



BUILDING / DEVELOPMENT / PROPERTY MANAGEMENT / INVESTMENT

IVANHOE
COMPANIES

The Ivanhoe Companies are a building, development, property management, and investment company. They have earned and maintained their long-standing reputation for personal integrity and dependability in the construction of quality, well designed homes, communities and commercial properties.

Ivanhoe takes pride in having a full scope of knowledge in Real Estate Development, Building, and Land Economics. By being both a developer and builder, Ivanhoe integrates their designs by first developing a target market, product and price point, to complement the natural features of the developments by transforming challenging parcels of land into communities and home sites.

Under the leadership of Gary Shapiro, Ivanhoe has been nationally recognized for their environmental developments including the acquisition; planning; designing; development; building; marketing; and management of challenging projects from start to completion of over one hundred communities and/or mixed use properties. They have built and/or managed up to three thousand apartment units, as well as offices and neighborhood shopping centers and over ten thousand residential and multifamily units and more than five thousand sites.

DEVELOPMENT

The Ivanhoe Companies are one of the largest privately owned land development companies and has earned and nurtured its reputation as one of the leading proponents of developing environmentally sensitive communities.

Gary Shapiro was named "Developer of the Year" multiple times. Ivanhoe's communities continue to harmoniously integrate challenging features with woodlands, wetlands, creeks, or ponds. They have successfully embraced unique "Smart Growth" and "Infill" communities by comprehensively considering and addressing all of the needs factors of their surrounding area. The Ivanhoe Companies are proud to have been selected to work as the 'industry's task force' representative for both Governor Engler and Governor Granholm, solidifying their expertise in infill, redevelopment, environmentally sensitive developments and new industry trends.

BUILDING / RESIDENTIAL AND MULTIFAMILY COMMUNITIES

The Ivanhoe Companies have extensive experience and a strong track record of success in all aspects of the residential and multifamily building process. By working closely with municipalities throughout the entitlement process, Ivanhoe brings quality developments from conception to fruition. They have built single-family homes in a variety of architecture and price points. They have built numerous communities of townhomes, attached condominiums, detached condominiums, and apartments. The Ivanhoe Companies have won numerous, prestigious awards including being the only three-time winner of the Michigan Community of the Year Award. Other awards include the nationally acclaimed American Planning Association Award; Developer of The Year; Best in National Living; multiple SAM Awards; and a number of Management and Beautification awards. Ivanhoe Brokerage services have operated multiple acclaimed sales and marketing centers.





COMMERCIAL / OFFICE

The Ivanhoe Companies are uniquely qualified to develop commercial properties with innovative designs and techniques. They have successfully integrated commercial elements into their communities through creative zoning and fulfilling of target market needs.

They believe that aesthetics are as important as function and strive to achieve both. They acquire interesting, challenging parcels of land and build new communities and commercial buildings that have characteristics designed to appeal to consumers and business owners. Ivanhoe has designed, built and marketed complete master planned communities that include multiple housing price points, neighborhood anchored shopping centers, including out lot components.

ACQUISITIONS

The Ivanhoe Companies assemble, rezone and entitles large and small parcels of land. They acquire apartments, commercial, development and income producing properties by carefully studying each area and the needs of the marketplace with the goal of redeveloping, repositioning, and improving the value of the asset.

PROPERTY MANAGEMENT

The Ivanhoe Companies are leaders in real estate management and advisory services. They currently manage a portfolio of apartments, offices, and medical properties.

They take pride in their expense-side management, repositioning, and adding value through creative marketing. Ivanhoe has developed programs and procedures specifically designed to ensure that properties are well managed and well maintained from both a functional and financial perspective. Their years of experience in property management result in efficient and profitable property management and highest possible rate of return for its investors.



ADDINGTON CORNERS / Commerce Twp. / Michigan

Addington Corners, a suburban infill condominium project located on Pontiac Trail at Beck Road. Designed with complete privacy in mind, with attached garage.



CREATING COMMUNITIES
IN HARMONY WITH NATURE



HARBOR VILLAGE /
Keego Harbor /
Michigan /

Harbor Village features a traditional neighborhood with classic American architecture. An emphasis was placed on a sense of community with parks, walking trails and gazebos with lots varying in size from 1,700 to 2,500 square feet.



WOODLAND PARK /
Howell /
Michigan /

Woodland Park offered single family homes on oversized homesites located outside the quaint city of Howell. This well planned development had numerous standard features with upgrades available.



TREYBORNE COVE /
Commerce Twp./
Michigan /

Treyborne Cove are attached condominium homes which quickly sold out. Treyborne provided residents a tranquil setting amid woodlands and nature areas.

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WESTWIND LAKE VILLAGE / West Bloomfield / Michigan

Westwind Lake Village is a popular community and was built with the sense of creating a complete neighborhood, where residents can walk to shops, parks, enjoy open spaces, numerous play areas and a small lake for canoeing within the community.

STANDOUT COMMUNITIES DESIGNED FOR LIVING



**BERKSHIRE CREEK /
Ann Arbor /
Michigan /**

Berkshire Creek in bustling Ann Arbor; was designed with families in mind. There is a walkway within the community adjacent to retail, dining and shopping, making this a very convenient lifestyle in a natural setting



**BRISTOL CORNERS /
Novi /
Michigan /**

Bristol Corners offers many highly desired amenities as standard features such as three car garages, 4 bedrooms and 2+ baths. The close proximity to Walled Lake allows community members the ability of a stroll along the pathway surrounding the lake.



**MISSION SPRINGS
West Bloomfield /
Michigan /**

With the development of 100 acres in Michigan, this community changed the ordinance of saving trees and giving the developer's the option to save trees in the right-of-ways. A spectacular lake-front development tucked away within the city of West Bloomfield





CHELSEA PARK / West Bloomfield / Michigan

Chelsea Park in West Bloomfield has garnered many awards for its uniquely designed one-of-a-kind and environmentally sound community. When designing the entranceway and landscaped area's we as developers wanted this community to have a timeless appeal. This community encompasses over one mile and contains six distinct villages within.

LIVING THE GOOD LIFE
IN COMMUNITY
NEIGHBORHOODS



CHELSEA PARK /
West Bloomfield /
Michigan /

At Chelsea Park we took advantage of the surrounding woodlands and wetlands in developing timeless home designs that complemented the site and maximized the wonderful views.



POINTE ON PLEASANT LAKE /
West Bloomfield /
Michigan /

Homes built with lake living in mind. These site condominiums offered people the feeling of exclusive lake living, but only minutes away from shopping, dining and medical services. This small intimate community was a favorite for its residents



WOODLAND RIDGE /
West Bloomfield /
Michigan /

A master planned community offering a choice of homes from four different square footages as well as different price points. This community is close to schools and shopping in the heart of West Bloomfield.





CHELSEA PARK / West Bloomfield / Michigan

At Chelsea Park we took advantage of the surrounding woodlands and wetlands in developing timeless home designs that complemented the site.

LIVING LIFE IN COMMUNITIES THAT HAVE IT ALL



HARBOR VILLAGES /
Keego Harbor /
Michigan /

The charming homes of Harbor Village are architecturally unique and designed in the "New Americana" style of architecture embracing turn of the century attention to detail with state-of-the-art construction design.



BRISTOL /
Walled Lake /
Michigan /

This development consists of estate size homes with three car side entry garages. This lush community with many amenities also allows its residents the ability to stroll along the nearby lake.



PEMBROOKE /
West Bloomfield /
Michigan /

Located in the heart of West Bloomfield, these extraordinary detached ranch condominiums required the assembly of seventeen different parcels with the result being an award winning, premier community, showcasing European-inspired architecture.





POINT ON PLEASANT LAKE / West Bloomfield / Michigan

The Pointe on Pleasant Lake is the result of positive interaction between building and environment. These detached site condominium homes were designed for the active adult and is nestled on a ridge overlooking the quaint, quiet Pleasant Lake.

CREATING COMMUNITIES AND LIFESTYLES



CHELSEA PARK / West Bloomfield / Michigan /

Chelsea Park located in West Bloomfield was a single-family luxury community with five miles of nature corridors. It's conveniently located close to the bustling downtown West Bloomfield with it's great shopping & dining.



CHERRY HILL AND HARBOR VILLAGE / Canton-West Bloomfield / Michigan /

Cherry Hill and Harbor Village were Michigan's first new traditional and quaint neighborhood developments, revisiting the charm of days gone by.



TORREY RIDGE PARK / West Bloomfield / Michigan /

The beautiful and private homes in Torrey Ridge Park range in size from 2 bedrooms to 5 bedrooms with different floor styles such as, colonial, cape cod, and ranch homes available.





GOLFVIEW POINTE AT COPPERCREEK /
Farmington Hills / Michigan

Golfview Pointe is a master planned community surrounding the highly acclaimed Copper Creek Golf course. This community provided condominiums as well as single family homes, with different price points.

DAZZLING HOMES THAT MAKE A STATEMENT



WESTBROOKE /
West Bloomfield /
Michigan /

Westbrooke is an infill community, nestled on a bluff in the heart of West Bloomfield. Community amenities include a pool, tennis courts and a pocket parks.



TORREY RIDGE /
West Bloomfield /
Michigan /

The acclaimed Torrey subdivision has received numerous accolades for its success in situating its homes while maintaining the wooded environment.



WOODBURY PARK /
West Bloomfield /
Michigan /

Located in the heart of desirable city of Livonia, Woodbury Park a master planned community offered its homeowners two very distinctive price points.

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TOWN CENTRE / Waterford Twp / Michigan
 Providing urban living on an adjacent commercial neighborhood center with retail, restaurants, and other amenities. With a brick facade this timeless classic architecture fit right into an urban lifestyle.

UNIQUE PLANNING AND ATTENTION TO **DETAIL**



CARRINGTON PARK/
 West Bloomfield / Michigan /
 Estate sized homes located adjacent to and with pedestrian access to the new state-of-the-art Henry Ford Medical Center

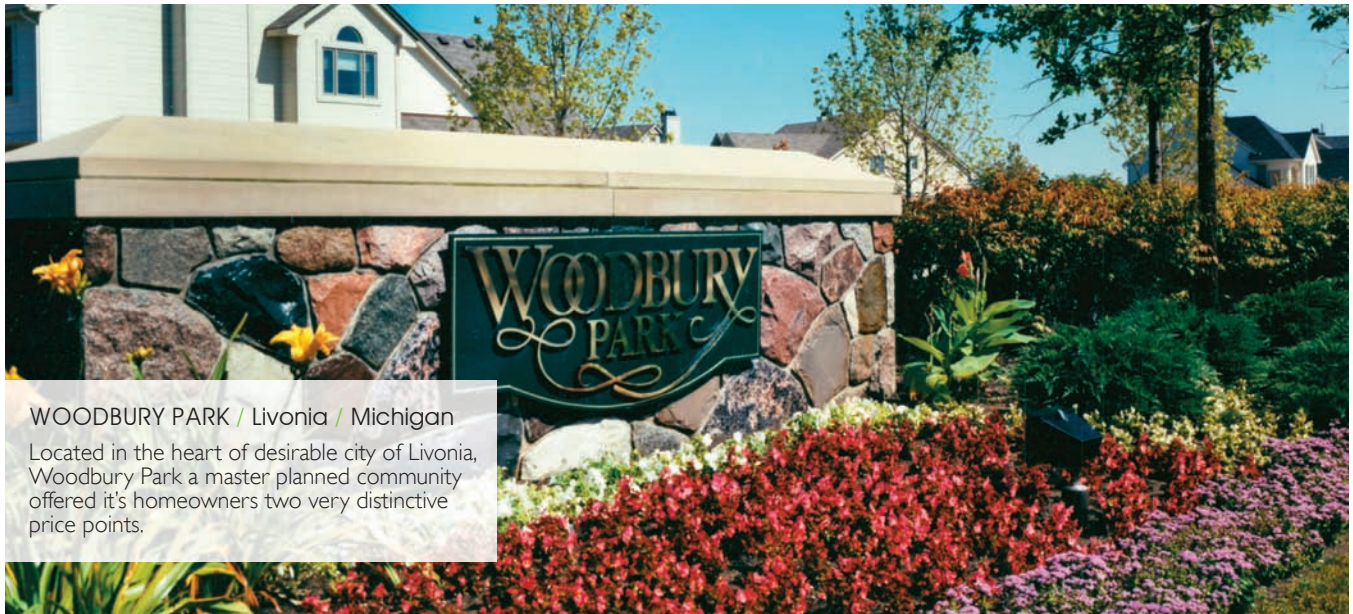


LAKERIDGE OF WABEEK AND CAMEO LAKE OF WABEEK/
 West Bloomfield / Michigan /
 One of numerous enclaves within the Wabek master planned community. The majority of the homes backed up to the golf course, woods or ponds.



COMMERCE LAKE WOODS/
 Commerce Twp. / Michigan /
 Commerce Lake Woods provided the much demanded starter homes in area.





WOODBURY PARK / Livonia / Michigan
 Located in the heart of desirable city of Livonia, Woodbury Park a master planned community offered it's homeowners two very distinctive price points.

UNCOMPRISING QUALITY AND DESIGN



HARBOR VILLAGE/ Keego Harbor / Michigan /

Harbor Village very reminiscent of small town America, with several pocket parks, walking trails and a community gazebo, with shops and dining within walking distance of the neighborhood



OAKHURST / Clarkston / Michigan /

A prestigious golf course community Oakhurst boasts successful variation of architecture and landscaping designs



HARRISON COVE/ Harrison Twp. / Michigan /

Harrison Cove with it's state-of-the-art clubhouse provide It's residents with olympic sized pool work-out center and business center. Starter home condominiums with one-car attached garages.





NEWBURGH PARK / Livonia / Michigan
 Townhouse and first floor master in-town community strategically situated adjacent to the city of Livonia new business center.

DESIGNING COMMUNITIES THAT COMPLIMENT IT'S SURROUNDING



HARBOR VILLAGE /
 Keego /
 Michigan /

located in Keego Harbor, featuring Neo-Traditional community design a concept that reflects the characteristic of 20th century American neighborhood architecture.



WESTWIND LAKE /
 West Bloomfield /
 Michigan /

Commercial residential, single family master planned community. Five distinctive house price points pedestrian and vehicle access to shopping, dining and



SPRING MEADOW
 BIRCHWOOD PARK /
 West Bloomfield /
 Michigan /

Multiple priced single family master planned community offering unique family style homes. Ponds, woods trails and multiple community amenities





WINDSOR WOODS / Canton / Michigan

Windsor Woods Apartments and townhomes located in the vibrant community of Canton, Michigan only precast concrete construction providing the highly desired unpatrolled sound-proofing for the residents.

THE GOOD LIFE APARTMENT STYLE



GREEN LAKES /
Clarkston /
Michigan /

Near the quaint village of Clarkston, these are some of the largest apartments in suburban metro area. Located with over 1000 ft. of frontage on Greens Lake and the Clinton River these apartments appeal to the active lifestyle.



CLAYMOOR /
Southfield /
Michigan /

Midrise apartments with convenient commercial amenities on the main floor: Clubhouse, pool and covered garage. Southfield's soundproof premier apartment community.



WARREN VILLAGE /
Warren /
Michigan /

Warren Village is a mixed used commercial and multi family apartment complex. With it's-niche apartment style and individual entranceway these were designed for the corporate auto executive.





CARNEGIE PARK / Southfield / Michigan

Five star apartment living in the heart of Southfield This prime location has access to all the major freeways and minutes from Downtown Detroit. With an indoor heated swimming pool and spa Carnegie Park Apartments was built for those that want the good life without the hassle of upkeep.

APARTMENT LIFESTYLE
IT'S EASY IT'S FUN
IT'S ALL HERE



CARNEGIE PARK / Southfield / Michigan /

Carnegie Park was built as a high-end multi-family complex consisting of 241 rental apartment units. Amenities included a private elevator access to the third floor penthouse suites, a first in architectural design, as well as an indoor heated pool.



GREEN LAKE / Clarkston / Michigan /

Residents of Greens Lake, enjoy a private beach with beautiful views. These apartments have huge floorplans, large door walls and spectacular-sized rooms. Residents enjoy docking privileges which was a big plus when building this community.



BOTSFORD / Farmington Hills / Michigan /

Located in Prestigious Farmington Hills within the Medical campus of Botsford Hospital which is a general medical and surgical hospital and is nationally ranked U.S. News Best Hospitals.





POINTE ON PLEASANT LAKE / West Bloomfield / Michigan

Lake living inspired these site condominiums when designing these model homes. Large picture windows with sweeping window treatments helped highlighted quaint Pleasant Lake.

DECORATED MODEL SALES CENTERS WITH FLAIR



PEMBROOKE / West Bloomfield / Michigan /

Master suite bedrooms in the model homes were designed and decorated with beautiful accents, showing off pan ceilings as well as the attached luxurious master baths.



CHELSEA PARK / West Bloomfield / Michigan /

The spacious decorated model homes were designed by professional interior designers. The high vaulted ceilings showed off the beautiful landscaped surroundings.



CRANBERRY ESTATES / Commerce twp / Michigan /

Kitchens were decorated in the sales model homes, to show perspective buyers how the space was utilized for maximum capacity.





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