2026



EPIC CAPITAL FUNDS

IMPACT REPORT

LET'S BE EPIC TOGETHER





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 **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.

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.

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 **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.

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.

COMPANY STAND

LIVE IN THE **PRESENT**

Resolve with the past

Forgive **quickly**

CREATE IDEAL FUTURE

Work SMART

Own time and resources

Develop *productive* habits

Embrace radical *honesty*

KNOW and LOVE people

CREATE **HARMONY**
between personal, family, and work



CONTENTS

10 YEAR TARGET

Positively impact

5000 LIVES

by creating lasting value across every dimension of the human experience:

FINANCIAL
SPIRITUAL
RELATIONAL
PERSONAL
SOCIAL

04 PRESIDENT'S LETTER

06 SUCCEED MODEL

08 INVESTMENT PROCESS

09 RECENT MILESTONES & PERFORMANCE METRICS

10 EPIC IMPACT

16 THE TEAM

PARTNER SPOTLIGHTS

24 IMPACT EQUITY

26 KESHAP GROUP

30 ECW

28 MTN ORIGINS

33 VENDOR SPOTLIGHT

34 INVESTOR SPOTLIGHT

Epic Capital Funds
2026 IMPACT REPORT

Dear Investors, Partners, and Friends,

Today, as I present our 2026 Epic Impact Report, I am deeply grateful for the partnership and trust you have placed in Epic Capital Funds. Together, we are pursuing a bold and meaningful vision: **Freedom of Purpose**.

Freedom of Purpose is the powerful convergence of financial independence, time sovereignty, and personal clarity—the ability to live life on your own terms and dedicate yourself fully to what matters most. It is the foundation upon which we are building legacies of lasting freedom, fulfillment, and positive change that will endure for generations.

Our ten-year vision is to positively impact 5,000 lives by creating enduring value across five interconnected pillars of human flourishing:

Financial: Delivering consistent, market-leading returns exceeding 12% while building sustainable, generational wealth that fuels greater impact.

Spiritual: Leading with unwavering integrity, authenticity, and alignment between our core values and every decision we make.

Relational: Cultivating deep, trust-based relationships with investors, partners, team members, and the communities we serve.

Personal: Investing in the growth of the whole person—strengthening character, capability, confidence, and well-being—so individuals can reach their highest potential.

Social: Driving meaningful progress in our communities and beyond, creating positive ripple effects that extend far beyond financial returns.

Purpose, Investment Vehicles, and Partnerships

Our mission is clear: to deliver Freedom of Purpose through thoughtfully engineered real estate and private equity investment vehicles. These strategies are designed to generate reliable income, preserve capital, and build enduring wealth across diverse industries and geographies, with disciplined risk management that performs through all market cycles.

What sets us apart is our rigorous focus on partnering with exceptional leadership teams—seasoned professionals with decades of proven collaboration, a track record of solving complex challenges, and a shared commitment to placing investors first. We build deep, trust-centered relationships with these teams and actively engage in their pipelines to identify and secure the highest-quality opportunities.

Gratitude for Our Investors

To our investors: you are the heart of Epic Capital Funds and Impact Equity Partners. Your trust empowers us to deliver not only strong financial outcomes but also the freedom and peace of mind to pursue lives of purpose. We are committed to building multi-generational relationships rooted in transparency, performance, and shared values. Thank you for walking this journey with us and for helping create both generational wealth and generational impact.

Epic Impact in Our Communities

At Epic Capital Funds, we believe true success is measured by more than returns. We are proud to support organizations that strengthen families, protect the vulnerable, and uplift communities:

- **Advocates Against Family Violence**
- **Idaho Youth Ranch**
- **Good Samaritan Home**
- **Back the Blue Idaho**
- **Boise Choristers Music Scholarship**
- **Millennial Choirs & Orchestras (MCO)**
- **NIL programs supporting student-athletes**

These partnerships reflect our conviction that capital, when deployed with intention, becomes a powerful force for good.



Looking Ahead

The future is bright. With disciplined execution, exceptional partnerships, and an unwavering commitment to our values and ten-year vision, we are well positioned to deliver even greater returns and impact in the years ahead.

I invite you to continue—or begin—your journey with Epic Capital Funds. Together, let us create something truly extraordinary.

Let's Be Epic. Together.

With gratitude and purpose,

Rich Jarvis
President, Epic Capital Funds

EPIC SUCCEED Model

Epic Capital Funds harnesses its Epic **SUCCEED** model 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.

• LEGAL, FINANCIAL, AND OPERATIONAL • MANAGES RISKS, TAXES, AND COMPLIANCE
• DEFINES ROLES, RESPONSIBILITIES, AND DECISION-MAKING AUTHORITY

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.

• MARKET ANALYSIS • FINANCIAL MODELING • PROJECT VIABILITY

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.

• LONG-TERM RELATIONSHIP FOCUS • INDUSTRY EXPERTISE • TEAM ALIGNMENT

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.

• DEBT & EQUITY • MAXIMIZE RETURNS WHILE MINIMIZING RISK • STRATEGIC PARTNERS

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.

• EXIT STRATEGIES • MILESTONE VS TIMEBOUND • MARKET CYCLE ADAPTABILITY

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.

• PROVEN OPERATING SYSTEMS (EOS) • VISION AND TRACTION
• COMPONENTS OF A SUCCESSFUL BUSINESS

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.

• STRATEGIC ALIGNMENT • PEOPLE AND PROJECT ANALYSIS • TRUST BUT VERIFY

PURPOSE

We empower our clients to discover and pursue their true purpose by delivering the financial independence and time freedom needed to live with clarity, passion, and lasting significance.

INVESTMENT VEHICLES

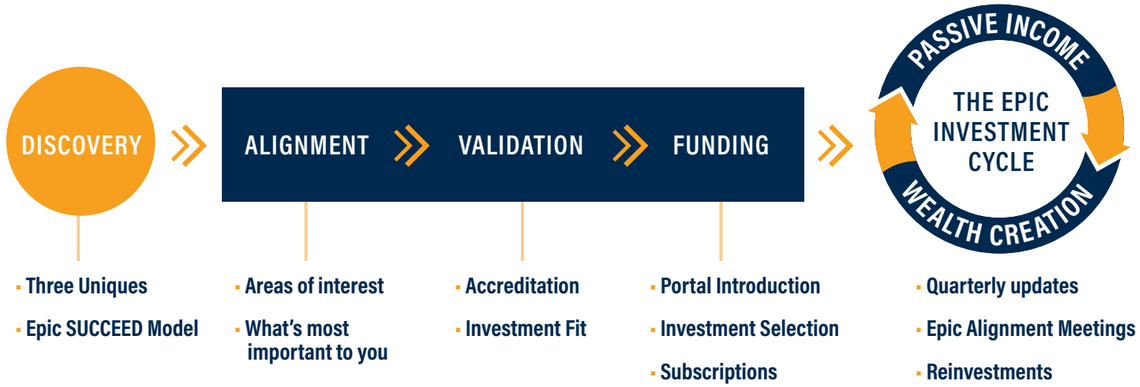
Diverse investment opportunities across real estate and business acquisitions, structured to deliver consistent income and long-term wealth creation.

PARTNERSHIPS

We form strategic partnerships with experienced teams of operators, builders, and developers who have a proven track record of delivering reliable, high-quality outcomes through every market cycle.

THE EPIC INVESTMENT PROCESS

ACHIEVING FREEDOM



Since 2023

FUNDED PROJECTS
14

$63,763,944
CAPITAL RAISED

WEEKS OF CONSECUTIVE INVESTOR CONTRIBUTIONS
70

$134,077
AVERAGE INVESTMENT

ACTIVE INVESTMENTS
486

$13,765,302
DISTRIBUTIONS

KEY PROJECTS

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

RECENT **MILESTONES** & PERFORMANCE **METRICS**

THIS IS EPIC!

- **Impact Equity Partners** has acquired a U.S. manufacturer of high-quality adhesives with distribution in over 30 countries. The structure will provide $1.1M of bonus depreciation from the included real estate and potential tax-free capital gains on the future sale.
- Successfully completed the first 18 months of implementing **EOS** with Max Reich, tripling gross revenue and adding five full-time employees.
- Successfully raised $16.2 million for the **ECW Debt Fund**, distributed $2,088,517 to investors, and recycled twelve paid-off loans totaling $2,302,200.
- In collaboration with MTN Origins, we raised $5.525 million for the **Norhaven Brundage project** — a 54-unit ski-in/ski-out townhome development. First phase will deliver in 2027.
- Successfully raised $9.7 million for the **Epic Evergreen Debt Fund** to support the Keshap Group, operators of the world's highest-grossing Dave's Hot Chicken locations.
- Successfully launched **the Epic Investor Podcast** - your guide to achieving financial freedom through private equity and real estate investing. We break down complex strategies into simple, actionable insights to help you build sustainable passive income, make smarter investment decisions, and create a richer, more fulfilling life on your own terms.





MILLENNIAL **CHOIRS & ORCHESTRAS (MCO)**







Epic Capital is proud to sponsor Millennial Choirs & Orchestras because we believe beautiful, excellence-driven music has the power to uplift lives and strengthen communities.

Founded in 2007, MCO brings together musicians of all ages—especially youth—from diverse backgrounds to perform sacred and classical music at the highest level. Their work goes far beyond concerts and recordings. It creates a genuine experience where participants learn discipline, sacrifice, unity, and service while building lasting relationships and deepening their faith and character.

By supporting MCO, we directly invest in programs that inspire hope, reinforce timeless values, and strengthen families. In a divided world, their focus on spiritual and patriotic music fosters peace, joy, and connection—outcomes that align perfectly with our desire to make a meaningful, positive impact. We are honored to help bring this transformative musical experience to more lives across the United States — and to inspire a new generation to embrace beauty, excellence, and timeless values.

BOISE CHORISTERS MUSIC SCHOLARSHIP





Founded in 1941 as the Tuesday Musicale Chorus, the Boise Choristers are Boise's longest-running women's choral organization. Over more than 80 years, this passionate ensemble has grown into a beloved community institution, performing sacred, classical, folk, patriotic, and Broadway music while directing concert proceeds into scholarships for local music students.

The Boise Choristers Music Scholarship continues that tradition by supporting graduating seniors from the Boise and West Ada school districts as they pursue music at Boise State University and beyond. These funds do more than cover tuition or lessons — they affirm the value of the arts and invest in the next generation of musicians and leaders.

Epic Capital is proud to support the Boise Choristers Music Scholarship. By partnering with this historic organization, we uphold a legacy of community generosity, musical excellence, and opportunity for local youth. We believe music education cultivates character, drives personal excellence, and creates lasting pathways for young people. Through this sponsorship, we are honored to help empower Boise's emerging artists to dream boldly and achieve at the highest levels.

GOOD SAMARITAN HOME

Epic Capital is honored to champion the mission of Good Samaritan Home. We believe that safe, stable housing is the foundation for human dignity, renewed hope, and lasting opportunity. Since 1942, Good Samaritan Home has been a beacon of compassion in Boise, providing permanent housing, nutritious meals, and a true sense of community to low-income adults. As the oldest organization of its kind in the Treasure Valley, it has offered stability and support to more than 1,000 individuals over eight decades—helping them move beyond homelessness toward health, self-sufficiency, and brighter futures.



Through ongoing financial support and the active board service of our colleague Rich Jarvis, Epic Capital is committed to amplifying Good Samaritan Home's vital work. In a world where many feel unseen and unstable, we are honored to help ensure this cornerstone of compassion continues to thrive — building a future where every person in the Treasure Valley has a safe place to call home and the opportunity to flourish.

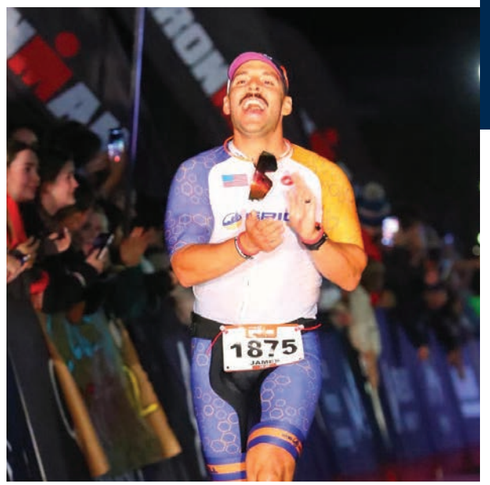
IDAHO **YOUTH RANCH**

Since 1953, the Idaho Youth Ranch has been a trusted lifeline for at-risk youth and families across Idaho. What began as a visionary ranch for children in need has grown into a comprehensive network of care that includes trauma-focused therapy, emergency shelter, residential treatment, adoption services, equine therapy, outpatient counseling, and job readiness training through YouthWorks. The Idaho Youth Ranch's work goes far beyond providing services. It creates a foundation of stability, resilience, and belonging that helps young people heal from trauma, rediscover their potential, and step into adulthood with confidence and purpose.

Each year, Epic Capital strives to make an "Epic Impact" in the communities we serve. We believe every child deserves hope, healing, and the opportunity to overcome trauma and build a brighter future. In 2025, our colleague James Morrell competed in a series of Ironman triathlons and endurance events to raise both funds and awareness for the Idaho Youth Ranch. We are proud to announce that this campaign along with the Gala Event raised $18,965 for the organization.

Throughout 2025, James competed in the following events:
IRONMAN 70.3 - Coeur d'Alene, ID
Bogus Basin Hill Climb - Boise, ID
IRONMAN 70.3 - Boise, ID
IRONMAN 70.3 - Tri-Cities, WA
IRONMAN Arizona - Tempe, AZ







BACK THE BLUE

Epic Capital is pleased to stand with Back the Blue Idaho. We believe law enforcement officers and their families are the frontline guardians of the freedoms we cherish and the safety we enjoy.

Founded from a simple desire to say "thank you," Back the Blue Idaho began when Joe Anderson and friends delivered Christmas dinners to the Meridian Police Department. That one family's act of gratitude has grown into a statewide movement. Through acts of kindness, community rallies, charitable giving, and public appreciation, the organization lifts officers' spirits and helps them feel the tangible support of the communities they serve.

Epic Capital actively supports Back the Blue Idaho by volunteering each Christmas to serve meals and by amplifying the organization's important work. In doing so, we help ensure Idaho's law enforcement officers and their families know they are deeply appreciated and never stand alone.





ADVOCATES **AGAINST FAMILY VIOLENCE**

Founded in October 2002, Advocates Against Family Violence (AAFV) opened Hope's Door emergency shelter in 2004 to provide a safe haven for women and children fleeing violence. What began as a grassroots effort in Canyon County has grown into a vital community resource serving the entire Treasure Valley. In 2025 alone, AAFV delivered over 38,000 services—including crisis support, emergency shelter, court advocacy, counseling, case management, and outreach.

By partnering with AAFV, Epic Capital proudly invests in hope and healing for survivors across the Treasure Valley. In a world where too many lives are shattered by violence, we are honored to help carry this life-changing work forward — empowering survivors with safety, strength, and a path to a brighter future

"AAFV gave me a safe place to be heard and helped me find the strength to rebuild my life. I'm forever grateful for their support."
~ Survivor



NIL PROGRAMS

Epic Capital is thrilled to participate in the NIL program at Eastern Washington University. With many of our projects located in the Tri-Cities area, EWU is a natural partner for us in that region. We believe in investing in student-athletes who demonstrate strong character, discipline, and a commitment to excellence both on and off the court.





EMMETT MARQUARDT

My name is Emmett Marquardt. I'm from Seattle, Washington, and I'm studying psychology at Eastern Washington University. I attended Garfield High School in Seattle's Central District, where I won the Washington state championship during my senior year. I originally came to Eastern to play under the previous coaching staff, but I'm excited to help Coach Monson bring a winning culture back to Cheney!



Emmett Marquardt was a key contributor in the frontcourt for the Eastern Washington Eagles men's basketball during the 2025–26 season. The forward appeared in 28 games with 11 starts and averaged **5.5 points** per game while shooting **44 percent from the field**, providing consistent scoring and versatility for the Eagles.

Marquardt has **155 total points** on the season so far. He also stretched the floor offensively, shooting **37.8 percent from three-point range**, while contributing rebounds and interior defense throughout the season. Marquardt's steady production and ability to impact the game on both ends helped strengthen Eastern Washington's frontcourt throughout the year.

ALTON HAMILTION IV

My name is Alton Hamilton IV. I'm majoring in English Secondary Education. I aspire to teach high school English and eventually become a college professor. I'm from Fontana, California. I grew up with my younger brother Ayden, who plays basketball at Life Pacific University, along with my mom Jill, who works at T-Mobile, and my dad, Alton Hamilton III, a retired California Highway Patrol officer. I attended Etiwanda High School, where I played two years of varsity basketball. I then played at Lewis-Clark State College, where our team made two national tournament appearances.

In the 2024-25 season, I was named Conference Player of the Year and earned First Team All-American honors. I decided to transfer to Eastern Washington University this year to continue developing as an athlete, student, and competitor. I'm excited to be a major contributor on a successful and disciplined basketball team this season.



Junior forward Alton Hamilton IV was a key frontcourt presence for the Eastern Washington Eagles men's basketball during the 2025-26 season. The 6-9 forward from Fontana, California started 31 games and averaged **13.2 points**, **5.7 rebounds**, and **2.3 assists** per game while shooting **56.2% from the field**, ranking among the team's most efficient scorers.

Hamilton provided a consistent interior scoring option and physical rebounding presence throughout the year, recording several strong performances down the stretch, including multiple 20-point outings late in the season. His season high came with **24 points against Weber State**, highlighting his ability to dominate inside and finish efficiently around the rim. He earned Second Team All-Big Sky this season as well.

RICH JARVIS

President

Rich is a seasoned entrepreneur, two-time U.S. patent holder, and President of Epic Capital Funds. His career is defined by overcoming challenges across diverse industries, including farming, finance, real estate, and innovation.

With 28 years of management experience and 22 years in finance, Rich has served as a visionary leader, consultant, private lender, and fund manager for both real estate and private equity. He excels at building strategic partnerships that deliver strong results across all market cycles.

He purchased his first real estate property in 1998 and converted it into a rental in 2003. In 2004, he began managing private debt funds and quickly generated more than $39 million in new business. In 2010, he was recognized nationally as a top-ten producer in his financial services practice. In 2016, he earned an Executive MBA from Boise State University on a Pathway to Innovation Scholarship and an Executive Leadership Certificate from Cornell University.

In 2021, Rich co-founded Epic Capital Funds, which officially launched in February 2022. One year later, he bought out his partners and refocused the firm on building high-performing teams and forging strategic partnerships to secure strong project pipelines. Since 2023, these partnerships have capitalized more than $675 million in real estate developments across the Intermountain West.

Epic Capital Funds is dedicated to empowering investors and partners to achieve freedom of purpose while positively impacting 5,000 lives.









Our family's journey began in 1996 as college sweethearts at Brigham Young University. Today, we are a close-knit family of 12: our daughter, four sons, a son-in-law, a daughter-in-law, and three grandsons. Together, we've built our lives on a strong foundation of love, faith, and shared dreams. Our core values—Faith, Family, Growth, Integrity, and Joy—guide everything we do.

In 2003, we purchased the home where Rich grew up and raised our children on an 80-acre farm in Meridian, Idaho. Farm life taught our kids responsibility and resilience. Each day included changing irrigation lines before and after school, caring for animals, and inventing their own adventures. The farm became more than just a home—it was a playground for imagination and a living classroom for life's most important lessons, especially the law of the harvest.

Between 2008 and 2011, like many families, we faced significant financial challenges during the real estate market downturn. In 2012, we started fresh in Southwest Boise. Though difficult, these experiences strengthened our faith and reinforced a powerful truth: together, we can do hard things.

Over the years, we've lived in Meridian, Boise, and Eagle, Idaho, building many cherished friendships across the Boise Valley. We now call Middleton home, where we continue to enjoy the outdoors—hiking, camping, paddleboarding, and skiing on both water and snow—as often as we can. Our kitchen and living room remain the heart of our home, a gathering place filled with good food, lively stories, laughter, and memories shared with family and friends. We are deeply grateful for life's journey and the meaningful relationships we've built along the way.

> THERE IS NO CHANCE, NO DESTINY, NO FATE,
> THAT CAN CIRCUMVENT, OR HINDER OR CONTROL
> THE FIRM RESOLVE OF A DETERMINED SOUL.
> - Ella Wheeler Wilcox

JASON MORRIS

Co-Founder Impact Equity Partners

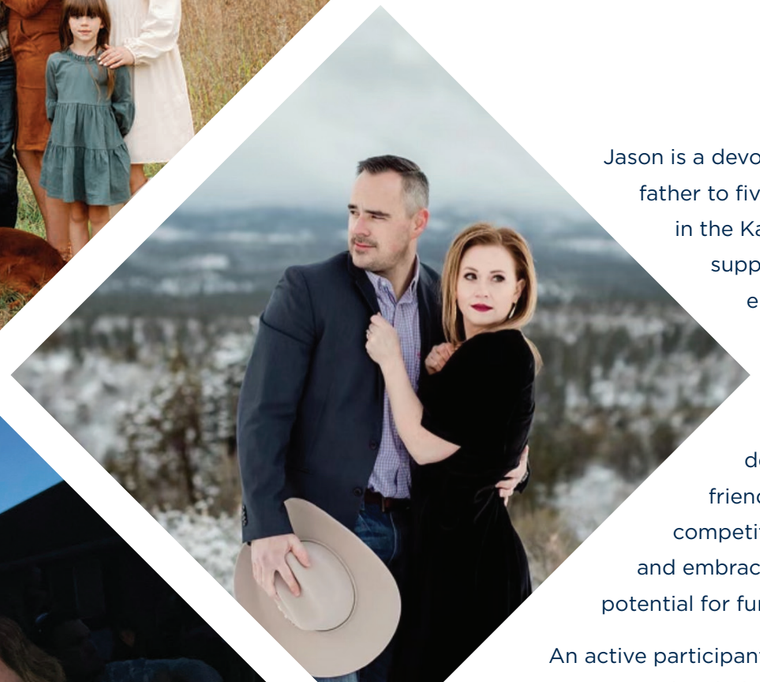
Jason Morris is an accomplished Portfolio CEO with over a decade of leadership experience in SMB and within a prominent private equity firm, where he successfully drove growth and transformation across diverse industries, including grocery retail, plumbing manufacturing and distribution, asphalt, and 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.

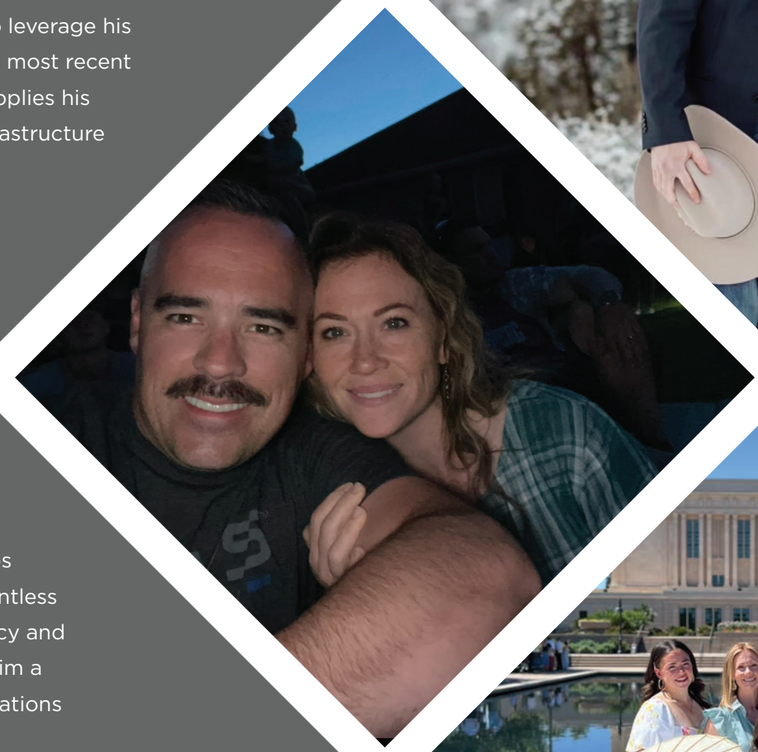
Now a Founder at a separate private equity firm, Jason continues to leverage his extensive expertise to shape the future of innovative businesses. His most recent acquisitions have centered on the server hosting sector, where he applies his strategic insight to capitalize on the growing demand for digital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

RICHY JARVIS

Title: Investor Associate
Joined the Team: July 2025
Based In: Idaho





WHY EPIC?
What drew you to the "Epic Team"?

- Alignment, Culture, and Growth Opportunities

What excites you most about the firm's mission?

- I've always wanted to do something for work that I enjoyed and allowed me to prioritize my family while making an impact. The work we do at Impact Equity Partners truly has the capacity to enable individuals to achieve their freedom of purpose, including myself and my family.

OUTSIDE THE OFFICE
Hobbies / Interests

- Richard enjoys volunteering in his church, playing with his sons, spending time outdoors, assembling puzzles, reading, gaming, Hebrew studies, and most of all, quality time with his wonderful wife, Natalie.

PERSONAL PHILOSOPHY

A book that influenced you:
Unreasonable Hospitality
– by Will Guidara

A quote that influenced you:
"Men, take care not to make women weep, for God counts their tears."
– Thomas S. Monson

TATYANA HUDSON

Title: Executive Assistant
Joined the Team: May 2025
Based In: Jamaica

WHY EPIC?
What drew you to the "Epic Team"?

- What initially drew me to Epic was the team's intentional approach to filling the Executive Assistant seat. It wasn't about hiring just anyone quickly it was about finding the right person who truly aligned with the firm's core values. That stood out to me because it showed how much the team prioritizes culture and long-term alignment.

  Now that I've been with Epic for almost a year, what truly keeps me here is seeing those values lived out every day. At Epic, the core values aren't just words on a wall or in a handbook they are something you genuinely see and experience in how the team works together. Whether it's leading with integrity, showing kindness, or living the 20 Mile March, those values show up daily in the way people support each other and approach their work. It's a culture where you can be authentic, ask questions freely, ask for help when you need it, and continue growing both personally and professionally. It truly feels like everyone here is the right person in the right seat.

What excites you most about the firm's mission?

- What excites me most about Epic's mission is the focus on helping people build long-term wealth while creating the freedom to live with purpose. It's inspiring to be part of a firm that is not only focused on strong investment performance, but also on helping investors gain the freedom to live intentionally and pursue what matters most to them.

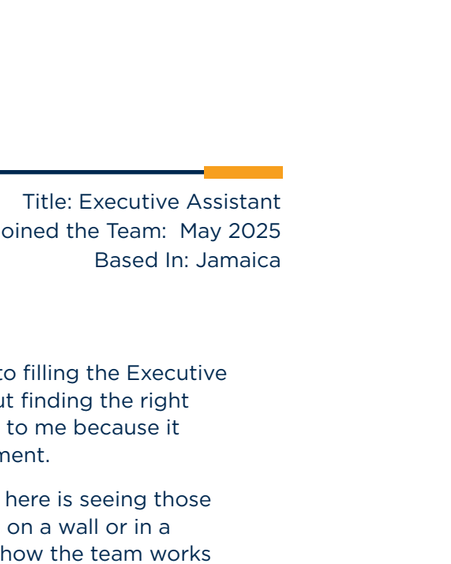
OUTSIDE THE OFFICE
Hobbies / Interests

- I enjoy spending time with my family and experimenting with new spices and flavors in the kitchen, food is a big part of our culture in Jamaica. I also love exploring new beaches around the island and creating my own DIY self-care products as a fun way to relax and unwind.

PERSONAL PHILOSOPHY

A book that influenced you:
The 7 Habits of Highly Effective People
– Stephen Covey

A quote that influenced you:
"I can do all things through Christ who strengthens me."
– Philippians 4:13





KEY **CONTRIBUTOR**

JAMES MORRELL

Team: Investor Success
Joined the Team: October 2024
Based In: Meridian, Idaho





WHY EPIC?

What drew you to the "Epic Team"?

- I was drawn to the Epic Team because of the strong alignment in values and vision, and the authenticity of the team. There's a genuine, down-to-earth culture where people are honest, approachable, and intentional in how they show up. It's clear this is a team that truly cares—about each other and about the people we work with.

What excites you most about the firm's mission?

- What excites me most is the depth of impact Epic is able to create. It's not just about financial outcomes—they're helping foster meaningful connections on a human, relational, spiritual, and social level. Being part of something that influences people's lives in a more holistic way, beyond just returns, is incredibly meaningful to me.

OUTSIDE THE OFFICE

Hobbies / Interests

- 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.

PERSONAL PHILOSOPHY

A book that influenced you:
The Art of Happiness – by the Dalai Lama and Howard C. Cutler

A quote that influenced you:
"***The happiness of your life depends on the quality of your thoughts.***" – Marcus Aurelius









IMPACT EQUITY PARTNERS

Impact Equity Partners, founded by Rich Jarvis and Jason Morris, is a purpose-driven private equity firm focused on acquiring manufacturing, distribution, and service businesses across the United States with $1–3 million in EBITDA.

By combining the founders' extensive experience in finance, real estate, private equity, and operational leadership, the firm is well positioned to identify, acquire, and scale high-potential companies. Through strategic insight and disciplined management, Impact Equity Partners drives sustainable growth and long-term value creation.

Rich Jarvis's expertise in finance, real estate, and entrepreneurship complements Jason Morris's proven track record in private equity, operational leadership, and strategic acquisitions. This synergy enables a disciplined approach to targeting businesses with strong growth potential.

Committed to innovation and operational excellence, Impact Equity Partners delivers long-term value for stakeholders and serves as a trusted partner for investors seeking transformative growth.



Jim and Lezlie McConnell, founders of McConnell Labs

BUSINESS ACQUISITION

On December 19, 2025, Impact Equity completed its first acquisition: a premier U.S.-based manufacturer specializing in high-quality, FDA-registered UV nail gel products. The company is a trusted global supplier that benefits from significant barriers to entry, supported by decades of proprietary formulations and strict regulatory compliance.

In mid-2024, the company introduced a breakthrough formulation expected to reduce manufacturing costs by approximately 50%, materially improving profitability and scalability. Despite market volatility, the business has delivered resilient revenue growth, with trailing twelve-month revenue of $6.45 million and EBITDA of $1.18 million.

It serves the salon-direct, distributor, and private-label segments. Operating without a dedicated sales team, the company has still achieved strong organic growth, expanding into over 30 countries. The global UV gel market is currently valued at approximately $40 billion and is projected to exceed $54 billion within the next six years.

Impact Equity acquired both the business and the associated real estate at closing. This structure provides $1.1 million in bonus depreciation from the real estate and the potential for tax-free capital gains on a future sale.

LEADERSHIP TEAM



Stephanie Hooper
Chief Growth Officer



Nate Meyer
General Manager



Alyssa Allen
Technical Director

KESHAP GROUP

Keshap Group is a leading multi-brand restaurant operator and developer founded in 2003. Through organic growth and strategic acquisitions, the company has expanded to more than 50 restaurants in operation or under contract across six states, spanning five brands: Denny's, Keke's, Papa John's, Dave's Hot Chicken, and Gong Cha. The group generates over $100 million in combined annual revenue from operations and real estate.

Notably, Keshap operates four high-performing Dave's Hot Chicken locations in Washington state. These stores consistently rank among the highest-grossing in the entire system, with one location exceeding $11 million in annual revenue — far above the system-wide average of approximately $3 million. All four stores deliver strong EBITDA margins of 23–24%. Keshap plans to open three to four additional stores in 2026.

The company continues to optimize its portfolio by closing underperforming locations while expanding high-potential concepts, all while maintaining robust same-store sales growth across its flagship operations.







KESHAP **PROJECTS**

TOTAL LOCATIONS - **4** (expected 7 open by end of 2026)
TOTAL EMPLOYEES - **240**
TOTAL REVENUES 2025 - Actual: **$12M**, Annualized **$17M**
PROJECTED REVENUES 2026 - **$35M**

TOTAL LOCATIONS - **35**
TOTAL EMPLOYEES - **1,050**
TOTAL REVENUES FOR ALL LOCATIONS - **$71M**
OPERATING EXPERIENCE - **23 years**

TOTAL LOCATIONS - **1**
TOTAL EMPLOYEES - **7**
TOTAL REVENUE PROJECTED - **$1M**
OPERATING EXPERIENCE - **1 year**

TOTAL LOCATIONS - **1** (opening June 2026)
EXPECTED - Rancho Mirage - Q2 2026

TOTAL LOCATIONS - **16**
TOTAL EMPLOYEES - **210**
TOTAL REVENUES FOR ALL LOCATIONS - **$17M**
OPERATING EXPERIENCE - **7 years**

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 was convinced that there was a better way to develop and build.

Project partners, not employees – Rather than hire employees, that 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.



PEOPLE & PROCESS

"A" player Project Partners that are committed to performing their role using defined, rigorous and standardized operating procedures with fanatical discipline.

Find and develop ongoing relationships with trades and design partners that are equally committed to exceeding the terms of their contract, beating the agreed upon schedule, working well with other trades and delivering work of exceptional quality.

Always keeping in mind that we WORK to LIVE so we can enjoy the amazing places we reside.

CURRENT **PROJECTS**



BRUNDAGE RESIDENTIAL

TOWNHOMES
MCCALL, ID

- 504 Ski-In/Ski-Out Residences
- 1,350 SF - 2,600 SF Homes
- 9.52 Acres of Land Area
- Total Raise: $5M



BRUNDAGE KINHAUS

CONDO-HOTEL
MCCALL, ID

- Preferred Return: 12%
- Target IRR: >25%
- Target Multiple: 1.9x
- Target Raise: $17.3M
- Hold Period: 5 Years



TAHOE CITY LODGE

CONDO-HOTEL
NORTH LAKE TAHOE, CA

- Preferred Return: 12%
- Target IRR: >25%
- Target Multiple: 1.9x
- Target Raise: $35.6M
- Hold Period: 3+ Years

ECW

Comprised of **Epic Capital Funds** and **Cedar & Sage Companies**— 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 Companies 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. Additionally, 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.





ECW

HOW IT STARTED VS **HOW IT'S GOING**





COFFEY TOWNHOMES GARDEN CITY, IDAHO | 76 UNITS





WOVEN TOWNHOMES BOISE, IDAHO | 33 UNITS





RESIDENCES AT RIVER BIRCH STAR/EAGLE, IDAHO
94 UNITS, 59 DETACHED SFR, 35 TOWNHOMES





THE GROVE AT WEST RICHLAND WEST RICHLAND, WASHINGTON
80 UNITS, 40 TOWNHOMES, 40 DUPLEXES

ECW

HOW IT STARTED VS HOW IT'S GOING





BLOOMSTONE KALISPELL, MONTANA | 137 TOWNHOMES





BROADMOOR PASCO, WASHINGTON | 94 UNITS





SALTESE SPOKANE, WASHINGTON | 320 UNITS





MAX REICH

Certified EOS Implementer

The Entrepreneurial Operating System—EOS—is a straightforward, proven system of simple tools to help business owners get what they want from their business. At its core are three things that leadership teams look for: **Vision**, **Traction**, and **Healthy**.

- **Vision** gets everyone on the same page—clearly defining where you're headed and how you'll get there.
- **Traction** builds discipline and accountability, so the whole team executes that vision week after week.
- **Healthy** means working together as a functional, open team—no drama, just trust and respect.

Every entrepreneur hits the same wall eventually, experiencing five universal frustrations that create chaos and stall progress:

1. **Lack of Control** — You're constantly reacting to fires instead of steering the ship; the business runs you, not the other way around.
2. **People Problems** — Wrong people in seats, misalignment, drama, or folks who don't get it, want it, or have the capacity (GWC) to deliver.
3. **Not Enough Profit** — Margins are thin, unpredictable, or just not where they should be despite all the hard work.
4. **Hitting the Ceiling** — Growth stalls; you've outgrown your current structure, processes, or team, and you can't seem to break through to the next level.
5. **Nothing's Working** — You've tried everything—new strategies, hires, tools—but issues keep recurring, and real progress feels elusive.

With six simple tools—**Vision**, **People**, **Data**, **Issues**, **Process**, and **Traction**—EOS cuts through that chaos, directly addresses these five frustrations, keeps you focused, and lets you grow without constant firefighting.

Max Reich turned his own business struggles into a passion for helping others thrive as a Certified EOS Implementer. Six years ago, inspired by a friend's success with Traction, Max sought a solution for his team's lack of alignment. EOS delivered the clarity and unity he needed. Today, he guides mid-sized companies across industries like healthcare, private equity, marketing, construction, manufacturing, hospitality, finance, automotive, and more. With compassionate directness, he champions real growth, and infuses teams with positivity; there's always a way forward. Max ignites transformations so owners gain traction, unlock potential, and live the EOS Life.

On a personal level, Max is married to the love of his life, Jennifer. They met later in life in a running group and enjoy an active outdoor lifestyle. They have a passion for serving others, investing, adventuring, and taking care of their dog, Bella.

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DOCEO WEALTH

Q&A WITH DAVID JOHAN, PRESIDENT

DOCEO
WEALTH

What inspired the creation of Doceo Wealth, and what is the core mission driving the firm today?

I didn't grow up around boardrooms or balance sheets. I grew up in a small farming community in France, where business wasn't something you studied, it was something you lived. Deals were made with handshakes. Trust wasn't written into contracts; it was built over time. And wealth wasn't abstract, it was land, equipment, relationships, and the quiet understanding that your word mattered. I was exposed to that world early. Real assets. Private lending. People backing each other, not because of spreadsheets, but because of conviction and reputation. Then I saw the other side of finance. A world that felt increasingly distant from the people it was meant to serve. Where advice became standardized, relationships became transactional, and complexity replaced clarity.

That contrast stayed with me. Because I had seen what it looked like when capital was personal. When decisions carried weight. When trust had to be earned. Doceo Wealth was built to bring that back. And everyone at Doceo brings those characteristics, because if you want to go far, go together!

What differentiates Doceo Wealth from other firms in the wealth management industry?

"Doceo" means to teach and that's intentional. Not teaching in the traditional sense but helping people truly understand their capital; how it works, where it's going, and why it matters. Because real confidence doesn't come from being told what to do. It comes from understanding. A true return to principles that actually work: alignment, clarity, and trust that's built over time, not packaged and sold. This isn't about pushing products or managing portfolios in isolation. It's about building a relationship where clarity replaces confusion, where decisions are made with intention, and where capital is aligned with something real and tangible. Because wealth isn't just what you own, it's what you understand, what you build, and who you trust along the way. That's the foundation Doceo Wealth is built on.

Doceo Wealth differentiates itself by redefining wealth management through a fully aligned, fiduciary model that minimizes conflicts and places the client at the center of every decision. The firm combines an endowment-style investment approach, bringing exclusive, institutional-quality opportunities to individuals and families with a commitment to investing alongside its clients. Paired with a planning first, relationship-driven philosophy, Doceo delivers highly personalized strategies aligned with each client's goals and values. Through transparency, education, and long-term partnerships, the firm goes beyond managing assets to deliver disciplined, outcome-focused advice designed to build, preserve, and transfer wealth across generations.

DOCEO TEAM



Scott Mason
Sr. Wealth Advisor & CCO



Travis Higgins
Sr. Wealth Advisor



Jeffrey Durham
Sr. Wealth Advisor



Julie Olsen
Director of Operations



Mark Blaser
Financial Analyst



Kat Olsen
Executive Operations

Why have alternative investments grown in importance for the clients you work with?

Alternative investments have become increasingly important for Doceo Wealth clients because traditional stock-and-bond portfolios often cannot deliver the diversification, asset-backed protection, income stability, and inflation resilience that today's customers demand. Guided by an endowment-style philosophy, Doceo incorporates private equity, real assets, private credit, and other non-traditional strategies to access multiple sources of return, income and tax strategies, building more resilient portfolios across market cycles. These investments also allow for closer alignment with specific client objectives while providing access to opportunities typically unavailable through traditional channels, making alternatives a core component of a disciplined, forward-looking, wealth-building strategy.

What excites you most about the future of wealth management?

What excites us most about the future of wealth management is the shift towards true alignment and personalization with access to solutions that go beyond product-driven advice. Expanded access to institutional-quality investments, combined with advancements in technology and data, enable more sophisticated and resilient portfolios. At the same time, artificial intelligence is enhancing decision-making and improving risk management, allowing advisors to focus more on strategic guidance than product-based solutions. As clients place greater emphasis on education, transparency, and multi-generational planning, the industry is becoming more focused on advice powered by technology, clarity, and purpose, grounded in trust.





EPIC CAPITAL FUNDS

JOIN THE **EPIC COMMUNITY**

Connect with our expanding network of investors to build wealth and create meaningful impact. Let's achieve Freedom of Purpose, together.





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