

# GRAND SOUTH SENIOR

*St. Louis, Missouri*

**GRAND SOUTH SENIOR**  
St. Louis, Missouri

**TYPE OF PROJECT**  
87 Senior Apartments  
100% of units affordable (60% AMI)

**ARCHITECT**  
Rosemann & Associates, P.C.

**CONSTRUCTION MANAGEMENT**  
PARIC Corp.

**DOMINIUM'S RESPONSIBILITY**  
Real Estate Development  
Tax Credit Delivery  
Legal and Environmental Services  
Management  
Property Management  
Section 42 Compliance

**FINANCIAL PARTNERS**  
MHDC  
US Bank  
Community Renewal & Development

**TOTAL DEVELOPMENT COST**  
\$11,700,000

**SIZE**  
1.0 acres (site)  
52,000 sq. ft. (building)

**COMPLETION DATE**  
October, 2008



Grand South Senior is an 87 unit Senior-only apartment building located in St. Louis, MO, and is just over 3 miles outside of downtown St. Louis. Dominion took this property over from the Pyramid Companies in the middle of the construction period and brought it through to construction completion and stabilized occupancy.

With its close proximity to downtown St. Louis, the design concept for Grand South Senior is meant to fit within a modern urban environment. The basic building is L-shaped and 3 stories high. Most units have excellent views of the surrounding landscape. The interior common areas feature a fitness center, business center, conference room, beauty shop and a large gathering space.

The exterior of the building is creatively styled with different color sections of brick block on all 3 floors of the building. The majority of the building is flat-roofed. Large window areas and a great degree of façade articulation complete the modern looking elevations.

Its urban setting means Grand South Senior is within a very short distance of shopping, banks, restaurants and specialty stores. In addition, it is located within minutes of numerous parks and golf courses and is less than 2 miles from the Mississippi River. The property's proximity to Interstate Highway 55, Interstate Highway 44 and local bus lines provide easy access to all parts of the greater St. Louis metropolitan area.

Residents of Grand South Senior are able to drive or take a bus to downtown St. Louis in 10 minutes or less.

