



# BERKEY & GAY FURNITURE FACTORY

Historic Preservation Tax Credits



Taking advantage of both the federal and state historic preservation tax credits, Pioneer Construction Company rehabilitated the former Berkey and Gay Furniture Factory into downtown market rate apartments targeted at young urban professionals and a growing student population. Pioneer converted the 500,000 square-foot abandoned former factory building on Grand Rapids's near north side into 373 units.

Direct Investment:	\$36,750,000
Indirect Investment:	\$41,895,000
Federal Credit:	\$5,500,000
State Credit:	\$1,375,000
Economic Impact:	\$78,645,000
Jobs Created:	679



**Location:** 940 Monroe Street SW, Grand Rapids  
**Project Contact:** 940 Monroe, LLC/Thomas Beckering  
**Completed:** 2008