

9 Copeland Ave – River Point Project

Three Sixty Real Estate Solutions, LLC

Working Draft

JUNE 2025 UPDATE

- Drafting leases for commercial end users (2 in progress) for the single-story commercial building
- Continue to market and secure commercial tenant(s) for remaining space(s)
- No changes to the site plan or building plans to date (see attached)
- Secure Financing for 1 story commercial building (Phase 1) and 2 story commercial building (need to fill 4k-6k sf of commercial space on 1st floor)
- Challenges:
 - Lost a commercial tenant that we spent 2 years working with
 - Elevated interest rates continue to make project economics challenging (end result is base rents are higher than other comparable space in the market)
- Opportunities
 - Increased activity and interest in the location by commercial tenants