



S O L A

See what's possible  
South of the Lake





SoLa is a mixed-use development coming to Michigan City — Indiana’s gateway to Lake Michigan and the Indiana Dunes National Park. Just a short walk from the beach and South Shore Line, located at the corner of Michigan Boulevard and Franklin Street, SoLa will be home to luxury condominiums, townhomes, world-class hotels including a Trademark Collection by Wyndham, and the TRYP by Wyndham. Additionally, dining, retail, and dynamic outdoor spaces create a unique, year-round resort community.

Modern design aesthetic featuring floor-to-ceiling windows, expansive outdoor terraces, & luxurious high-end finishes make this one of the most highly sought after & unique developments in the Midwest.



# The Residences

- Condo Building & Townhome offering
- The west and south ends of SoLa offer 170 luxury residential condominiums in a 12-story and 6-story building including:
  - 1 – 3-bedroom residences ranging from 760 – 1,754 square feet. Each condo offers generous private terraces.
- 18 duplexed townhomes line the north and west sides of the development at street level. These 2-story townhome residences include features such as individual front doors at the street level, enclosed and heated parking, and the north facing townhomes feature their own private rooftop decks.
- 3 – 4-bedroom townhomes ranging in size from 1,708 – 1,964 square feet





# Mood Board - Light

WOOD-LOOK LVT FLOORING

TILE BACKSPLASH



ROBERN RECESSED MEDICINE CABINET IN POLISHED STAINLESS STEEL

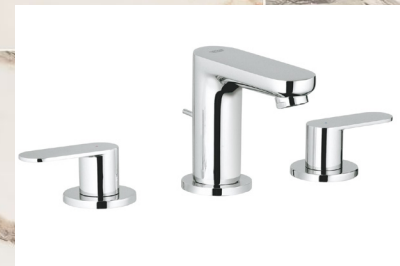
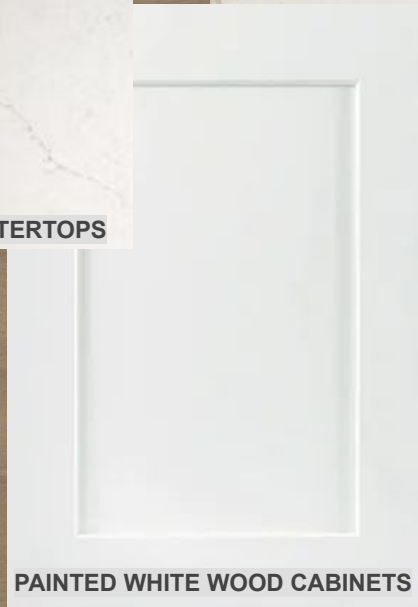
GROHE POLISHED CHROME PLUMBING FIXTURES



QUARTZ COUNTERTOPS



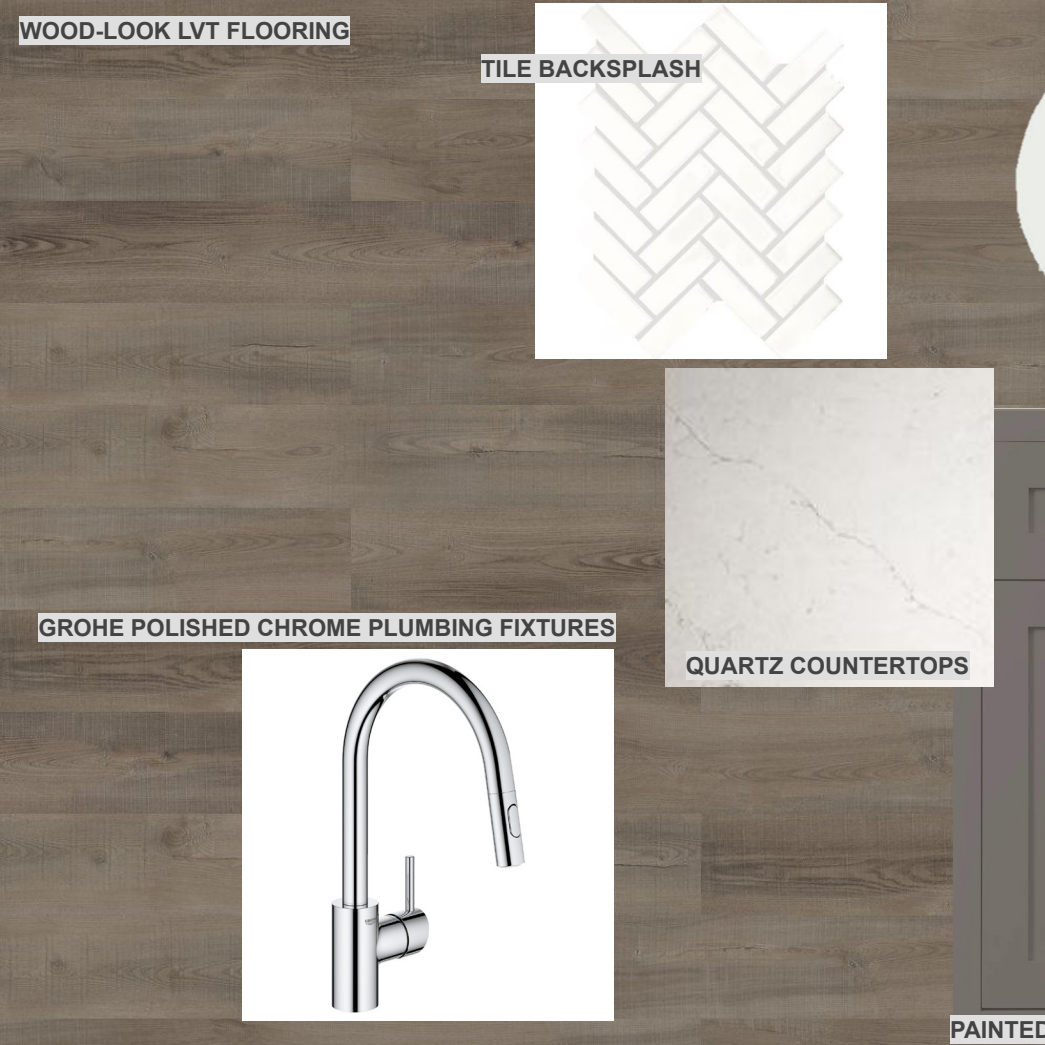
PAINTED WHITE WOOD CABINETS





# Mood Board - Dark

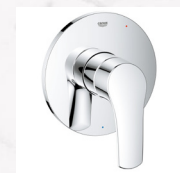
WOOD-LOOK LVT FLOORING



TILE BACKSPLASH



MARBLE-LOOK PORCELAIN TILE IN BATHROOMS (WALLS AND FLOORS)



ROBERN RECESSED MEDICINE CABINET IN STAINLESS STEEL

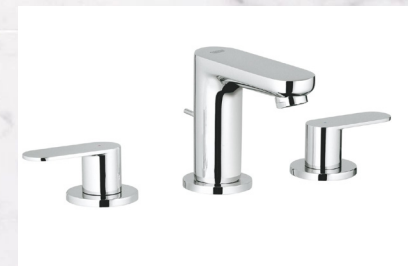
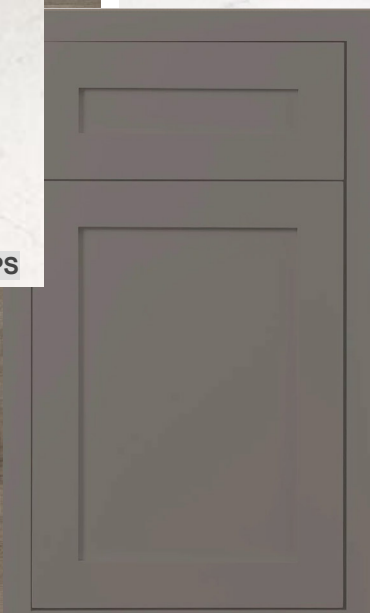
GROHE POLISHED CHROME PLUMBING FIXTURES



QUARTZ COUNTERTOPS



PAINTED GRAY WOOD CABINETS







# Interior Features

## Interior Details

- Floor-to-ceiling windows
- Expansive outdoor terraces
- Luxury vinyl wood flooring throughout
- Recessed lighting
- Two panel solid wood doors with chrome hardware
- In unit washer/dryer
- Individually controlled high efficiency HVAC units
- Elevator building
- Direct access to heated garage parking









## Kitchen

- Custom painted shaker cabinetry
- Quartz countertops with backsplash
- Nickel or chrome cabinet hardware
- GE Profile 30" Stainless Steel Fridge with Bottom Freezer & Icemaker
- GE Profile 30" Stainless Steel Built In Self Clean Oven
- GE Profile 30" Electric Cooktop with 9"/6" Dual Burner
- Hauslane Range Hood
- GE Profile 30" Stainless Steel Built Drawer Microwave
- GE Profile 24" Top Control Built in Dishwasher
- Undermount stainless sink with Grohe, Kohler, or Delta Brizo polished chrome faucet



## Primary Bath

- Custom painted shaker cabinetry with double sink vanity
- Quartz countertops
- Undermounted sink
- Kohler, Grohe or Delta Brizo faucets in polished chrome
- Polished nickel or chrome cabinet hardware
- Toto or Kohler elongated bowl toilet
- Porcelain tile floor and shower walls
- Grohe, Kohler or Delta Brizo shower trim in polished chrome
- Modern recessed medicine cabinet
- Light bars above vanities

## Secondary Baths and Powder Room

- Custom painted shaker cabinetry with vanity
- Undermount sink
- Grohe double pull faucet in polished chrome
- Quartz countertops
- Nickel or chrome cabinetry hardware
- Kohler or Toto elongated bowl toilet
- Porcelain tile floor and shower walls
- Kohler, Grohe or Delta Brizo shower trim in polished chrome
- Modern recessed medicine cabinet in secondary baths
- Light bar above vanities



# Private Outdoor Terraces

All of the residences capture the essence of luxurious outdoor living with our expansive private terraces. With ample square footage, our outdoor terraces provide versatile settings for relaxation, entertainment, and rejuvenation. Whether you seek solitude for quiet contemplation or wish to host unforgettable gatherings, these terraces cater to your every need.

Spacious, covered terraces located directly off the main living area  
2' x 2' | Concrete paver flooring







## Parking

SoLa will include a 3-story, 396-space, climate-controlled parking garage located in the center of the development. The entrance and exiting is from the west, off of Washington Street. Currently curved, the intersection of W. 2nd and Washington Streets is proposed to be squared off as part of the development, creating a new pedestrian-friendly intersection at the north west corner of the site, slowing traffic movement around the site.



# Amenities

SoLa will offer club-like amenities with a variety of options for everyone:

- Pool and hot tub with a retractable roof, lounge chair seating and cabanas with poolside food and beverage service
- Fitness center and spa
- Outdoor dog run and dog wash station
- Outdoor seating areas, grilling stations, and fire pits
- Open landscaped areas for outdoor year-round activities such as community events, art shows, outdoor movies and performances, and winter activities such as ice skating and Kris Kringle pop-up markets.
- Private 7th floor owner's amenity deck with outdoor lounge seating & grilling stations





# SoLa Hotel, Trademark Collection by Wyndham, and TRYP by Wyndham

The hotels combine for a 235-key dual-branded Wyndham experience; 135 of which are anticipated to be TRYP along with a Trademark Hotel with 100 all-suite rooms at the upper floors. They share the entrance and drop-off located off of Franklin St., which is framed by a public Plaza and grand Stair that serves as the development's "front door". Access is convenient for beachgoers coming from the north who are welcomed into the development to partake of the street-level retail offerings as well as via the grand Stair and Plaza at the intersection of Franklin St. and Michigan Blvd.

The TRYP, with its signature bunkbed rooms, is a fun and funky, colorful place for adventurers who enjoy hiking and biking the surrounding trails, parks and dunes and both the energy and serenity of the nearby beach and boating scene and all that Michigan City has to offer. The Trademark Hotel offers upscale, spacious double-bay rooms with in-room kitchenettes and expansive balconies for guests or families, suitable for an extended stay getaway. The hotel connects to the outdoor amenity Deck at the third floor as well as direct access to an event venue and rooftop restaurant with an outdoor terrace showcasing the unparalleled views of the Harbor, Lakefront and the Michigan City.





# Short Term Rental Program

Turn Key Property Management for Your Vacation Home

- Owners of SoLa have the option to participate in a proprietary short-term rental program, which offers them the ability to invest in or earn rental income from these additional units.
- Maximize your Investment
- Comprehensive Full Service Management
- Transparent Reporting
- On-site Rental Management Office
- Direct Booking Advantage
- Dynamic Pricing for Maximum Returns
- Secure Escrow & Money Management
- No-limit on Owner Stays





# Retail

At SoLa, residents and hotel guests can browse shops or choose from a wide array of dining and drinking options. These include breakfast, lunch, and dinner at multiple on-site restaurants, as well as the option to dine at finer restaurants or enjoy poolside service.

The new retail opportunities will add to the vibrancy of Michigan City with its casino, shopping at the outlet mall, concerts and performances at indoor and outdoor music venues and theaters, for this year-round destination all located just a train ride away at the mid-point between Chicago and South Bend.





# Architect

KOO is a Chicago-based architecture, interior design, and urban planning firm. KOO crafts buildings and interior environments that create a unique identity for each project. KOO creates space and atmosphere. KOO embraces the new, temporal, and experimental while staying mindful of the technical rigors that experimentation requires.

## SABLE HOTEL AT NAVY PIER, CURIO COLLECTION BY HILTON

Chicago is a city that is defined by its relationship to the lake and the design of Navy Pier's first hotel is sophisticated, reflecting Chicago's urbanity, but with the Great Lakes region's welcoming informality. The design links Lake Michigan with the glittering city it looks back on and the concept makes the most of its location by starting with a window box as the organizing principle for the design of the façade and guest rooms.

## 444 SOCIAL

444 Social is a large scale multi-family residential building comprised of just over 300 rental units divided between two buildings in Lincolnshire, Illinois. The concept for this complex is to create a socially-engaging atmosphere by providing residents with a variety of common areas with social activities where residents may plan parties, sit pool side, play bocce ball, barbecue and socialize.





# Michigan City Improvements

Two recent investments into the area are making a difference and are at the core of this explosive interest:

- **The Indiana Dunes National Park.** The designation of the Indiana Dunes National Lakeshore as our nation's 61st National Park is drawing thousands of people and is exceeding all expectations.
- **Doubletracking the South Shore Line.** The multi-governmental \$650,000,000+ investment into the doubletracking of the South Shore Line to connect Michigan City to downtown Chicago has been touted as the most significant economic development event in the last 100 years of northwest Indiana.





# Location

The southern edge of Lake Michigan is experiencing unprecedented levels of attention and investment from across the country with Michigan City leading the way. At the heart of the cause of all this attention is the massive private investment injected into the area and the matching interest of each of the state, local and federal governments.

Located just 50 miles from Chicago, 170 miles from Indianapolis and 40 miles from South Bend, the Michigan City area has always been a peaceful retreat for Chicagoans and Midwesterners alike, but now Michigan City has become a center of national interest as people from all over the country visiting Lake Michigan's southern tip.

- Walking distance to Washington Park Beach and the harbor, Washington Park Zoo, the Lubeznik Art Center
- A short drive to the Lighthouse Premium Outlet Mall, Blue Chip Casino and Mt. Baldy – Indiana Dunes National Park.





# Development Team

## About YAB Development Partners, LLC

Founded in 2021, YAB Development Partners, LLC, is a collective of Illinois and Indiana-based entities and professionals assembled to develop and manage the mixed-use SoLa Development at the site of the You Are Beautiful art installation in downtown Michigan City. For information and updates, visit [www.solamichigancity.com](http://www.solamichigancity.com) or @solamichigancity on Facebook and Instagram.

## About Scott Goodman, Farpoint Development

Throughout his nearly 40-year career, Scott Goodman has turned creative ideas into real-world solutions that benefit investors and transform neighborhoods. He specializes in identifying emerging neighborhoods and forging community partnerships that enable legacy developments such as Fulton Market and Bronzeville Lakefront in Chicago. He embraces a long-term vision that balances profit and purpose. As a founding principal of Sterling Bay, he was instrumental in transformational projects such as Google's Midwest Headquarters, Tyson Foods Headquarters, and the McDonald's global headquarters, and in establishing the real estate developer as one of the Chicago area's premier firms.

## About Jameson Sotheby's International Realty

Leading residential brokerage firm Jameson Sotheby's International Realty is the exclusive Chicagoland affiliate of the Sotheby's International Realty global network. The firm has 450 agents across 4 offices located in Chicago with suburban offices in Evanston, Barrington, and Hinsdale. Their Commercial Division offers access to 45 industry experts within Jameson Commercial, providing the highest level of service for all investment opportunities. As a celebrated luxury lifestyle brand, Jameson Sotheby's International Realty offers unrivaled access to qualified people and distinctive properties and developments around the world. Sotheby's International Realty was founded in 1976 as a real estate service for discerning clients of Sotheby's auction house. Today, the company's global footprint spans more than 1,110 offices located in 83 countries and territories worldwide, with 26,400 associates in key markets. Visit [www.jamesonsir.com](http://www.jamesonsir.com) or contact Kacia Snyder at [ksnyder@jamesonsir.com](mailto:ksnyder@jamesonsir.com) for more information.

## About Encore Sotheby's International Realty

Encore Sotheby's International Realty is a boutique residential real estate brokerage providing home sellers and buyers with a luxury level of service in Indiana and beyond. Specializing in the central and northern regions of Indiana, the firm operates out of offices in Carmel, Indianapolis, Zionsville and Fort Wayne plus remote service in northwest Indiana. Backed by the world-class Sotheby's International Realty brand, clients benefit from local expertise with global reach.





Townhomes Perspective



South West Corner Perspective



North East Corner Perspective





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FARPOINT

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