



COPPICE

CAPITAL

PROJECT PORTFOLIO OVERVIEW

ABOUT US

Coppice:

(verb);

To periodically cut back a tree or plant to ground level for stimulation of new growth.

Capital:

(noun);

Wealth in the form of money or other assets owned by a person or organization available for contribution for a particular purpose.



Dennis Panfilov
Founder

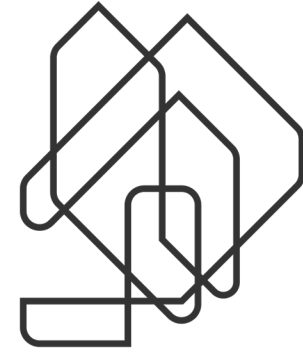


Jeff Wunder
Founder

Dennis and Jeff have over 25 years of experience in property development and sales between the two of them. Dennis and Jeff joined forces to form Coppice Capital due to a shared passion for improving homes & neighborhoods through real estate investment.

Both Vancouver area locals themselves, Dennis and Jeff's business goals are inspired by giving back to the community they love while creating high-quality commercial and multi-family spaces.

ACTIVE PROJECTS



EVGRN

EVERGREEN LOFT
SQUARE

- Rentable work spaces
- Eatery lobby with Cafe
- 80 apartment units planned
- Lifestyle amenities



EVERGREEN LOFT SQUARE:

A place to WORK. A place to LIVE. A place to SHARE.

4-story mixed use building, fronting on E. Evergreen Boulevard. The existing building with an additional 2 stories of residential units above, and a 2 over 1 residential structure, fronting on E 6th Street. The combined use building square has plans to include 80 apartment units, rentable work spaces, a cafe and large visiting area lobby.





EVGRN



ACTIVE PROJECTS

The Bella



- Nine large apartment units
- Modern Aesthetic
- Lifestyle amenities
- 1200 SQ. FT. shared patio
- Commercial tenants on main floor

THE BELLA:

Boutique apartment building with no feature spared.

The Bella is a premier mixed use building that will contain nine (9) 1-2 bedroom units on floors 2 to 4 and commercial/retail on the ground level. The Bella is located on the corner of NW Creston Avenue and Main Avenue in Vancouver, Washington.

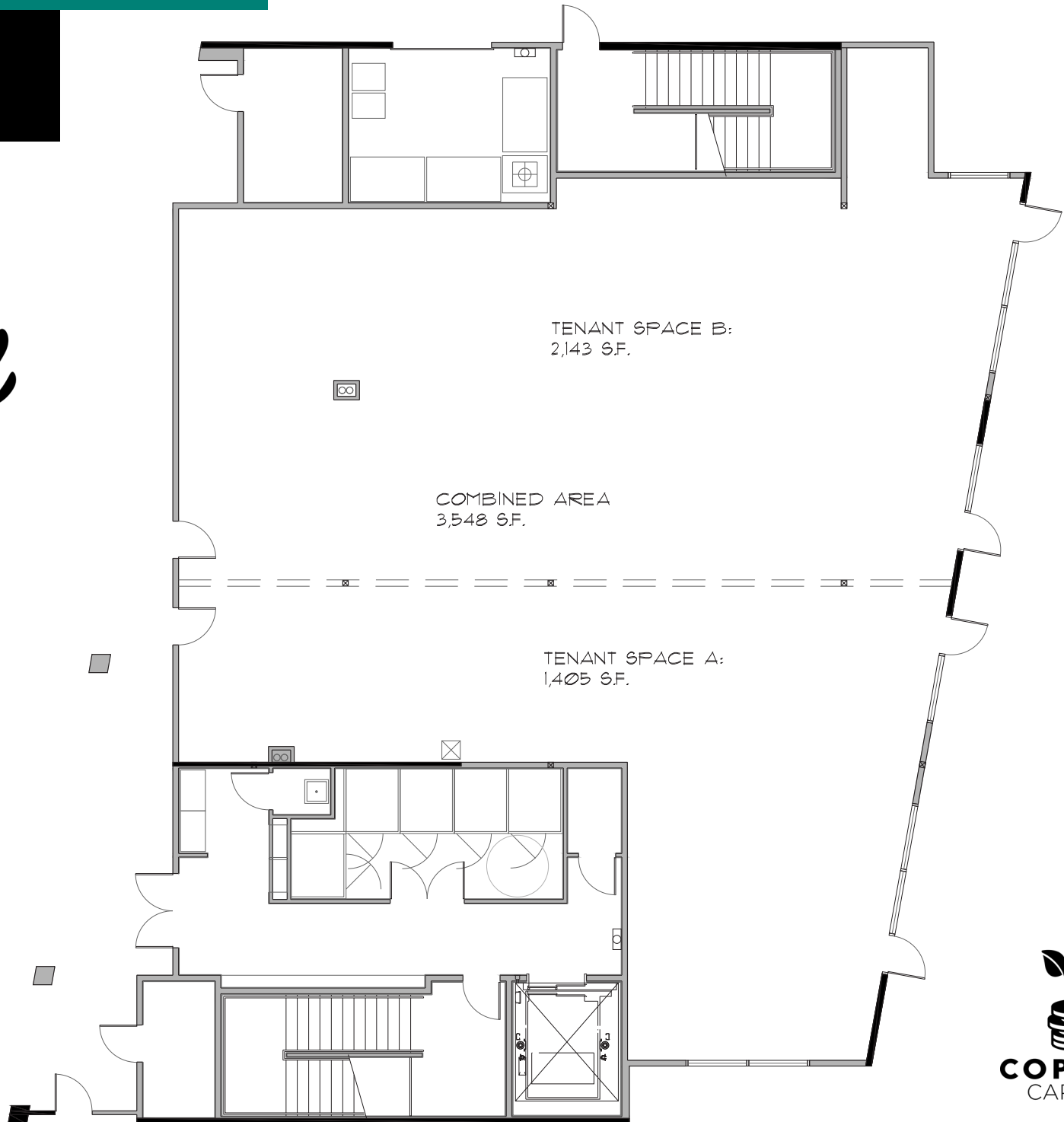


The Bella



COMMERCIAL
TENANT FLOOR

The Bella



APARTMENT
SECOND FLOOR

*The
Bella*



APARTMENT
THIRD FLOOR

The Bella



UPCOMING PROJECTS



- 55+ Community
- 102 Residential Units
- Lifestyle amenities including a library
- Fitness facilities
- 1500 SQ. FT. of commercial space
- Dog wash and dog run



BURTON CORNER:

55+ residential community for life indulgence.

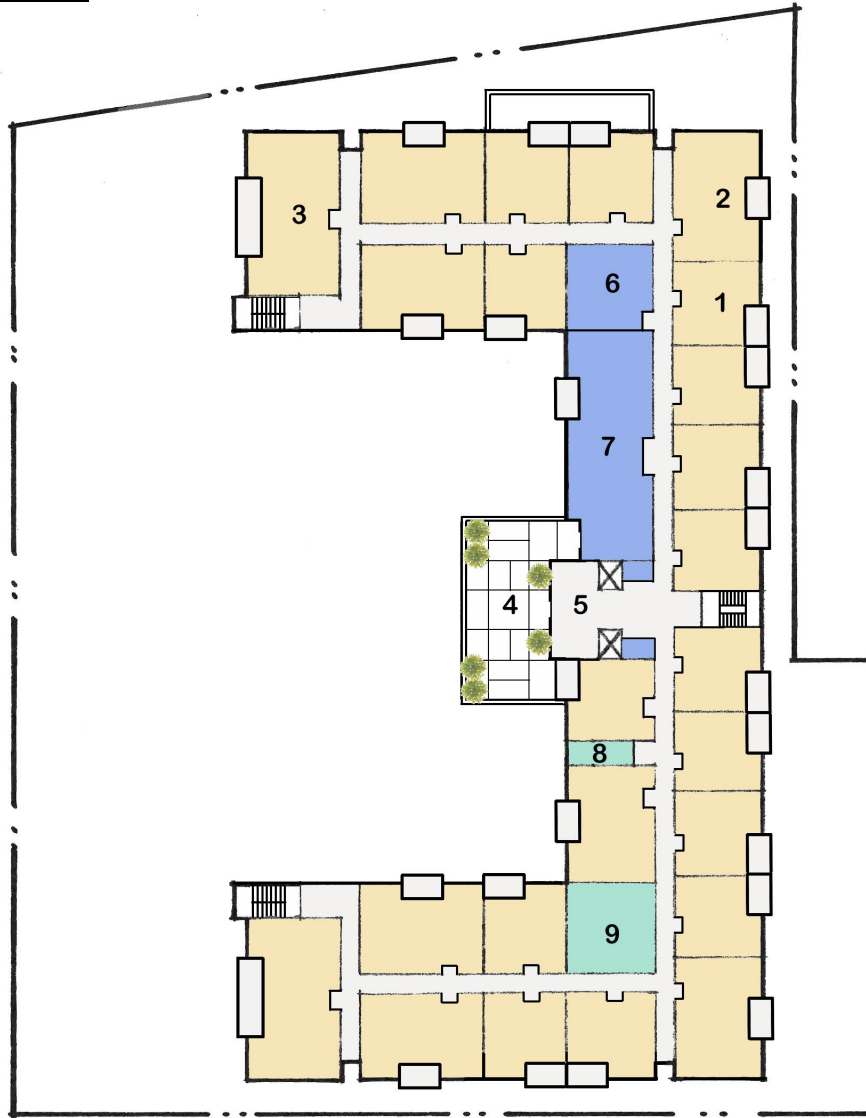
Burton Corner is an expansive 55+ community that boasts everything needed to indulge in life. At Burton Corner you will live with every amenity at your fingertips. Family focused design layout provides plenty of space for visitors and four-legged friends alike.





RGM 9.20-21

RESIDENTIAL SECOND FLOOR



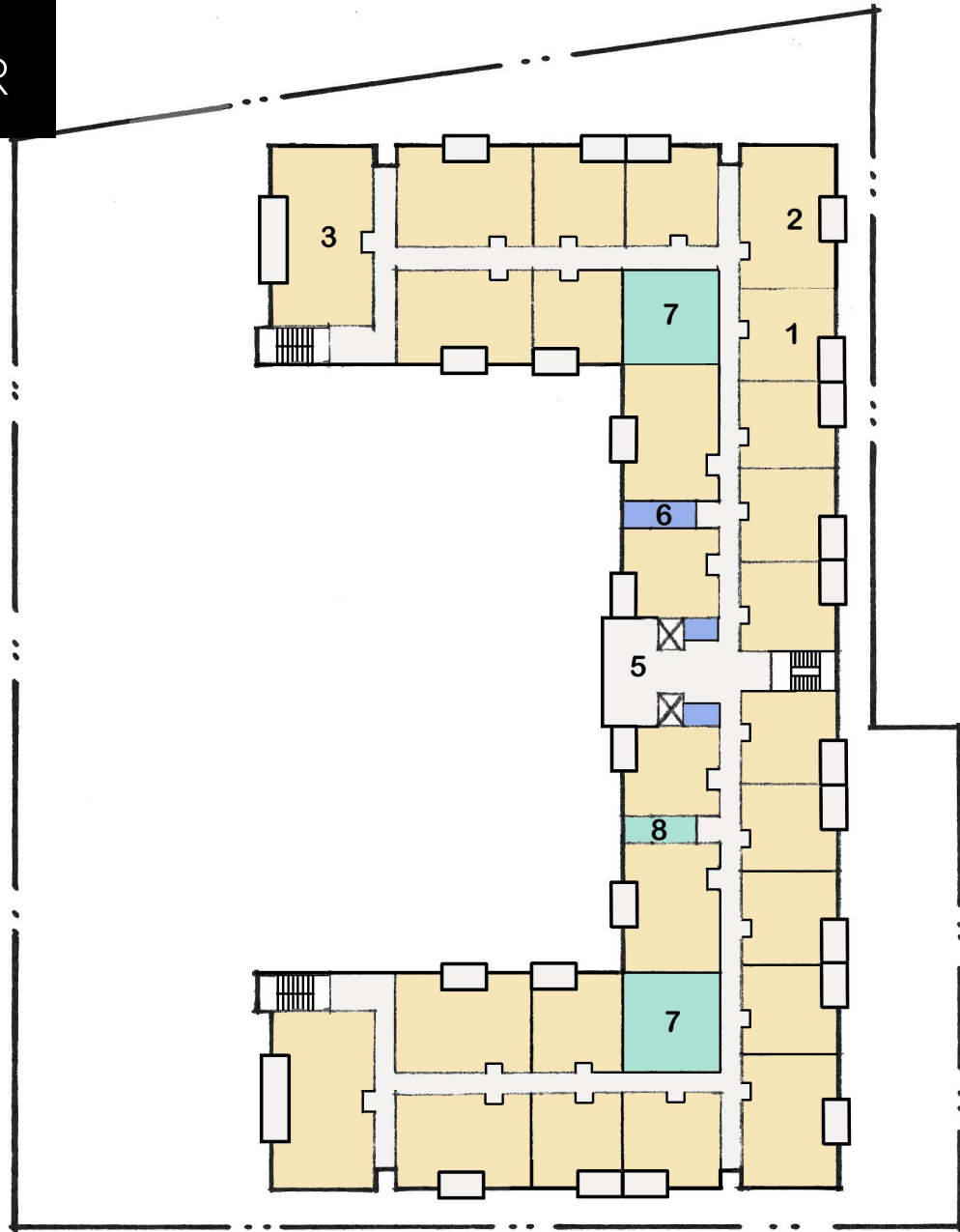
key

- 1 one bedroom unit
- 2 two bedroom unit
- 3 3 bedroom unit
- 4 common terrace
- 5 elevator lobby
- 6 fitness room
- 7 community room & library
- 8 trash chute
- 9 storage cubicles & mechanical



RESIDENTIAL

3rd,4th & 5th FLOOR



- key**
- 1 one bedroom unit
 - 2 two bedroom unit
 - 3 3 bedroom unit
 - 4 common terrace
 - 5 elevator lobby
 - 6 electrical
 - 7 storage cubicles & mechanical
 - 8 trash chute



BUILDING SITE PLAN



n.e. 110th ave



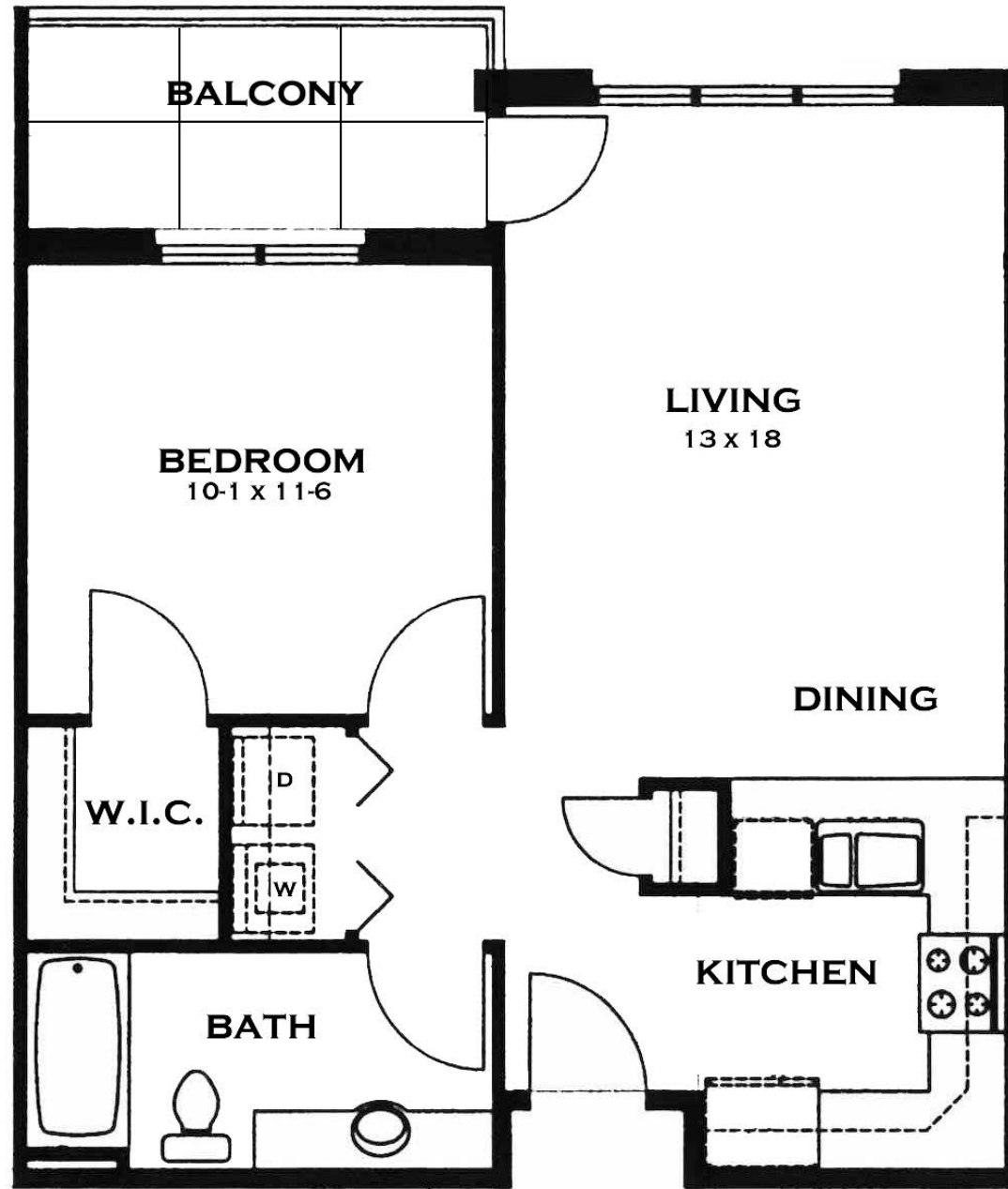
key

- 1 retail / office
- 2 restrooms
- 3 sprinkler riser
- 4 parcel storage
- 5 lobby
- 6 office
- 7 copy / storage
- 8 electrical
- 9 trash room
- 10 parking
- 11 parking garage
- 12 dog wash
- 13 dog run
- 14 trellis / patio
- 15 bike parking



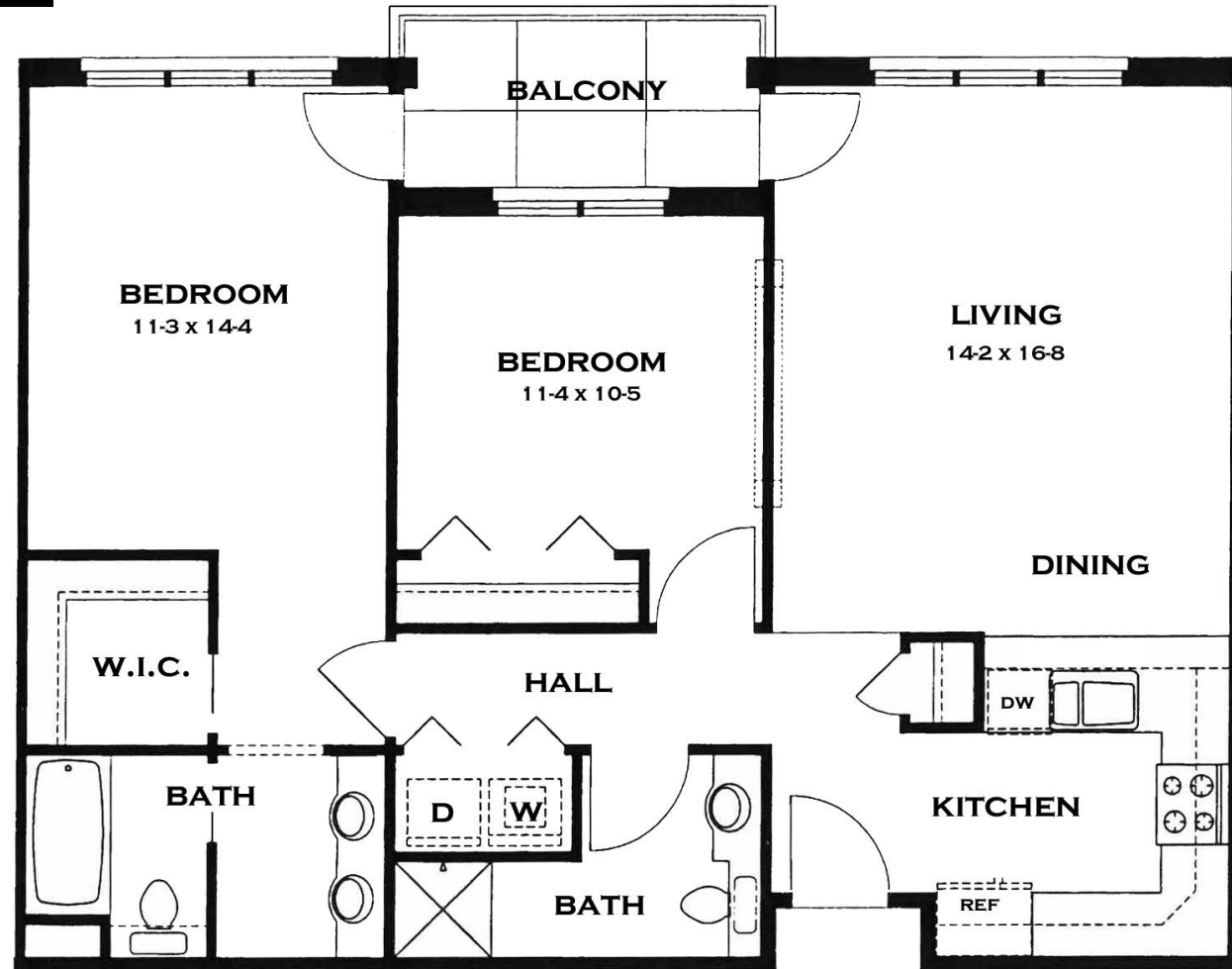
1 BEDROOM
UNIT LAYOUT

745 SQFT



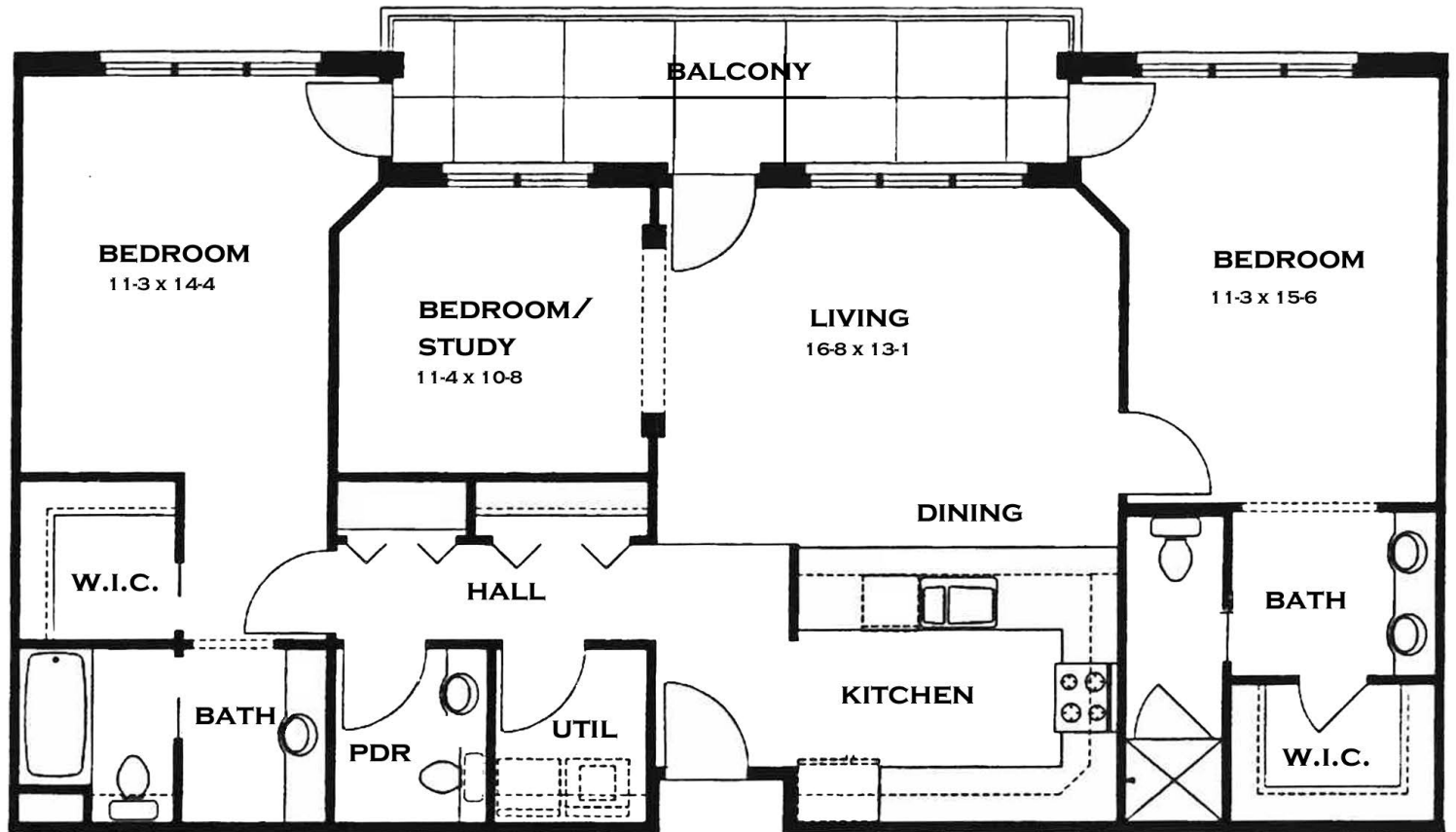
2 BEDROOM UNIT LAYOUT

1086 SQFT



3 BEDROOM UNIT LAYOUT

1496 SQFT



UPCOMING PROJECTS

APARTMENT H Z L

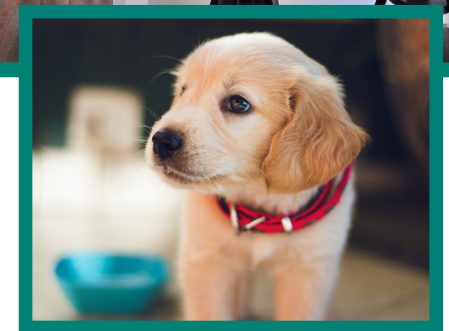


- Fitness Center
- Storage Cubicles
- Covered Gated Parking
- 140 Units mixed with 1, 2, and 3 Bedroom layouts
- Dog run, wash room and other pet friendly areas
- Shared community gardening space

APARTMENT HZL :

Picturesque yet immense apartment community on Hazeldell in Vancouver, WA.

Apartment HZL is a 140 unit-mixed use building with retail and restaurant space. The building will offer tenants affordable cost of living while also providing modern finishes and amenities. HZL apartments provides affordability without sparing the features and lifestyle modern renters seek.



APARTMENT

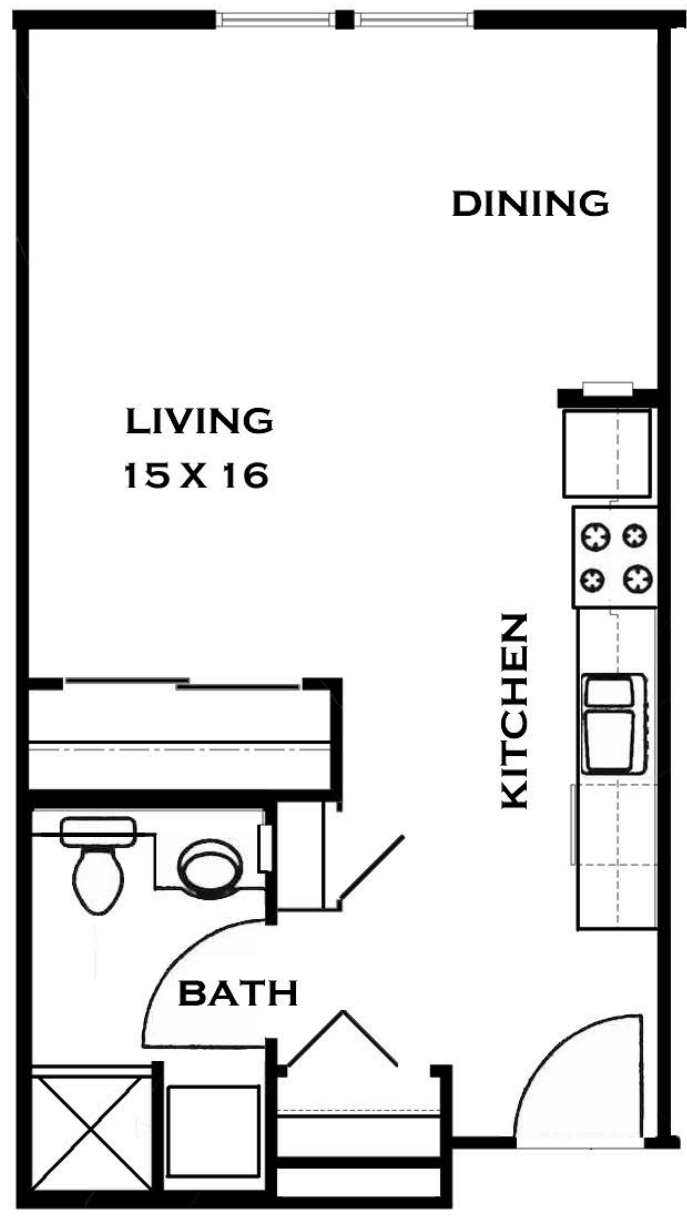
HZL



STUDIO
UNIT LAYOUT

475 SQFT

APARTMENT
HZL

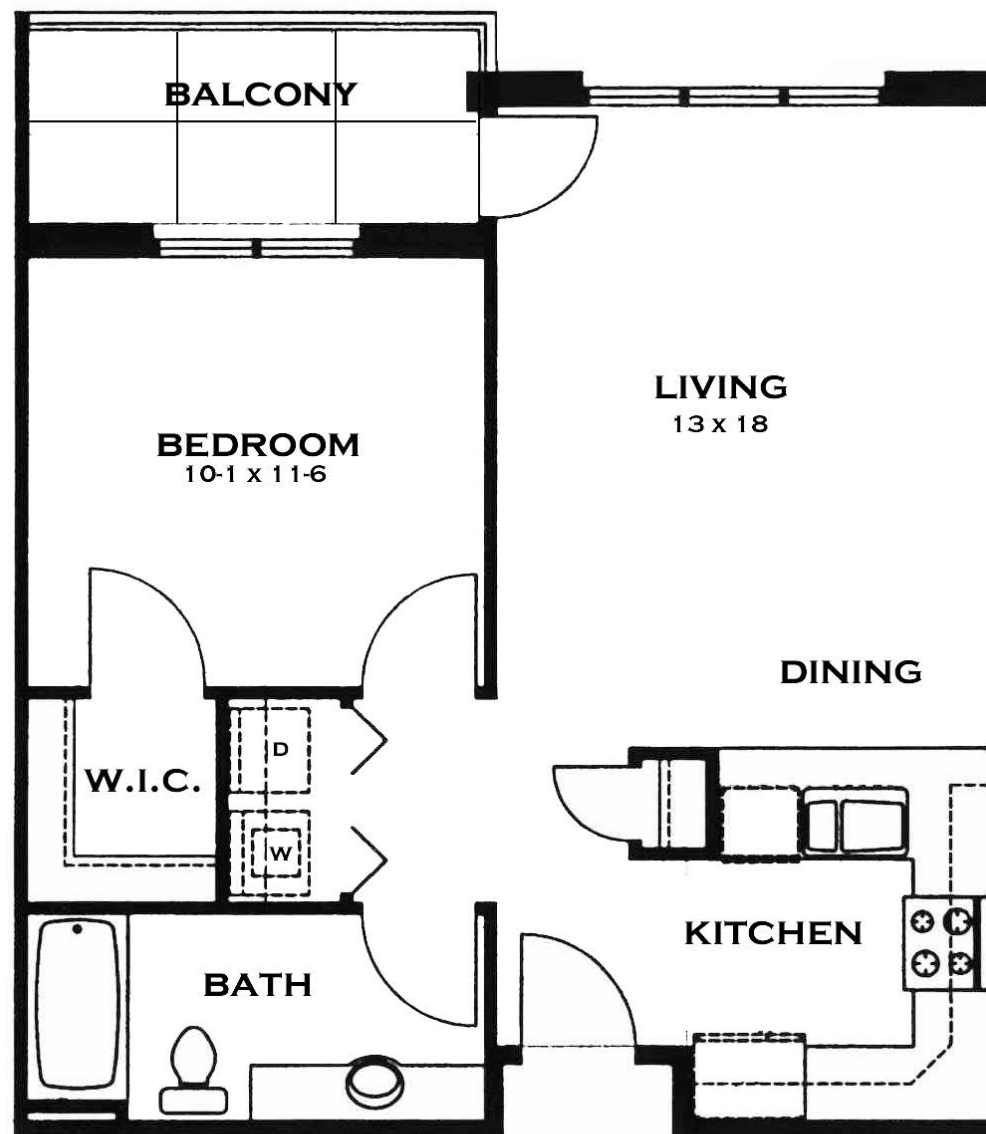


1 BEDROOM
UNIT LAYOUT

775 SQFT

APARTMENT

HZL

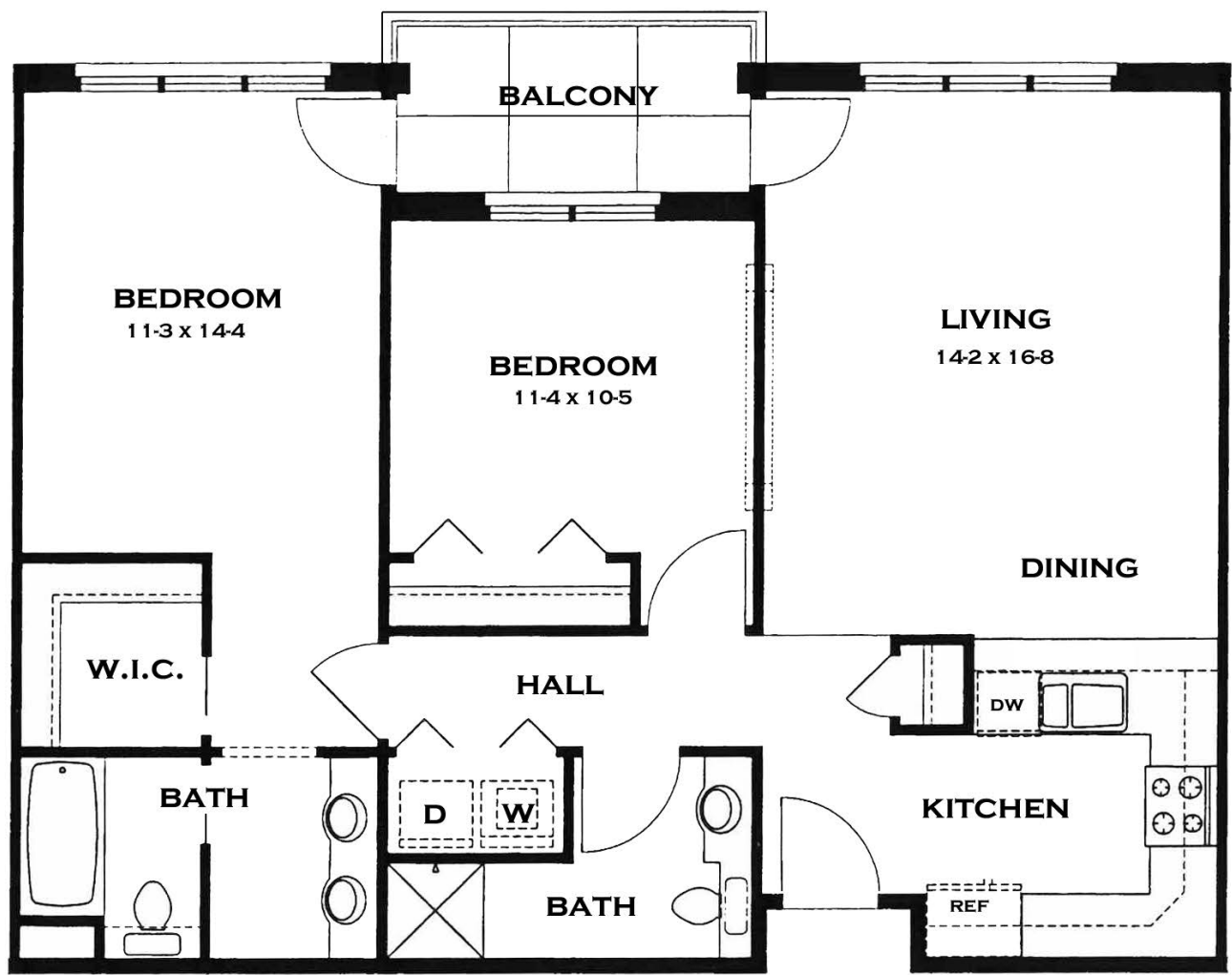


2 BEDROOM
UNIT LAYOUT

1011 SQFT

APARTMENT

HZL

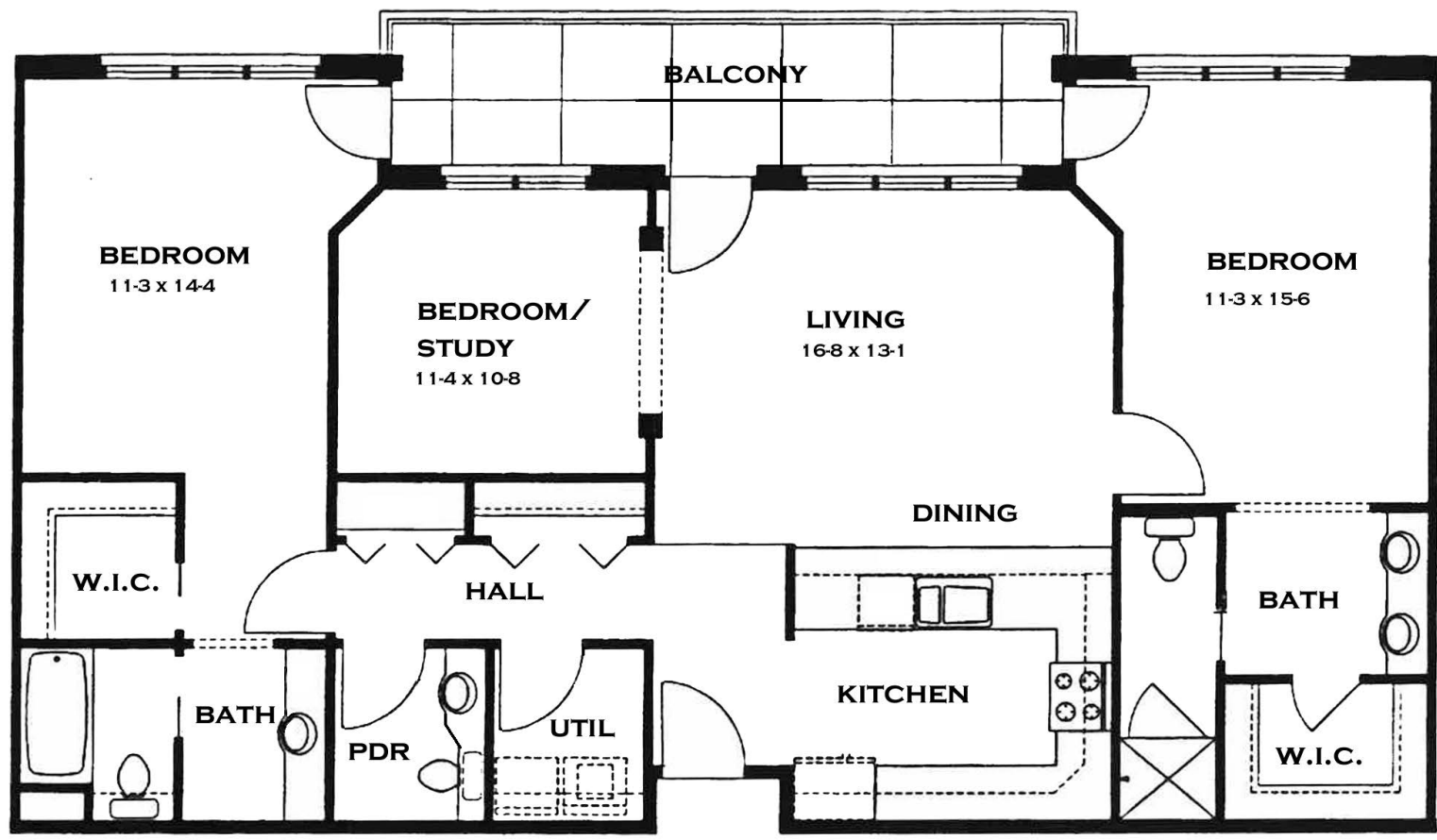


3 BEDROOM
UNIT LAYOUT

1349 SQFT

APARTMENT

HZL



SITE PLAN

APARTMENT HZL



SITE PLAN

PARKING	225
RETAIL	2,750 SF
SITE AREA	2.73 AC +/-
ZONE	GC
HWY 99 OVERLAY	
ACTIVITY CENTER 6 OVERLAY	
TOTEM TOWN CENTER	
PEDESTRIAN AND VEHICULAR CONNECTIVITY	

UNIT MIX

STUDIO	24
1 BR	62
2 BR	42
3 BR	12
TOTAL	140



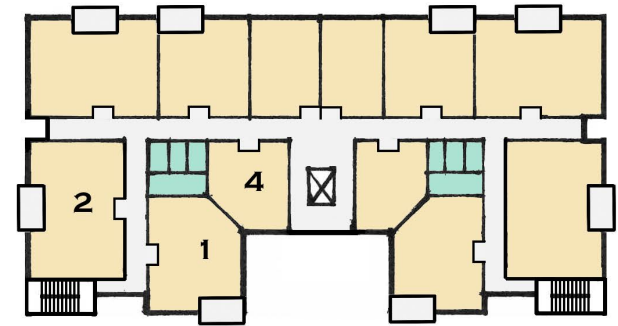
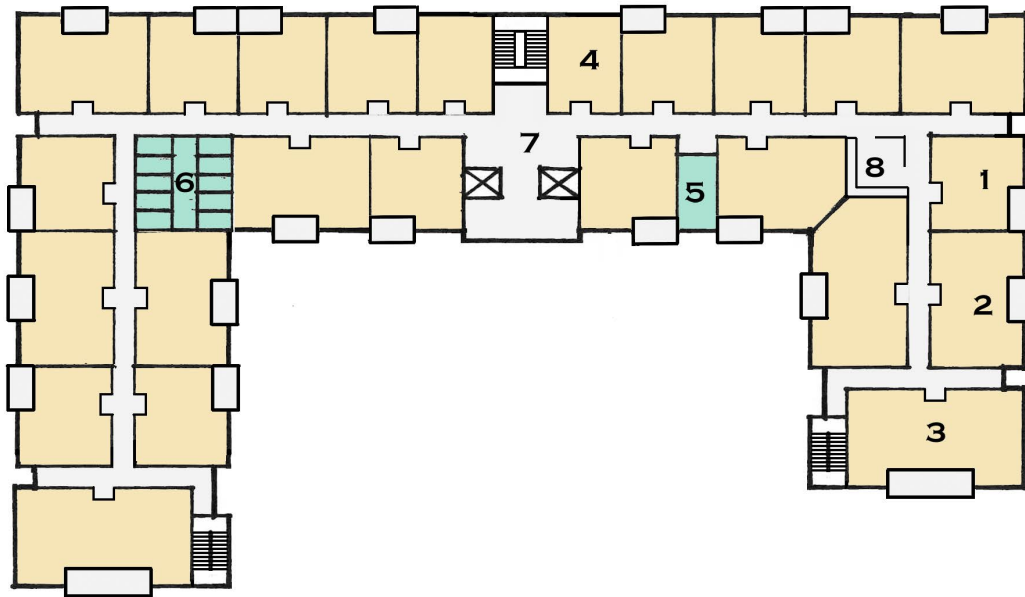
KEY

- 1 PARKING GARAGE
- 2 LOBBIES AND ELEV
- 3 MECHANICAL/TRASH
- 4 ELECT./SPR
- 5 DOG WASH
- 6 RETAIL
- 7 OPEN PARKING
- 8 TRELLIS
- 9 PARK
- 10 BIKE PARKING
- 11 RETAIL PATIO



RESIDENTIAL
3rd,4th & 5th FLOOR

APARTMENT
HZL



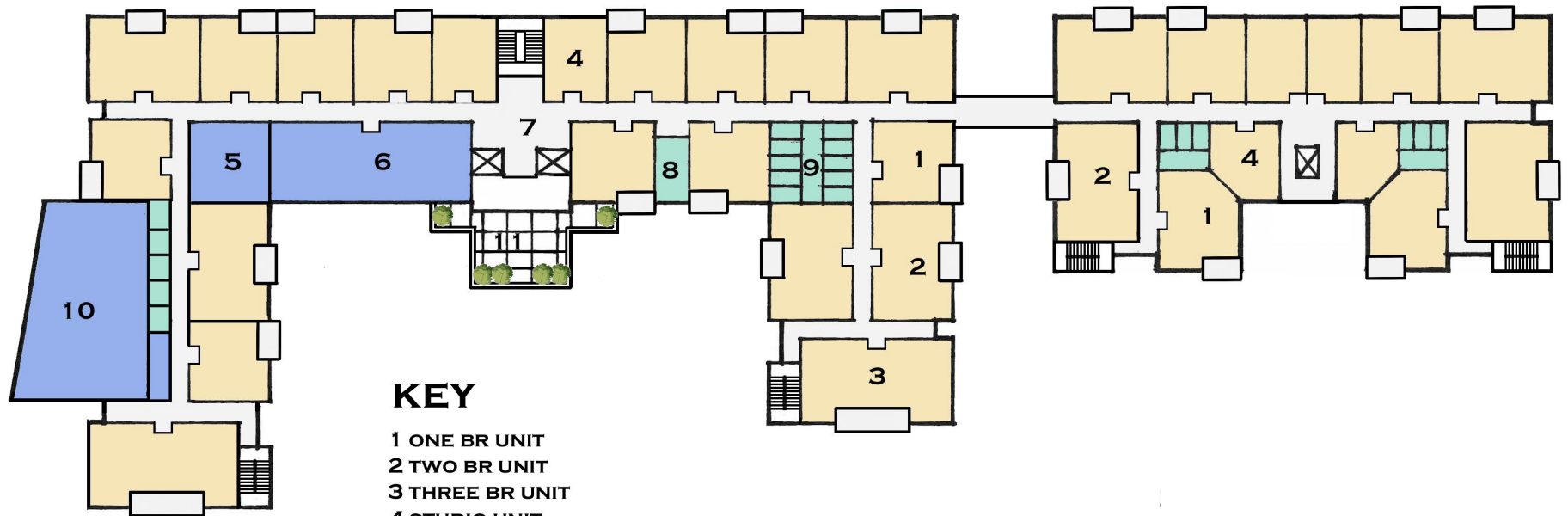
KEY

- 1 ONE BR UNIT
- 2 TWO BR UNIT
- 3 THREE BR UNIT
- 4 STUDIO
- 5 TRASH AND RECYCLING
- 6 STORAGE CUBICLES
- 7 ELEVATOR LOBBY
- 8 GATHERING AREA



RESIDENTIAL
2nd FLOOR

APARTMENT
HZL



KEY

- 1 ONE BR UNIT
- 2 TWO BR UNIT
- 3 THREE BR UNIT
- 4 STUDIO UNIT
- 5 FITNESS
- 6 COMMUNITY ROOM
- 7 ELEVATOR LOBBY
- 8 TRASH AND RECYCLING
- 9 STORAGE CUBICLES
- 10 UPPER RETAIL
- 11 TERRACE

