

— INVEST IN BOISE



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 the nearby areas including Nampa and Meridian are consistently ranked as top places to live, fastest growing regions, and low cost of living. From the continual population and job growth to the ease of getting around, the only thing that beats Boise's own key metrics, is its real estate market. With excellent absorption rates and median home prices, Boise is an ideal location for living and investing.

BOISE PROFILE

There is no denying that large companies are relocating to the Boise region at a quick pace. Major corporations such as Amazon, HP, and Intuit are here and thriving creating an optimal region for the population to find employment. With these large businesses, comes all the extras including advances to our infrastructure. There is no shortage of higher learning institutions, with the likes of Idaho State University and ICOM. Healthcare continues to grow as well - industries are booming in Boise.

POPULATION

Year over year, the Boise region population continues to grow. Much of the largest numbers of migration come from California. The largest growth numbers are being reported in Ada, Canyon, and Kootenai Counties. Many households are making a healthy median income creating an optimal market for money flowing back into the local economy.

JOBS & HOUSING

The unemployment rate continues to decline in the Boise region. With people back to work, there are more households confident to invest their money in the housing market, and, or the multifamily market - all of which are seeing a steady price equalization. Median prices in the single family and multifamily market are extremely competitive, making our home a prime location for others to make it their home.

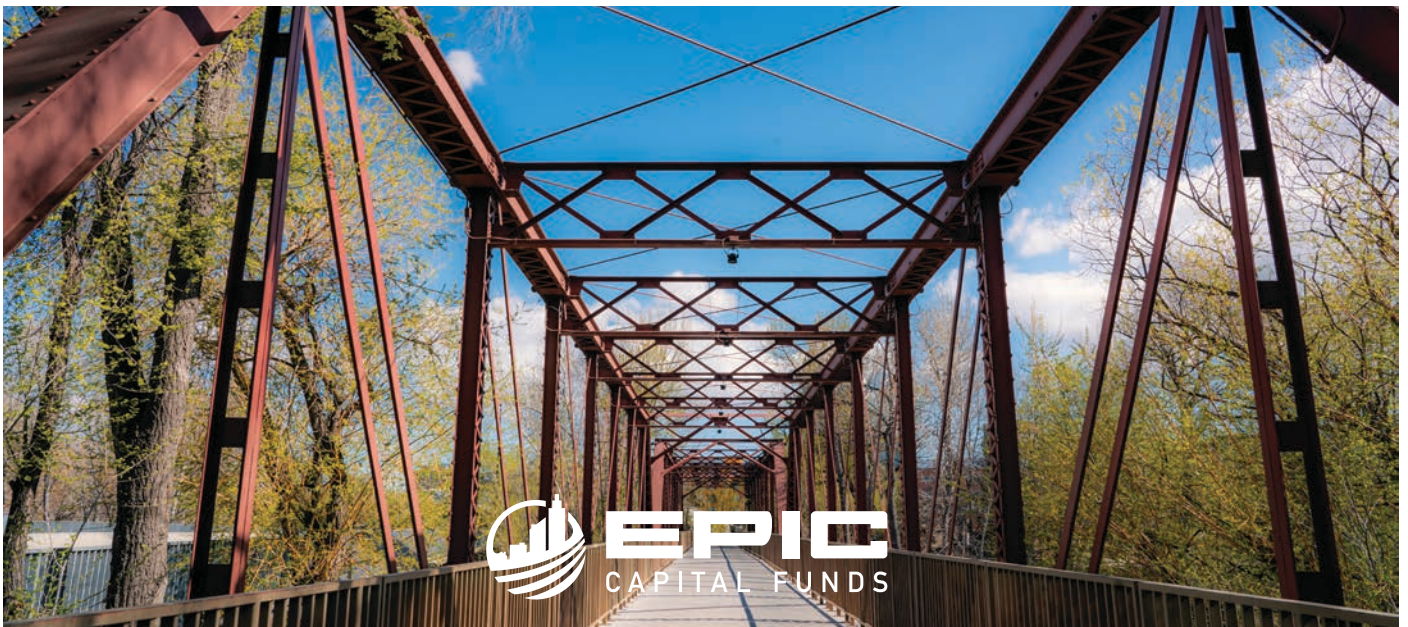


Epic Capital is the culmination of our team's past experiences in managing multiple businesses, exposure to the market's cycles, and a thoughtful problem-solving approach. The law of the harvest, the value of hard work, and the importance of adapting to our environment are deeply ingrained principles 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.



Rich Jarvis, President
208.918.5800
rich@epicdevelopmentco.com



rich@epiccapitalfunds.com

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.



Rich Jarvis, President
208.918.5800
rich@epicdevelopmentco.com

BOISE RANKS —

YEAR AFTER YEAR

Forbes

#3 state for biggest GDP growth 2022

ROCKET Homes

#1 most promising city 2022

HomeSnacks

#1 nation's fastest growing state 2022

 Site Selection Group

#8 best state for manufacturing 2021

 **CBS**

#2 housing market 2022

Money

#13 best places to live in the US 2021

 **LIVABILITY**®

#1 best places to live 2019

 **MILKEN
INSTITUTE**

#6 best performing US cities 2021

Bankrate

#6 America's best places to live 2022

smartasset™

#14 best city for work-life balance 2021

 **U.S. News & WORLD REPORT**

#1 in state growth 2022

#3 best state economy 2021

#3 moving destination 2021

#5 fastest growing cities 2022

#10 public safety and quality 2021

 **WalletHub**

#20 best cities for recreation 2021

#5 best city to start a business 2022

#5 best US city to find a job 2021

#2 best run city in the US 2022

#4 best state capital to live in 2022



KEY METRICS —



2.5% Unemployment
Idaho Department of Labor
June 2022



3.2% YOY Job Growth
Bureau of Labor Statistics
August 2022



2.4 Months Home Inventory
BOI Regional Realtors
June 2022



2.33% Vacancy SW
Idaho NARPM Q1
2022



15 Median Days
homes on the market

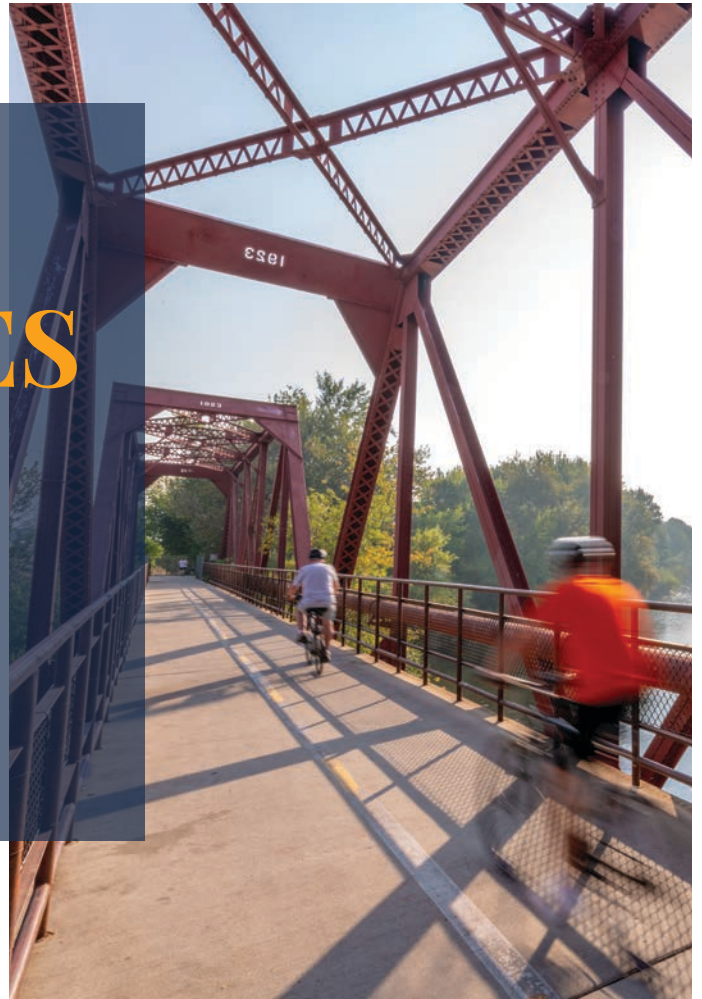


23 Minute
average commute

SAFE COMMUNITIES

Violent Crimes
41% Lower
than the National Average

Idaho Crime Statistics and Rates Report



CONVENIENT TRANSPORTATION

3 Minutes Average TSA Wait Time ✈️

23 Minutes Average Boise Metro Commute 🚗

U.S. News & Worldwide Report



BOISE IS THRIVING——

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

Higher Education



Regional Healthcare



Business & Technology Hubs





CONTINUAL POPULATION GROWTH

BOISE AREA METRO

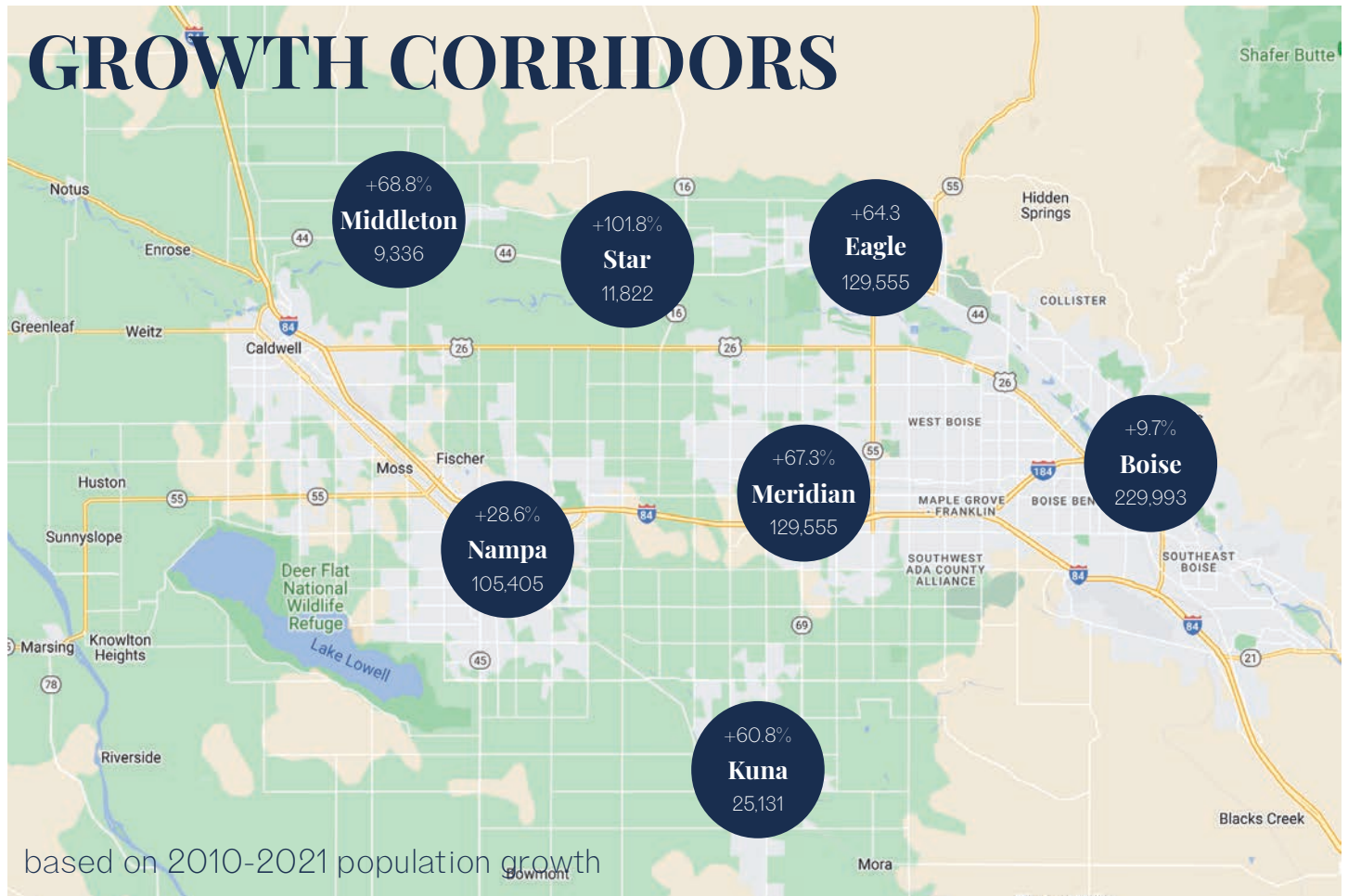
795,268

ADA and CANYON COUNTIES

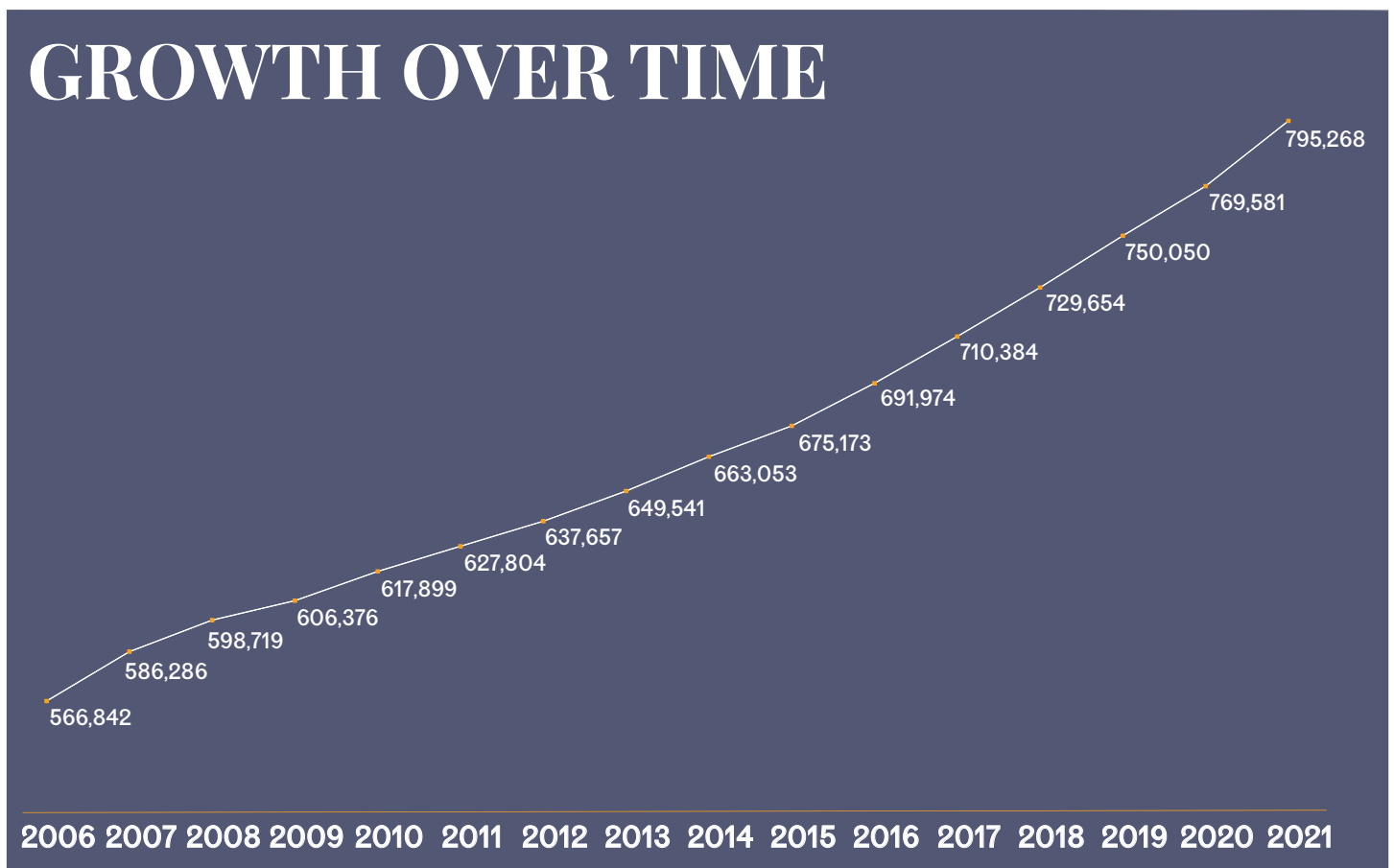
Census 2021



GROWTH CORRIDORS



GROWTH OVER TIME



NET MIGRATION —

321%
INCREASE IN ANUAL NET MIGRATION

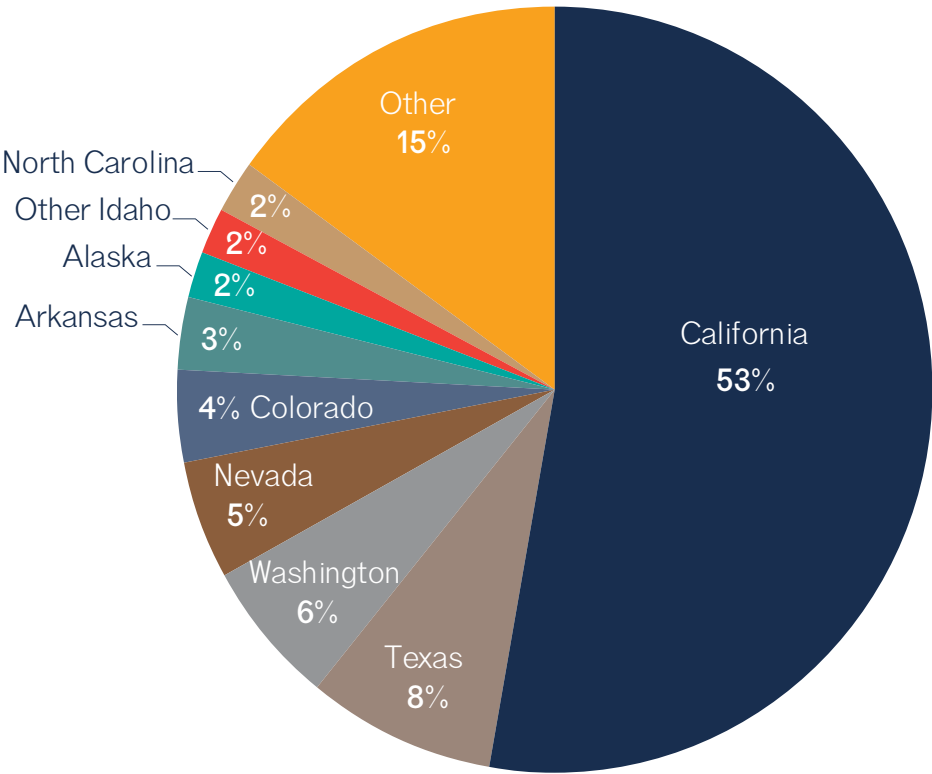
Annual net domestic migration has steadily grown from 6,500 in 2015 to 27,360 in 2019

81%
IN-MIGRATION CAME FROM OUT OF STATE

73% of those were people under the age of 50

59%
STATE GROWTH CAME FROM THREE COUNTIES

Ada County, Canyon County and Kootenai County



BVEP 2022 Feb Source of In-Migration



DEMOGRAPHICS —



GENDER

50.3% Male
49.7% Female



AGE DISTRIBUTION

27% 0-19 | 26% 20-39
30% 30-64 | 17% 65+



HOUSEHOLD INCOME MEDIAN

\$73,324

source: St. Louis FED



MEDIAN SINGLE-FAMILY PRICE ADA County

\$592,090

source: BOI Regional Realtors, June 2022



HOUSEHOLD FORMATION —

40%

of the increasing population
are new households

38%

of Boise's households
are renters

Census 2021

34.5%

of national households
are renters

Zumper

29%

of Boise Metro Area
households are renters

Census 2021



JOBS & HOUSING —

**\$8.7
BILLION**

Invested in Idaho companies through 306 total mergers, acquisitions, private placement, and public offers in the last two years.
- Idaho Technology Council, 2021

**2.6%
UNEMPLOYMENT**

With population growth and major business hubs, employment rates continue to rise at a healthy rate.
- Idaho Department of Labor, 2022

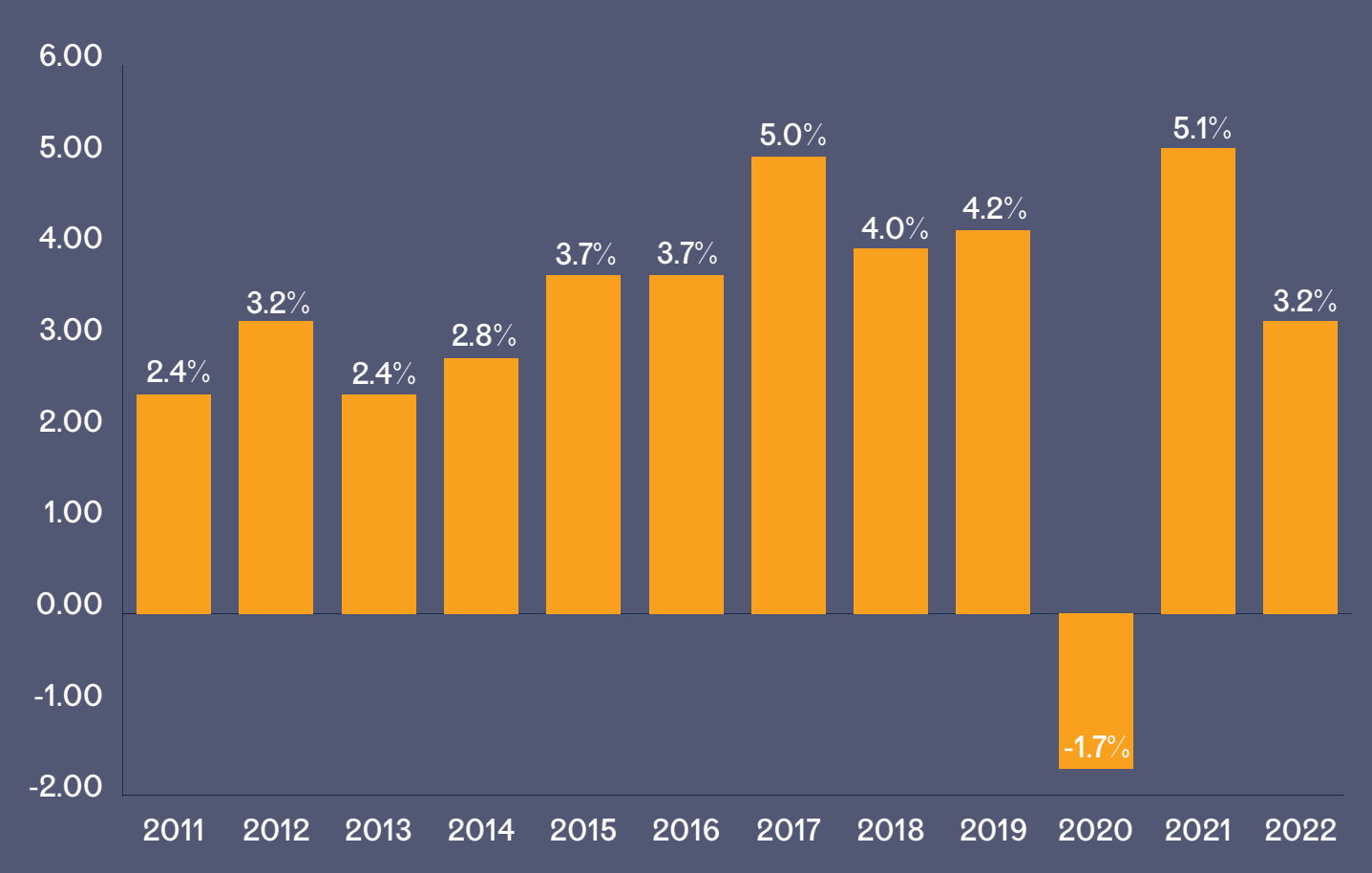
**3.2%
YOY JOB GROWTH**

Opportunities throughout the Boise Metro region continue to pop up as businesses are relocating their major hubs bringing more jobs.
- Bureau of Labor Statistics



STRONG YOY JOB GROWTH——

ADA and Canyon Counties Combined | U.S. Bureau of Labor & Statistics, April 2022





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

1.043% AVERAGE URBAN PROPERTY TAX

Idaho State Tax Commission

6% SALES TAX (17/50)

Tax Foundation, July 2022

6% CORPORATE INCOME TAX

Tax Foundation, May 2022

— STRONG ABSORPTION RATES —

3,750 RENTAL UNIT SHORTAGE

Between 2020 and 2023

5,200 RENTAL UNIT DEMAND

1,450 Rental Units Under Construction | Boise Regional Realtors, November 8, 2021

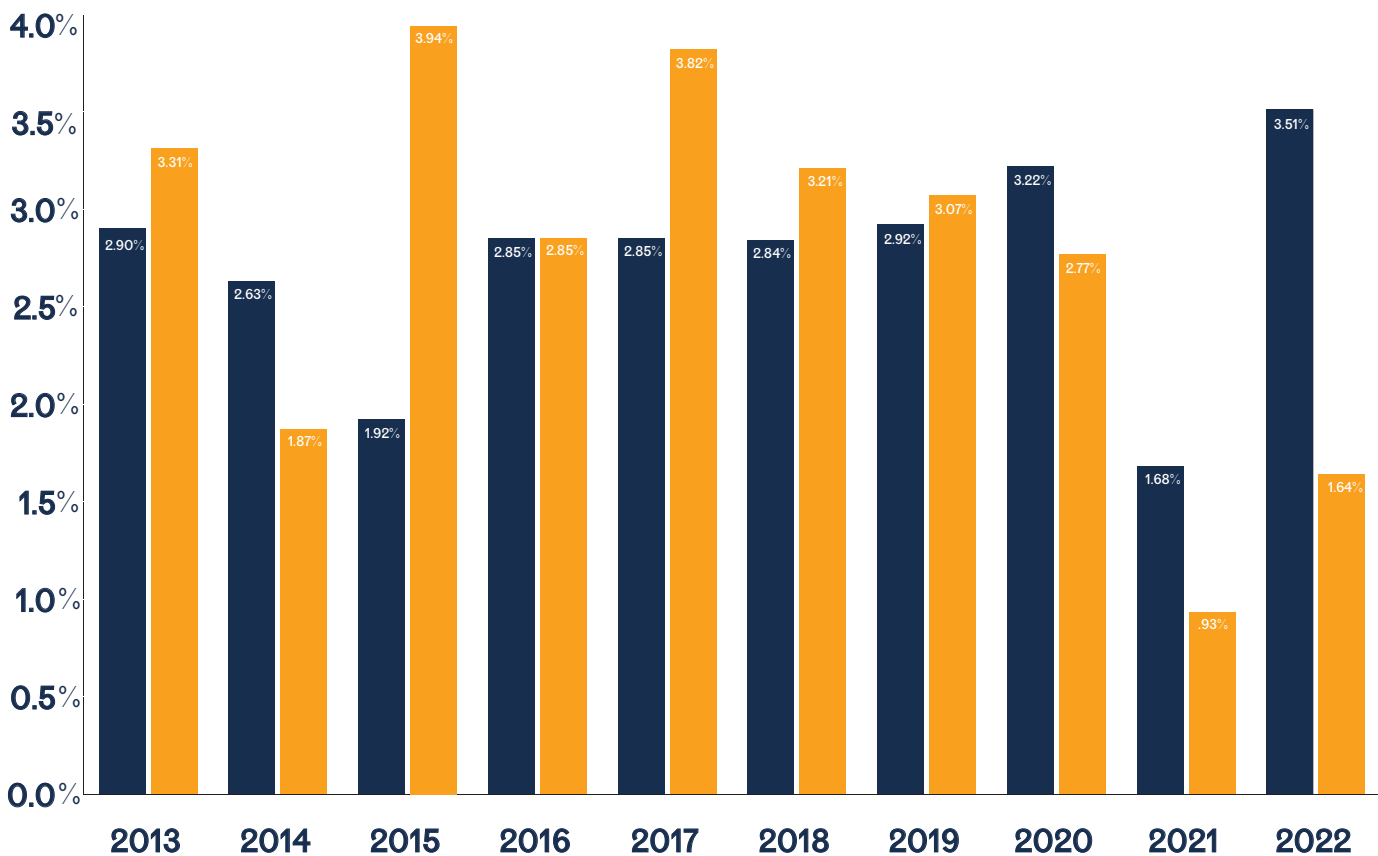
ADA COUNTY VACANCY SINGLE & MULTI

Q1 2.33% | Q2 1.73% | Q3 1.93% | Q4 1.58% | SW Idaho NARPM Vacancy Survey

— VACANCY OVERVIEW —

Ada County Real Estate Vacancies - Single & Multi-Family

■ Single Family ■ Multi-Family



NARPM/WeKnowBoise 2013-2022



Epic Capital Funds

15.2% NATIONAL OFFICE VACANCY RATE
Commercial Edge

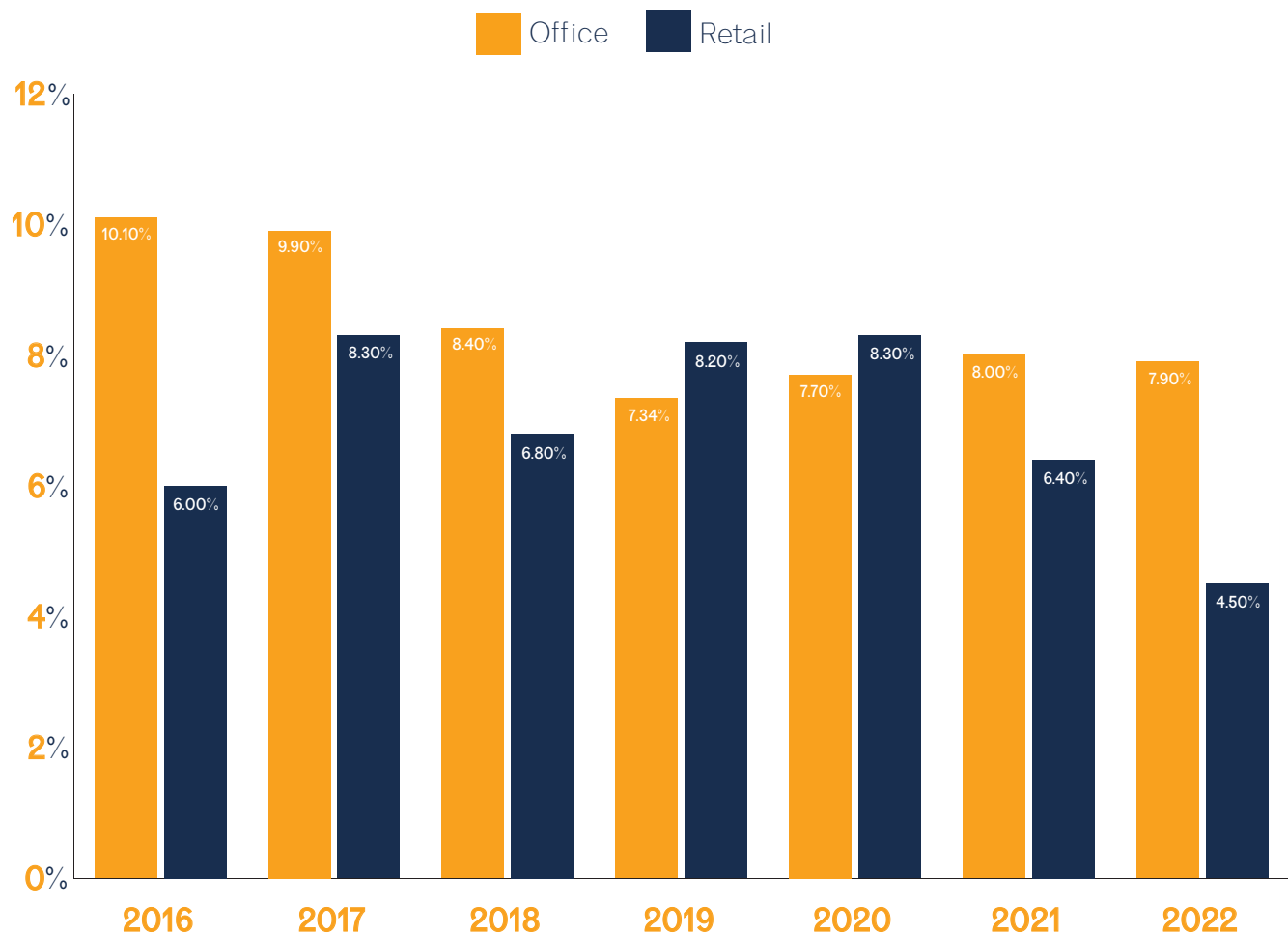
4.5% NATIONAL RETAIL VACANCY RATE
NAR

7.9% ADA COUNTY OFFICE VACANCY RATE
Cushman & Wakefield

4.5% ADA COUNTY RETAIL VACANCY RATE
Cushman & Wakefield

COMMERCIAL

Ada County Real Estate Vacancies - Commercial



Cushman & Wakefield 2016-2022



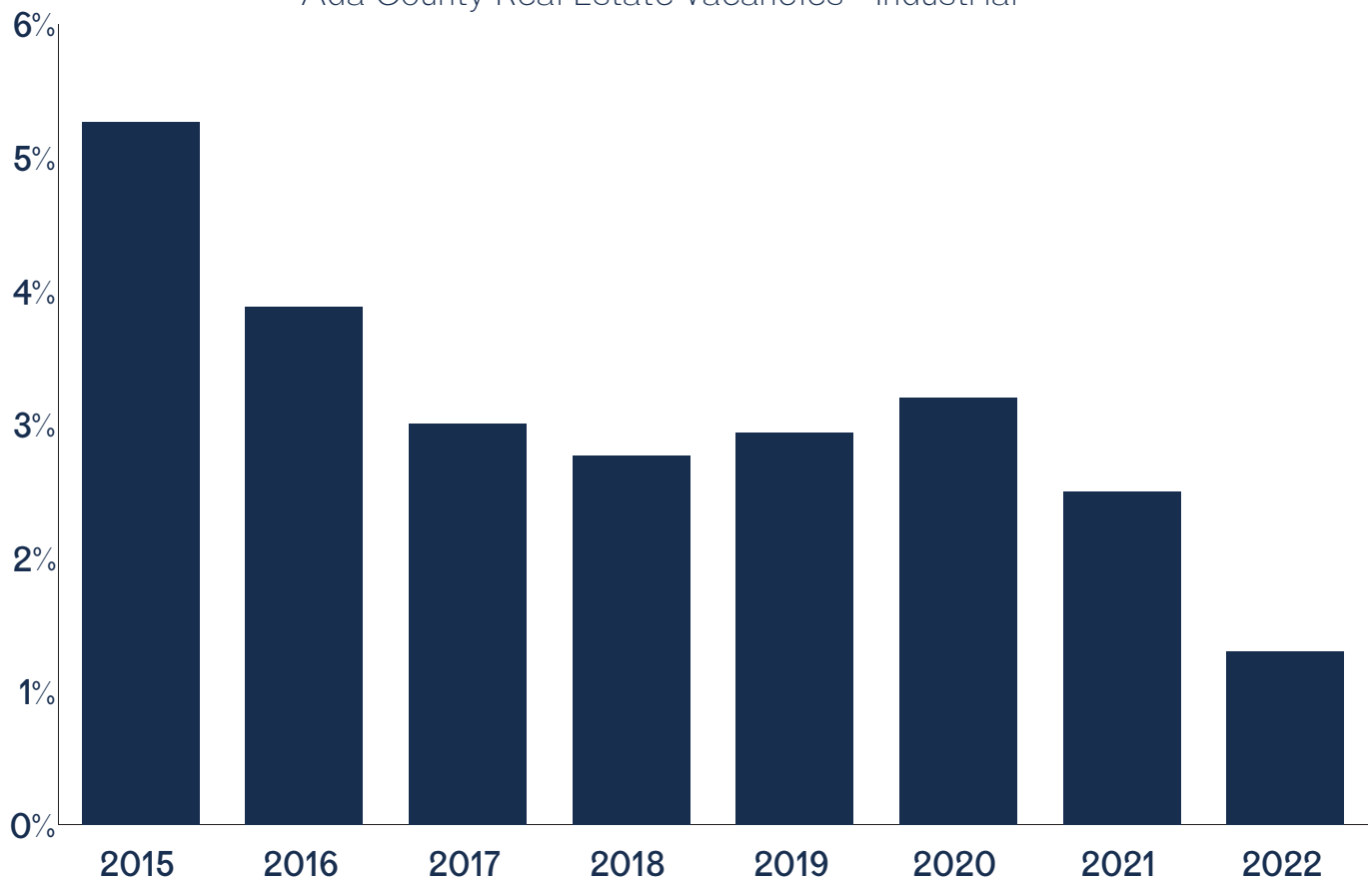
3.1% NATIONAL INDUSTRIAL VACANCY RATE

1.3% BOISE IDAHO INDUSTRIAL VACANCY RATE

Cushman & Wakefield 2022 Q2

INDUSTRIAL

Ada County Real Estate Vacancies - Industrial

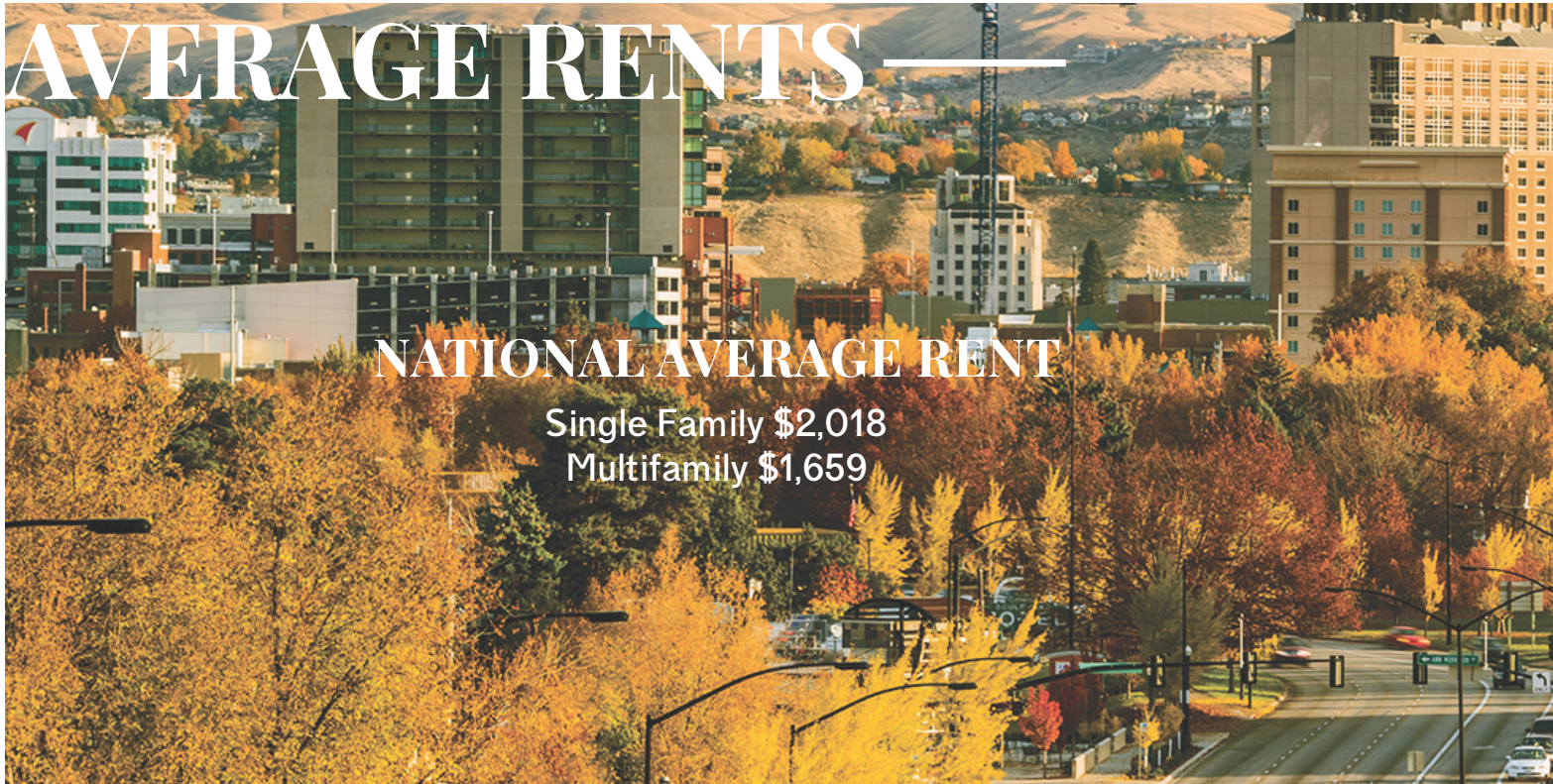


Cushman & Wakefield 2015-2022



EPIC
CAPITAL FUNDS

INVESTMENT IN DREAMS

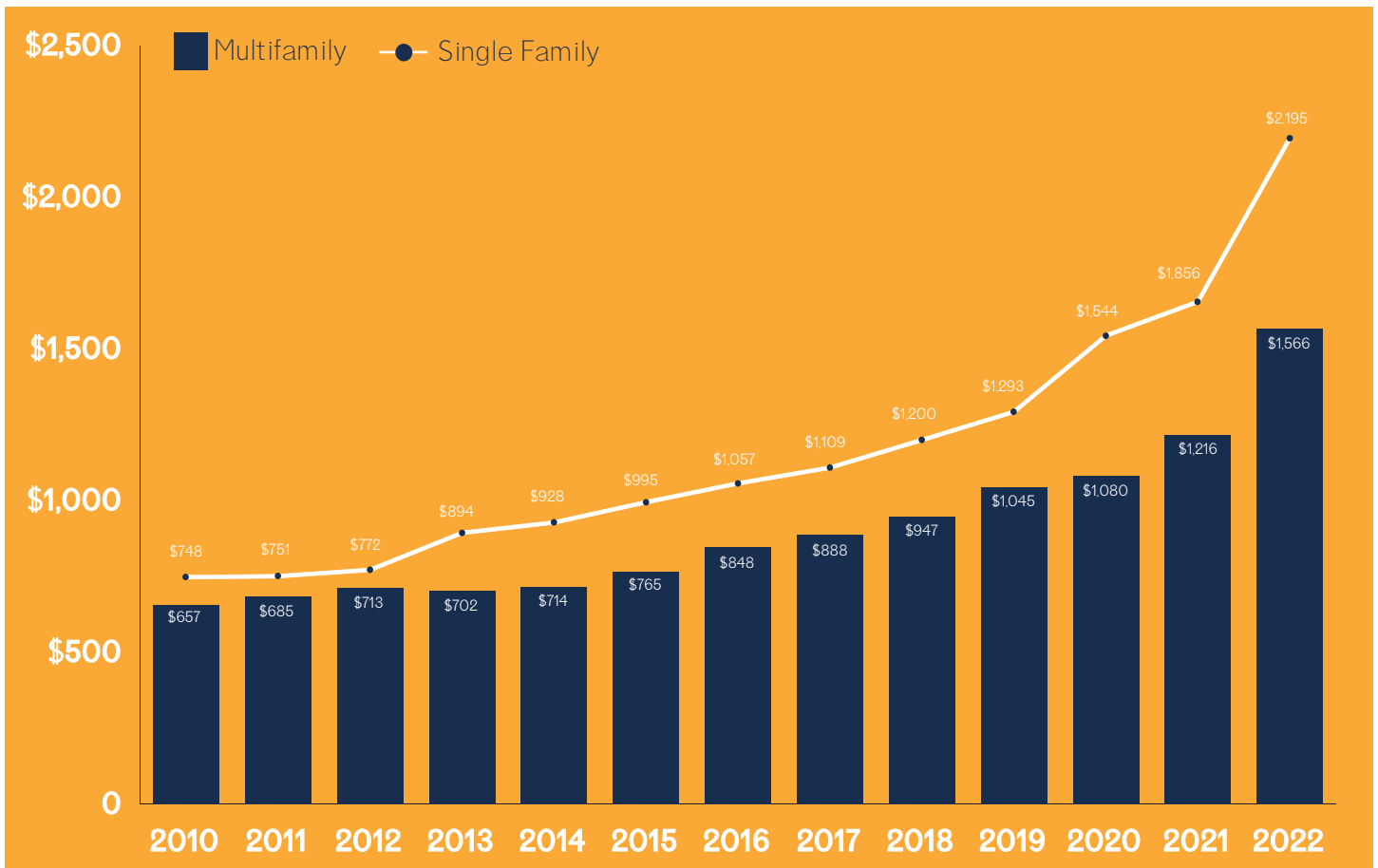


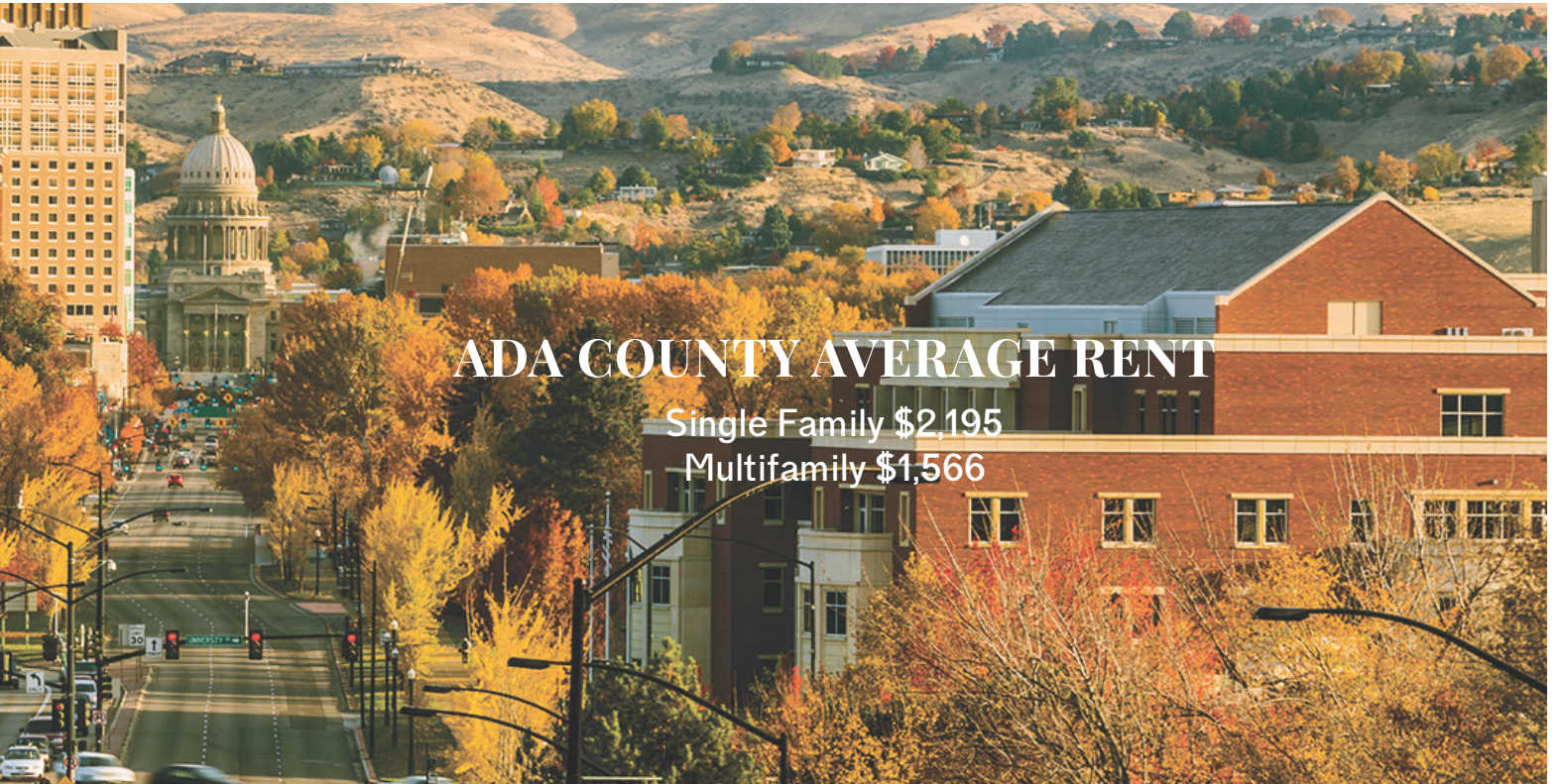
NATIONAL AVERAGE RENT

Single Family \$2,018
Multifamily \$1,659

Single & Multifamily

Real Page 2010-2012 Monthly Time Series Report, 2013-2018 NARPM/RealPage, 2019-2022 NARPM Real Page We Know Boise, Single Family Census 2010-2012, Census/NARPM 2013-2018, 2019 NARPM, Census, We Know Boise, NARPM, We Know Boise 2020-2022





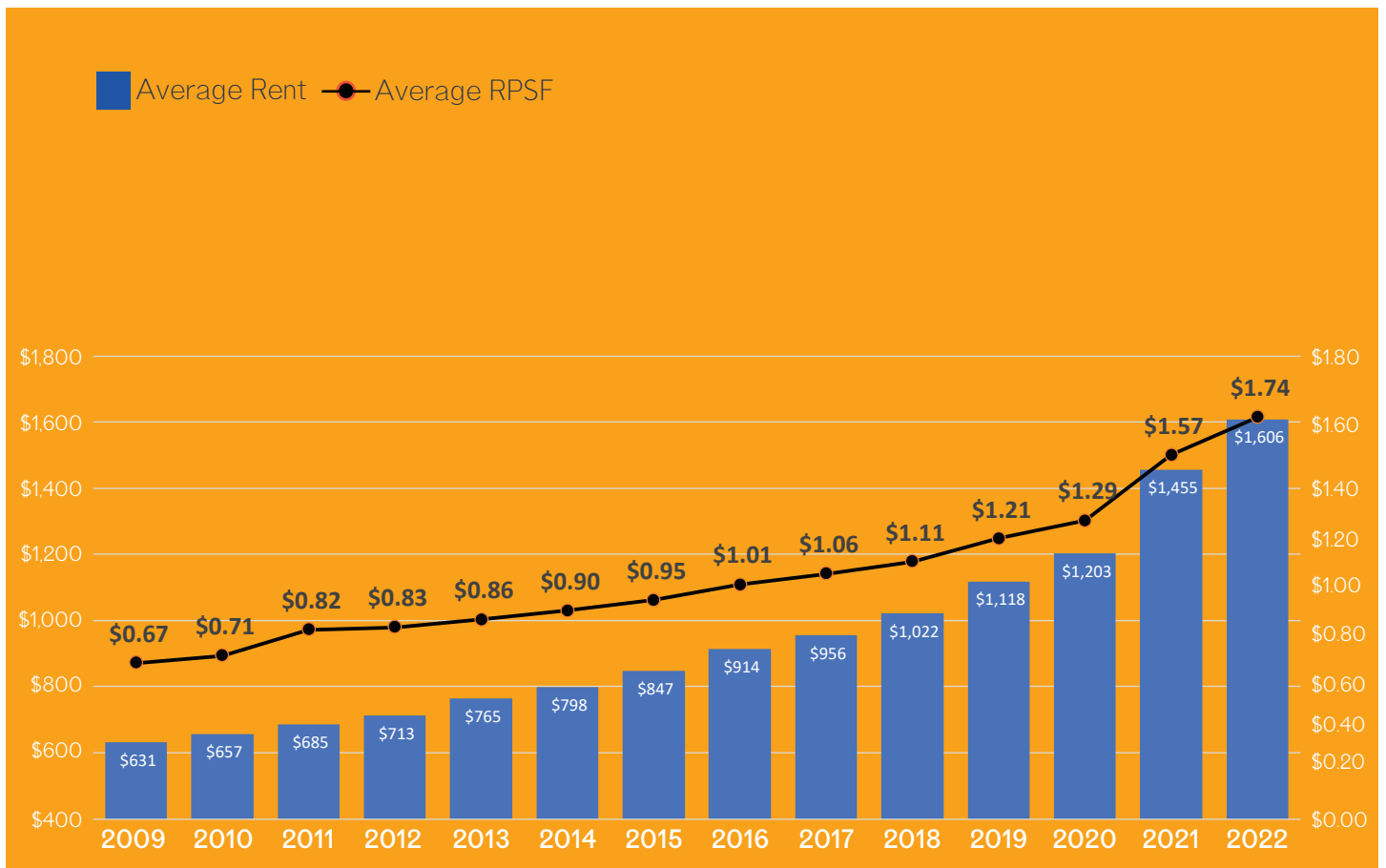
ADA COUNTY AVERAGE RENT

Single Family \$2,195

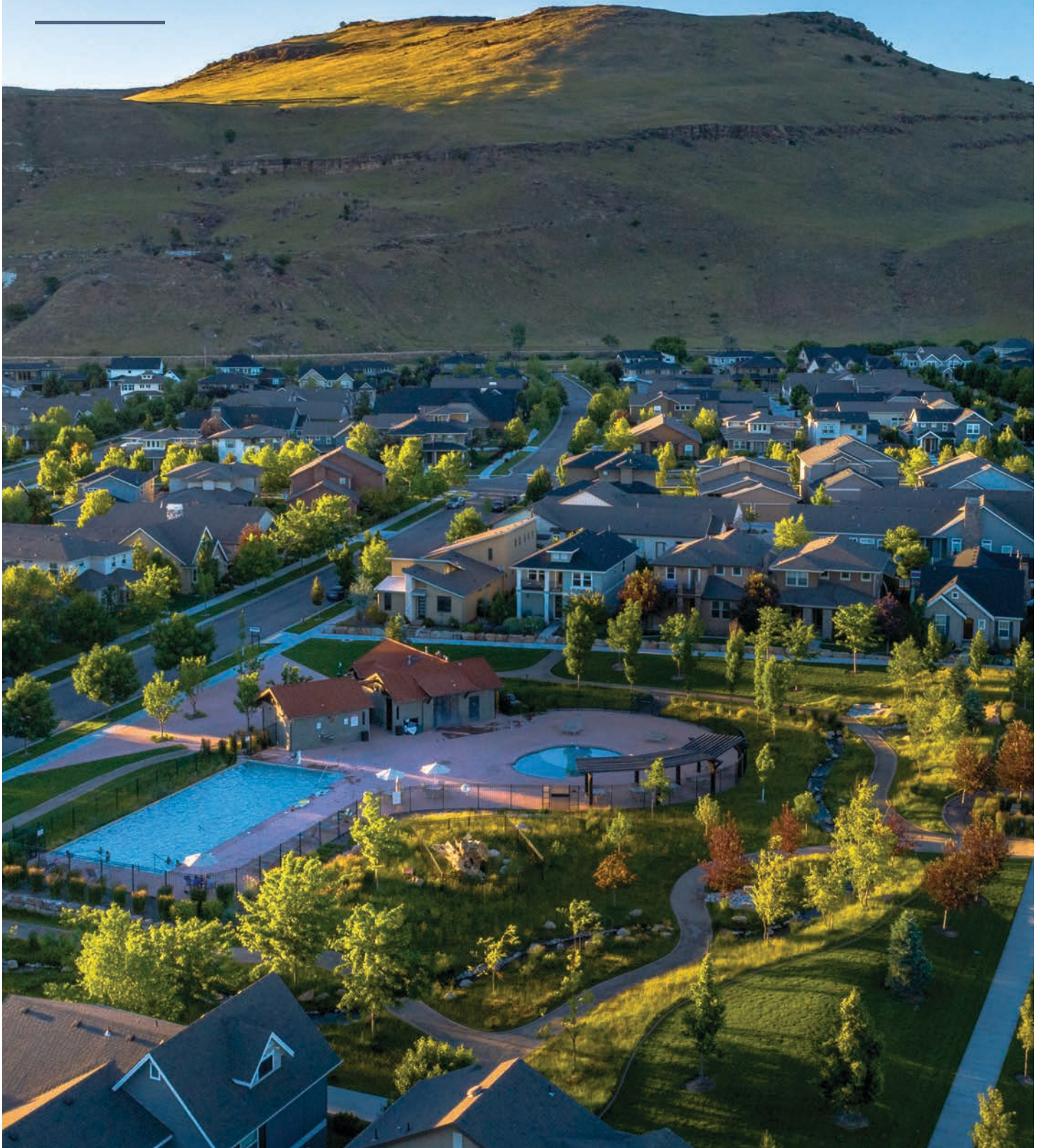
Multifamily \$1,566

Real Page Analytics Effective Rent

Boise MSA, 2009-2012 From Monthly Time Series Report which is a smaller pool. 2013-2022 is more properties surveyed and used that to estimate an average

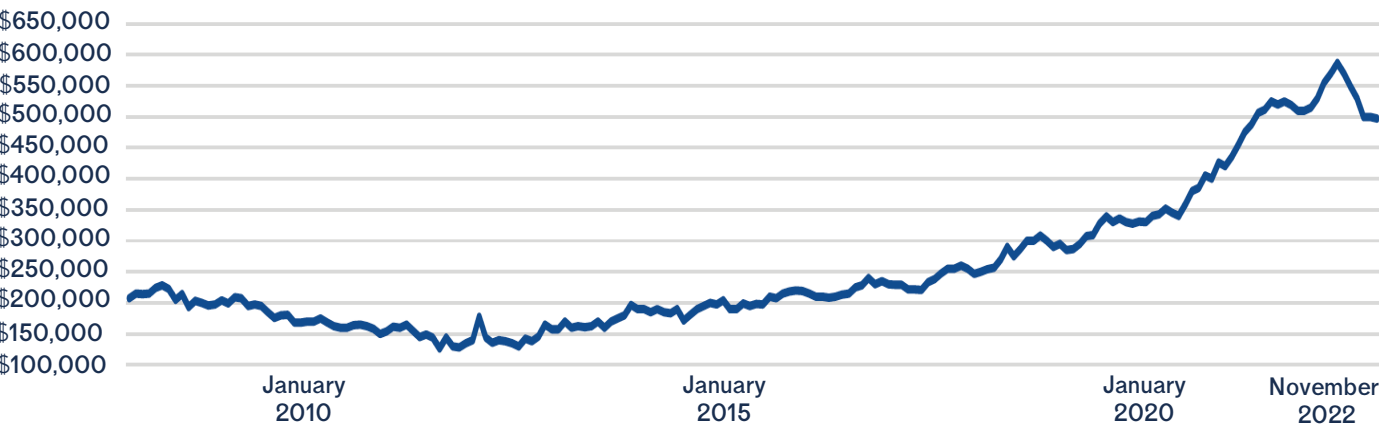


MEDIAN HOME PRICES



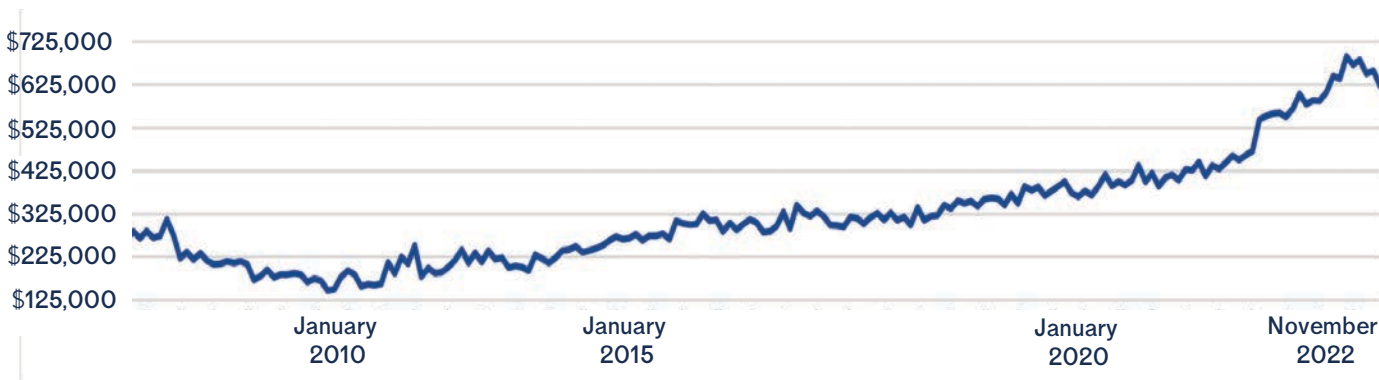
SINGLE FAMILY EXISTING/RESALE

Median Prices - Boise Regional Realtors - November 2022
High: \$586,750 in May 2022 | Low \$126,500 in January 2011 | \$497,000 November in 2022



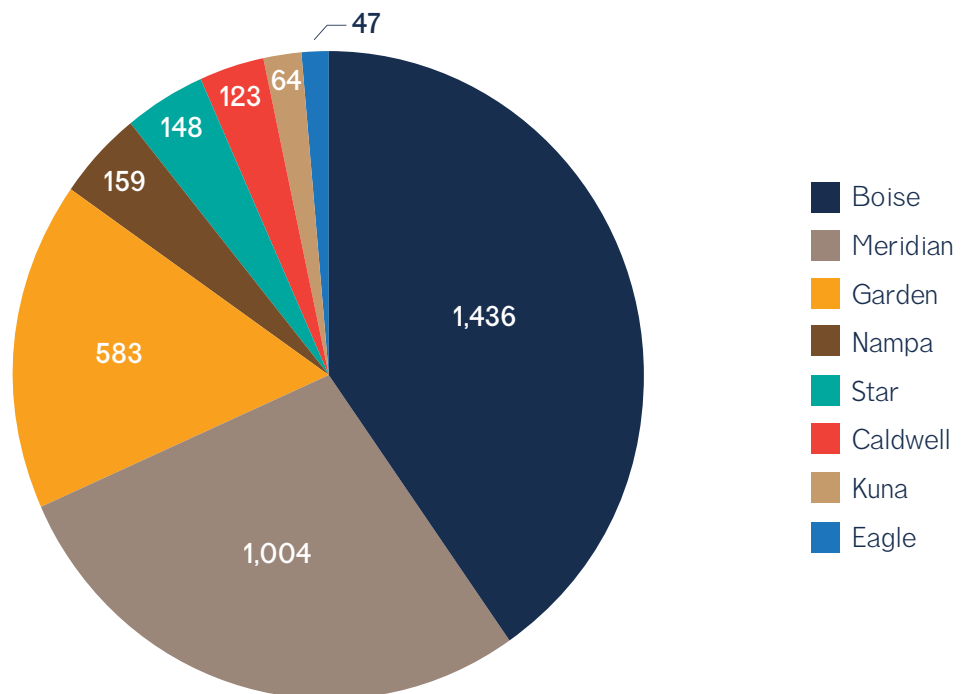
SINGLE FAMILY NEW CONSTRUCTION

Median Prices - Boise Regional Realtors - November 2022
High: \$690,000 in June 2022 | Low \$147,390 in October 2009 | \$657,500 in November 2022





MULTIFAMILY UNDER CONSTRUCTION



We Know Boise 2022



EPIC
CAPITAL FUNDS

INVESTMENTS YOU CAN TRUST

Contact Us



Rich Jarvis, President

208.918.5800

rich@epiccapitalfunds.com