

ONB Condo Monitor

Updated: June 29, 2007 by Operation New Birmingham

Developments	Status	Address	Location	Developer	Contact	Phone Number	# of Stories	Square Footage	# of units	#Under Contract/Sold	Construction Start Date	Construction Completion	# of Floor Plans	Unit Price Range	Updated	Website
COMPLETED CONDOMINIUM PROJECTS																
AC Legg Building Lofts	Completed	2319 1st Ave N	Downtown	Steve Barr	Andrew Leeth	(612) 805-1445	3	1,350 to 2,250	17	17	Jan-04	Dec-04	0	\$229,900	Jun-07	www.legg103.com
Birmingham Skyline Lofts	Under Construction	2025 1st Ave N	Southside	Birmingham Skyline Development	Dottie King	939-0053	6	1000-2300	6	0		Aug-07		\$275,000-\$495,000	Jun-07	
Bristol Southside	Completed	401 20th St S	Midtown	Bristol Urban Group	Margaret Soberano or Tyler	871-8830	4	505 to 1791	156	150	Jul-05	Jan-07	17	\$98,900-\$374,400	Jun-07	www.bristolsouthside.com
Fix-Play Lofts (RENTAL)	Completed	2300 1st Ave N	Downtown	Sloss Real Estate	Wanda Anderson	324-0654	3	1091-2246	22	0	TBD	TBD		\$950-\$1500/month	Jun-07	www.slosslofts.com
Gallery Lofts	Completed	2412 2nd Ave N	Downtown	Ticheli Bros.	Leo Ticheli		1 to 2	800-1,938	32	32	Jul-05	May-06	31	\$174,000-\$336,000	Jun-07	www.thegallerylofts.com
Goodall Brown Lofts (RENTAL)	Completed	2200 1st Avenue North	Downtown	Sloss Real Estate	Wanda Anderson	324-0654	5	TBD	36	0	TBD	2003		\$975-\$1450/month	Jun-07	www.slosslofts.com
Highland Court (RENTAL)	Completed	3121 Highland Avenue	Highland Park	Ruffner Management	Jim Wise	572-1412	2	1,400	12	11	Sep-05	Dec-06	1	\$289,900	Jun-07	www.danielhomes.net
Highland Gardens	Completed	Highland Avenue	Highland Park	Ruffner Management	Jimbo Kidd	337-6819	2	1330+	16	15	Oct-06	Dec-06	2	TBD	Jun-07	www.danielhomes.net
Highland Plaza Condos	Completed	2250 Highland Ave	Southside	Highland Plaza	Highland Plaza Assoc.	918-0484	0	0	64	64	-	1980's	0	-		
John Hand Building	Completed	2000 Morris Ave	Downtown	Cecil Ingram	Cecil Ingram	327-3512	21	0	26	26	-	late 1990's	0	\$220,000 to \$1,250,000		
Johnston Lofts	Completed	2416 1st Ave N	Downtown	Cityscape Development	Jim Wise	572-1412	3	900 to 2,500	21	21	Apr-04	Mar-05	2	starting at \$100,000	Jun-07	
Pullman Flats	Completed	2226 1st Ave S	Downtown	Corporate Realty	Heather McPherson	583-4663 or 223-5205		790-1,145	14	10	Apr-06	Feb-07		\$196,900-\$248,900	Jun-07	www.oneresidential.com
Morris House Lofts	Completed	2327 Morris Ave	Downtown	Cityscape Development	Dr. David Vance	254-8574	4	860-1,100	8	8	-	late-1980's	0	\$140,000-\$180,000	Jun-07	
Morris Place	Conversion from Rental	2112 Morris Ave	Downtown	Cityscape Development	Louis Josof	585-6116	3	800-1,200	14	14	Aug-05	Aug-06	3	\$134,000 to \$258,000	Jun-07	
Rhodes-Carroll	Conversion from Rental	2217 2nd Ave N	Downtown	Tom Latimer	Tom Latimer	323-5331	3	700 to 2,300	11	11	-	mid-1990's	11	\$150,000 to \$480,000	Jun-07	
Seaboard Yard	Completed	1st Ave S b/w 28th and 29th Streets	Downtown	Mason/Lauriello	Boothby Realty	879-9500	2	2,046-2,232	12	12	Jun-05	Jun-06	3	\$299,000-\$379,900	Jun-07	www.seaboardyard.com
The Avenues (RENTAL)		2316 1st Avenue North	Downtown	Andrew Morrow, WilliamsBlackstock, First Avenues Partners	Andrew Morrow	243-0342	4	1250	9	9				\$265,000-285,000	Jun-07	www.theavenueslofts.com
The Bank	Completed	1st Avenue North	Downtown	Don Acton, Pete Graphos			TBD	900-5,000	12	10	TBD	Done	6	\$360,000-\$1,075,000	Jun-07	
Wheelock Building	Conversion from Rental	113 North 22nd St	Downtown	John Doss	John Doss	297-3947	0	0	12	12	-	early-1990's	0	-		
Wooster Condos	Completed	2321 1st Ave N	Downtown	Wooster/Calder	John Sloan	0	3	0	16	16	-	mid-1980's	0	-		
W. S. Brown	Completed	2301 Morris Ave	Downtown	Gene Rozelle	Gene Rozelle	251-7867	3	0	19	19	-	mid-1990's	0	-		
									535	457						
										85%						
PROJECTS THAT ARE ACTIVELY MARKETING OR UNDER CONSTRUCTION																
Athens Flatts	Under Construction	2nd Ave N, corner of 23rd Street	Downtown	Cityscape Development Group	Barbara Schilling	266-1154	3 to 4	745-1,800	33	22	Sep-05	Oct-07	12	\$239,900-\$349,900	Jun-07	www.athensflatts.com
Brock Corners	Marketing Phase	312 and 316 18th St. N		Charles Williams	Charles Williams				4	0	Mar-07	Aug-07		\$310,000 to \$350,000	Jan-07	
City Federal Condos	Under Construction	2026 2nd Ave N	Downtown	Synergy Real Estate	Kat Stewart	913-4177	25	1,169-2,677	84	51	Sep-05	Summer/2007	10	\$250,000-\$1,000,000	Jun-07	www.cityfederalcondos.com
Liberty House	Rental Conversion	1st Ave N, corner of 23 Street	Downtown	Cityscape Development Group	Doug Stockham/J.H. Berry Gilbert	252-6999	3	1,040-1,390	19	0	Rental Conversion	TBD		\$166,900-\$242,900	Jun-07	www.birmingham-loft.com
Liv On Fifth (AmStan Building)	Marketing Phase	2201 5th Ave S	Midtown	Stonegate Realty	Edward Mitchell	970-1027		700-1,400	37	19	May-06	Sep-07	6	\$173,000-\$370,000	Jun-07	www.livonfifth.com
Watts Tower	Conversion from Rental	3rd Ave N and 20th Street	Downtown	Don Acton, Pete Graphos		879-6330	6	688-1,337	54	25		30 available now	10	\$105,000-\$195,000	Jun-07	www.slosslofts.com
									231	117						
										50%						
PLANNED AND PROPOSED CONDOMINIUM PROJECTS																
29SEVEN Lakeview	Under Construction	7TH Ave and 29th Street	Lakeview	7th Ave LLC			4	800-1,100	71		TBD	TBD	6	TBD	Jun-07	www.29seven.com
Jefferson Lofts	Proposed - Marketing Phase	1716 2nd Ave N	Downtown	Metropolitan LLC	Heather McPherson	583-HOME	6	785-2,130	23	0	TBD	TBD	7	\$191,000-\$794,650	Jun-07	www.jeffersonloft.com
Leer Tower (Cabana Hotel)	Proposed	1631 2nd Ave N	Downtown	Leer Corporation	David Leer	942-5008	17	TBD	65	0	TBD	TBD	0	\$225,000-\$400,000	Jun-07	www.leercondos.com
New Williams Lofts		1911 3rd Ave N	Downtown		Pete Graphos/Don Acton	907-6000 998-6194	4	1,200-1,500	16	0	TBD	TBD	3	\$199,900-\$309,900	Jun-07	www.newwilliamslofts.com
Stonewall Building	Proposed	2308 4th Ave N	Downtown	Leo Ticheli	Leo Ticheli	0	11	864 to 1,983	70	22	TBD	TBD	0	\$152,000 to \$339,000		
The Standard	Proposed - Marketing Phase	1701 1st Ave S	Midtown	Corporate Realty		583-HOME	10	500 to 1800	140	0	TBD	TBD	10	\$124,000 to \$500,000		
									385	22						
										5%						
GRAND TOTALS FOR PROJECTS ACTIVELY MARKETING, UNDER CONSTRUCTION, PLANNED AND PROPOSED IN THE CITY CENTER																
									1,151	596						
										51%						

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Developments	Status	Address	Location	Developer	Contact	Phone Number	# of Stories	Square Footage	# of units	#Under Contract/Sold	Construction Start Date	Construction Completion	# of Floor Plans	Unit Price Range	Updated	Website
OTHER PROJECTS OUTSIDE OF THE CITY CENTER																
SoHo Flats	Completed	29th Avenue South - Homewood	Homewood	Cypress Partners	Sally Tuttle	871-5377	0	839 to 3065	76	76	Sep-04	Oct-05	0	\$189,614 to \$708,015		www.alrealestate.com
Highland Terrace Condominiums	Completed	2815 Highland Avenue	OTM-Highland	John Lauriello, Gip Plott and Gary Olshan	John Lauriello	326-2222	3	1000	16	16	Jun-05	Aug-05	2	\$154,900 to \$162,000	Jun-07	
Dunwoody Place	Under Construction	Massey Rd b/w Hwy 31 and	Vestavia	Dunwoody	Lin Hauser	937-4690	3	1,550 to 1,950	30		Jun-05	Aug-06	3	\$299,900-\$339,900	Jun-07	
2600 Highland	Under Construction	2600 Highland Avenue	Highland	Ingram, Tynes and Scott Hinkle	Tracey Ross	445-1300	8	1,000 to 3,000	41	18	Oct-06	Mar-08	5	\$515,000 to \$795,000	Jun-07	www.2600highland.com
Capri	Under Construction	27th Place and Niazuma	OTM-Highland	Euro USA	Lindy Wheeler	914-5067	9	1,100-3,300	48	24	Oct-05	Jan-07	5	\$450,000-\$1,300,000	Jun-07	www.capricondo.com
Broadway Park	Completed	Broadway and Green Springs	OTM (Homewood)	Scott Bryant and Bubba Smith	Debra Ingram	870-5455		750 to 1,300	68	30	Jan-06	Aug-06	3	\$220,000-\$480,000	Jun-07	http://www.aladsites.net/broadwaypark/
Cahaba Village	Under Construction	Hwy 280	OTM-Mountain Brook	Arlington Properties	Charlolette Reigns	601-4838	TBD	1,611-1,984	22	5	Aug-06	Sep-07	2	\$450,000-\$580,000	Jun-07	www.theresidencesatcahabavillage.com
Cahaba Parc	Conversion (Renovation)	214 Penny Lane	Trussville	David Clark	Furnished Model	655-2266	2	930	93	32	Sep-06	Oct-07		100,000's		www.danielhomes.net
ACME (Off Highland)	Under Construction	26th Street	Highland	Steve Lichter	Jimbo Kidd	337-6819	4	900-1,150	18	1		Abaion May2007 Acme Winter 2007	4	\$167,000- \$215,000	Jun-07	www.danielhomes.net
Belmont	Completed	1500 33rd Street South	Highland	Ruffner Management	Jim Wise	572-1412	2	600-900	9	7		Winter2006	2	\$120,000	Jun-07	www.thecondominiumshoppe.com
Parkridge Cottages	Completed	3120 Parkridge Drive	Homewood	Ruffner Management	Jimbo Kidd	7-6819/ 803-4040		1,100-2,300	16	5				\$299,000-\$395,000	Jun-07	www.thecondominiumshoppe.com
Patton Creek Condos	Under Construction	Patton Chapel Road	Hoover	Bairfield	Richard Martens, Ken Walden, Judge Henshaw	824-3931	3/2 split	965-1,536	150	140	May-06	May-07	9	\$93,900-\$148,000	Jun-07	www.pattoncreekcondo.com
Blue Lake Condominiums	Phase 1	Blue Lake Drive	Hwy 280	Ruffner Management	Pat Pleasant or Lynn Yeager	913-9892	7	1,733-1,934	117		Must have 25 contracts	TBD	3	\$510,000-\$580,000	Jun-07	www.bluelakecondos.com
Stonegate Village					Jimbo Kidd	977-4322			25					\$391,900- \$949,900	Jun-07	www.stonegate-village.com
Halman Hill	Under Construction	Oxmoor Road	OTM-Homewood	Arlington Properties		802-7400	5	1,000-2,500	196	44	Jan-07	Oct-08	11	mid \$200's- mid \$600's	Jun-07	www.hallmanhill.com
Heritage Parc	Under Construction	Hoover	Hoover	Heritage Asset Partners	Rachel Andrews	370-5642	TH	1,950-2,050	30	0	Mar-07	Mar-08	2	\$275,000-\$310,000	Jun-07	www.danielhomes.net
Highland Heights		18th Avenue South	Southside	Carroll/Green			3 stories includes basement	1,975	27	2	TBD	TBD	1	\$472,800- \$597,200	Jun-07	
Inverness	Under Construction		Hwy 280	David Keith			4	900-1,720	125		Sep-06	Nov-07	4		Jun-07	
Parkside at Glen Iris	Phase 1		Glen Iris	Hersehl Hamilton	Thomas Goldsmith	566-0180		1,766-2,208	31	0			5	\$350,000's	Jun-07	www.thecondominiumshoppe.com
University Flatts		10th Avenue and 10th Place	Glen Iris	Adam Cohen	Sally Tuttle	281-6548	5	867-1,750	52	TBD			4	\$173,400-\$412,425	Jun-07	
Warsaw Terrace			Highland						8	TBD					Jun-07	
Woodmere Ridge				Ingram Tynes	Tracey Ross	873-1884		1,550-2,200	20	TBD					Jun-07	www.thecondominiumshoppe.com
Woods-Saunders			Highland	Woods Saunders Condos, LLC				750-1,100	6	Sold Out			2	\$139,000-\$193,000	Jun-07	
PROJECTS OUTSIDE OF THE CITY CENTER AND LAKEVIEW																
GRAND TOTAL																
PERCENT																
									1224	400						
										33%						