



# REAL ESTATE EQUITIES



## THE **WINSLOW** WEST ST. PAUL

### SENIOR AFFORDABLE APARTMENTS

**PROJECT TYPE**  
New Construction

**LOCATION**  
West St. Paul

**COMPLETION DATE**  
June 2020

**TOTAL DEVELOPMENT COST**  
\$40,092,073

**SITE SIZE**  
2.9 Acres

## DEVELOPMENT

The site is located one block off of Robert Street at the corner of Wentworth Ave & Marthaler Lane in West St. Paul. The land is currently owned by DARTS, a local non-profit senior transportation and service provider for Dakota County & the metro area. REE formed a new partnership with DARTS to acquire the site and develop it into 172 senior affordable housing apartments. REE was responsible for coordinating the predevelopment efforts including: due diligence, securing financing, design coordination with architects, project bidding and general contractor selection and city entitlements. Once completed REE will continue to own and manage the property and provide compliance and asset management services. DARTS will also be an owner of the project and have the option to provide transportation and in-home services to the residents.





## PROJECT INFO

172 senior affordable apartments

One and Two-bedroom units

Clubroom with fireplace & kitchen

Crafts room, theater and salon

Game room and fitness center

Conference room

Patio with grilling & three season porch

In unit washer & dryer

Granite countertops

Additional storage

Underground parking



## REE RESPONSIBILITIES

Development oversight

Project financing

Construction management

Branding, Marketing and Lease-up

Property management

Property compliance

## FINANCIAL PARTNERS

US Bank Community Development Corporation

City of West St. Paul

Dakota County Community Development Agency

Dougherty Mortgage LLC

Dougherty & Company

Department of Housing and Urban Development

## ARCHITECT

Kaas Wilson Architects

## GENERAL CONTRACTOR

Big-D Construction

## FINANCING

HUD 221(d)4 Mortgage

Tax Exempt Bonds

Tax Increment Financing

Low Income Housing Tax Credits

HOPE Funds