



# Company Profile



**Cope Equities, LLC**  
Allen, Texas

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# ABOUT COPE

## A Story of Bold Determination and Integrity

After graduating with a PhD in Chemical Engineering, Richard Cope was National Sales Manager for Dupont Corporation for 13 years. With 10 children at the time, he decided a change in career was necessary to provide a better life for a large family. In a bold move, he quit the corporate life and started a career in real estate development. With the support of his wife, Richard and his wife Ann loaded the station wagon and moved the entire family from Delaware to the boomtown of Dallas, Texas in 1982.

Three more children followed, and all 13 Cope children watched and learned as their parents taught them determination, kindness, and uprightness. Richard had a contagious positive personality and a real entrepreneurial spirit. It rubbed off on his children, especially his lifelong mantra of "Don't tell me how it can't be done; tell me how it can!"

The Cope conglomerate of companies at the time included Condominium Associates, American Equities Financial Corp., and American Equities Development and Construction. The Cope companies developed and managed thousands of units over the ensuing decades. Eventually, two of the sons, Stephen and Mark, would extend this family legacy by forming COPE EQUITIES, LLC in April of 2016.

Today, Cope Equities, LLC functions as both a horizontal and vertical developer in a broad array of disciplines, including multi-family, single-family, townhome, strip center, office, and horizontal development. The Cope Equities subsidiaries include Cope Homes, Billy Peck Construction, Cope Realty, and other related entities. Annual sales at Cope Equities are approaching \$100MM, and Cope Equities continues to establish itself as a leading privately owned development company in the Dallas-Fort Worth Metroplex.



**"Don't tell me how it can't be done, tell me how it can."**

Richard C. Cope, 1941 - 2017



# MISSION

## Dedicated to Integrity, Creativity, Quality, and Efficiency

The mission of Cope Equities is to create wealth and improve the quality of life for our stakeholders, employees, partners, and customers through systems of horizontal and vertical land development that are unusually **creative**, meticulously **efficient**, and uncompromisingly **fair**.

Our commitment to **integrity** and **creativity** ensures that we deliver the most innovative real estate products to our clients and customers while meeting all local and national regulatory standards and guidelines. Through collaboration and **creative** problem-solving, we strive to deliver **quality** products and long-lasting positive impacts on our DFW communities.

# OUR VALUES

Adherence to our values is very important for our organization. Our values act as guiding principles for decision-making and behavior. They provide a framework for how to act in different situations and help build consistency and trust.

- ① **INTEGRITY** - moral uprightness, honesty, and soundness of character. Steadfast adherence to a strict moral code, which includes principles of respect, fairness, and responsibility.
- ① **CREATIVITY** - the ability to think, express, and produce something original and imaginative. The generation of ideas, concepts, and solutions that are novel and unique.
- ① **QUALITY** - the degree of excellence of a product or service. The level of craftsmanship, material, or performance of a product or service. An important factor in customer satisfaction and retention.
- ① **EFFICIENCY** - the extent to which time, effort, or cost is well-used for the intended task or purpose. To perform with a minimum amount of waste, expense, or unnecessary effort.

# COPE LEADERSHIP



**Stephen Cope**  
Co-Founder

Stephen has been affiliated with the American Equities Group of Companies for the past 25 years, and is the Founder of Cope Equities, Texas Growth Fund III, and American Equities Management Group. Stephen has owned and syndicated over \$750MM of real estate in his career. He lives in Allen with his four beautiful children. Stephen enjoys playing all kinds of sports, studying American History, traveling with his family, and attending all of his children's activities.



**Mark Cope**  
Co-Founder

Mark Cope is a graduate of the Marriott School of Management at Brigham Young University. He spent about a decade working with some of the nation's most successful retail and accounting firms. His career as a real estate developer began with SFR homebuilding before expanding into large-scale mixed use and multi-family developments. He is one of two co-founders of Cope Equities, LLC. He and his wife Crystal have six children and live in McKinney, Texas.



**Nathan Cope**  
Chief Financial Officer

Nathan brings over 10 years of extensive experience in accounting, auditing, and financial planning and analysis. After graduating with a MACC from the University of Utah, he worked for the Utah State Auditor's Office conducting compliance and performance audits. His passion for the outdoors led him to Park City and Vail Resorts, where he fostered creative approaches to problem solving and provided financial leadership and guidance to staff and executives. In his free time, he enjoys motorcycling and traveling.

**Cope Equities is a fully integrated horizontal and vertical builder, with its core development in the multi-family sector, focused in the DFW market. It has 25 employees and annual sales approaching \$100M.**

# SUCCESS THROUGH MANAGEMENT

## SAFETY THROUGH DIVERSIFICATION

We intentionally create success through careful **management** of our teams and projects. We ensure investment safety through **diversification** across different types of assets and market sectors.



### MULTI-FAMILY

We fill the huge demand found in secondary and tertiary markets for designer three-story garden product.



### TOWNHOMES

Our townhomes attract high-end buyers because of our designer elevations, sleek interior finishes, and highly upgraded amenity packages.



### COMMERCIAL

We build modern-style strip centers in booming small communities that appreciate the high-quality of our units.



### SINGLE FAMILY

Our subsidiary Cope Homes is a market leader in Collin County for the one-acre lot estate home market.



### LAND DEVELOPMENT

We underwrite, purchase, annex, engineer, entitle, and build all of our own horizontal pads and lots prior to going vertical.



### OFFICE

Cope Equities is working on a singular mixed-use office tower where we own land on Hwy 121 frontage in Allen, TX.

# COPE EXPERIENCE

## RECENT AND PRIOR REAL ESTATE PROJECTS

Purchased, Built, Renovated, Managed, and/or Sold.

Project Name	Description	Location	Capitalization
Timber Rock	120 Units	Dallas, TX	\$3,000,000
Rolling Hills Apts.	180 Units	Irving, TX	\$6,000,000
Lexington Manor	32 Condos	Irving, TX	\$1,500,000
The Reserve Apts	261 Units	Irving, TX	\$21,580,000
The Reserver Apts (Phase 2)	180 Units	Irving, TX	\$18,000,000
Hidden Valley Estates	143 Lots	Stone, County, MO	\$5,885,000
Lexington Heights	183 Lots	Wyandotte County, KS	\$2,470,000
Blue River Hills	504 Lots	Independence, MO	\$2,250,000
Monticello SFR	79 Lots	Mt. Vernon, MO	\$600,000
Austin Landing	450 Lots	Sherman, TX	\$9,500,000
Cobble Creek Lots	289 Lots	Nixa, MO	\$11,000,000
The Colonies Apts.	192 Apts	Rogersville, MO	\$2,115,000
Jamestown	52 Comm Lots	Rogersville, MO	\$27,115,000
Cope Addition I	5 Lots	Princeton, TX	\$1,350,000
Patriot Place Lots	99 Residential Lots	Rogersville, MO	\$2,150,000
American Homes, LLC	87 Homes Built	Springfield, MO	\$13,050,000
Texas Land Development	Development Co.	Dallas, TX	\$900,000
Parley Lane Farms	80 Acres	Nauvoo, IL	\$550,000
American Equities Realty	Realty Co.	Springfield, MO	\$150,000
Blue Vase Realty	Realty Co.	Nixa, MO	\$50,000
Brooklyn Crossing	100 Comm Acres	Forney, TX	\$2,950,000
Indian Creek Apts.	60 Units	Killeen, TX	\$2,650,000
Bellaire Apartments	200 Units	Lawton, OK	\$9,500,000

# COPE EXPERIENCE (cont'd)

Project Name	Description	Location	Capitalization
Siena Townhomes	93 Units	Lubbock, TX	\$5,450,000
Granite Landing Apts.	100 Units	Elk City, OK	\$9,000,000
The Vineyards Condos	111 Units	Branson, MO	\$12,500,000
Vinyards Terrace	114 Units	Branson, MO	\$21,546,000
AEMG, LLC Holdings	11 Units	Springfield, MO	\$1,850,000
Spanish Viento, Apts.	109 Units	Little Rock, AR	\$5,250,000
Townhouse South Apts.	101 Units	Longview, TX	\$5,950,000
Bella Vista Apartments	56 Units	Lawton, OK	\$2,200,000
Cope Addition II	31 Lots	Collin County, TX	\$5,150,000
Grand Prairie Luxe	34 Acres	Grand Prairie, TX	\$15,000,000
Liberty Square	37 Lots	Princeton, TX	\$14,000,000
Southgate Apartments	156 Units	Princeton, TX	\$31,000,000
Providence Point	131 Homes	Nevada, TX	\$69,500,000
Patriot Place	45 Homes	Princeton, TX	\$15,250,000
The Shoppes at Southgate	21,000 sq.ft.	Princeton, TX	\$5,250,000
Cope Addition III	15 Acres	Denton, TX	\$1,175,000
Monticello Development	300 Lots	Princeton, TX	\$10,000,000
Northgate MF Pads	400 Units	Princeton, TX	\$9,000,000
The Shoppes at Monticello	17 Acres	Princeton, TX	\$10,000,000
Cope Tower	4 Acres	Allen, TX	\$105,000,000



# COPE EXPERIENCE (cont'd)

Project Name	Description	Location	Capitalization
Townhomes at Monticello	82 Units	Princeton, TX	\$36,000,000
Lexington Heights	65 SFR Estate Homes	Nevada, TX	\$48,000,000
Capitol Hill	61 SFR Estate Homes	Van Alstyne, TX	\$52,000,000
Hidden Valley I & II	56 SFR Estate Homes	Princeton, TX	\$42,000,000
Jamestown Square	Mixed-Use Land Dev.	Sherman, TX	\$21,000,000
Cobble Creek Estate Lots	70 Lots	Nevada, TX	\$12,000,000
Kaufman Five Points	Mixed-Use Land Dev.	Kaufman, TX	\$25,000,000
Ponderosa Point	Mixed-Use Land Dev.	Howe, TX	\$28,000,000
Bear Creek	SFR Lot Dev.	Nevada, TX	\$5,000,000
Durant MF	Mult-Family Parcel Dev.	Durant, TX	\$2,000,000
			<b>\$769,386,000</b>

# COPE PROJECT GALLERY

A GALLERY OF COPE PROJECTS PRESENTED IN REVERSE CHRONOLOGICAL ORDER



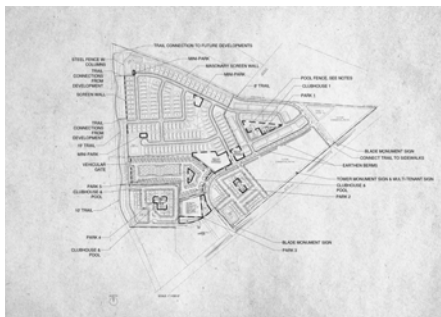
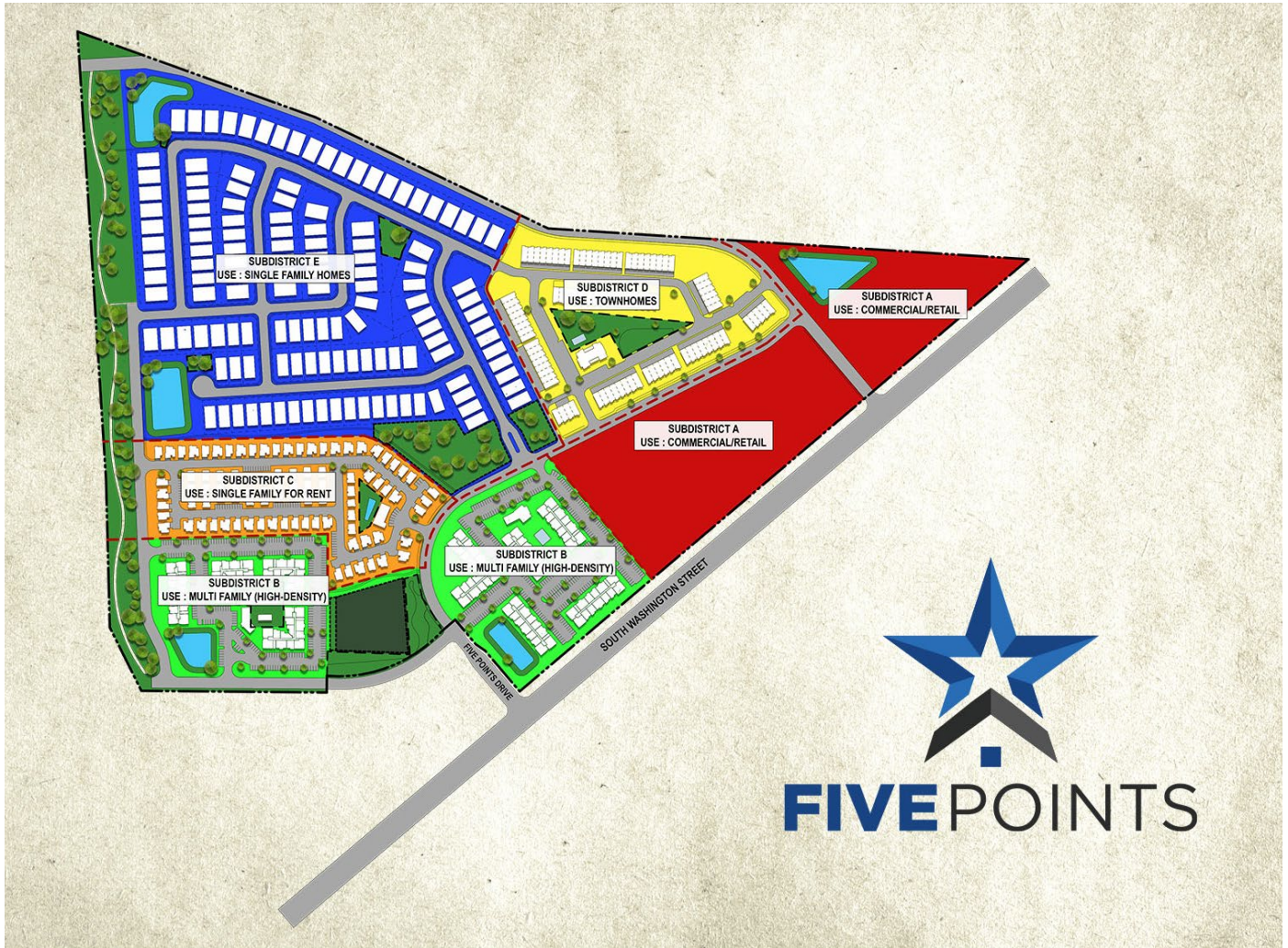
# Five Points

## Kaufman, Texas

Townhomes, Single Family Residential, Single Family for Rent, Multi-Family (Apartments), & Commercial / Retail

A 100+ acre mixed-use project located in Kaufman, TX. Fully entitled and approved by city of Kaufman, including all utilities to the site.

2022



# Shoppes at Southgate

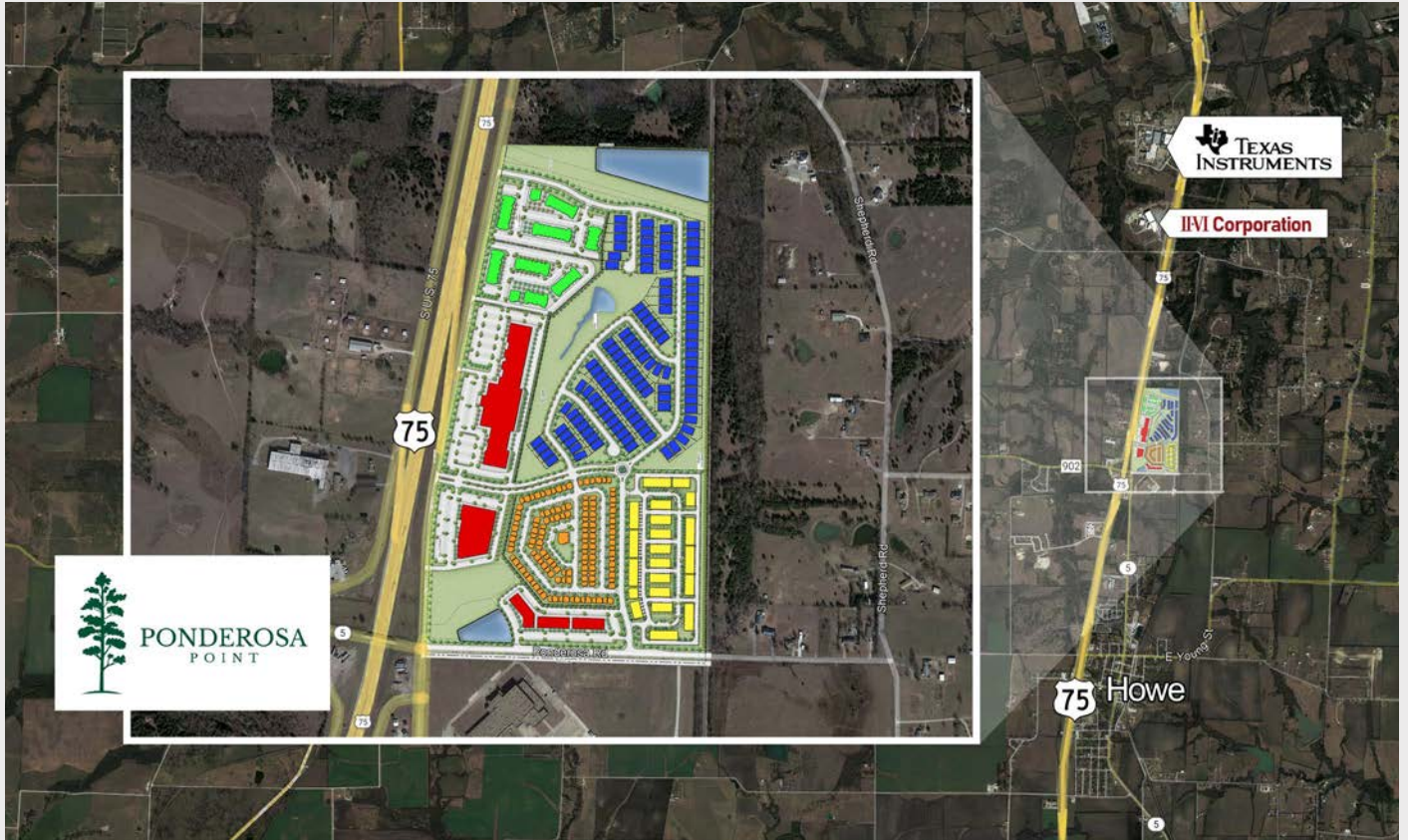
Princeton, Texas

Commercial / Retail

A 3-acre commercial / retail center located across the street from Princeton High School on US 380 (**33,000 Vehicles Per Day**). The center includes a new bank and is positioned directly North and adjacent to the 156-unit Southgate Apartment complex. The Shoppes at Southgate is just blocks away from the 45,000+ SF, \$15M+, Princeton Municipal Center, currently being developed.

2022





# Ponderosa Point

Townhomes, Single Family Residential, Single Family for Rent, Multi-Family (Apartments), & Commercial / Retail

**Howe, Texas**

A 125-acre mixed-use development in the city of Howe, TX. The development is comprised of 112 Single Family Residential lots, 12.4-acres Multi-Family, 13.2-acres Townhomes, 11.6-acres Single Family for Rent, and 29-acres Commercial / Retail. Ponderosa Point is within 3 miles of the expanding Texas Instruments facility and II-VI Corporation. US 75 traffic: **~49,000 vehicles per day**.



2022

# Hidden Valley I & II

Single Family Residential

Princeton, Texas

The Hidden Valley developments are comprised of 35 completed 1+ acre lots (Hidden Valley I) and 21 completed 1+ acre lots (Hidden Valley II). Located in Princeton, TX, home prices range from **\$733K - \$1.2M**.

2022



# Bear Creek

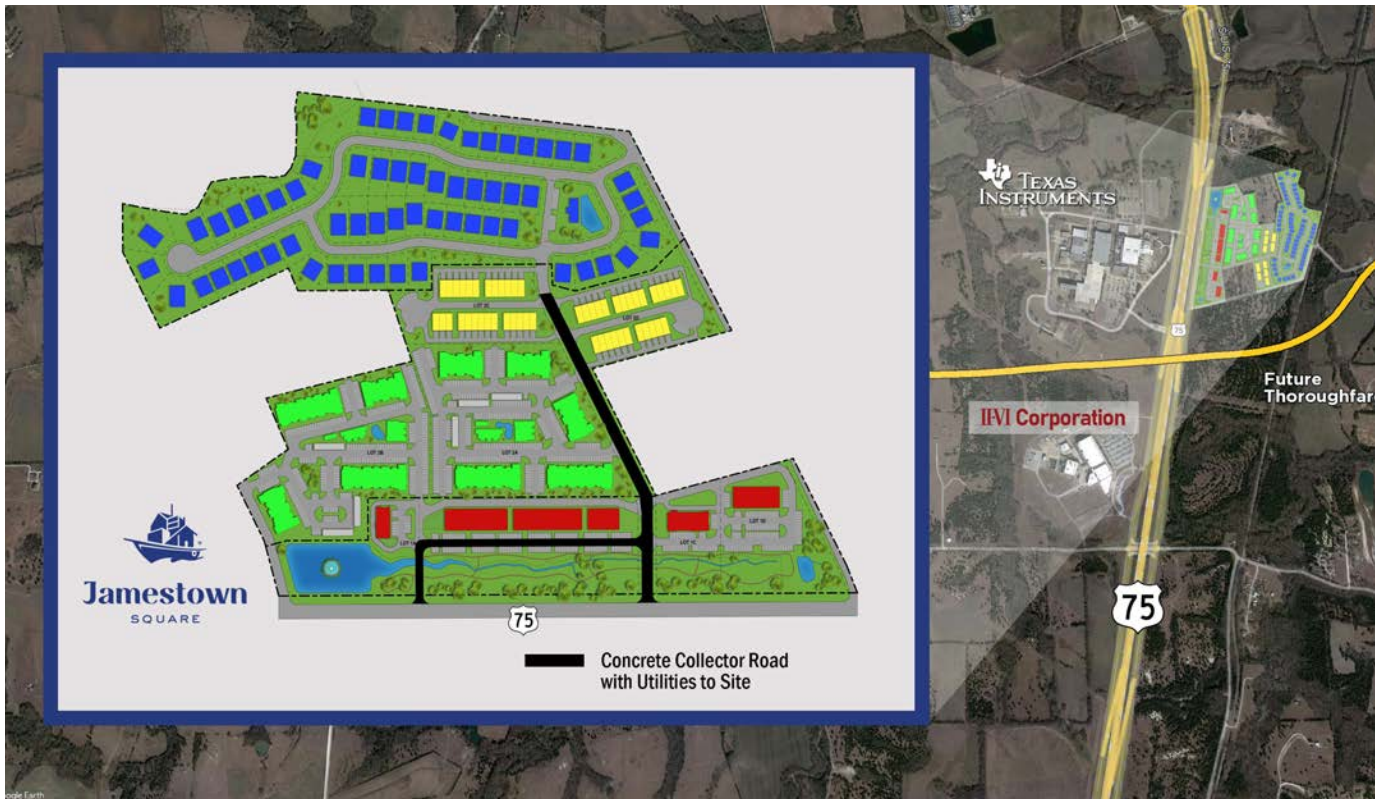
Single Family Residential

Nevada, Texas

Bear Creek is a 72-acre, single family residential development in Nevada, Texas on F.M. 6. The community has 88 Single Family Residential building lots ranging from .5 – 1.4 acres in size. It has concrete streets, underground electric, and private septic.

2022



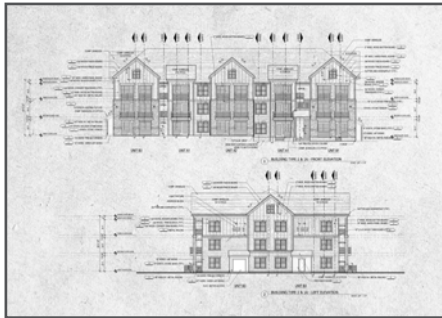


# Jamestown Square

Townhomes, Single Family Residential, Single Family for Rent, Multi-Family (Apartments), & Commercial / Retail  
**Princeton, Texas**

A 53-acre mixed-use development in the city of Sherman, TX. Approximately 21-acres of Single Family Residences, 12-acres of Multi-Family, 6.25 -acres of Townhomes, and 15-acres of Commercial / Retail. Approximately 42,000 vehicles per day.

2021





# Providence Point Phase 2

Single Family Residential

Nevada, Texas

Providence Point Phase 2 has 57 acreage lots. Home prices will range from **\$649K - \$1.1M.**

2021



# Cobble Creek

Single Family Residential

Nevada, Texas

A 108-acre Single Family Residential development in Nevada, TX (Collin County). Comprised of 70 1-acre (or larger) lots. Plans are **fully approved**. Construction to begin this year.

2021



# Capitol Hill

Single Family Residential

Van Alstyne, Texas

A 94-acre Single Family Residential development in Van Alstyne, TX. Comprised of 61 **completed** acreage lots (now for sale). Homes priced from **\$733K - \$1.2M**.

2021



# Southgate Apartments

New Ground Up Multi-Family Project

Princeton, Texas

Cope Equities acted as owner, general contractor, and developer on this 156-unit build of Class A luxury apartments in Princeton, TX, directly across the street from Princeton High School. Asset sold upon completion in Spring, 2022, for \$31,000,000.

2021



# Lexington Heights

Single Family Residential

Nevada, Texas

An 80-acre, single family residential development in Nevada, TX (Collin County) comprised of 65 completed estate home acreage lots. Homes sales ranging from **\$649K - \$1.2M.**

2020





## Cope Tower

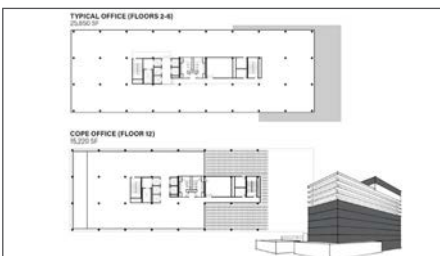
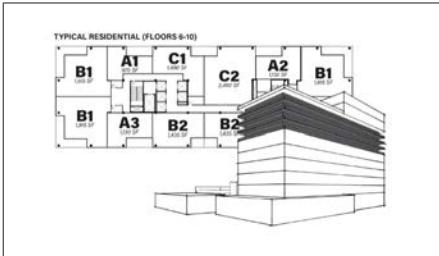
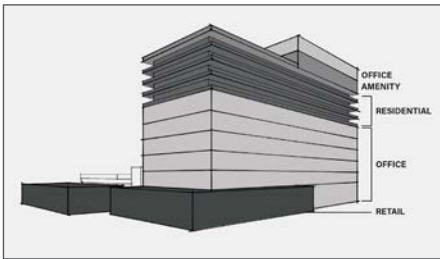
Office / Commercial / Luxury Residential

Allen, Texas

Cope Tower is a 12-story mixed-use project comprised of 250,000 square feet of office, retail, and residential luxury space. Surrounded by tons of new development (retail, entertainment, office, hotels, etc).

2019

# Cope Tower (cont'd)



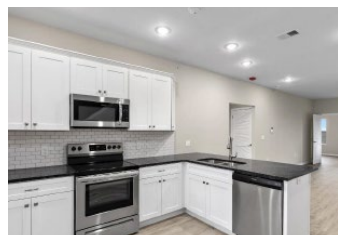
# Vinyards Terrace

Townhomes (114 Units)

Branson, MO

Vinyards Terrace is a 114 unit Townhome / Condo development overlooking Table Rock Lake in Branson, MO.

2019





# Granite Landing Apartments

Multi-Family (110 Units)

Elk City, OK

A Multi-Family (apartment) complex located on 5.44-acres in Elk City, Oklahoma. The complex is comprised of 7 buildings including a 1-story Leasing Center, a 1-story maintenance building, and 5 2-story residential buildings.

2019



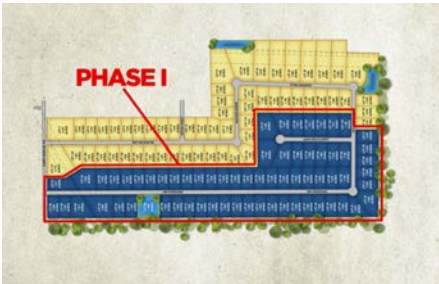
# Providence Point Phase 1

Single Family Residential

Nevada, TX

A 175-acre, single family residential development in Nevada, TX (Collin County) comprised of 124 estate home acreage lots. Phase 1 (67 homes) **sold out Spring, 2023**. Home prices ranged from **\$399K - \$979K**.

2017



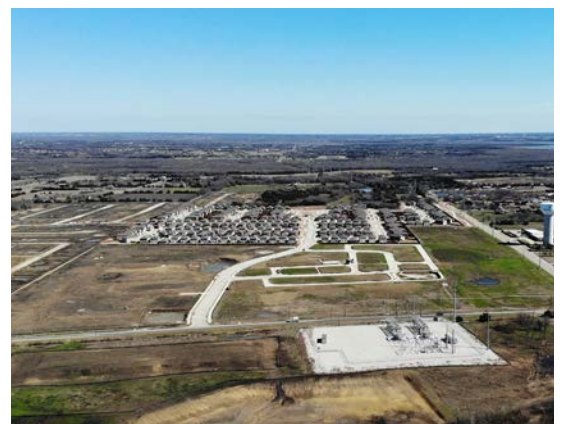
# Monticello

Mixed-Use

Princeton, Texas

A 104-acre, mixed-use development in Princeton, TX. The development consists of 60-acres Single Family Residential, 16-acres Multi-Family, 10-acres Townhomes, and 18 -acres Commercial / Retail.

2017

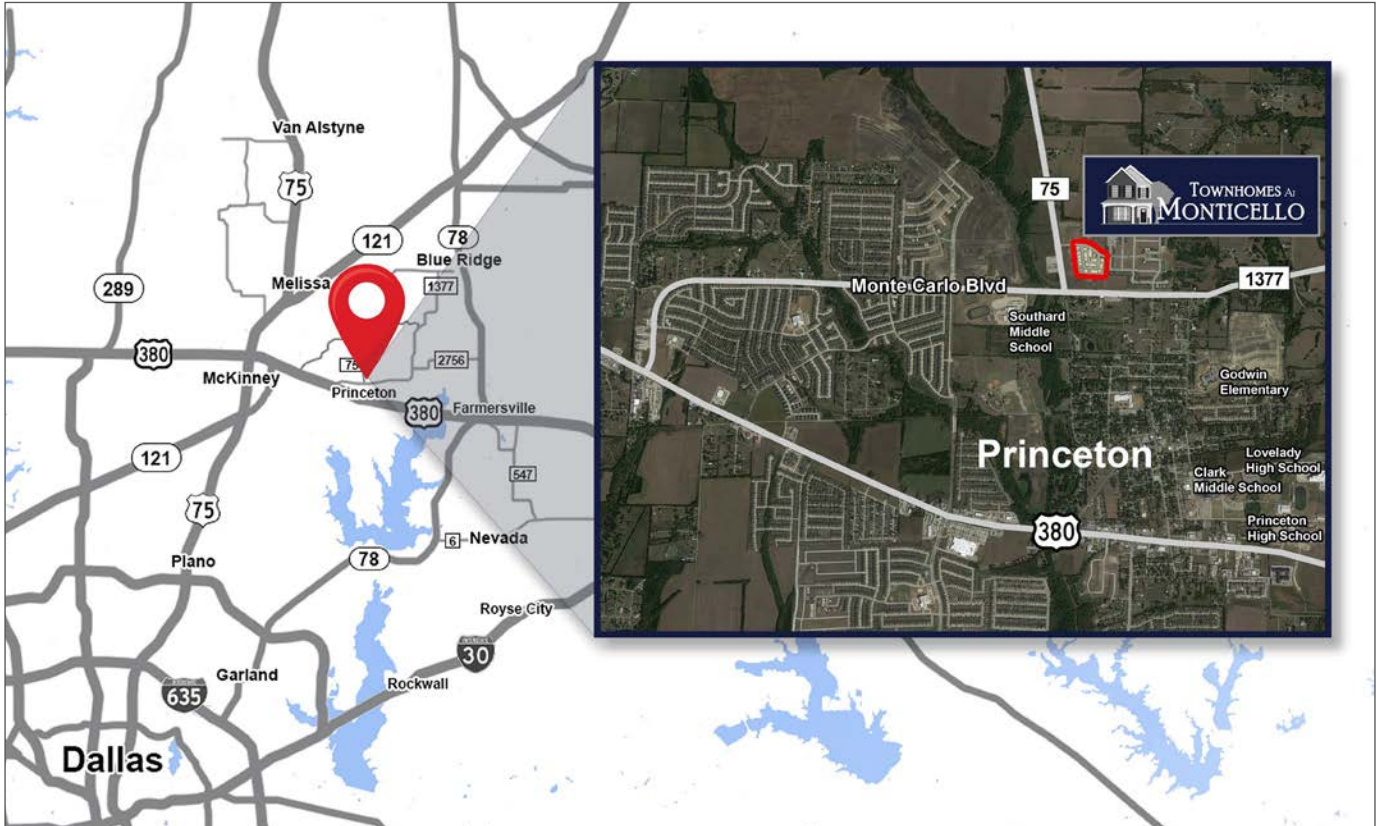


# Townhomes at Monticello

**Townhomes**  
**Princeton, TX**

An 82-unit townhome development on 10 acres. Located on a 104-acre mixed-use development (Monticello) in Princeton, TX.

2017



# Townhomes at Monticello (cont'd)



## UNIT MIX

Plan / Size	Details	# Units
<b>A</b> JEFFERSON 1,962 SQFT \$449,000	3 Bed, 2.5 Bath, 2 Car Garage Double Master Bedroom Reading Loft, Media Room Opt.	28
<b>B</b> VIRGINIA 1,957 SQFT \$449,000	3 Bed, 2.5 Bath, 2 Car Garage 2nd Living Room/Loft 2 Laundry Hook-Ups	27
<b>C</b> RANDOLPH 1,956 SQFT \$449,000	3 Bed, 2.5 Bath, 2 Car Garage 2nd Living Room/Loft	27
<b>Total:</b>		<b>82</b>

**INCLUDED IN ALL PLANS:**

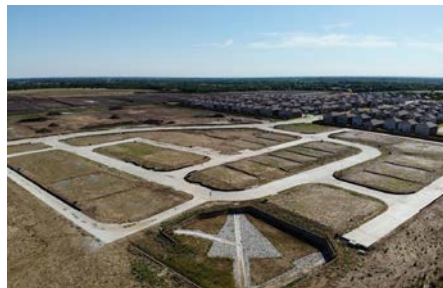
- Fiber Direct to Home (Floors 1 & 2)
- Matte Black Plumbing Fixtures
- Master Walk In Shower (w/ Glass Enclosure)
- 9' Ceilings (Main Floor), 8' (2nd Floor)
- 2 Tone Paint with Accent Wall
- Hard Surface Countertops
- Stainless Steel Appliances (incl. Fridge)

**On-Site Amenities:**

- Swimming Pool
- 24-Hour Gym Access
- Basketball Court
- Shuffleboard
- Ping Pong
- Dog Park and more...









### BLOCK / LOT

BLOCK	# UNITS
A	4
B	15
C	9
D	15
E	12
F	4
G	16
H	4
<b>Total: 82</b>	







**RANDOLPH**  
3 Bed, 2.5 Bath  
1,956 sqft

**Plan Highlights:**

- Secondary Living Room/Loft
- 2 Car Garage
- Fiber High Speed Internet
- 9' Ceilings on Main Floor
- Stainless Steel Appliances (including Fridge)

\$449,000



FIRST FLOOR      SECOND FLOOR





**VIRGINIA**  
3 Bed, 2.5 Bath  
1,957 sqft

**Plan Highlights:**

- Secondary Living Room/Loft
- Large Walk-in Master Closet
- 2 Laundry Hook-Ups
- 2 Car Garage
- Fiber High Speed Internet
- 9' Ceilings on Main Floor
- Stainless Steel Appliances (including Fridge)

\$449,000



FIRST FLOOR      SECOND FLOOR





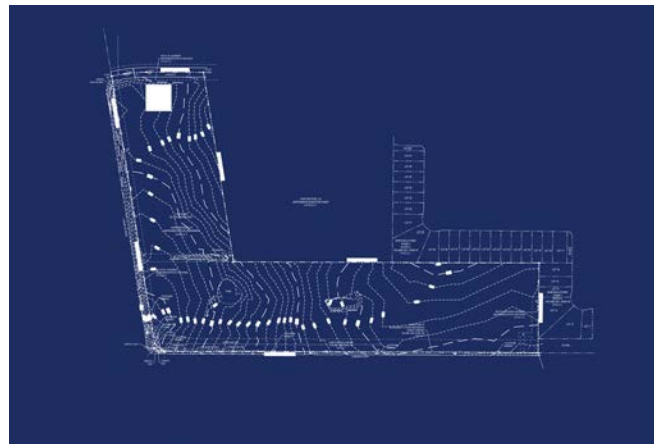
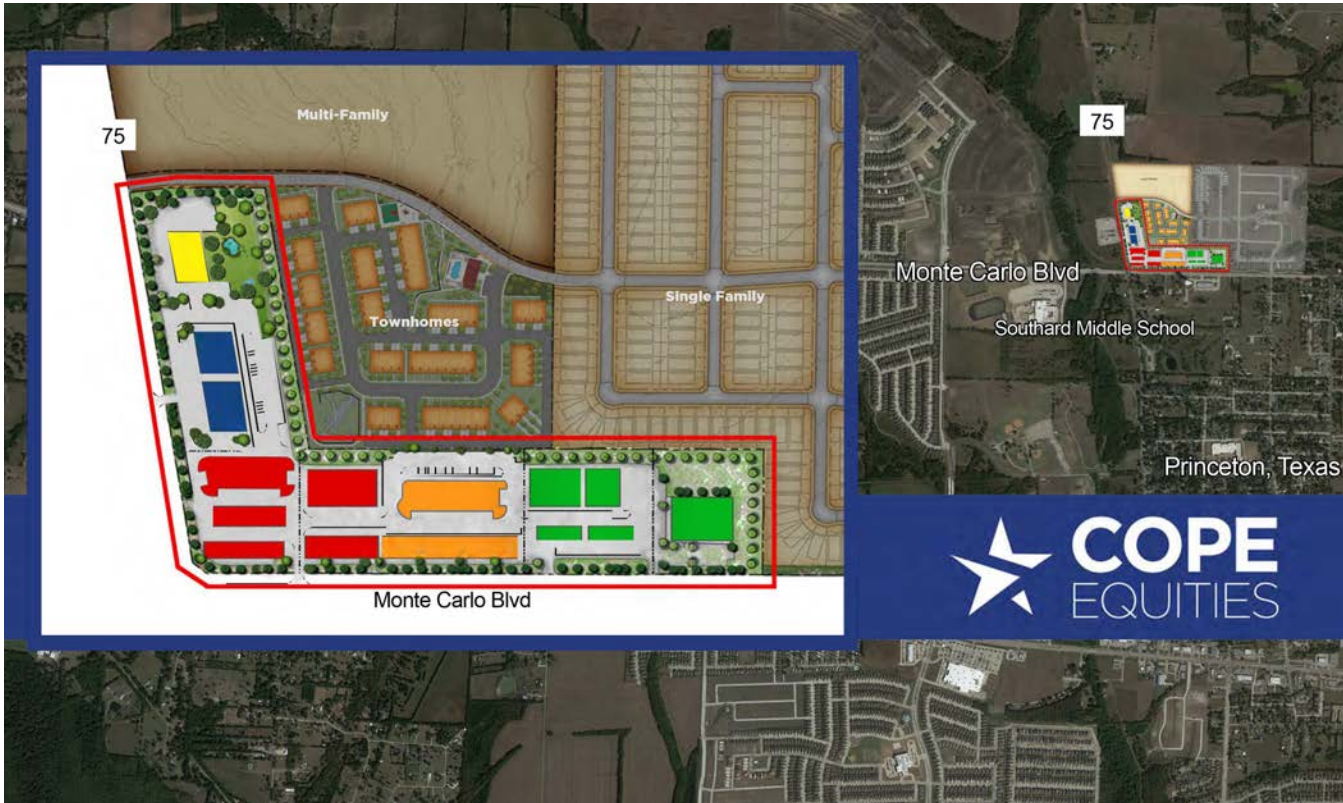
# Shoppes at Monticello

Mixed-Use  
Princeton, TX

An 18-acre neighborhood Commercial / Retail center on the corner of the 104-acre Monticello development in Princeton, TX.

2017

- 4,650 vehicles per day
- Utilities to site (water, sewer, electricity)
- Will subdivide
- Over 7,000 new homes nearby



# Shoppes at Monticello (cont'd)



# Liberty Square

Single Family Residential

Princeton, Texas

A 47-acre Single Family Residential development in Princeton, TX (Collin County). This development has 37 one-acre or larger lots with estate homes. **COMPLETELY SOLD OUT.**

2016





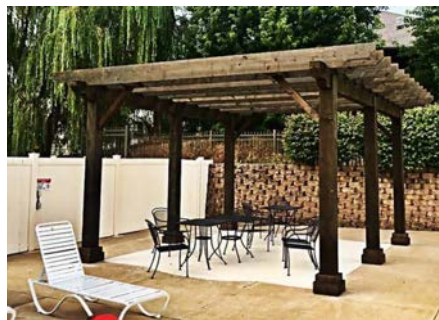
# Cobble Creek

Single Family Residential

Nixa, MO

287 Single Family Residential lots..

2005



# Jamestown

Mixed-Use Development  
 Rogersville, MO

A Mixed-Use Commercial and Residential development. The development is comprised of 51 Commercial lots and 104 Residential lots.

2004





# The Reserve Apartments

**Multi-Family**  
**Irving, TX**

A 261 unit Multi-Family (apartment) complex located in Irving, Texas. Situated in the rolling hills that join Los Colinas and Irving. Luxury apartments.

**2001**





## Contact Us

Please contact us directly using the contact information below.

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