EPIC CAPITAL FUNDS

INVEST IN BOISE

ESTABLISH & GROW PASSIVE INCOME THROUGH INVESTING IN REAL ESTATE & BUSINESS ACQUISITIONS



2026/Q1



INVEST IN BOISE

At Epic Capital, we believe we can achieve greatness through high-quality investments, the relationships we foster, and the momentum we build from exceptional real estate solutions that exist right here at home in Boise, Idaho. **Let's be Epic, together.**

BOISE METRICS

Boise and its neighboring cities—Eagle and Meridian—consistently rank among the nation's top places to live. In recent years, Boise's population has grown at nearly double the national average, making it one of the fastest-growing regions in the U.S. The area boasts a robust job market with unemployment rates lower than the national figure. For real estate investors, this translates into strong rental demand, low vacancy rates, low inventory, and significant potential for development. Boise stands out as an ideal location for investing in real estate, offering robust returns and long-term growth potential.

BOISE PROFILE

Boise is rapidly attracting large companies like Amazon, HP, and a $15B Micron expansion, creating abundant employment opportunities. This corporate growth brings infrastructural advancements and supports higher education institutions such as Boise State University and ICOM. The expanding healthcare sector further demonstrates that industries are booming in Boise.

POPULATION

Year over year, the Boise region's population continues to grow, with significant migration from California and Washington. The largest population increases are reported in Ada and Canyon Counties representing the majority of the Boise Metropolitan area. Median household income in 2024 has increased 17%, creating an optimal market that stimulates the local economy.

JOBS & HOUSING

Idaho led the nation with 5.9% Real GDP growth in the second quarter of 2024. Boise's stable unemployment rate reflects a strong job market with opportunities in sectors such as technology, healthcare, and education. With people back to work, more households are confident to invest their money in residential and commercial markets. The vibrant economy is characterized by strong job growth and consistent demand for housing with low inventory making Boise an attractive opportunity for investors.

Epic Capital is the culmination of our team's past experiences in managing multiple businesses, exposure to the market's cycles, and a thoughtful problem-solving approach. The law of the harvest, the value of hard work, and the importance of adapting to our environment are deeply ingrained principles that guide us. Unbound by circumstances, we advance toward desired outcomes for our investors, clients, and partners.

Reach out to us with any questions about investing in the Boise Metro Region. We believe in our community and you can believe in us.

EPIC CAPITAL FUNDS

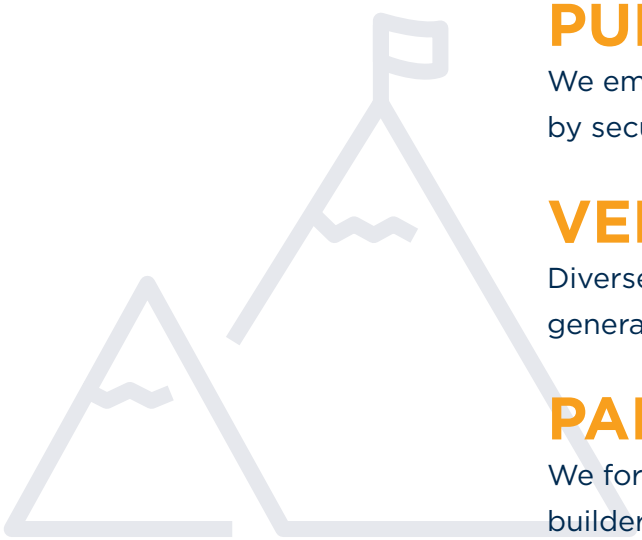
Rich Jarvis
President
Epic Capital Funds
208.918.5800
rich@epiccapitalfunds.com



IDAHO BASED
LOCALLY FOCUSED

Epic Capital shares your goals of generating competitive returns while making a positive impact on your community. That's why we've banded together to help you secure tangible assets in the region — those that improve lives and inspire future generations.

We acquire commercial, residential, industrial, and land assets, and we increase their value through development, construction, operations, and improvements. We cultivate projects in select communities throughout the Mountain and Pacific Northwest, including Idaho, Washington, Montana, Nevada, California and Utah. Our definition of success is when we deliver targeted returns to you that strengthen your portfolio and enrich the areas in which you invest.



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.

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.

BOISE RANKS
YEAR AFTER YEAR

BVEP

8th fastest growing metro in US 2024
#4 best state for property tax rates 2024

Lightcast

#1 education attainment | #1 skilled job growth
#4 best state for talent attraction

LIVABILITY

Best places to live out west 2024
#3 Meridian | **#5** Boise | **#16** Nampa

HGTV

#2 best places to live 2024

U-HAUL

Top 25 UHAUL Growth Metros (Jan 2025)

Money

#50 best places to live in the US 2024

MILKEN INSTITUTE

#3 best performing US cities 2024

ELEVATE

#1 Best City for Working Families (Feb 2025)

HEARTLAND FORWARD

#20 Most Dynamic Metro City (June 2025)

smartasset

#6 Happiest City

U.S.News & WORLD REPORT

Boise:
#2 Best Places to Live in the U.S. in 2024-2025

Idaho:
#2 Economy (2024)
#3 Public Safety (2024)
#1 Growth (2024)
#6 Long-Term Fiscal Stability (2024)
#8 Health Care Quality (2024)
#10 Energy Infrastructure (2024)

WalletHub

#3 Boise best run cities in America (2025)
#1 Nampa Best Run Cities in America (2025)
#6 Idaho best state to live in (2025)
#3 Idaho lowest crime rate(2025)
#1 Idaho income growth
#9 Boise best place to raise a family (2025)
#5 Idaho best state to start a business (2025)
#18 Boise Best City to start a Business (2025)
#5 Boise Safest Cities in the US (2025)

KEY METRICS

UNEMPLOYMENT
3.5% ADA COUNTY
3.8% CANYON COUNTY
FRED

3.97 MONTHS HOME INVENTORY
MONTRAM MARKET INTELLIGENCE
OCTOBER 2025



76.35 WEIGHTED MEDIAN DAYS ON THE MARKET
MONTRAM MARKET INTELLIGENCE
OCTOBER 2025

7.95% PER CAPITA INCOME GROWTH FOR BOISE METRO
ESRI BOISE METRO 2025

4.8% VACANCY IN BOISE METRO
ESRI BOISE METRO 2025

21.6 MINUTE AVERAGE COMMUTE
BEST PLACES 2024

SAFE COMMUNITIES

TOTAL CRIME IN BOISE METRO IS 40.08% LOWER THAN THE NATIONAL AVERAGE

FEDERAL BUREAU OF INVESTIGATION 2024

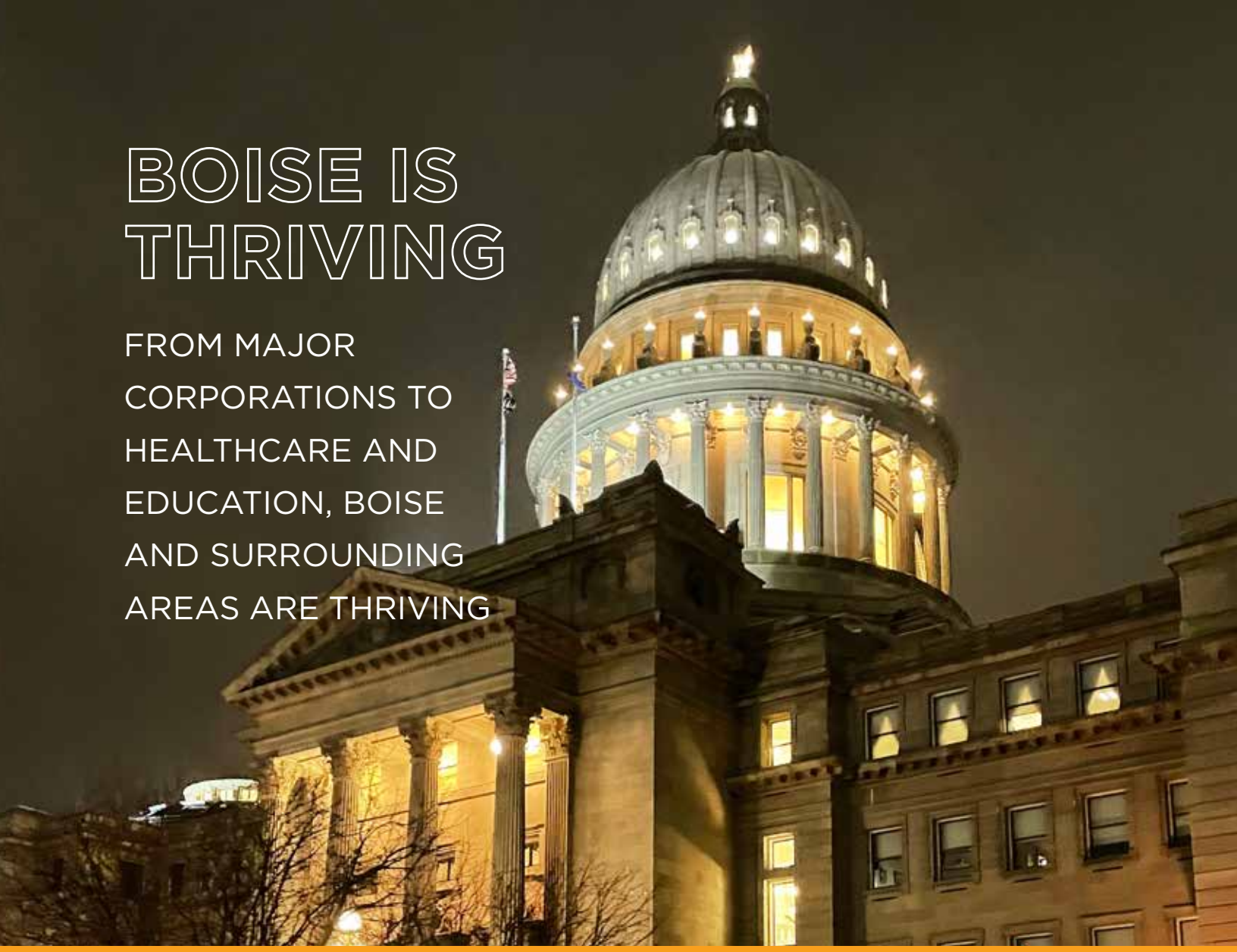
CONVENIENT TRANSPORTATION

24 MINUTES BOISE METRO COMMUTE (8 LESS THAN NATIONAL AVERAGE)

TSA WAIT TIME - 5 MINUTES OR LESS AVERAGE

TRANSPORTATION SECURITY ADMINISTRATION 2023
US NEWS 2024





BOISE IS THRIVING

FROM MAJOR CORPORATIONS TO HEALTHCARE AND EDUCATION, BOISE AND SURROUNDING AREAS ARE THRIVING

HIGHER EDUCATION exceeding 50,000 students

University of Idaho

Idaho State University

Treasure Valley Community College

The College of Idaho

Boise State University

Northwest Lineman College

ICOM Idaho College of Osteopathic Medicine

CWI College of Western Idaho

Northwest Nazarene University

Carrington College

REGIONAL HEALTHCARE

St Luke's

VA | U.S. Department of Veterans Affairs

Saint Alphonsus

BUSINESS & TECHNOLOGY HUBS

Albertsons

amazon fulfillment

citi

SCENTSY

Boise Airport

hp

Micron

Norco

Ford Idaho

PLEXUS

T-Mobile

POWER ENGINEERS

LambWeston SEEING POSSIBILITIES IN POTATOES

Boise Cascade

ERICSSON

paylocity

paylocity

INTUIT

TRUCKSTOP

exyte

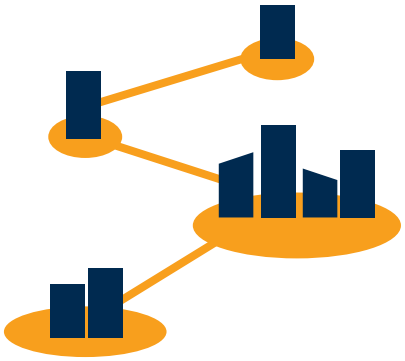
WinCo FOODS

Simplot

clearwater clarity. confidence. control.

the stow company

CONTINUAL
POPULATION GROWTH



821,123

BOISE METRO AREA
ADA AND CANYON COUNTIES

ESRI (DEMOGRAPHIC & INCOME PROFILE)

FORECAST TO GROW TO 895,080 BY 2030

GROWTH CORRIDORS



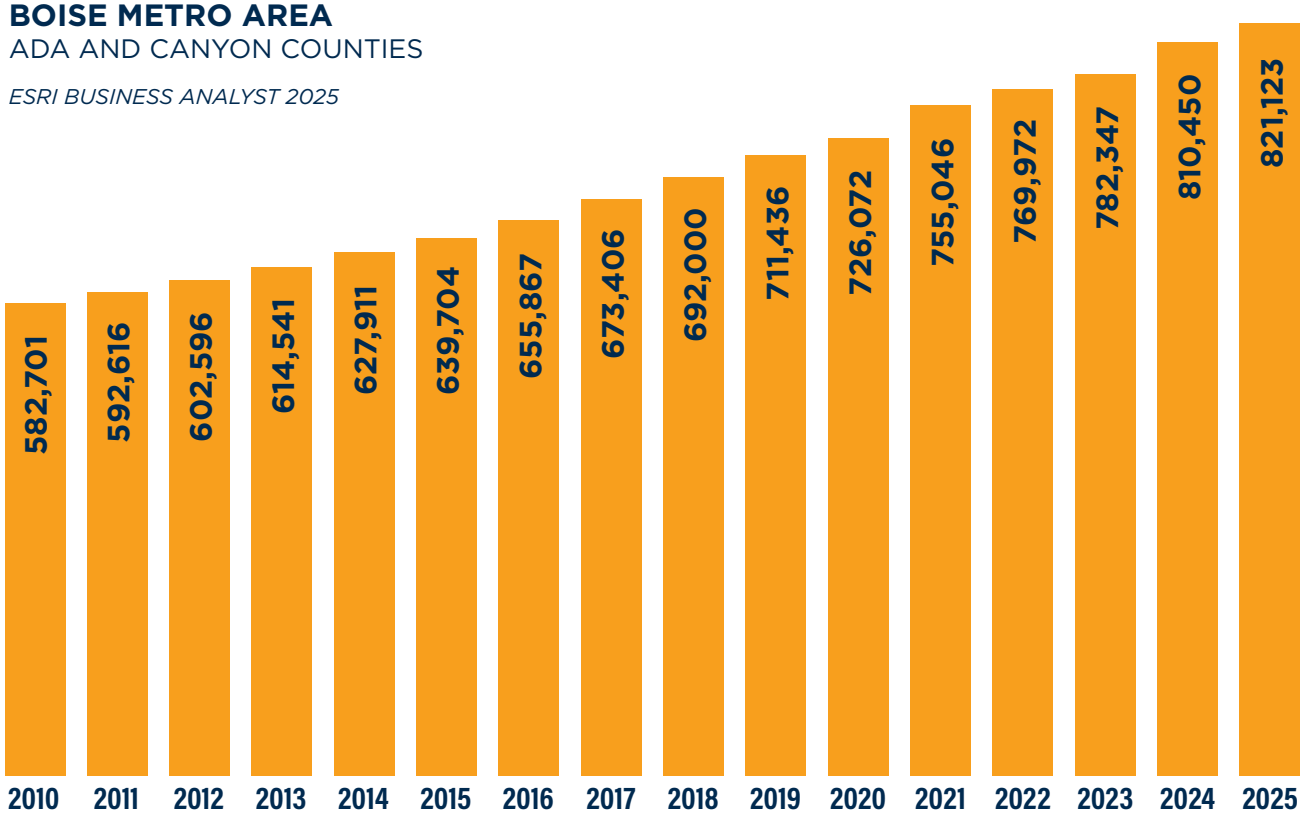
2010-2024 WORLD POPULATION REVIEW, UNITED STATES CENSUS BUREAU



GROWTH OVER TIME

BOISE METRO AREA
ADA AND CANYON COUNTIES

ESRI BUSINESS ANALYST 2025

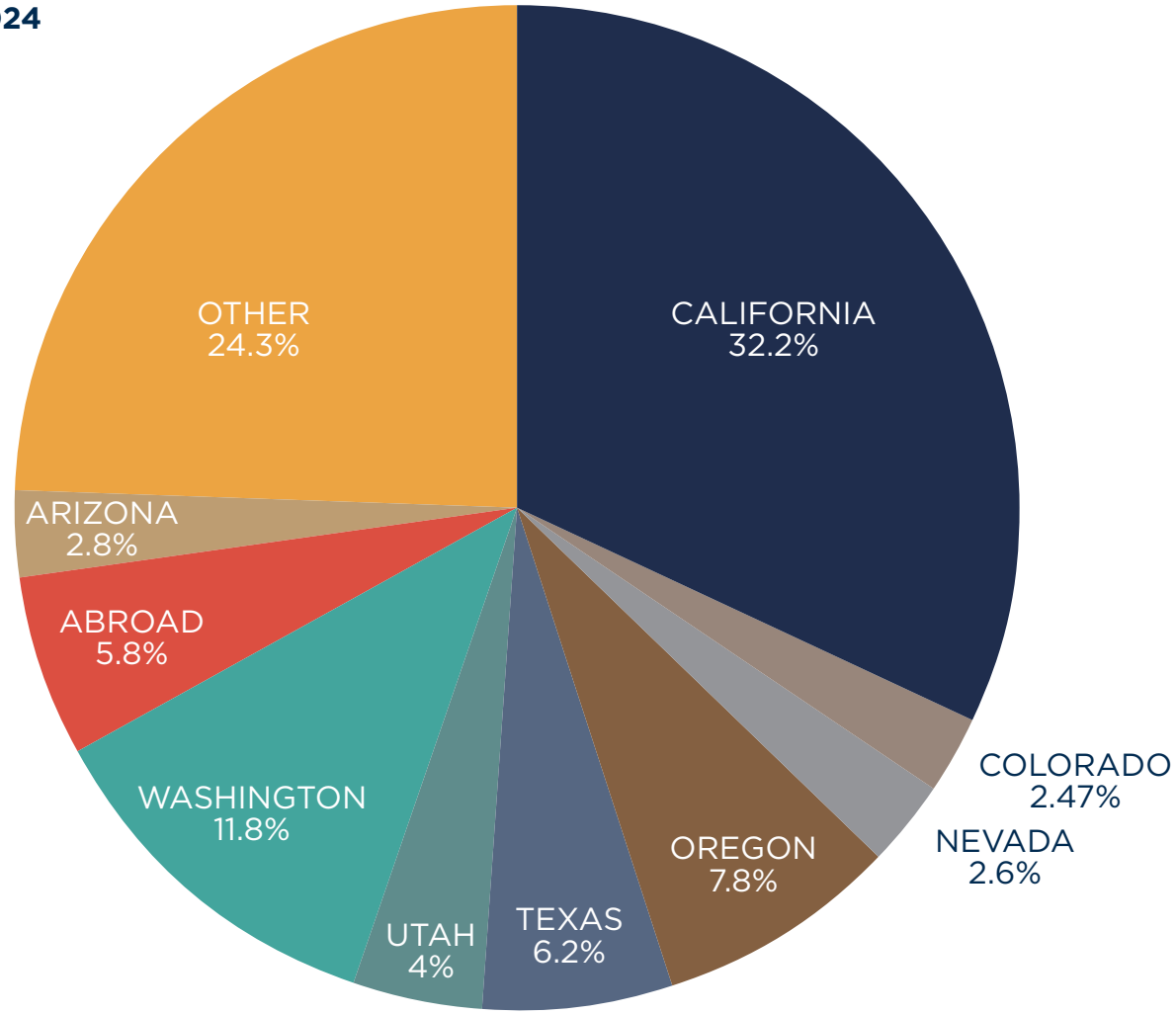


NET MIGRATION

BVEP 2024 SOURCE OF IN-MIGRATION TO BOISE

72,266

2020-2024



TOP 10 CITIES
WITH RESIDENTS MOVING TO BOISE

DEC 2024-FEB 2025 - ACCORDING TO REDFIN

1) Los Angeles, CA - 1,430
2) Seattle, WA - 1,380
3) San Francisco - 558
4) Portland, OR - 361
5) San Diego, CA - 256
6) Phoenix, AZ - 146
7) Houston, TX - 123
8) Sacramento, CA - 107
9) Salt Lake City, UT - 99
10) Las Vegas, NV - 98



The Boise metropolitan area continues to show strong and resilient economic growth, driven by sustained job creation, population inflows, and major capital investment. Nonfarm employment now exceeds 415,000, reflecting a gain of more than 70,000 jobs over the past five years, while unemployment remains below 4.0%, consistently outperforming national averages. These indicators point to a healthy, expanding labor market supported by a diverse economic base.

A significant driver of this growth is Micron Technology's multi-billion-dollar investment in Boise as part of a broader national expansion. The development of two advanced semiconductor fabrication facilities is expected to generate more than 30,000 direct and indirect jobs, with production potentially beginning as early as 2027. This investment positions the region as a national hub for memory chip manufacturing and AI-related innovation, reinforcing long-term economic stability.

Population growth and quality of life continue to define the region's appeal. The metro population reached approximately 845,000 in 2024, growing at more than twice the national rate, fueled largely by in-migration from higher-cost coastal markets. While housing affordability and labor supply remain challenges, rising median household incomes, stabilizing rental markets, expanding infrastructure, and workforce development efforts led by Boise State University are helping align education with industry needs. Together, these fundamentals position the Boise region for sustained, long-term growth.

COSTAR: BOISE METRO MULTIFAMILY MARKET REPORT- NOVEMBER 28, 2025

DEMOGRAPHICS

50.28%  49.72%

GENDER
ESRI BOISE METRO 2025



$88,259

AVERAGE HOUSEHOLD INCOME
FORECAST: $101,501 IN 2030
BOISE METRO 2025



$505,191

MEDIAN WEIGHTED SINGLE FAMILY PRICE
MONTRAM MARKET INTELLIGENCE USING
REDFIN (OCTOBER 2025) DATA



AGE DISTRIBUTION

26% 0-19
34% 20-44
23% 45-64
17% 65+

ESRI



EDUCATIONAL ATTAINMENT

93.89%
HIGH SCHOOL DIPLOMA

39.25%
BACHELOR'S DEGREE

ESRI MARKET PROFILE-
ADA + CANYON COUNTY 2025

HOUSEHOLD INFO

ESRI MARKET PROFILE-
BOISE METRO AREA CBSA 2025

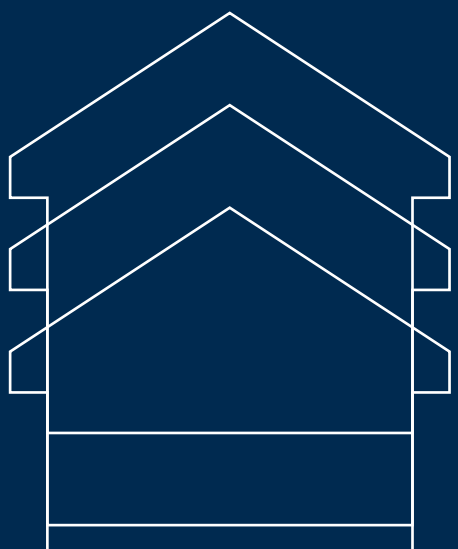
56.3%
OF THE POPULATION IN ADA + CANYON COUNTY IS MARRIED

26.9%
OF OCCUPIED HOUSEHOLDS IN BOISE METRO ARE RENTERS

2.62
AVERAGE HOUSEHOLD SIZE

29.11%
OF OCCUPIED HOUSEHOLDS IN ADA COUNTY ARE RENTERS
ESRI - ADA COUNTY 2025

23.12%
OF OCCUPIED HOUSEHOLDS IN CANYON COUNTY ARE RENTERS
ESRI - CANYON COUNTY 2025



JOB GROWTH



MICRON HAS PUBLICLY ANNOUNCED

$50 BILLION

OVER THE NEXT 20 YEARS IN TWO SEMICONDUCTOR FABRICATION FACILITIES IN SOUTHEAST BOISE

2.04%

IDAHO GDP GROWTH

IN THE SECOND QUARTER OF 2025

FRED

UNEMPLOYMENT

3.5% ADA COUNTY

3.8% CANYON COUNTY

WITH POPULATION GROWTH AND MAJOR BUSINESS HUBS, EMPLOYMENT RATES CONTINUE TO RISE AT A HEALTHY RATE.

FRED

STRONG ABSORPTION RATES

ADA COUNTY VACANCY SINGLE & MULTI

Q1 2.33% | Q2 1.73% | Q3 1.93% | Q4 1.58%

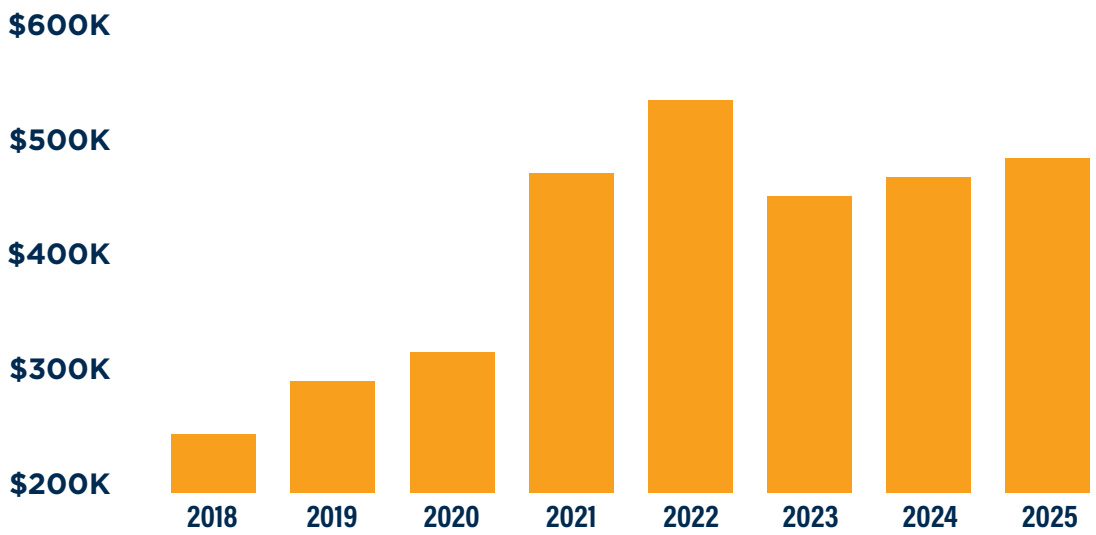
SW IDAHO NARPM VACANCY SURVEY

SINGLE FAMILY EXISTING/RESALE

TYPICAL HOME VALUES $485,649

1-YEAR VALUE CHANGE +0.9%

ZILLOW 2025



862	**FOR SALE INVENTORY**	NOV 2025
271	**NEW LISTINGS**	NOV 2025
$530,000	**MEDIAN SALE PRICE**	OCT 2025
$528,300	**MEDIAN LIST PRICE**	NOV 2025
21.6%	**% OF SALES OVER LIST PRICE**	OCT 2025
51.0%	**% OF SALES UNDER LIST PRICE**	OCT 2025
22	**MEDIAN DAYS TO PENDING**	NOV 2025

COMMERCIAL OVERVIEW

COMMERCIAL OFFICE & RETAIL VACANCY REPORT

COSTAR JANUARY 2026

NATIONAL OFFICE VACANCY RATE

15.6%

BOISE METRO OFFICE VACANCY RATE

7.1%

BOISE METRO **COMMERCIAL OFFICE** VACANCY TIME SERIES

2016	**6.9%**
2017	**5.9%**
2018	**5.2%**
2019	**4.7%**
2020	**5.1%**
2021	**4.4%**
2022	**4.7%**
2023	**6.2%**
2024	**6.0%**
2025	**6.2%**

FORECAST

2026	**6.2%**
2027	**6.2%**
2028	**6.1%**
2029	**6.3%**
2030	**6.3%**
2031	**6.3%**

NATIONAL RETAIL VACANCY RATE

4.3%

BOISE METRO RETAIL VACANCY RATE

3.7%

BOISE METRO **RETAIL OFFICE** VACANCY TIME SERIES

2016	**4.4%**
2017	**4.6%**
2018	**3.7%**
2019	**4.2%**
2020	**4.3%**
2021	**3.2%**
2022	**3.0%**
2023	**2.9%**
2024	**2.8%**
2025	**3.7%**

FORECAST

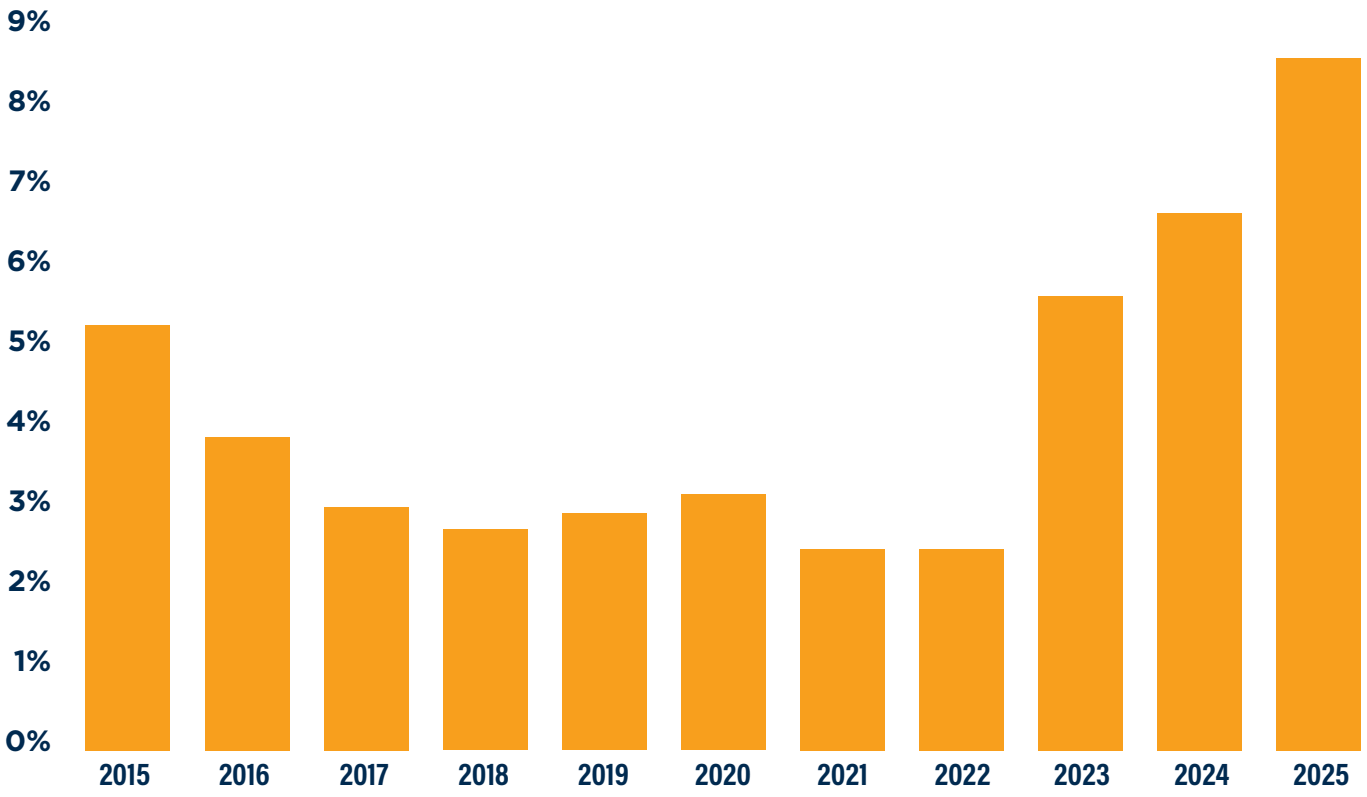
2026	**3.9%**
2027	**3.8%**
2028	**3.8%**
2029	**3.9%**
2030	**4.0%**
2031	**4.1%**

INDUSTRIAL OVERVIEW

ADA COUNTY REAL ESTATE VACANCIES

7.5% **NATIONAL OFFICE VACANCY RATE**
COSTAR DECEMBER 2025

8.7% **BOISE RETAIL VACANCY RATE**
COSTAR NOVEMBER 2025





AVERAGE RENTS

ZILLOW NOVEMBER/DECEMBER 2025

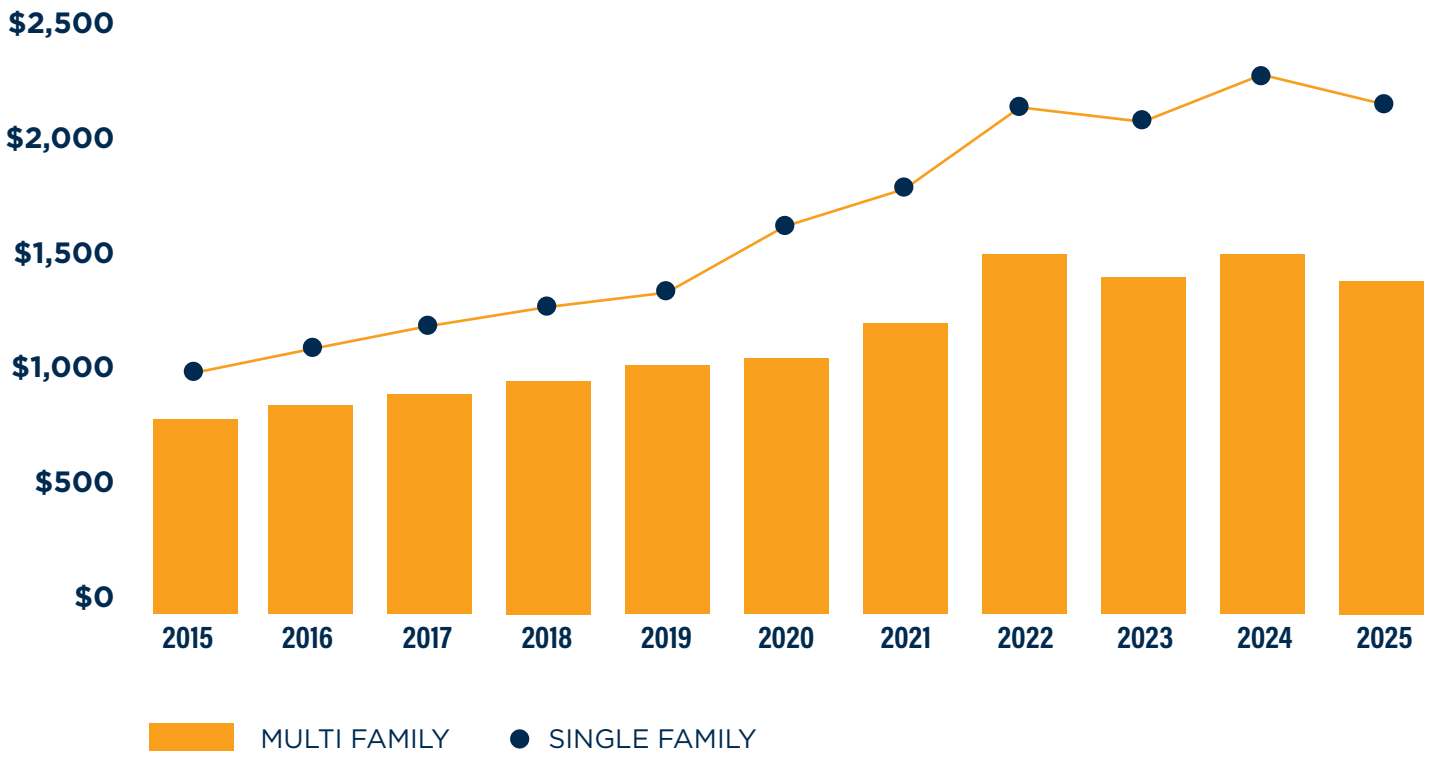
SINGLE & MULTIFAMILY NATIONAL AVERAGE RENT

ALL PROPERTY TYPES: **$2,000**

HOUSES: **$2,211**

APARTMENTS AND CONDOS: **$1,458**

TOWNHOUSES: **$2,200**





EXCELLENT TAX CLIMATE

UP TO 30%
QUALIFYING CORPORATION TAX INCENTIVES
AS HIGH AS 30% TAX CREDIT ON INCOME, PAYROLL, AND SALES TAX FOR UP TO 15 YEARS

0.733%
AVERAGE URBAN PROPERTY TAX
IDAHO STATE TAX COMMISSION 2023

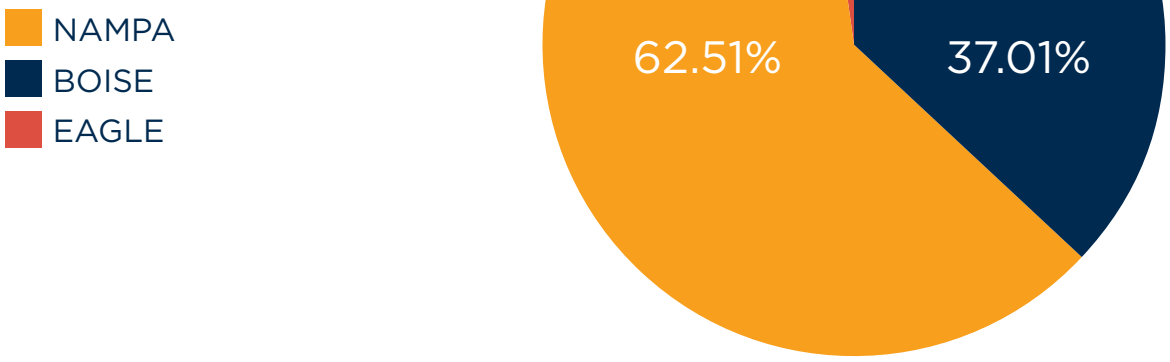
6%
SALES TAX
IDAHO STATE TAX COMMISSION 2024

5.695%
PERSONAL & CORPORATE INCOME TAX
BVEP 2024

HOUSING MARKET OVERVIEW

MULTIFAMILY **UNDER CONSTRUCTION** BOISE METRO AREA

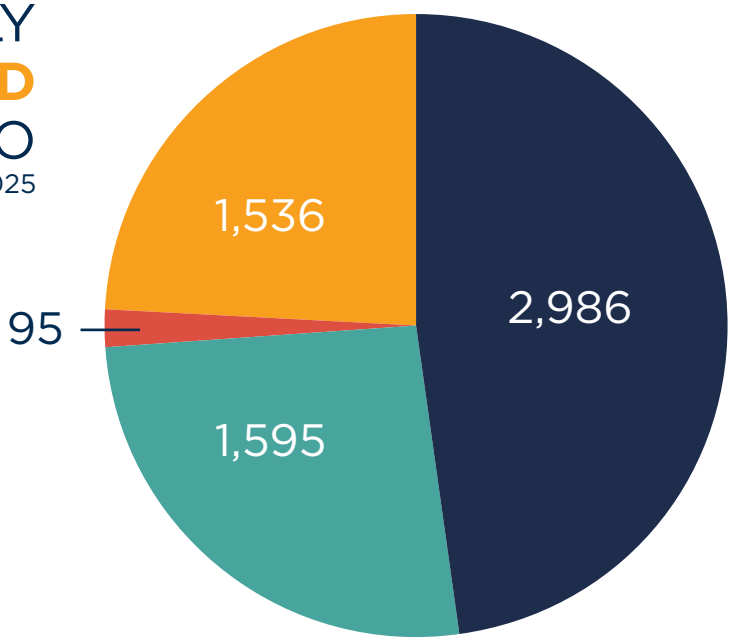
DECEMBER 2025



MULTIFAMILY **UNITS PROPOSED** IN BOISE METRO

DECEMBER 2025





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.



Rich Jarvis
President
Epic Capital Funds
208.918.5800
rich@epiccapitalfunds.com



James Morrell
Investor Success Manager
Epic Capital Funds
208.863.0804
james@epiccapitalfunds.com



Jason Morris
Co-Founder and Portfolio CEO
Impact Equity Partners
208.921.4991
jason@impactequity.co

PODCAST: Empowering You to Invest with Purpose

THE EPIC INVESTOR

BE EPIC

208.918.5800 epiccapitalfunds.com 1880 S Cobalt Point Way, Suite 300 Meridian, ID 83642

EPIC CAPITAL FUNDS

