



**EPIC**  
CAPITAL FUNDS



PROJECT EXPERIENCE

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# ABOUT US



Idaho-based and 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 selected communities primarily throughout Boise and Treasure Valley, but we also serve the Utah and Nevada markets, where one or more of our partners live. Our definition of success is when we deliver targeted returns to you that strengthen your portfolio and enrich the areas in which you invest.

# OUR TEAM

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**Charles Mathews** | CEO | Epic Enterprises

Charles Mathews has enjoyed a rewarding career with success in multiple industries and is driven to build businesses that can withstand fluctuating economies and markets. After earning a degree in construction management, Charles followed in his family's entrepreneurial footsteps in 2000 and launched a trucking company with his brother, Truman. He owes much of his skills and principles to his hands-on professional experience.



**Rich Jarvis** | President | Epic Capital Funds

From farming to finance, real estate to a U.S. patent holder, Rich Jarvis has integrated his business ownership and entrepreneurial background with 24 years of management experience and 13 years in the financial industry as a lender, insurance broker, and financial services consultant. Rich is primely positioned to steer through the ups and downs of the real estate market, especially alongside his colleagues who share his strengths, mindset, and background.



**Jarron Langston** | President | Epic Development

Blessed with a "can-do" attitude, Jarron Langston believes every human being is born with divine potential, and he has always strived to live up to that promise. Jarron began his career in banking, which led to his first real estate venture in 2002. His education in this industry has been entirely organic, prospering through trial and error and surrounding himself with knowledgeable, successful people.



**Truman Mathews** | COO | Epic Development

As Epic Development's Chief Operating Officer, Truman Mathews continues his family's long-held tradition of building great businesses. With his industrious nature, he commands a range of responsibilities, including construction management, acquisition assessments, and processes and developments. No matter the task, Truman represents the best of hard work, entrepreneurship, and discipline, with the skill to adapt with ease.



**William Mathews** | CFO | Epic Enterprises

William Mathews' 20-plus years of experience owning and running several companies in different industries taught him how to adapt to the market's cycles while continuing to grow. William joined the real estate industry in 2018 after enjoying a 15-year finance and accounting career for various sectors and at many management levels, he was involved in multiple mergers and acquisitions on the buy- and sell-side.



**Tyson Barker** | President | Epic Construction

Tyson Barker keeps his eye on the big picture while remaining acutely aware of details, accuracy, and transparency. Recently, he led the design and build of 18 charter schools throughout five states and overcame supply chain and manpower shortages during the height of the COVID-19 pandemic to complete one of his largest projects – an upscale \$37MM multi-family property – on time and under budget.



**Mike Schreurs** | VP Finance | Epic Capital Funds

Michael Schreurs comes to the real estate industry after more than two decades in the logistics and supply chain sector. With his talent for numbers, Michael shrewdly assesses past data to help grow and drive current and future results. Taking care to understand objectives, formulate viable plans and respect timelines, Michael's track record documents his ability to create rewarding and enduring partnerships.



# WHY EPIC CAPITAL

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BUILDING COMMUNITY

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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.

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. Let’s be Epic, together.



# PRECISION STORAGE



Meridian, ID | 29,400 | \$5,280,000



With long-standing relationships and the experience of taking projects from bare land through design, city planning and zoning, and construction, the Epic Development team specializes in finding great locations and has delivered another finished product for a successful business. Built as one of the premier full-service indoor storage facilities in the Treasure Valley, the 30,000 sq ft facility boldly stands out on Overland Road close to the Meridian I-84 exit. As a result, the location has been a perfect spot for tenants looking to expand their operations from California. In addition, clients love the ability to have a climate-controlled environment to avoid winterization, even in Idaho.

# MINTWOOD BUSINESS PARK

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Ideally located with close access to the freeway, the Mintwood Business Park now serves a Montessori school, daycare, and dance studio for families in the Meridian area. The design and build included a high level of attention to the specific safety requirements of the tenants, and Epic Development was able to secure the right property, manage the approval process, and accommodate the clients' needs.

# RENO INDUSTRIAL LAND ACQUISITION



Reno, NV | 8.3 Acres | \$2,550,000

Reno Industrial is an exciting 178,000 sq ft tilt up in the heart of the industrial area of the North Valleys in Reno, NV. A 14-acre project nestled along the foothills of the Sierra Mountains, the North Valleys is the home to several large warehouses with National Brands, including three Amazon Warehouses, Chewy, Mary Kay, OnTrac, Compass Health, and S&S Activewear. The North Valleys is a desired supply chain location due to the proximity to several key markets along the West Coast including all of California, Oregon, Washington, Idaho, Nevada, Arizona, and Utah while taking advantage of the business benefits of being in Nevada. The total project value is estimated at \$35M.

# THE CASTLEBRIDGE PHASE OF KINGSBRIDGE



Meridian, ID | 5 ACRES | 10 LOTS | \$2,250,000

Castlebridge is a final phase of the coveted Kingsbridge Subdivision in South Meridian. Epic Development's expertise and creativity in entitlements and approvals turned a standard house on 5 acres into a beautiful infill project with half acre lots. Each lot was pre-sold before lot construction was complete.

# THE KEEP SUBDIVISION



Meridian, ID | 50 ACRES | 58 LOTS | \$13,050,000



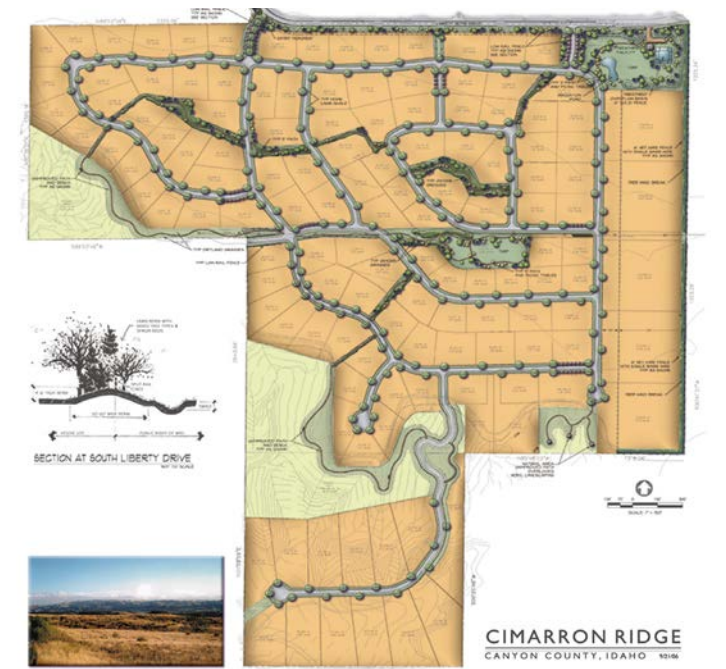
The Keep is a 58-lot community located on the Southern Rim of the Treasure Valley with views of the whole valley. The development features lots that average over 3/4 acre, walking paths, and a playground for children. Located within walking distance to Discovery Park, Meridian's new 75-acre Master planned community and the YMCA with an indoor swimming facility, Boise Ranch Golf Course, schools, and playgrounds give the development even greater appeal. Jarron Langston worked with other developers and the City of Meridian public works officials to coordinate the approval and extension of public utility over a quarter-mile. He then coordinated horizontal improvements and organized Joint Trench with Idaho Power, Intermountain Gas and Cable One, and all the underground utilities of sewer, water, electric, and irrigation.





Caldwell, ID | 207 ACRES | 240 LOTS | \$48,000,000

# CIMARRON RIDGE SUBDIVISION



Ideally located in the Wine Country of the Boise Treasure Valley, this Country estate subdivision brings the beauty of living in the country just a short drive from both local shopping and outdoor adventures. This development will have many open spaces for the community to enjoy such as ball fields, walking paths, and a community center. Cimarron Ridge will be an independent community with its own Water and Sewer system. Epic Development is completing the entitlements and approvals for the project.

# THE MUIRWOODS

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Muirwoods is a premier 6-acre infill development in Southwest Boise. Epic Development rezoned the property and annexed into both Boise and the Muirwoods HOA delivering 12 lots for custom built homes.

# PEPPER HILLS COMMUNITY

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Pepper Hills is a beautiful community in South Boise that contains an elementary school and is home to the large Peppermint Park. This piece was the farm's original homestead left on 3 acres. Epic Development managed the process through approvals, removed the original home, and subdivided 9 beautiful lots.

# JOCELYN PARK

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Meridian, ID | 13 ACRES | 68 LOTS | \$10,200,000

Formerly an eye sore to the Meridian community as discontinued storm water retention ponds, Epic Development envisioned something beautiful with this 13-acre property. Under the direction of local engineers, Epic brought in over 150,000 yards of fill material and transformed the landscape. Through the entitlement process and approvals with Meridian, Epic delivered an attractive 68-lot subdivision with homes now under construction.

# HERITAGE ESTATES

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Caldwell, ID | 202 ACRES | 101 LOTS | \$25,250,000

Heritage Estates is an attractive 200-acre lakeside community overlooking the entire Treasure Valley. Featuring 101 premiere lots averaging over 1.5 acres each, homes will be just as beautiful as the awe-inspiring views.

# CONSTRUCTION EXPERIENCE

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UpperWest Apartments, West Jordan, UT - \$37MM [Pictured Above]  
The Revival Apartments, Salt Lake City, UT - \$25MM



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Best Western, Lancaster, CA - \$8MM [Pictured Above]  
Hampton Inn & Suites, Farmington, UT - \$7MM  
Holiday Inn Express, Springville, UT - \$6MM

# CONSTRUCTION EXPERIENCE



COMMERCIAL

Starbucks | 5 Stores | Reno | Sparks | Carson City, NV - \$5MM [Sparks Location Pictured Above]

Kohl's, Redwood City, CA | Mountain View, CA | Capitola, CA - \$15MM

CVS Rebrand | 10 Stores | Bay Area, CA - \$5MM

CVS Beauty 360, Campbell, CA - \$4MM

Damonte Ranch Towne Center, Reno, NV - \$12MM

Walmart, Antelope, CA - \$5.3MM

Walmart, Wenatchee, WA - \$8.7MM

Walmart, Folsom, CA - \$9MM



CHARTER SCHOOLS

Magnolia Charter, Plantation, FL - \$5MM

Franklin Academy, Sunrise, FL - \$5MM

Tamarac Charger, Tamarac, FL - \$3.5MM

Bradford Preparatory Phase 1 and 2, Charlotte, NC - \$15MM [Pictured Above]

Ace Academy, Harrisburg, NC - \$5MM

Bridgeprep Academy Phase 1 and 2, Poinciana, FL - \$15MM

Lowcountry Montessori Phase 1 and 2, Port Royal, SC - \$10MM

Oxford Academy Phase 1 and 2, Cornelius, NC - \$5MM

Thunderbird Academy, Huntersville, NC - \$3MM

Cambio Academy Boarding School, Winnsboro, SC - \$10MM

Legacy Charter, Titusville, FL - \$7MM

High Point Academy Phase 2, White Settlement, TX - \$10MM

High Point Academy, Fort Worth, TX - \$10MM

Treeside Charter Phase 1 and 2, Provo, UT - \$10MM

Goodwater Montessori, Georgetown, TX - \$10MM

Wayne Prep Phase 2, Goldsboro, NC - \$7MM

Piedmont Classical High School, Greensboro, NC - \$10MM

Coastal Prep, Wilmington, NC - \$5MM

American Classical Charter, St. Cloud, FL - \$7.5MM



**Epic Capital Funds**

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