Park currently experiences. E.g. Fort Street Brewery, Park Theatre rehabilitation, and other assets like historical architecture.

Recommendation

The MEDC Fellows would like to stress how much of a group effort this entire project will be. Input and effort must come from all stakeholders, not only the DDA. Furthermore, the city must be on board with this proposal, as it is likely that all parties will benefit if such a project does become a reality. The high-speed traffic passing down Fort Street is a large barrier in moving this project forward. All of the renderings in this proposal depict a downsized version of Fort Street that is friendlier to the pedestrian, while at the same time invites drivers to pull over and enjoy the many amenities that Lincoln Park has to offer.

A pedestrian walk way demonstrates connecting one side of Fort Street to the other. Driving lanes have been replaced with angle parking to slow traffic speed and create a walkable landscape that supports pedestrian use. Lincoln Park should seriously consider the Complete Streets Program through MDOT in order to unify the downtown that the community has envisioned. To accomodate furture parking needs, adjacent lots can also be aquired behind the site to provide additoional parking.

It is also recommended that an event coordinator be hired on a case by case basis to facilitate any events taking place in the plaza, and is paid commission per event booked. Doing so will incentivize future programming of the site, while keeping the spending budget lower than if a position were hired on a full time salary.

Financial Analysis

The construction suggested in Phase 2 is not yet feasible at this time. Developers seek 7-9% returns on investments of this sort (on total purchase and construction costs, not including appreciation.) This project only provides 4% and 2% on the residential and retail portions respectively.

It is important to note the second table provided, showing “sources and uses of cash” for the DDA. This conveys that other sunk costs aside, the DDA could prove profitable in selling the land and building bordering the plaza site while still making landscape improvements. This data alone seems to be enough reason to make this project happen. The additional financial burden associated with constructing the building during the second phase will have to be fronted by a developer; one who preferably has an interest to make a difference in Lincoln Park and who has a solid understanding of the local market and trends.

Rent Justified Costs				
	Residential		Retail	
	Per SF/year	Total	Per SF	Total
Current Market Rents (annual unless otherwise noted)				
Retail Modified Gross Rent, not incl. utilities			\$6.00	\$19,380.00
Residential 2nd + 3rd Floor Gross Rent	\$12.39	\$683.86 per month		
Residential Unit SF	662.5	5500		
Less Operating Expenses	40%		50%	
Incl. taxes, insurance, maint. (=30-40% of gross rents)	\$4.95	\$26,823	\$3.00	\$9,690
Rents				
Triple Net Rent Equivalent	\$7.43	\$40,235	\$6.00	\$19,380
Return on Cost (= to Triple Net Rents/Total Cost)				
%	8%		8%	
Per SF	\$92.90	\$502,940	\$75.00	\$242,250
Therefore Justifiable 100% Construction Budget				

Cost Justified Rents				
	Residential		Retail	
	Per SF/year	Total	Per SF	Total
Land Cost	\$6.58	\$25,000.00	\$6.58	\$25,000
Base Construction	\$146.92	\$935,733.48	\$146.92	\$558,296
Site/Zoning/Planning Costs	\$12.07	\$76,858.68	\$12.07	\$46,664
Contractor Fees	\$12.07	\$76,858.68	\$12.07	\$46,664
Architectural/Engineering Fees	\$9.05	\$57,644.01	\$9.05	\$34,998
General Conditions (general cleaning, final cleaning, temporary construction, trailers, winter weather, etc)	\$5.88	\$37,429.34	\$5.88	\$22,332
Soft Costs (marketing, finance, legal, develop) (estimate)	\$36.20	\$230,576.04	\$36.20	\$139,991
Total Costs	\$187.05	\$1,191,309.52	\$228.76	\$723,287
Triple Net Rents Required to Justify Above Costs			Total Hard & Soft Cost	\$1,914,597
7% Yield	\$13.09	\$70,882.92	\$16	\$51,724
9% Yield	\$16.83	\$91,135.18	20.59	\$66,502

Development Feasibility Snapshot

	Residential	Retail	Total	
Total SF	6369	3800	10169	
Gross Leasable Area	5414	3230	8644	
Rent Justified Total Construction Costs	\$591,694	\$285,000	\$876,694	
Estimated Total Construction Cost (from Cost Justified Rents)	\$107,218	\$869,305	\$976,523	
Construction Costs in Excess of Rent Justified Costs		\$(584,305)		
Market Rents in Excess of Estimated Construction Costs	\$484,476			
			Total Gain/Loss	(\$100,000.00)

1657 Fort St. Lincoln Park MI Market Rents and Unlevered Return

Unit Type	Annual Price Per SF	Triple Net Rents	Unlevered Return
Residential	\$12.39	\$7.43	3.97%
Retail	\$6.00	\$6.00	2.62%

Sources and Uses of Cash to DDA

Fort Street Plaza	
Uses	
Dorsey Rehab	-\$97,000
Plaza Const.	-\$74,000
Purchase of Vacant Lot	-\$21,000
	-\$192,000
Sources	
Sale of Dorsey	\$175,000
Sale of Vacant Lot to Developer	\$50,000
	\$ 33,000
Net Cash	
\$ 33,000	

Phase I	Phase II	Further development
July 2013	Dec. 2013	Dec. 2015

Conclusion

In conclusion, Lincoln Park certainly has challenges ahead of it regarding the site but also has the potential and apparent eagerness to make the project happen. Although, the entire project may not come to fruition for some time, the DDA has the proper tools and funding to jumpstart the project and create the community space that is vital to further development. By doing so, property values will increase as will the view of Lincoln Park from the surrounding region. The city has the potential to be the cultural hotspot for downriver Detroit, similar to the way Troy has in the north or Royal Oak and Ferndale has. Cooperation and coordination between citizen, City powers and the State are all key to rejuvenate downtown Lincoln Park.

View looking west onto Fort Street from outdoor dining on north side of Dorsey Building.



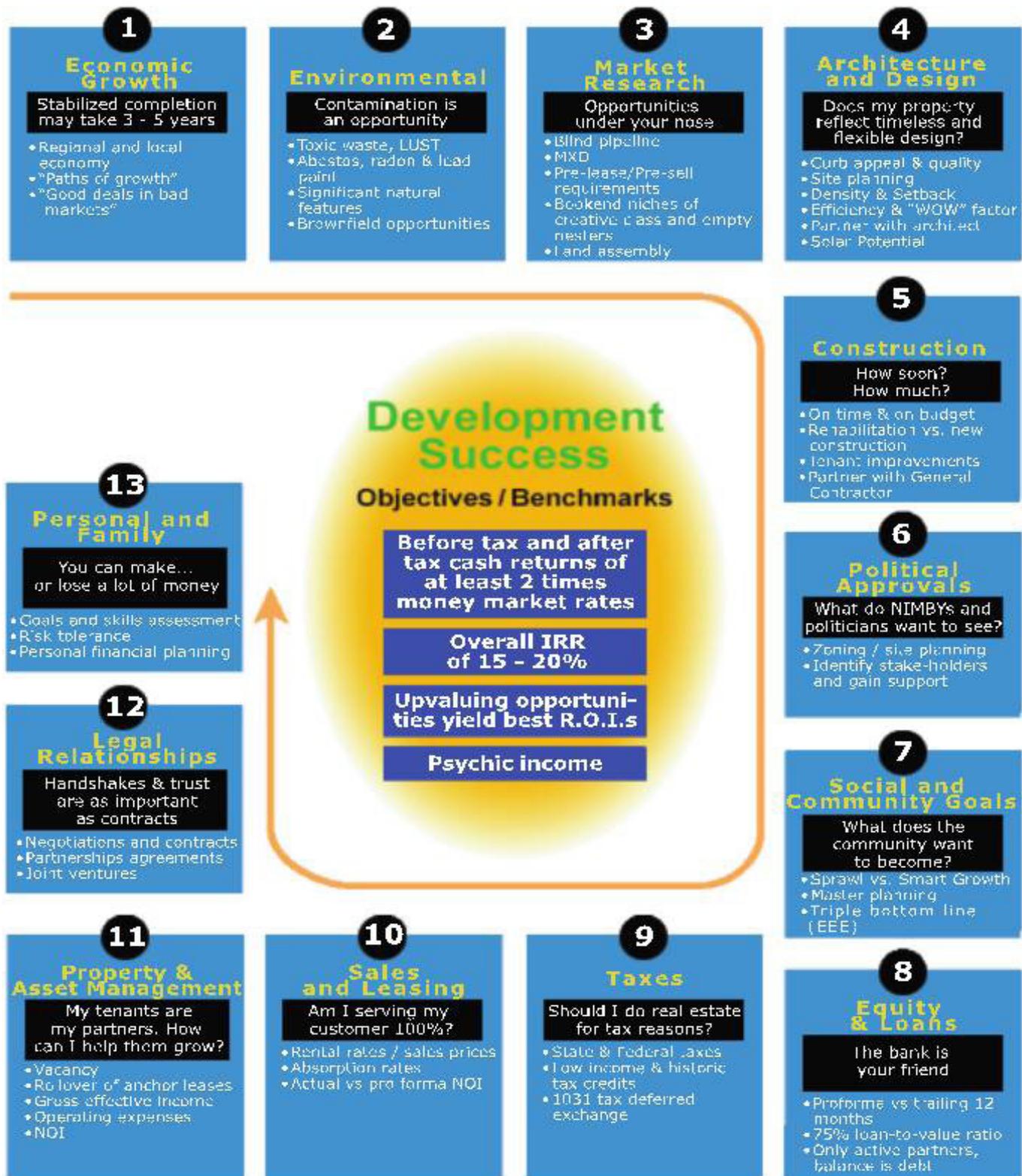
View from dividing boulevard on Fort Street looking onto plaza programmed for a music concert.



Appendix A- Real Estate Developmnet Resources

The Real Estate Development Feasibility Chart

The steps below represent the risks for the development of new or rehabilitated real estate. The order follows the steps required to properly conduct the feasibility process.





11 Rules Required for a Lively Downtown Connected to Walkable Neighborhoods

- **Rule 1, Deep bench of nonprofit organizations with enlightened leadership**
For example, Josie Parker & the **Ann Arbor Public Library**
Cheryl Elliott & the Ann Arbor Community Foundation
Old West Side Historic Assn
4 downtown Merchant Associations, esp **Kerrytown & Zingerman's, Kingsley Lane, St Nick**
- **Rule 2, Committed Civic Entrepreneurs & Risk Taking Real Estate Developers**
Cathi DuChon & the Ann Arbor Y, Elizabeth Dean Foundation for the Dean Promenade along Main St
Michigan Theater: Russ Collins, Wieser, Berriz
Hands On Museum: Yao and Mel Drumm (**New Science addition**)
Neutral Zone & McKinley Towne Center; Berriz et al
Real estate developers who best implement the community blueprint: Ed Shaffran for historic rehab & DDA, and McKinley Towne Center (**New U of M Credit U**)
- **Rule 3, Visionary City Government Creating pushing far-sighted master plans**
DDA, City council (Calthorpe), Planning Commission
Historic District Commission, Greenfield Advisory
Density bonuses, Design Review, **South U devel (Pizza House, Sotirop)**
- **Rule 4, Expansive Multi Model Connectivity**
4 new transit systems coming to A2: 1) faster Amtrak, 2) A2 to Detroit commuter, 3) A2/Campus trolley/connector, 4) new LINK
Carbon Footprint, healthy bike and pedestrian alternatives,
Walkscore and pedestrian priority; **Impact on Lowertown**
- **Rule 5, Connected Parks, Greenways and Natural Resources**
Reconnect to the river with Allen Creek Greenway & B2B.
Bringing back the creeksheds for function and aesthetics, **Greenbelt, No Main**
- **Rule 6, Affordable Life Long Learning Opportunities**
Building upon the local college campus
Community college, university, libraries, public schools
Adding magnet schools, rec and ed
- **Rule 7, Belief in local diversity as a core community value**
In age, income, ethnicity, educational level
Housing types: rental & for sale options for all
- **Rule 8, Form Based Code for downtown with high density mandated**
Key elements: excite the sidewalk, retail at grade with big windows, MXD, TOD
Parking behind and underground parking
More Zipcar, mass transit, and walking
Green architecture, LEED or Energy Star rated
- **Rule 9, Financial support for the Cultural Arts**
1% for Art
Ann Arbor Symphony with Mary Blaske,
Ann Arbor Art Assn with Marsha Chamberlain
Kerrytown Concert House under Deanna Relyea
Michigan Theater with Russ Collins Ark with David Siglin successors,
- **Rule 10, Appreciation for a mix of unique local and national retailers**
Necessary to excite the sidewalk: Best downtown streets?
Mark's Carts!!
Locals set authenticity, nationals set standards and hours
- **Rule 11, Role of public schools (Pres. Bollinger comment)**

Appendix B- Resumés

Pei Liu

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MI 48105

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EDUCATION

University of Michigan | Ann Arbor, MI, USA Jul. 2012 - May 2013
Taubman College of Architecture + Urban Planning
Master of Urban Design (GPA: 3.7/4.0)
Studio project: Urban design practices in Brazil, Hines competition

Tsinghua University | Beijing, China Sept. 2007 - Jul. 2012
School of Architecture
Bachelor of Architecture (GPA: 3.8/4.0)

EXPERIENCE

Peter Allen & Associates

[May 2013 - Present] Development Consultant | Ann Arbor, MI
• Cooperating with Michigan Economic Development Corporation(MEDC) to initiate Redevelopment Ready Communities(RRC) Program
• Conducting market research and community studies, proposing development as main designer and giving public presentations to help get developers for cities participating in RRC program
• Cities include Boyne City, Ypsilanti, Muskegon, Lincoln Park, Allegan and Roseville

Kohn Pedersen Fox Associates, New York

[Mar. 2013] Intern | New York City, NY
• Guiyang competition: Prepared precedents study, translated local zoning and building codes and produced urban analytical diagrams for the mixed-use competition in Guiyang, China
• Beijing Lize project: cooperated in conceptual design, programmed the site and produced diagrams

Tsinghua Urban Planning & Design Institute

[Sept. 2011 - May 2012] Assistant Designer | Beijing, China
• Affordable Rural Housing in Gansu, China: Organized community survey, finished Master Plan and concept design for modular unit
• Urban Design of Feicheng, Shandong, China: Conducted economic and market research, collaborated in developing GIS model, assisted in urban planning, produced schematic urban design, design development and final renderings

Tianhua Architecture Planning & Engineering Limited, Shanghai

[May 2011 - Aug. 2011] Intern | Shanghai, China
• Vanke Shangdu Residential Development (Shanghai): Assisted with concept design, built up 3D model, produced DD drawings for staircases and elevations
• Meixihu Mixed-use Design Competition (Hunan): Collaborated in concept design for a hotel building, produced plans for underground parking
• Acted as a liaison and translator in cooperation with foreign design firms

Institute of Architectural History, Tsinghua University

[Jan. 2010 - Aug. 2010] Research Assistant | Beijing, China
• Wutaishan Ancient Building Research (Shanxi): Surveyed ancient buildings on site, produced and archived digital drawings
• Preservation and Renovation of Baitasi District (Beijing): Conducted community survey and market research, produced schematic renovation design
• Contributed to the publication of *Ten Years Mapping of Chinese Ancient Buildings*

AWARDS

Merit Based Scholarship | University of Michigan [2012 - 2013]
Annual Excellent Student Scholarship (Top 10%) | Tsinghua University [2008 - 2011]
Outstanding Student Leader (2%) | Tsinghua University [2008 - 2010]

SKILLS

Language | Fluent in English & Mandarin
Digital | AutoCAD, SketchUp, Rhino, V-ray, ArcGIS
Adobe Photoshop/Illustrator/InDesign, MS Word/Excel/Powerpoint
Art | Sketch, Watercolor painting, Calligraphy, Photography

Anthony D. Lim

Current Address:

1875 Pointe Crossing St. Apt# 301
Ann Arbor, MI, 48105
217-721-6568
adlim8737@gmail.com

Education:

University of Michigan at Ann Arbor

Master of Arts in Kinesiology – Sports Management, April 2013

University of Illinois at Urbana Champaign

Bachelor of Arts in Economics, May 2012

Work Experience:

Tim Horton's

Marketing Intern

Ann Arbor, MI
September 2012 – December 2012

- Developed community relations throughout the Ann Arbor area.
- Managed budget spreadsheet.
- Initiated Grand-Opening plan with limited resources.
- Engaged in marketing research, competition analysis, and environmental scans.

Blush FX Make-up Artistry

Administrative Assistant

Toronto, ON, Canada
May 2010 – August 2010

- Marketed services of make-up artist to potential clients.
- Assisted in accounting services and helped develop payroll program.
- Designed company flyers and distributed them to potential clients.
- Scheduled and organized appointments.
- Coordinated office events.

Century 21 Leading Edge Realty Inc.

Administrative Work

Toronto, ON, Canada
May 2009 – August 2009

- Coordinated with clients and agents in order to book showings and inspections.
- Administered home inspections and showings.
- Created flyers and advertising to potential clients interested in buying or selling homes.
- Assisted in accounting services.
- Managed clientele database.

Leadership and Activities:

Free the Children: Ecuador Expedition

Participant

Ecuador
August 2007

- Embarked on a 21 day trip to Ecuador, working with Free the Children to build a school in a small rural town in August 2007.
- Participated in a 7 day white water rafting camping adventure to satisfy the Duke of Edinburgh Gold classification.
- Interacted with the local community and worked together to successfully construct the school.

Skills:

- Computers: Proficient understanding of SQL, VBA, Microsoft Office Software, Adobe Software.
- Languages: Fluent in English. Proficient in Spanish, French and Mandarin.

OBJECTIVE:

Seeking eventual employment in real-estate or land use/law related fields.

EDUCATION:

University of Michigan

- Master of Urban Planning '14.....6.1 GPA (9.0 Scale)
- Political Science major '11.....3.3 GPA

Wayne State University

- Mandarin Chinese.....4.0 GPA

Howell High School '07.....3.3 GPA

PROFESSIONAL EXPERIENCE:

Summer 2012

- **Michigan Economic Development Corporation (MEDC) Fellowship/Peter Allen**.....Michigan
 - Toured many cities in Michigan as a team consultant regarding distribution of state funds for redevelopment projects.

Summer 2011

- **Shadowed prosecuting attorneys of Livingston County**.....Livingston Co. MI
 - Introduction to the various aspects of criminal law.

Spring/Summer 2011

- **Intern Michigan House of Representatives**Lansing MI
 - Under Rep. Mark Ouimet of 52nd District.

Summer 2010/2012

- **Southwestern Co.**.....Nashville, TN
 - Door-to-door sales in educational products.

Summer 2008/2009

- **Dealer Auto Parts**Redford, MI
 - Improvement in customer relations and clerical work.

Autumn 2006-Summer 2007

- **Old Navy**.....Howell, MI
 - Improvement upon skills in sales, customer service and financial responsibility.

SKILLS:

- Proficient in all of Microsoft Office
- Basic knowledge of programming, data manipulation and GIS
- Good understanding on many aspects of real estate finance
 - ARGUS

AWARDS AND SCHOLARSHIPS:

- Michigan promise
- Graduated high school cum laude
- Norman Jameson local scholarship
- Deans List: multiple semesters 2009-2013
- UM Sustainability Award: for accomplishments in TruMich

EXTRACURRICULAR:

- Publicity Director/ VP/President: The University of Michigan Ballroom Dance Club Board (2009-2013)
- Treasurer: TruMich Alternative Transit Group (2011)
- New inductee: Real Estate Club at Ross School of Business (2012/13)
- New member: Real Estate Law Club at The University of Michigan Law (2012/13)
- Residence Hall Staff at The University of Michigan: Resident Advisor (2013-2014)