2025



EPIC CAPITAL FUNDS

IMPACT REPORT

LET'S BE EPIC TOGETHER





PURPOSE

We empower our clients to pursue their true purpose by securing their time and financial independence.

VEHICLES

Diverse investment options and vehicles designed to generate steady income and wealth creation.

PARTNERSHIPS

We form partnerships with expert teams, operators, builders, and developers who consistently deliver reliable, high-quality outcomes across market cycles.



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CORE VALUES

Our foundation is built on unwavering principles that guide every decision we make. From our investments to our interactions, we live our values daily to create lasting impact and strong relationships.

5C MINDSET

We believe success begins with discipline and intentionality, and that if you own your morning, you own your life. By adopting the 5AM Club Mindset, we start each day with clarity, focus, and a commitment to continuous improvement, setting the tone for excellence across our endeavors.

BE AUTHENTIC

Authenticity is at the heart of who we are. By staying true to our mission, values, beliefs, and voice, we create genuine relationships and deliver on promises with transparency and honesty.

BE GRATEFUL

Gratitude fuels our perspective and shapes how we approach challenges and opportunities. By embracing thankfulness, we cultivate resilience, positivity, and meaningful connections within our team and with our investors.

BE KIND

Kindness is a cornerstone of our culture. Whether with team members, partners, or communities, we prioritize compassion, understanding, and empathy in all our actions.

LIVE THE 20 MILE MARCH

Our journey is driven by steady, consistent effort, rooted in the principle of sustainable progress. We remain committed to disciplined execution, no matter the challenges or circumstances, to achieve our short and long-term objectives.

DO THE RIGHT THING

Integrity is non-negotiable. In every project, partnership, and interaction, we strive to do what is fair, ethical, and right—even when it's not the easiest path.

10 YEAR TARGET

Positively impact

5000 LIVES

by delivering over

15% RETURNS

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Epic Capital Funds
2025 IMPACT REPORT

Dear Investors, Partners, and Friends,

Years ago, faced with uncertainty about my professional path, I shared my fears with my wife, Rebecca. After losing everything in the 2008–2011 market downturn while raising our five children, the prospect of starting over again was daunting. Her simple response—"Sounds like you need to start a gratitude journal"—changed everything. By focusing on the blessings of life, family, and purpose, my anxiety faded, and I found clarity to take the next step. That moment of gratitude became the foundation of Epic Capital Funds. Today, as I share our 2025 Epic Impact Report, I'm filled with gratitude for you—our investors, partners, and friends—who join us in pursuing "freedom of purpose," the heart of our mission. This report celebrates the impact we're creating together.

OUR MISSION: Achieving Freedom of Purpose

"Freedom of purpose" is the moment when you have the financial resources to support your lifestyle, the time to focus on what matters most, and the clarity to pursue what you're called to do. Financial freedom, without purpose, is empty. Our goal at Epic Capital Funds is to help our clients achieve both—through deliberate partnerships and strategies that create lasting, generational impact. This mission is our North Star, guiding every opportunity we offer.

WHAT MAKES US UNIQUE

At Epic Capital Funds, three pillars set us apart: Purpose, Vehicles, and Partnerships. Our purpose is to empower clients to pursue their true calling by securing their financial and time freedom, enabling what we call "freedom of purpose." We achieve this through diverse investment vehicles—carefully designed real estate and private equity opportunities that generate steady income and long-term wealth creation. Our partnerships with expert teams, operators, builders, and developers ensure reliable, high-quality outcomes across market cycles. Together, these pillars drive our commitment to delivering exceptional value and lasting impact for investors.

CELEBRATING OUR PARTNERS

We are privileged to work with exceptional partners who share our vision and believe in our mission. Their character, commitment to impact, and collaborative spirit set them apart. They approach challenges with a long-term mindset, prioritizing our investors' interests. These partnerships amplify our ability to deliver opportunities that align with our mission, creating meaningful impact together.

OPPORTUNITIES THAT TRANSFORM

In 2025, we continued to build passive income and wealth opportunities for our clients through real estate and private equity. Three initiatives stand out:

- Epic Capital launched its Private Equity Division and co-founded Impact Equity Partners, a purpose-driven firm focused on acquiring service and manufacturing businesses with an EBITDA of $1 million or more. The firm is uniquely positioned to identify, acquire, and scale high-potential companies, driving sustainable growth and value creation through strategic insight and disciplined management. Impact Equity Partners is committed to fostering innovation, operational excellence, and long-term value for stakeholders, positioning itself as a trusted partner for businesses seeking transformative growth.
- Epic Capital launched the ECW Debt Fund and successfully completed two $5M tranches raising over $10.5M. The fund is structured to provide liquidity to ECW, and is backed by an entire portfolio of developments totaling $53M.
- Epic Capital launched the Epic Evergreen Debt Fund in partnership with the Keshap Group, franchise operators who generate over $100M in annual revenue. The fund provides fixed-income opportunities for our investors backed by portfolios and personal guarantees. We have successfully completed the first $3M tranche in capital raised.

GRATITUDE FOR OUR INVESTORS

To our investors, you are the heart of Epic Capital Funds. Your trust and partnership make everything we do possible. It's deeply rewarding to offer opportunities that otherwise would not be available to investors—that deliver income, wealth, and the time to pursue what matters most. We call this "freedom of purpose." Our commitment is to build multi-generational relationships, not just transactions. We're here to navigate market cycles, ensuring your money works for you through real estate and businesses that generate monthly income and growth. Thank you for joining us on this journey to create generational wealth and impact.



LOOKING AHEAD

As we move forward, I invite you to deepen your partnership with Epic Capital Funds. Together, we can build a legacy of purpose and impact that endures for generations. The road ahead is bright, and I'm honored to walk it with you.

With gratitude and purpose,

Rich Jarvis
President, Epic Capital Funds

RICH JARVIS

President

Rich is a seasoned entrepreneur, two-time US Patent holder, and President of Epic Capital Funds, with a career marked by overcoming challenges across industries like farming, finance, real estate, and innovation. With 27 years of management experience and 21 years in finance—holding roles as a lender, insurance broker, consultant, product manager, and real estate fund manager—he excels at navigating real estate markets and forging strategic partnerships that perform across market cycles.

His real estate career began in 2003 with his first rental property, followed by managing private debt funds in 2004, generating over $39M in new business. In 2010, he earned national recognition as a top-ten producer in his financial services practice. In 2016, Rich completed an Executive MBA at Boise State University on a Pathway to Innovation Scholarship and earned an Executive Leadership Certificate from Cornell University.

In 2021, Rich co-founded Epic Capital Funds, officially launching in February 2022. In January 2023, he bought out his partners, focusing Epic Capital Funds on building core teams and partnerships to access robust project pipelines. Since co-founding the ECW partnership in 2023 with Cedar and Sage Development and the Walsh Group, they have driven over $500M in real estate developments across the Intermountain West. Epic Capital Funds is dedicated to empowering investors and partners to achieve their freedom of purpose while positively impacting 5,000 lives.

> I WOULD GIVE UP CHOCOLATE BUT I'M NOT A QUITTER.
> - Anonymous







Our family's journey began as college sweethearts at Brigham Young University in 1996, growing into a family of nine—our favorite daughter and four sons, a son-in-law, a daughter-in-law, and two grandsons. Together, we've built a foundation rooted in love, faith, and shared dreams with our core values of Faith, Family, Growth, Integrity, and Joy.

In 2003, we purchased the home Rich grew up in to raise our children on a farm in Meridian, Idaho. Daily life for the kids involved changing irrigation lines morning and night, caring for animals, and creating their own adventures. The 80-acre farm was more than a home; it was a playground for the imagination and a classroom for life's lessons. Our family directly experienced the law of the harvest, seeing our hard work bear fruit over time.

Between 2008 and 2011, like many others, we faced significant financial challenges due to the real estate market downturn, causing us to start fresh in Southwest Boise in 2012. Despite these setbacks, we leaned on our core values to rebuild and find joy in new adventures. These experiences reinforced our belief that, together, we can do hard things.

Over the years we've lived in Meridian, Boise, and Eagle, Idaho making many close friends throughout the Boise Valley. Currently in Middleton, our family continues to share a love for the outdoors, including hiking, camping, paddleboarding, and skiing (both on water and snow) as often as our schedules allow. Our kitchen and living room serve as a hub of connection, where we gather with friends and family to create and enjoy delicious food, sharing stories and laughter over a meal or movie. We are grateful for life's journey and the close relationships we've built along the way.

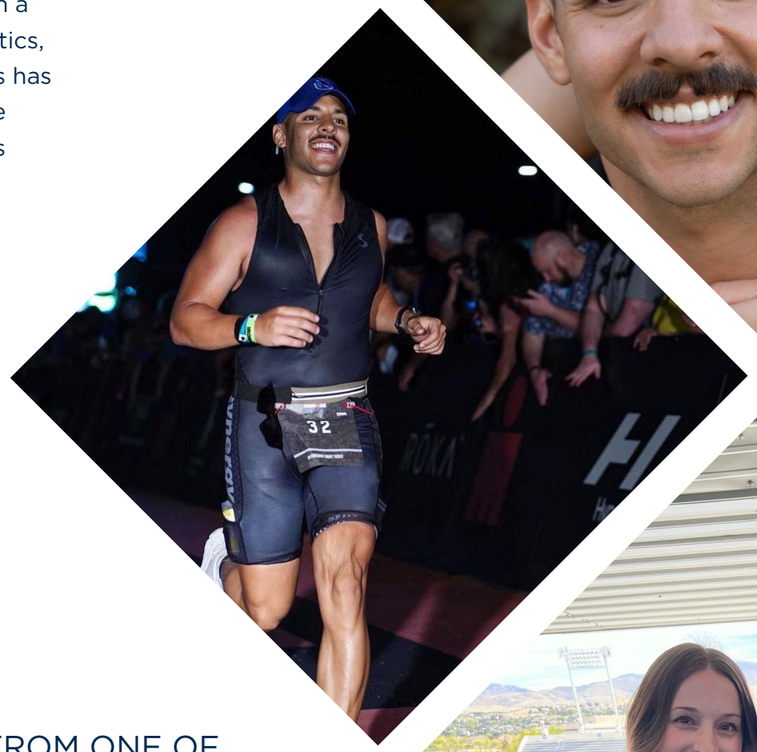


JAMES MORRELL

Investor Success Manager

James is an experienced real estate professional with a comprehensive background in lending, market analytics, development, and investment. Over the years, James has had the privilege of gaining well-rounded experience through working with notable companies like Marcus & Millichap, CBRE, and A10 Capital. As the Investor Success Manager at **Epic Capital Funds**, James is dedicated to fostering strong, lasting relationships with investors. He takes pride in guiding each of them on their journey to building passive income and creating long-term wealth through real estate and private equity investments. James earned his Master's Degree in Real Estate and Bachelor's Degree in Marketing from the University of Utah.







James was born and raised in Boise, Idaho, and has always had a strong sense of gratitude and love for his family and local community. Family has always been at the heart of everything he does and serves as the foundational purpose in his life. The son of two loving parents (Scott and Maribel) and a brother to an incredible sister (Ashley), James grew up learning valuable lessons about love, leadership, character, faith, and sacrifice. James has carried these lessons with him throughout the course of his life, and is now in the process of instilling the same foundational values in his own family with his wife Amber, and his daughter, Shay.

James also has a tremendous sense of love for his home city of Boise and is incredibly grateful to have grown up in a city that emphasizes the importance of community and looking out for your neighbor. As a Boise native, James enjoys embracing the "Boise Lifestyle" and is an avid outdoorsman. He is most likely to be found running on the Boise Greenbelt, hiking/biking in the foothills, golfing with friends, or cheering on one of Boise's several local sports teams. James also enjoys staying involved in his community through his church and other organizations focused on charitable causes.



> WE MUST ALL SUFFER FROM ONE OF TWO PAINS: THE PAIN OF DISCIPLINE OR THE PAIN OF REGRET. THE DIFFERENCE IS DISCIPLINE WEIGHS OUNCES WHILE REGRET WEIGHS TONS.
>
> - Jim Rohn

JASON MORRIS

Co-Founder Impact Equity Partners

Jason Morris is an accomplished Portfolio CEO with over a decade of leadership experience in SMB and within a prominent private equity firm, where he successfully drove growth and transformation across diverse industries, including grocery retail, plumbing manufacturing and distribution, asphalt, and nonemergency transportation. With a proven track record of overseeing multiple high-impact acquisitions, he excels at identifying strategic opportunities and executing seamless integrations that enhance operational efficiency and profitability for all stakeholders.

Now a Founder at a separate private equity firm, Jason continues to leverage his extensive expertise to shape the future of innovative businesses. His most recent acquisitions have centered on the server hosting sector, where he applies his strategic insight to capitalize on the growing demand for digital infrastructure solutions.

Renowned for his ability to implement positive, scalable processes, he has a talent for building robust professional relationships that foster collaboration and trust. His leadership style emphasizes employee development both personally and professionally, inspiring teams to reach their full potential while cultivating a culture of innovation and accountability. Under his stewardship, businesses have consistently achieved significant value growth for all shareholders, reflecting his sharp business acumen and creative problem-solving skills.

Trustworthy, loyal, and deeply dedicated to his craft, Jason combines strategic vision with a hands-on approach to deliver results. His relentless pursuit of excellence and commitment to accountability, transparency and continuous improvement through key performing indicators make him a dynamic leader, always seeking opportunities to elevate the organizations he serves and manage difficulties that undoubtedly arise.









Jason is a devoted husband of 19 years and a proud father to five children, four girls and one boy. Residing in the Kansas City, Missouri area, he cherishes supporting his children's sports teams, embarking on new adventures with his family, and exploring new corners of the world together.

A natural relationship-builder, he values deepening bonds with close family and friends. His personal hobbies include BBQ competitions, playing softball, attending concerts, and embracing any activity with even the slightest potential for fun.

An active participant in his church, Jason places great importance on his dedication to God, which guides both his personal and professional life and his interactions with others.

> IF EVERYTHING SEEMS UNDER CONTROL, YOU'RE NOT GOING FAST ENOUGH.
>
> - Mario Andretti

UNLOCKING PURPOSE
THROUGH PRIVATE EQUITY

Impact Equity Partners is a purpose-driven private equity firm with a mission to empower founders, teams, and communities through smart, scalable acquisitions. Each acquisition is a step in a greater roll-up strategy, with flagship companies serving as anchor platforms to consolidate fragmented markets.

IMPACT EQUITY PARTNERS

OUR GOAL:

Deliver exceptional returns while helping business owners and investors alike achieve freedom of purpose.

OUR PROMISE:

Impact Equity isn't just about profits—it's about people, legacy, and doing the right thing. Our acquisitions honor the work of founders, reward our investors, and empower communities.

OUR STRATEGY:

Values-Driven, Operator-Led, Impact-Focused

We target cash-flowing businesses with $750k - $1M+ EBITDA, strong leadership, and proven products or services—across essential industries including:

- Health & Senior Services
- Water & Environmental Solutions
- Service-Based Businesses (HVAC, Plumbing, Electrical, etc.)
- Tech & FinTech
- Land Development
- Manufacturing



We believe that business is a divine tool to lift, serve, and shape the world for good.

— Impact Equity Founders

WHAT WE LOOK FOR

- 10+ Years of Positive Cash Flow
- Flagship Status & Brand Equity
- Scalable Infrastructure & Loyal Teams
- Opportunities for Operational Efficiency & Innovation
- Value Creation through Discipline & Vision

WE CREATE VALUE BY:

- Standardizing processes with EOS® (Entrepreneurial Operating System)
- Leveraging AI and modern tech to scale operations
- Prioritizing leadership development and succession
- Building lasting culture aligned with faith, family, and stewardship

Since 2023

$49,495,008
CAPITAL RAISED

13
FUNDED PROJECTS

$145,160
AVERAGE INVESTMENT

330
ACTIVE INVESTMENTS

$7,437,602
DISTRIBUTIONS

KEY PROJECTS

Saltese • Warm Springs • Coffey
Broadmoor • River Birch
ECW Debt Fund • Bloomstone
West Richland • Brundage
27th Street • Dearborn • Hayden
Evergreen Debt Fund

THIS IS EPIC!

- Epic Capital launched its Private Equity division and co-founded **Impact Equity Partners**, focusing on acquiring service and manufacturing businesses with an EBITDA of $1 million or more.
- Incorporated **EOS** into the business with Max Reich as our implementor.
- Completed horizontal construction for **The Grove at West Richland**; vertical construction is scheduled to start this summer.
- Successfully raised the first two tranches of the **ECW Debt Fund** securing over $10.5 million.
- In collaboration with MTN Origins, we raised $4.875 million for the **Brundage Residential** project that will begin horizontal work in summer of 2025.
- Completed the raise for the **Residences at River Birch** project with horizontal construction beginning after permits are issued summer of 2025.
- Partnered with the Keshap Group, a franchise operator generating over $105 million in annual revenue, to establish the **Epic Evergreen Debt Fund** successfully completing the first $3M tranche in June of 2025.
- One of two lots of the **Dearborn Millenium Private Loan** sold in February 2025 providing a partial payoff returning $500,000 to investors.
- **27th Street Crossing**, a 65 unit mixed use project with 6,500 sq ft of retail, finished construction, stabilization, and fully paid off the private loan to investors returning $2.75M of capital and $643K in interest income.





CHILD LIBERATION FOUNDATION

Epic Capital Funds proudly supported the Child Liberation Foundation with a $10,000 donation to further their mission of ending child trafficking and fostering a safer world for children. The Child Liberation Foundation, founded by Paul Hutchinson in 2017, is dedicated to eradicating child trafficking globally. Hutchinson, a former executive at Bridge Investment Group managing over $40 billion in assets, transitioned from finance to philanthropy after retiring, focusing on child protection.

The foundation not only rescues children from trafficking but also prioritizes rehabilitation, healing from childhood sexual trauma, and prevention through education, awareness, and community-building. Hutchinson's vision extends beyond rescue, aiming to create a world where every child feels safe, valued, and nurtured within a family. Leveraging his business expertise, he supports these efforts, including as executive producer of "Sound of Freedom," a film highlighting a major child rescue operation. The foundation addresses both immediate victim needs and systemic issues contributing to trafficking.

HXP – HUMANITARIAN TRIP **TO COSTA RICA**

HXP, previously Humanitarian Experience for Youth (HEFY), is a non-profit founded in 1999 by Glenn and Elisabeth Bingham. It organizes humanitarian service trips throughout the world primarily for youth aged 14–19. In the last 25 years, over 32,253 volunteers have served 39 countries in over 65 locations.

The core mission of HXP is to change lives through service, impacting both the communities they serve and the volunteers who participate.

HXP trips blend intensive service work—such as building sustainable infrastructure like schools or medical facilities in developing countries—with personal reflection and community engagement. Emphasizing sustainability, HXP ensures projects benefit communities long-term without fostering dependency. Participants are encouraged to disconnect from electronic devices, promoting deeper interpersonal connections and a richer, fully immersive experience.

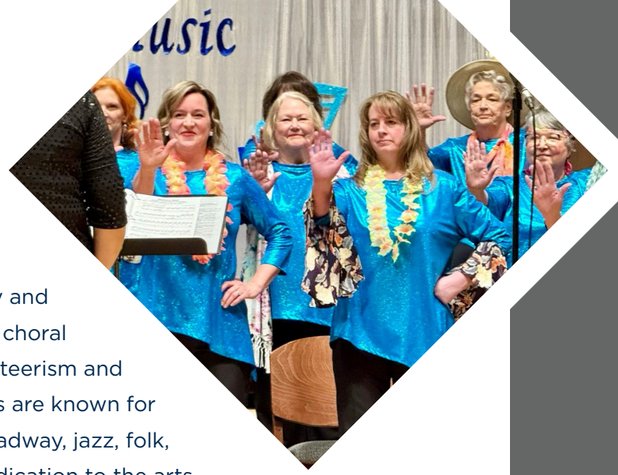
Epic Capital Funds donated to support HXP's mission and sponsored Rich and his son Joseph to spend 18 days in Costa Rica, working alongside local communities to build classrooms for special needs children. HXP's mission to change lives through service resonated deeply with our values, leaving a lasting impact on both the Costa Rican community and our team, reinforcing values of global citizenship and service that will continue to inspire us.







BOISE CHORISTERS MUSIC SCHOLARSHIP



The Boise Choristers have been a cornerstone of community and musical tradition in Boise for nearly a century. This women's choral group, established in the 1920s, embodies the spirit of volunteerism and cultural enrichment through its performances. The choristers are known for their extensive repertoire, which spans sacred, classical, Broadway, jazz, folk, western, and pop music, showcasing their versatility and dedication to the arts. Their performances are not just about entertainment but also about fostering a sense of community and providing scholarships to young musicians, thereby nurturing the next generation of talent.

Epic Capital Funds is a proud sponsor because of the Boise Choristers Music Scholarship aimed at supporting local youth in their musical education. The group's history is rich with community involvement, having performed at numerous local events, festivals, and charity functions over the decades.



GOOD SAMARITAN HOME

Since 1942, the Good Samaritan Home in Boise, Idaho, has been a beacon of hope for those facing housing insecurity. Founded by Charles Wing, who devoted his fortune to serving others, this nonprofit provides affordable housing for low-income adults, including seniors, veterans, and individuals with disabilities. The mission of the Good Samaritan Home is to promote equity by ensuring basic needs like shelter, food, and safety are met, thereby enhancing stability and self-sufficiency for its residents. Residents like James, a 72-year-old retiree who found refuge at the Home after losing his apartment.

"This place gave me more than a room," James says. "It gave me a community and a chance to rebuild."

Epic Capital Funds is proud to champion this mission through ongoing financial support, with our colleague Rich Jarvis actively serving on the board. Through our continued commitment, Epic Capital Funds aims to amplify the Good Samaritan Home's impact, ensuring it remains a cornerstone of hope and opportunity for Boise's most vulnerable. Together, we're building a future where everyone has a place to call home.

IDAHO **YOUTH RANCH**



Each year, Epic Capital Funds strives to make an "**Epic Impact**" in the communities that we serve. In 2025, we are partnering with the Idaho Youth Ranch, a non-profit agency that offers emergency shelter, residential care, youth & family therapy, job readiness training, and adoption services to unattended youth throughout the State of Idaho.

Throughout 2025, Epic Capital's Investor Success Manager, James Morrell, will be racing in support of the Idaho Youth Ranch, striving to raise both funds and awareness for an organization that makes a meaningful impact in the Idaho community.

JAMES WILL BE COMPETING IN THE FOLLOWING EVENTS:
IRONMAN 70.3 - Coeur d'Alene, ID (6/22)
Bogus Basin Hill Climb - Boise, ID (7/20)
IRONMAN 70.3 - Boise, ID (7/26)
IRONMAN 70.3 - Tri-Cities, WA (9/21)
IRONMAN Arizona - Tempe, AZ (11/16)

James has completed numerous endurance races throughout his life and has always wanted to find a way to combine his natural passion for fitness and distance racing with a greater cause. As a result, he is excited to be partnering with the Idaho Youth Ranch in 2025. Keep an eye out for James, who will be sporting an Epic Capital Funds/Idaho Youth Ranch racing uniform throughout the season, and please help us make an "**Epic Impact**" by donating or spreading awareness about this incredible organization!

James is also a member of the Development Marketing and Communications Committee.



SUCCEED Model

Epic Capital Funds harnesses its **SUCCEED** formula to deliver exceptional real estate and private equity investment opportunities, driving consistent returns and confidence for investors and partners. By structuring robust partnerships, rigorously underwriting projects, assembling high-performing teams, strategically aligning capital partners, and executing with proven systems, this disciplined framework minimizes risk, maximizes value, and empowers investors to achieve passive income through expertly managed real estate projects and select business acquisitions.

STRUCTURE

Structure focuses on establishing clear legal and partnership frameworks to ensure clarity and alignment. The goal is to create a partnership structure that defines roles, responsibilities, and decision-making authority, setting the foundation for accountability and effective collaboration among all parties involved.

UNDERWRITING

Underwriting is centered on market and financial analysis to determine if a project is viable. It involves evaluating market fundamentals—like trends, supply and demand, comparable projects, and job market conditions—alongside financial modeling based on current rates and accurate cost data from current projects. The result is a well-supported case for the project's success.

CORE TEAM

This component is about assembling the right high-performing team. It ensures that each partner is in a role that suits their strengths and that the team brings deep industry experience, a collaborative mindset, and a focus on long-term value. A well-aligned team, committed to transparency and investor outcomes, is key to navigating challenges and delivering results.

CAPITAL STACK

The Capital Stack defines how the project is financed through a strategic mix of debt and equity. The aim is to maximize returns while managing risk. It also includes bringing in partners who can contribute not just capital, but expertise and networks, adding both stability and flexibility to support future growth.

EXIT STRATEGY

A clear exit strategy—whether that's a sale, refinance, or another path—is outlined from the beginning, including timelines and return targets. It also accounts for backup options, like holding the asset longer or shifting the buyer profile, to stay adaptable in changing market conditions.

EXECUTION

Execution is driven by proven systems—like the Entrepreneurial Operating System (EOS)—that bring structure to the day-to-day. These systems improve accountability, keep teams aligned, and ensure consistent progress toward project goals.

DUE DILIGENCE

This phase involves a close look at the people and the project. It includes background checks on partners, reviewing past project performance, and assessing current market conditions and financial projections. It's all about reducing risk and confirming that the project is aligned with strategic goals and worth pursuing.

WALT & CAIYUN JOHNS Q&A

Can you briefly share your background and a key experience that shaped who you are today?

Caiyun Johns - Caiyun holds a Master's degree in Mechanical Engineering from Huazhong University of Science and Technology in China and a Bachelor of Arts in Computer Science from Western Oregon State University. She has held professional roles at leading corporations, including Hewlett Packard, Micron, Telemetric, Sensus, and EnerNOC. Beyond her formal education, Caiyun has pursued extensive personal financial education through resources such as Rich Dad, Note School, Grant Cardone's 10X, and Brad Sumrok's Apartment Investor Mastery.

Walt Johns -A United States Air Force veteran, Walt served honorably from 1982 to 1992, graduating from the Community College of the Air Force and Air Force Leadership School. He also attended Clinton Community College in Plattsburgh, NY, the University of Phoenix in Boise, ID, and Boise State University, majoring in Business and Aerospace Systems. Walt's corporate experience includes roles at Hewlett Packard, Western Aircraft, and Jackson Jet Center. He has invested significantly in personal development, completing courses from Robert Kiyosaki's Rich Dad, Financial Freedom, Real Estate Cashflow Blueprint, Decker Effective Communications, Kepner-Tregoe Advanced Statistical Process Control, Six Sigma, Dale Carnegie Skills for Success, Zig Ziglar Sales and Coaching, and Brad Sumrok's Apartment Investor Mastery.

What does 'freedom of purpose' mean to you, and how do you pursue it?

Walt and Caiyun are accomplished entrepreneurs living a life of abundance and financial freedom. Their success is built on thriving careers and a commitment to continuous education in business, finance, and real estate investing. By leveraging their combined expertise and training, they have transcended the limitations of a traditional JOB, achieving their dreams through strategic investments.



What inspired you to invest in real estate or private equity and what goals were you aiming to achieve through your investments, and how have they impacted your life?

We are active investors in mobile homes and single-family residences in Idaho, employing the BRRRR strategy (Buy, Rehab, Rent, Refinance, Repeat). As passive investors, we hold stakes in 16 multi-family apartment syndications across Florida and Texas, representing over 3,400 units. Five of these syndications have completed full cycles, delivering an average annual return of 30% and an average equity multiplier of 2.06. The total capital value of our current syndication investments exceeds $300 million.

Additionally, we are General Partners in River Birch, a Build-to-Sale (BTS) project in Eagle, Idaho, developing 94 single-family homes and townhomes on 26 acres near a golf course. While syndications carry inherent risks, the potential rewards are substantial, consistently outperforming traditional investment opportunities. Our disciplined approach to investment decisions has enabled us to achieve financial independence and a life free from traditional employment constraints. We prioritize sound, practical judgment in all our investment decisions for the future.

What challenges did you face when starting to invest, and how did you overcome them?

Balancing demanding careers that provided strong income but limited retirement security posed significant challenges. Through real estate education, innovative investment strategies, hard work, and creativity with a willingness to face challenges, we overcame these obstacles to build substantial wealth.

What's a key lesson you've learned about investing?

A key lesson we've learned is that any dream can be achieved through focused intention and persistent action. By forging our own path, undeterred by external doubts, we've applied our intellect and effort to create a robust investment portfolio.

What are your future financial or personal goals?

Our strategic investments have granted us the freedom to retire early from traditional employment, allowing us the freedom to pursue new opportunities and grow our wealth. Our diversified portfolio includes mobile homes, single-family residences, Build-to-Rent (BTR) properties, Build-to-Sale (BTS) projects, multi-family syndications, stocks, funds, certificates of deposit, and savings. This financial independence enables us to live comfortably, travel, and dedicate time to our passions, bringing us immense happiness and profound fulfillment.

What advice would you give someone considering investing with a firm like ours?

We believe that diligent saving, ongoing financial education, and decisive action are the cornerstones of achieving financial freedom.

What's a key lesson you've learned about investing?

Strong connections, built through networking and social events, are a huge asset for investors.





ECW

Comprised of **Epic Capital Funds**, **Cedar and Sage Homes**, **Walsh Group** – ECW is a team of experienced developers and builders with over 100 years of combined expertise in the Pacific Northwest. Collectively, the partners of ECW have completed more than $1.3 Billion in residential developments, delivering over 2,100 multifamily, single-family, and townhome units, and consistently achieving returns exceeding 20%.



At **Epic Capital Funds**, we recognize the significance of tailoring investments to meet the needs of our valued clients, whether they are long-standing or new relationships or even first-time investors. Our commitment to building solid relationships motivates us to introduce investment opportunities that are both investor friendly and have a local focus, enabling us to contribute to the growth and development of the communities we serve.

Cedar and Sage Homes stands as a distinguished real estate developer and premier custom home builder, dedicated to the essence of Northwest living. Our presence is not just professional; we live and work in the highly coveted communities spanning the Pacific Northwest and Intermountain West. Proficient in crafting distinctive multi-unit residential and mixed-use properties, we thrive in both established and burgeoning markets. Our expertise extends to aiding residential clients in designing and constructing custom vacation homes, enriching their lives and establishing a generational legacy in areas of enduring beauty.

The Walsh Group is a family owned Real Estate Development company based in Boise, Idaho. For the past 40 years, Ron Walsh and Nick Walsh have primarily developed ground-up residential projects throughout the Pacific Northwest along with a handful of senior living projects in the western US. Our commitment to quality, lifestyle and attainable pricing drives our development philosophy on every project.

ECW **PROJECTS**



RIVER BIRCH EAGLE ID
Residential SFR Townhomes - 94 Units
24.1% Target IRR | $3.1M Equity Raise | 4 Year Hold



WEST RICHLAND RICHLAND WA
Residential SFR Townhomes - 80 Units
20.1% Target IRR | $3.3M Equity Raise | 4 Year Hold



SALTESE CREEK SPOKANE WA
Multifamily 320 Units Over 2 Phases
23% Target IRR | $12.5M Equity Raise | 4 Year Hold



WARM SPRINGS BOISE ID
Residential SFR Townhomes - 33 Units
22% Target IRR | $2.4M Equity Raise | 3 Year Hold



COFFEY TOWNHOMES BOISE ID
Residential SFR Townhomes - 76 Units
22% Target IRR | $4.1M Equity Raise | 3 Year Hold



ECW DEBT FUND BOISE ID
Debt Fund - Fixed Income
14% | Monthly Distributions | $10.8M Raised

KESHAP GROUP

The Keshap Group started in 2003 with the acquisition of 6 Denny's (located in HI and CA) and has since expanded through development and acquisition to 50+ restaurants in operation or under contract across 6 states and 5 brands (Denny's, Keke's, Papa John's, Dave's Hot Chicken, and Gong cha) with over $100M in total revenues across business and real estate. The Keshap Group is the 7th largest Denny's franchisee in the world, the largest Papa Johns franchisee in Washington, and owns the highest volume Dave's Hot Chicken in the world (on track to reach revenues of $10M+ this year in a 2500 sf space.)

The Keshap Group is in the process of rolling up 80+ Denny's across the nation (to become the world's 2nd largest Denny's franchisee), has development contracts for 9 more Dave's Hot Chicken in Western Washington, and is the master franchisee for Gong cha in the Pacific Northwest with development contracts for over 50 Gong cha units across WA, ID, and OR.







KESHAP **PROJECTS**

TOTAL EMPLOYEES **1326**

TOTAL LOCATIONS **53**

TOTAL REVENUE **~100M**

OPERATING EXPERIENCE **30+ YEARS**

Gong cha

CONFIRMED LOCATION **SEATTLE**

Identification and development of 50 locations across the Pacific Northwest

keke's BREAKFAST CAFE

CONFIRMED LOCATION **CALIFORNIA**

Identification and development of 13 locations across California

MTN ORIGINS

MTN Origins was built upon the idea of flipping the traditional construction company model on it's head and doing things in a way that yields better results. Pulling from 25+ years of construction management experience, Layne Thompson was convinced that there was a better way to develop and build.

Project partners, not employees – Rather than hire employees who might leave a project mid-way through, MTN Origins partners with key players on projects. Our Managers, Foremen, and Superintendents are contracted with MTN Origins for each specific project, giving them a sense of ownership in the project, and better incentivizing them to bring projects in on-time and on-budget.

Lean Project Development, driven by extensive pre-construction work – World class athletes know that performance on game day is actually based on years of training and preparation. The same is true of world-class design and construction. In order to tightly control budgets, quality and timelines, MTN Origins brings trade partners and design partners together in a series of pre-construction charrettes. This fosters teamwork and productive interdependency between project stakeholders resulting in less scope gaps that cause time and cost impacts. We also utilize an in-depth estimation and buyout process to tightly control pricing.



MTN ORIGINS **PROJECTS**



3,850 SF | 4 bed, 4.5 bath | $7 M sales
Completed June 2024

This home is located on an elevated Elkhorn parcel, offering expansive window walls framing Bald Mountain views from the bright master, living and dining areas. The home is wrapped in continuous exterior mineral wool insulation and rain screen system. Cedar wood siding with a custom multi-step finish clads the home's exterior with locally sourced Oakley stone veneer.



27,500 SF | 10 Residences | $27 M sales
Completed Spring of 2023

The Crown Ranch site is perched high above the Elkhorn valley in Sun Valley offering spectacular and panoramic views. Surrounded by non-buildable open space on three sides, the site has direct access to hiking trails on public open space. A short drive to Sun Valley Resort and Ketchum downtown entertainment and restaurants.



12,000 SF | 6 bed, 6.5 bath | $11.2 M
Completed September 2023

Set adjacent to the Snake River on a secluded 200 acre site, this project consisted of a rustic homestead style architecture estate home and also the construction of multiple bridges, ponds and outbuildings. The stone building that forms the great room has a unique gambrel roof over it supported by 13 site built trusses made of reclaimed wood and custom steel turnbuckles.





EPIC CAPITAL FUNDS

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