

## 9 Copeland Ave – River Point Project

Three Sixty Real Estate Solutions, LLC

April 16, 2026

Project Schedule Working Draft

### **APRIL 2026 UPDATE**

- Finalizing leases for 2 commercial tenants
- Construction meetings underway for tenant improvements
- Continue to market and work to secure 2-4 commercial tenants for remaining spaces on single story commercial building and mixed-use building
- As we have tenant meetings, some small changes to the site plan have occurred; nothing significant – accommodating tenant needs.
- 2 story commercial building has to fill 4k-6k sf of commercial space on 1<sup>st</sup> floor before we can get construction loan
- Commissioned market study for 55+ older housing in the residential building along the trail; received results back on that and are modeling up multi-family housing accordingly
- Rezoning 9 Copeland Ave to PDD so we can align with the two RDA lots
- Working on completing a topo survey and getting a proposal for Geotech and soil inspections; will inform RDA on this when ready to access the site. Some of the work will be on 9 Copeland
- Preparing an application for grants to assist with demolition of the existing building at 9 Copeland; need to have correct zoning in place
- Target closing on the property on or before August 14, 2026 and begin construction shortly thereafter on the 1<sup>st</sup> commercial building.
- 2<sup>nd</sup> building (mixed use) target start date is Q2 2027
- Multi-family (60-80 units) target start date is Q2 2027