

# Willys Overland Lofts in Midtown have ample incentives

MARCH 15, 2009 LAURA ORTIZ DETROIT FREE PRESS DETROIT NEWS

**Project:** Willys Overland Lofts, condominiums that include a variety of customizable floor plans that range from 982 to 2,950 square feet and are base priced from \$154,000 to \$620,000.

**Place:** Midtown in Detroit.

**Builder:** DeMattia Group -- Gary D. Robert, AIA, president and CEO, and Kyle Campbell, development manager. They are members of the American Institute of Architects (AIA), Building Owners and Managers Association (BOMA), Construction Association of Michigan (CAM), Engineering Society of Detroit (ESD) and the U.S. Green Building Council (USGBC).

**Other DeMattia projects:** Since 1977, DeMattia Group has designed, built and developed commercial, tech and industrial properties including the Salvation Army Adult Rehabilitation Center, Wayne State University's Mortuary Science Building and Focus: HOPE's Center for Advanced Technologies, all in Detroit. It also teamed with Detroit's Midtown Development to create Stuberstone Lofts, Mahatawa Lofts and Springfield Lofts, all in Midtown.

**Appeal:** I'm a big fan of Detroit's redevelopment projects and this one is no exception. The Midtown location is close to Wayne State University, the DIA, College for Creative Studies, Detroit Medical Center and lots of shops and restaurants. The units offer industrial features including exposed brick and ductwork, fluted martini columns and stained concrete floors along with modern features such as Merillat cabinetry, granite countertops, and individual forced-air heating and cooling. Many have great views of the Detroit skyline. All residents have access to a rooftop common area.

**Base price per square foot:** \$157.

**Included:** Secured parking for residents, private terrace areas in penthouse and on first floors, GE appliances, washer/dryer hookups, stainless steel passenger and freight elevators, large-pane Pella windows, walk-in closets, track lighting and work/live spaces.

**Upgrades:** Hardwood floor (\$4,100); washer/dryer (\$1,250); gourmet kitchen package (\$3,150).

**Insulations and other features:** Each unit has sound-insulated walls, 8-inch-thick concrete floors and ceilings, low-E argon-filled Pella windows, air conditioner, furnace and water heater.

**Association fees:** \$240 monthly covers common area maintenance, reserves for repairs, common-area insurance and water.

**Schools:** Detroit Public Schools; MEAP scores are 34.6% below state average.

**Taxes:** Willys Overland Lofts are located in a Neighborhood Enterprise Zone, restricting taxes for 12 years to about \$400 a year on most units.

**Comments:** There is a lot of history in the former Willys Overland Co. plant, built in 1912 to produce World War II military Jeeps. It also served as a showroom for the popular vehicles of the day and, in 1918, hosted Detroit's auto show. Most recently, it has been used for storage by the Detroit Public Schools. Several incentives are available that should pique your interest. They include a 5% builder's discount, membership discount at the Boll Family YMCA and, through June 1, a 2009 Honda Metropolitan Moped with each purchase.

**For more information:** Call 313-832-2000. Model is at 444 W. Willis, Unit 108 is open noon to 6 p.m., Wednesday through Friday and noon to 4 p.m. Saturday and Sunday, or by appointment. Also visit [www.willysoverlandlofts.com](http://www.willysoverlandlofts.com).