

—INVEST IN TWIN FALLS



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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 Twin Falls, Idaho. Let's be Epic, together.



TWIN FALLS METRICS

Twin Falls is the largest city amongst the five that make up the "Magic Valley Region" in Idaho. Ideally located, Twin Falls is a prime hub for south-central Idaho and northeastern Nevada, creating an excellent climate for commerce. Nicknamed "The Niagra of the West" for its gorgeous waterfalls, Twin Falls has a stunning backdrop in which its residents enjoy high employment rates and a low cost of living, creating an ideal location for investing.

TWIN FALLS PROFILE

From small businesses in the heart of the charming downtown to the large corporations continually moving into Twin Falls, there is no denying the business climate is strong. Home to Chobani, Clif Bar, Amalgamated Sugar, and Glanbia Foods, the area is well-known for attracting agricultural-based industries specializing in food production, processing, warehousing, and distribution. The community focus on education is also a spotlight, with Idaho State University, The College of Southern Idaho, and the Applied Technology and Innovation Center. Combined, this creates an elevated attraction for new residents, investors, and businesses alike.

POPULATION

Year over year, Twin Falls and the "Magic Valley Region" population continues to grow. From 2010 to 2021, Twin Falls saw an increase of 19% in its population. When you look at the overall growth of the population in the United States, at only 7.3% for the same period, it's evident growth is at the forefront in Twin Falls. Many households make 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 Twin Falls. With a 96.5% employment rate and numerous trades or industries to choose from, new residents can find employment. With people back to work, more households are 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 highly competitive, and with a four-month housing inventory supply, sellers are motivated, making Twin Falls 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 Twin Falls and the "Magic Valley Region". We believe in our community and you can believe in us.



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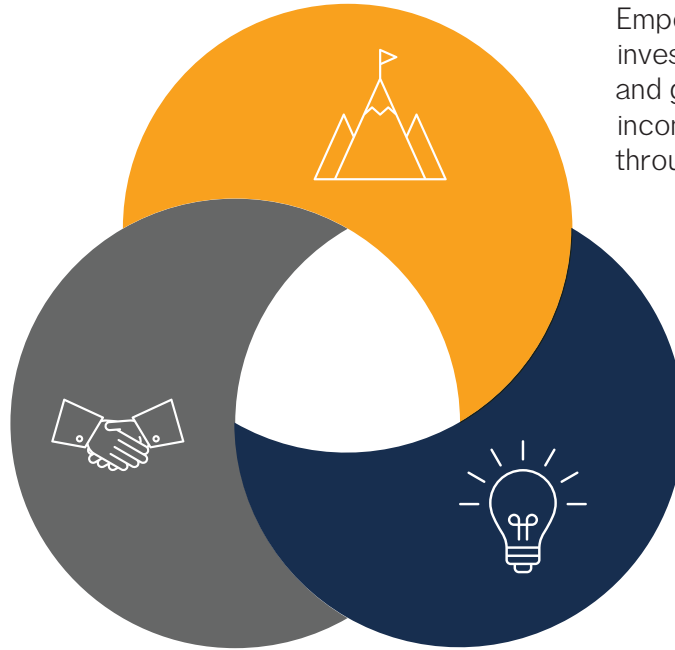
ABOUT US —

MISSION

Empower new investors, seasoned investors, and families to establish and grow a steady source of passive income and generational wealth through real estate investments.

CORE VALUES

Growth
Integrity
Accountability
Resilience
Effective Communication



GOALS

Passive Income
Valued Relationships
Working Partnerships
Reliable Efficiency

Idaho-based and locally focused, Epic Capital shares your goals of generating competitive returns while making a positive impact on your community. We understand the importance of investing in resilient assets during economic downturns. That's why we focus on recession-resistant real estate opportunities.

We work with partners that have extensive experience in commercial, residential, industrial, and land projects with a track record of increasing value through development, construction, operations, and improvements. Our primary focus is on selected communities throughout Boise and Treasure Valley, but we also serve markets in Utah, Arizona, and Nevada.

We seek out and offer investments through tangible assets in the region that create a steady growth, provide a source of passive income, improves lives, and inspires future generations. We take a thoughtful, problem-solving approach to our investments and are guided by the principles of hard work, adaptability, and delivering competitive returns to new and seasoned investors alike.

At Epic Capital, we strive for greatness in all our investments, relationships, and real estate solutions. Let's work together to achieve success and make a positive impact not only in our communities, but in our households as well. Join us in building a recession-resistant portfolio that will stand the test of time to create generational wealth. Let's be Epic, together.



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TWIN FALLS RANKS —

YEAR AFTER YEAR



named manufacturing community for

“all things Food”

by U.S. Department of Commerce



ranked

8th best city to live in Idaho

by the National Chamber of Commerce



rated

#19 most diverse place to live in Idaho

#23 best place to retire in Idaho

#29 best place for young professionals in Idaho

by Niche



KEY METRICS —



2.4% Unemployment

U.S. Bureau of Labor Statistics
December 2022



3.9% YOY Job Growth

U.S. Bureau of Labor Statistics
December 2022



4 Months Home Inventory

Magicvalley.com
December 2022



4.5% Vacancy Rate

United States Census Bureau
January 2023



60 Median Days
homes on the market



16 Minute
average commute

SAFE COMMUNITIES

Violent Crimes

39.5% Lower

than the National Average

Idaho Crime Statistics and Rates Report



CONVENIENT TRANSPORTATION

3 Miles to Interstate

16 Minutes Average Magic Valley Commute 🚗

9 Airports within 50 Miles ✈️

5 Miles North of Magic Valley Airport

Idaho Commerce Profile Page



TWIN FALLS IS THRIVING —

FROM MAJOR CORPORATIONS TO HEALTHCARE AND
EDUCATION, THE MAGIC VALLEY REGION IS THRIVING

Education



Regional Healthcare



Business Hubs

Chobani



CHARMACTRAILERS

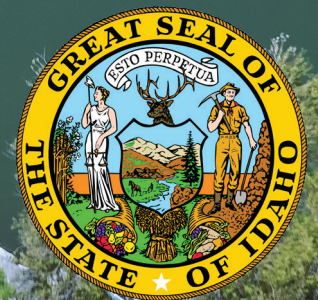


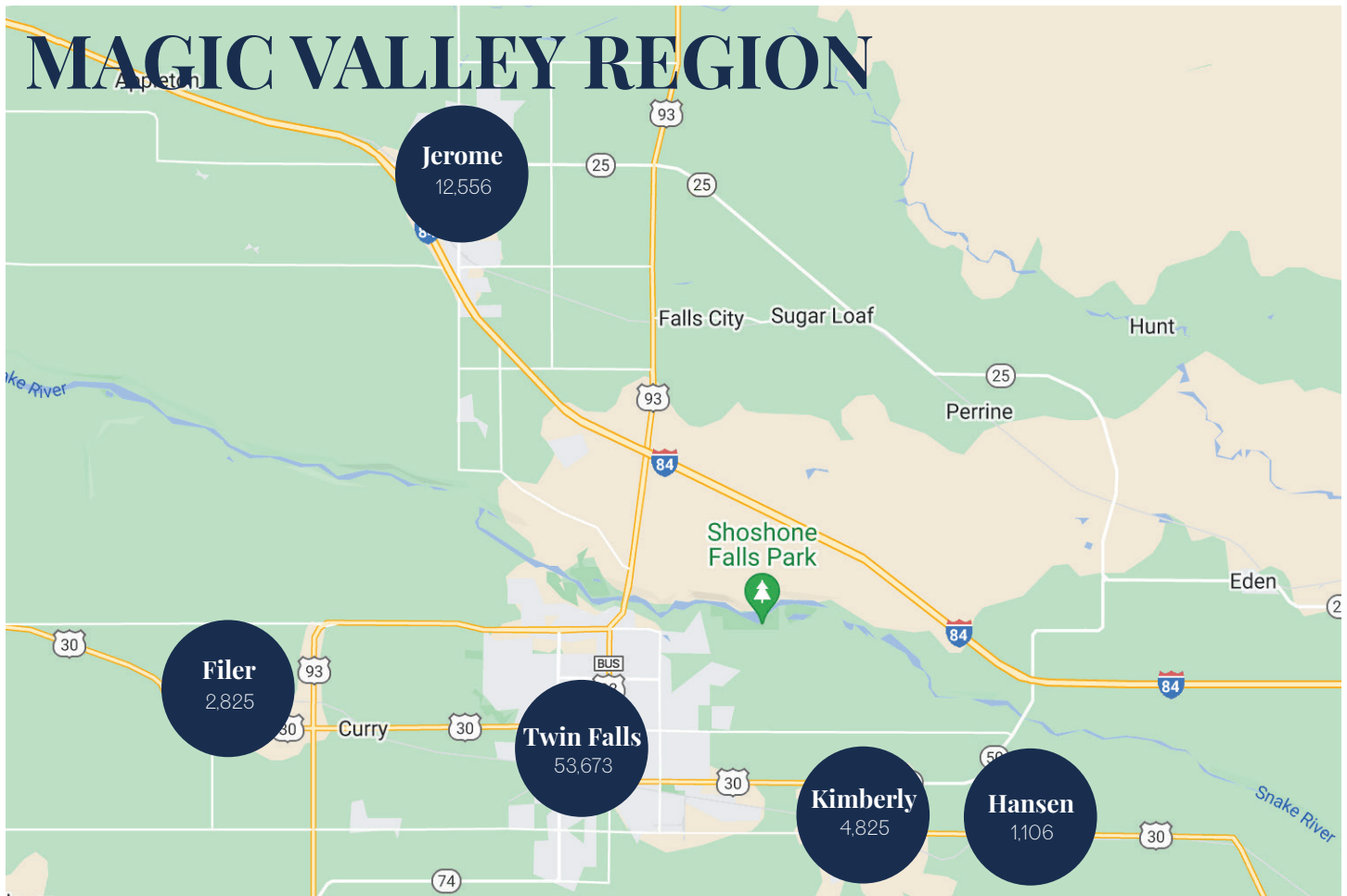
CONTINUAL POPULATION GROWTH

MAGIC VALLEY REGION

209,972

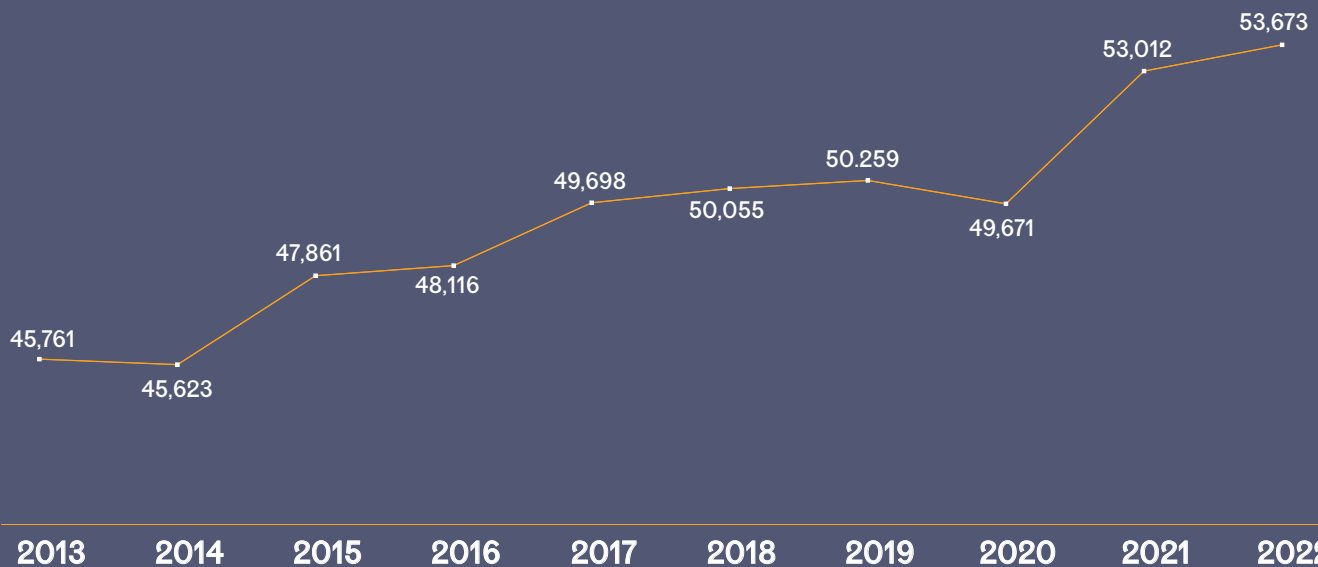
TWIN FALLS, KIMBERLY, JEROME, FILER, AND HANSEN





GROWTH OVER TIME

Twin Falls Population Growth, Idaho Commerce Profile Page



NET MIGRATION —

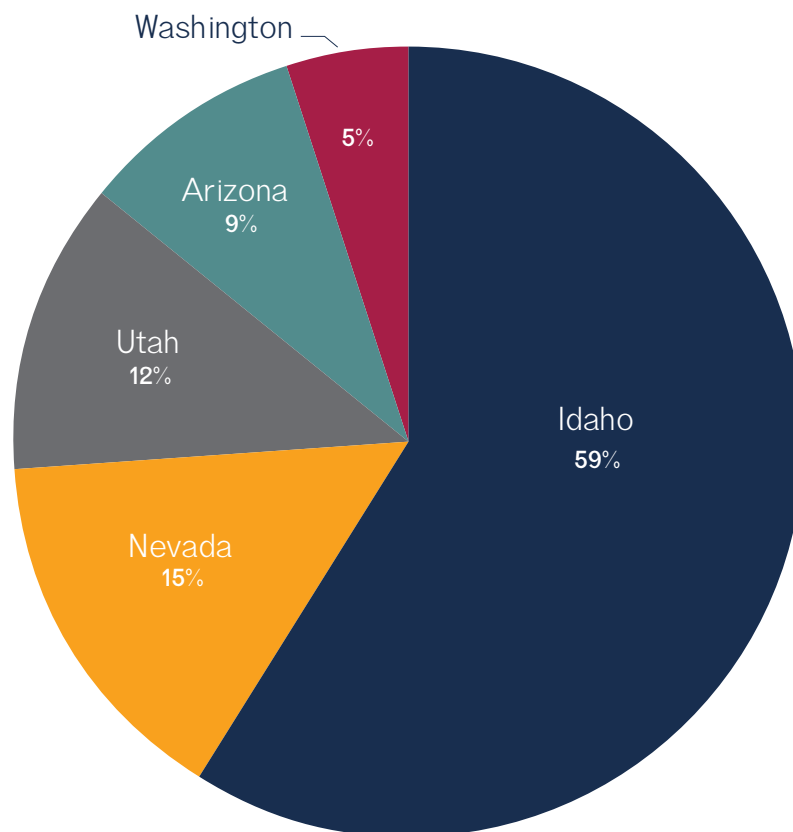
16.5X
GREATER POPULATION THAN IN 2010

Over 10 Years There Has Been an a 1,555% Increase in Population

59%
MIGRATION CAME FROM IN STATE

Many Have Relocated from More Metropolitan Areas

41%
IN-MIGRATION CAME FROM OUT OF STATE



Stacker, February 2023



DEMOGRAPHICS —



GENDER

50.8% Female
49.2% Male

World Population Review



AGE DISTRIBUTION

29% 0-19 | 29% 20-39
36% 30-59 | 21% 60+

Census Reporter



HOUSEHOLD INCOME MEDIAN

\$57,962

Idaho Commerce Profile Page



MEDIAN SINGLE-FAMILY PRICE Twin Falls

\$404,900

Guaranteed Rate



HOUSEHOLD FORMATION —

71.6%

of the increasing population
are home owners

Idaho Commerce Profile Page

28.2%

of Twin Falls' households
are renters

Idaho Commerce Profile Page

65.9%

of national households
are home owners

Statista

34.5%

of national households
are renters

Zumper



JOBS & HOUSING —

\$16.5 MILLION

Small businesses in the Magic Valley region could be eligible to receive financing through the USDA's investment of \$16.5 Million to rural Idaho communities with the goal of creating opportunities to entrepreneurs, small businesses and farmers.

- Idaho News Six | KSAW Magic Valley, February 2022

2.4% UNEMPLOYMENT

With population growth and major business hubs, employment rates continue to rise at a healthy rate.

- U.S. Bureau of Labor Statistics, December 2022

3.9% YOY JOB GROWTH

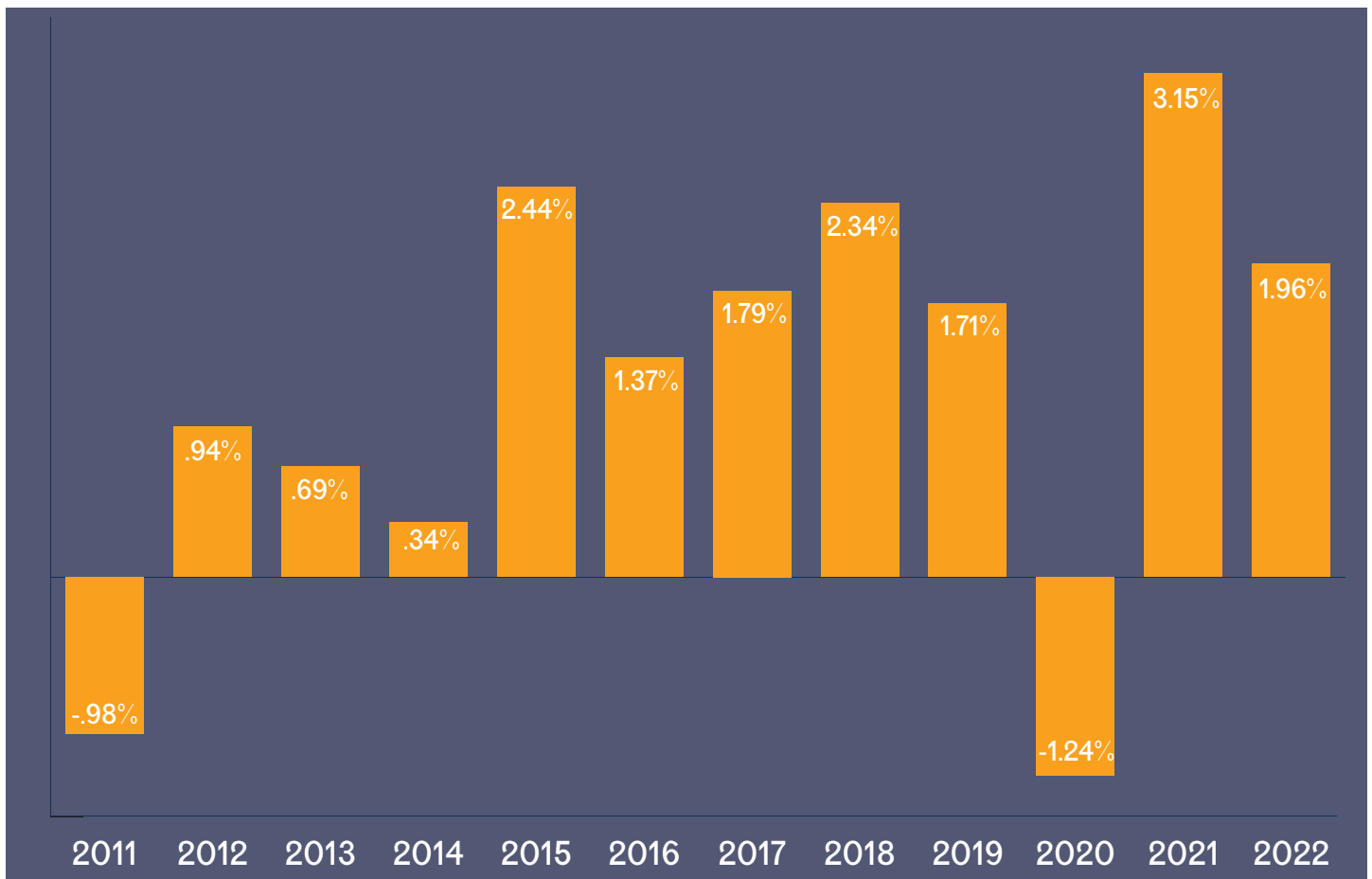
Opportunities throughout the Magic Valley region continue to pop up as businesses are relocating their major hubs bringing more jobs.

- U.S. Bureau of Labor Statistics



STRONG YOY JOB GROWTH——

Twin Falls County & Metropolitan Area | U.S. Bureau of Labor & Statistics, December 2022





EXCELLENT TAX CLIMATE

5.8% STATE CORPORATE AND PERSONAL
CAPITAL GAINS TAX
Tax Foundation

5.8% STATE PERSONAL
INCOME TAX
Thomson Reuters

5.8% STATE CORPORATE
INCOME TAX
Idaho State Tax Commission

6.0% STATE SALES
TAX
Tax Foundation



— STRONG ABSORPTION RATES —

1.8% HOMEOWNER VACANCY RATE

Guaranteed Rate

4.5% TWIN FALLS RENTAL VACANCY RATE

Guaranteed Rate

3.3% TWIN FALLS COMMERCIAL VACANCY RATE

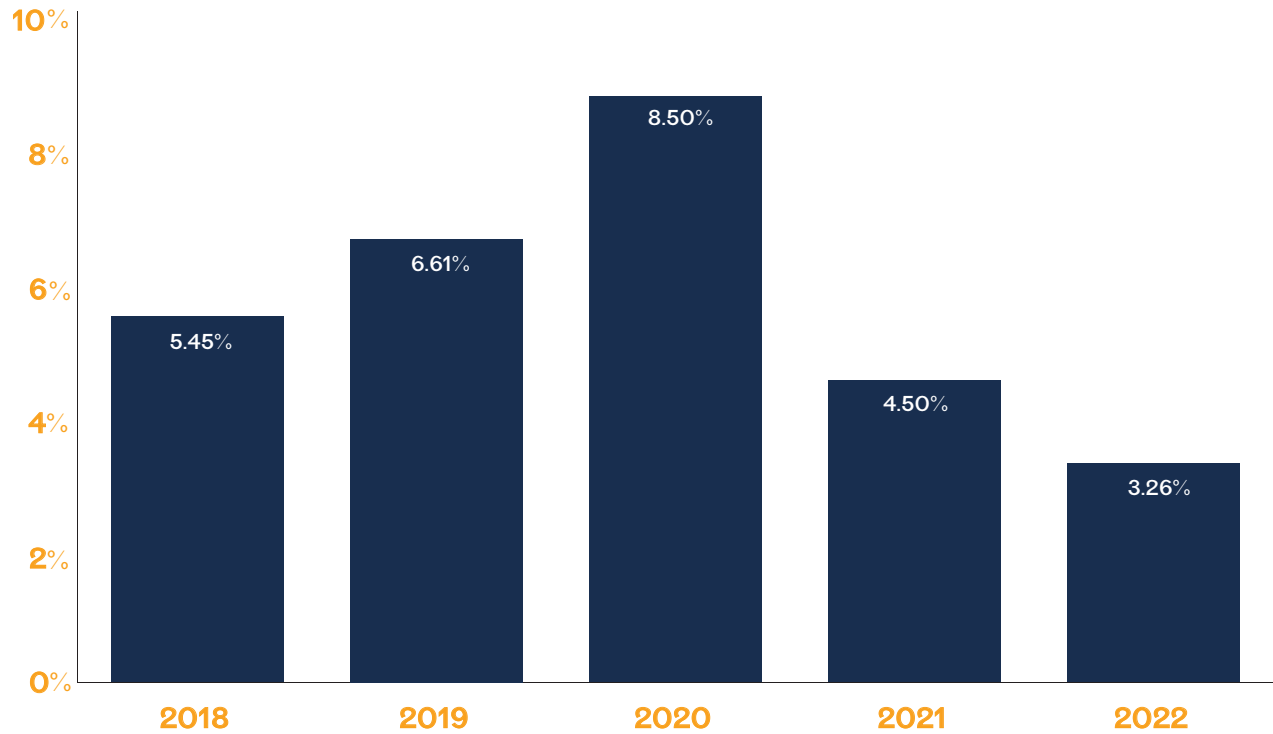
TOK Commercial Real Estate

.7% MAGIC VALLEY INDUSTRIAL VACANCY RATE

Statista, Q2, 2022

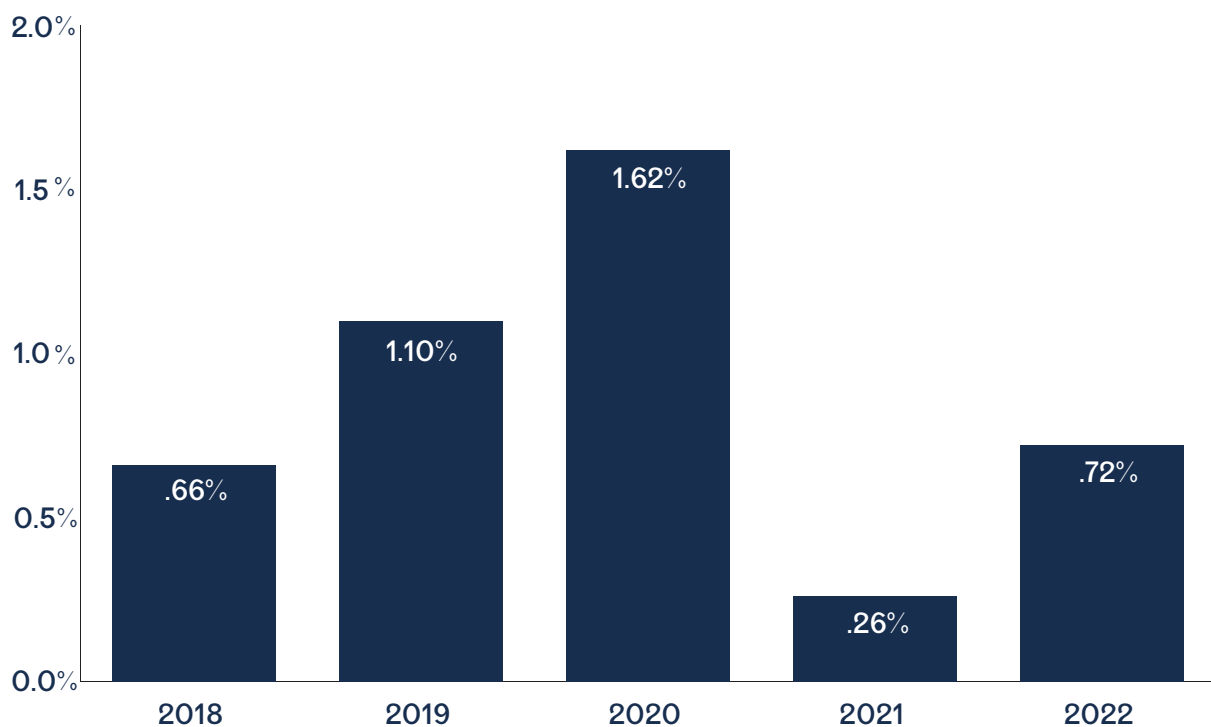
COMMERCIAL

Magic Valley Commercial Vacancy Rates | TOK Commercial Real Estate | July, 2022



INDUSTRIAL

Magic Valley Industrial Vacancy Rates | TOK Commercial Real Estate | September, 2022



TWIN FALLS SUSTAINABLE GROWTH——

MANUFACTURING AND AGRICULTURAL CORPORATIONS ARE
EXPERIENCING GROWING IN THE REGION

\$7 BILLION
AGRICULTURAL GOODS & SERVICES Generated
Magic Valley Region

Chobani
1.4 Million Square Foot Plant
World's Largest Yogurt Plant


glanbia
nutritionals
4 Plants
World's Largest Barrel Cheese Manufacturer



EPIC
CAPITAL FUNDS

INVESTMENTS YOU CAN TRUST

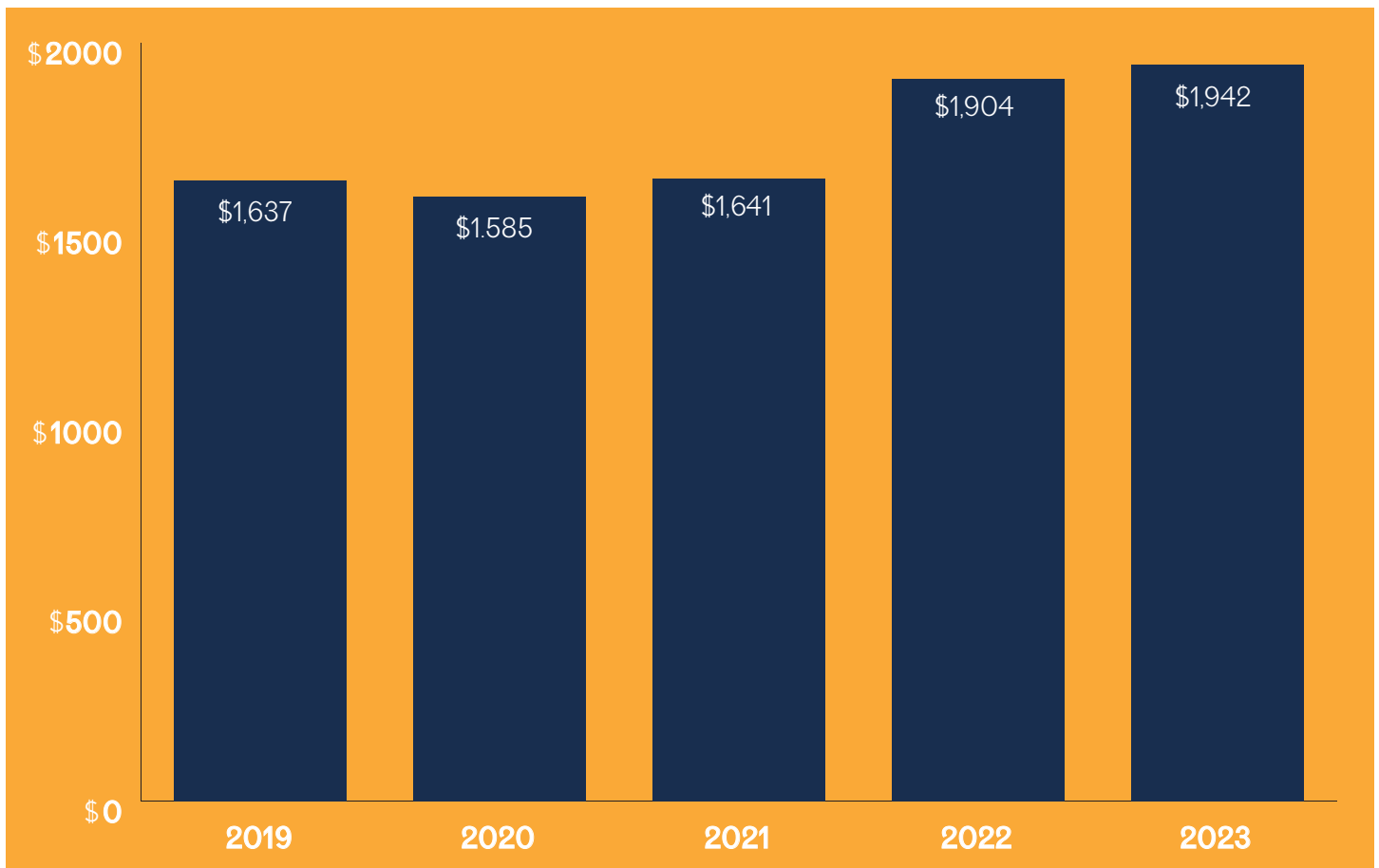
AVERAGE RENTS —

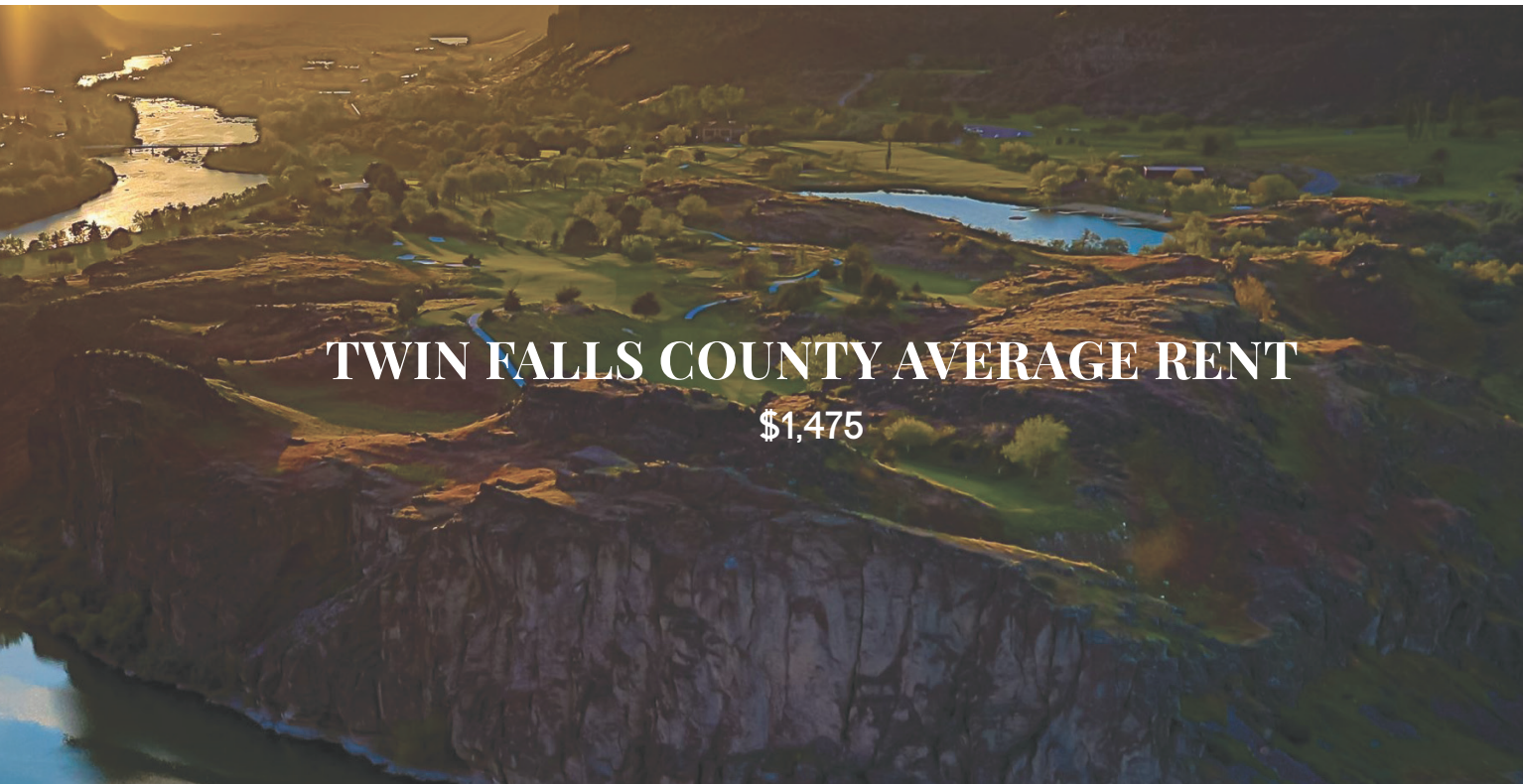
NATIONAL AVERAGE RENT

\$1,942

NATIONAL RENT

Averages Based on February 2019 to January 2023 Statistics from Rent.com
YOY 2.37%



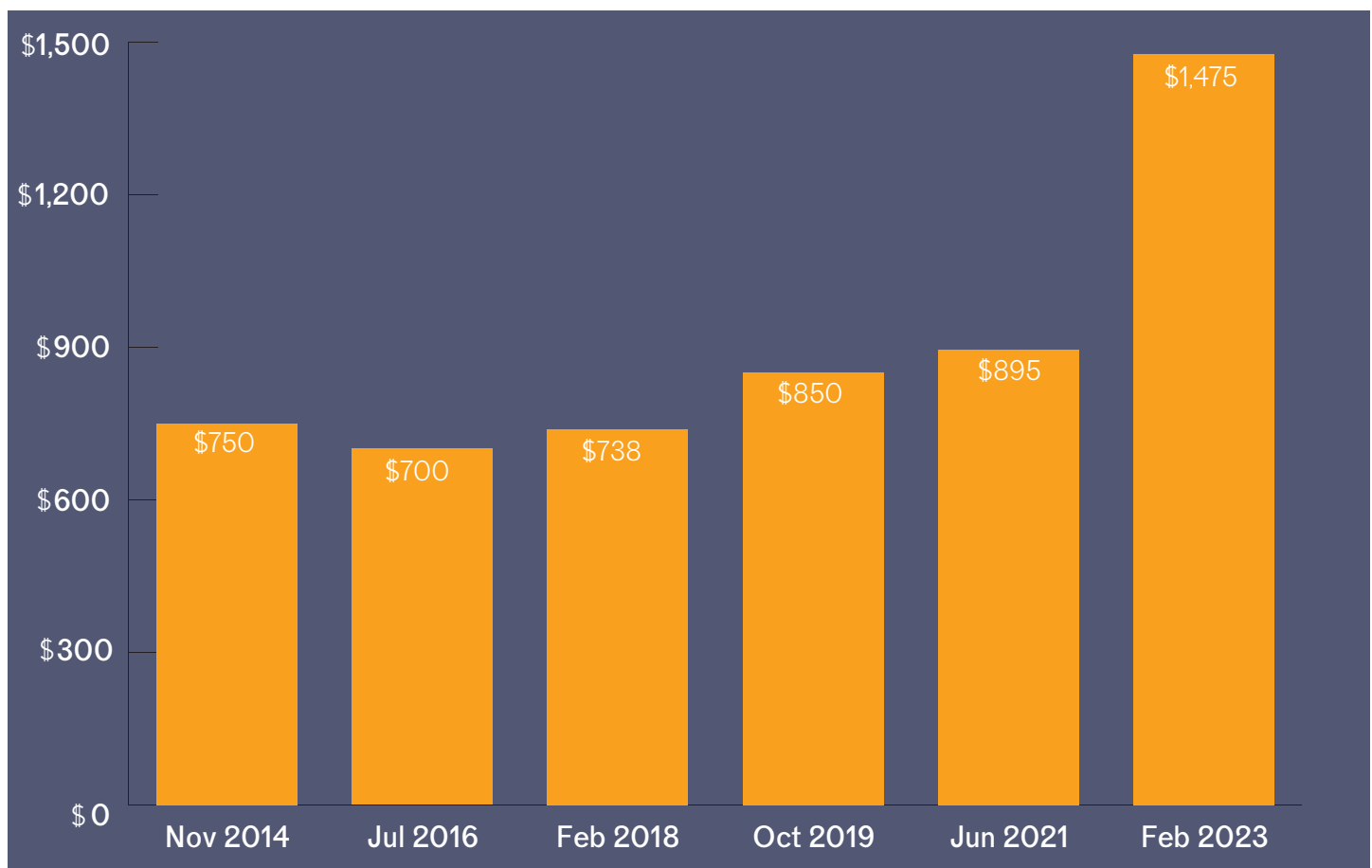


TWIN FALLS COUNTY AVERAGE RENT

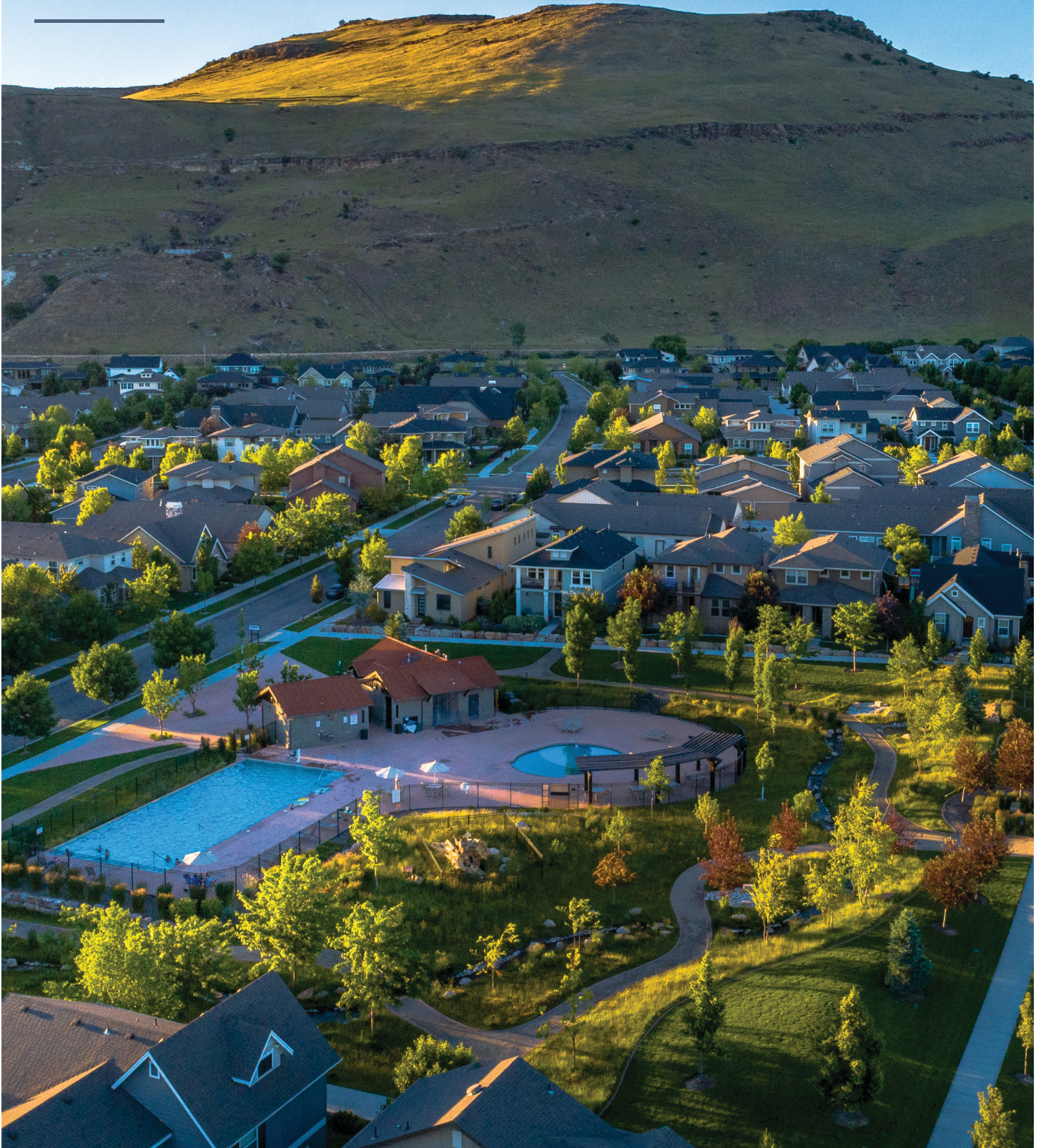
\$1,475

TWIN FALLS COUNTY RENT

Averages Based on Two Bedroom Properties from November 2014 to February 2023 Statistics from Zumper.com
YOY 5%

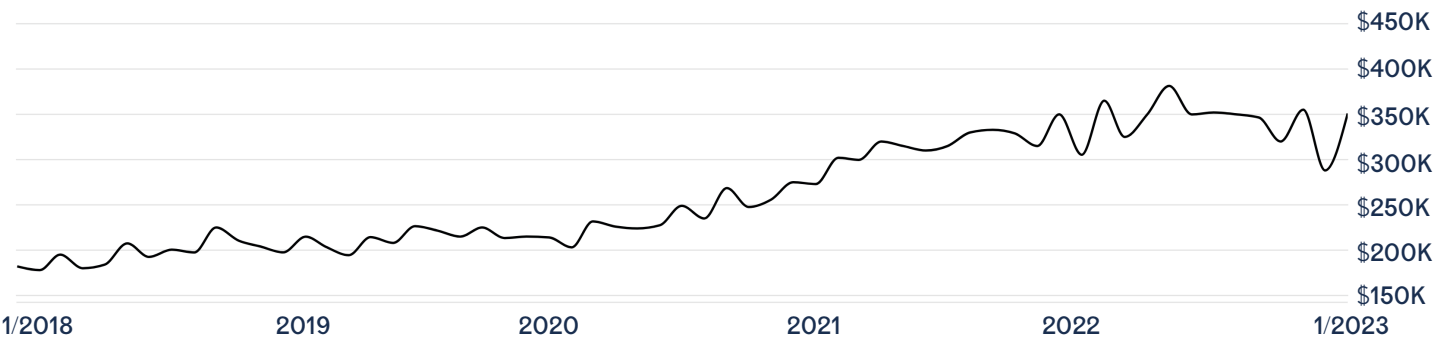


SINGLE FAMILY HOMES OVERVIEW



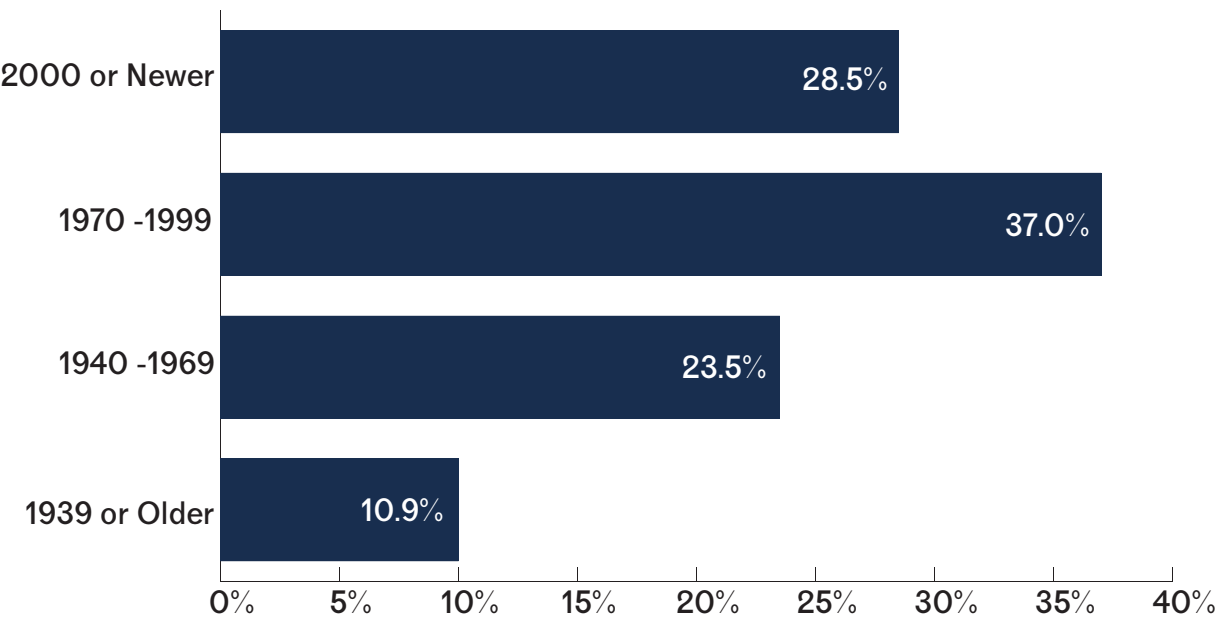
SINGLE FAMILY EXISTING/RESALE

Median Prices - Redfin - January 2023
January 2018 - January 2023



AGE OF HOMES SELLING

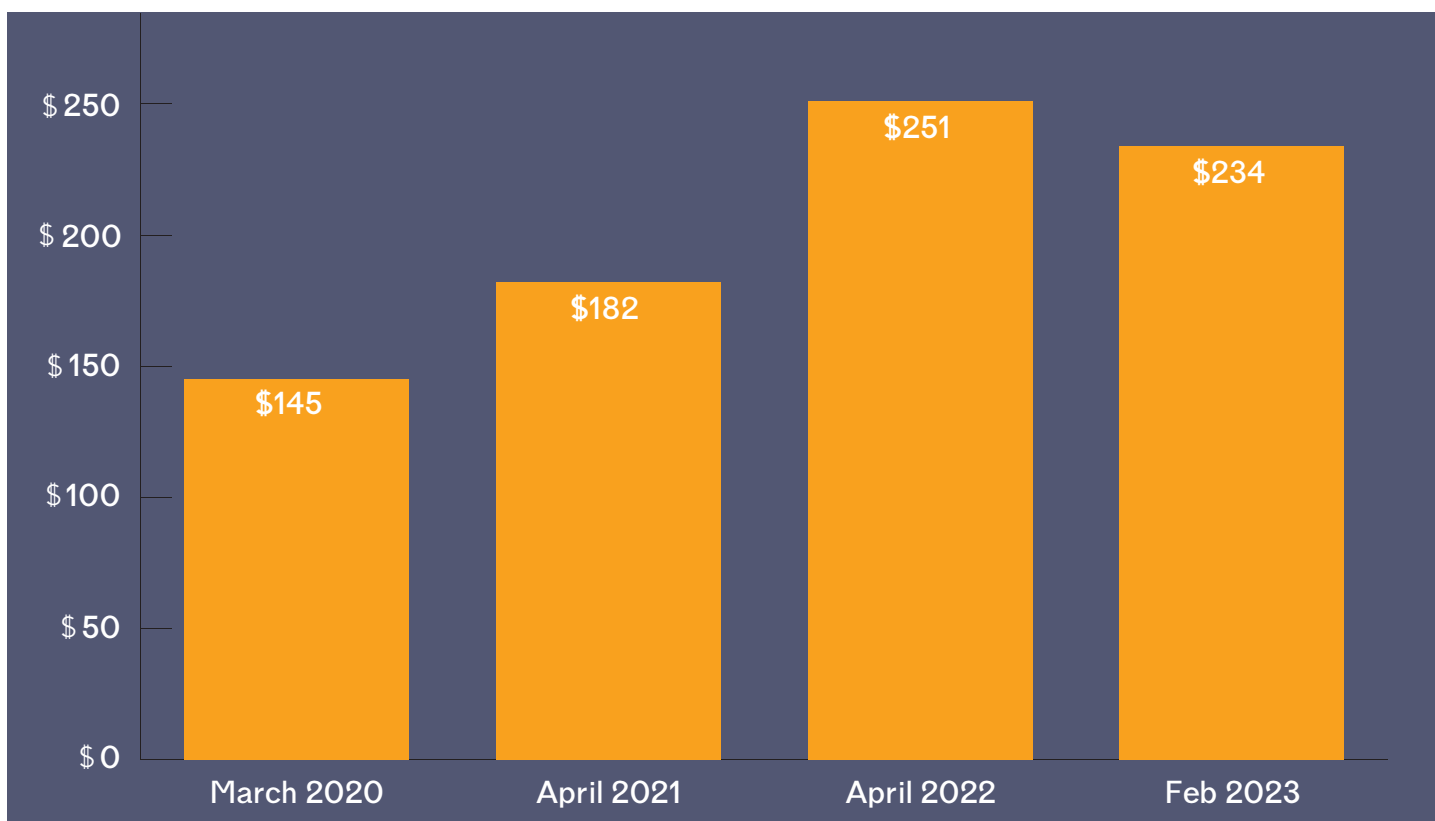
Ages of Sold Homes - Neighborhood Scout





SINGLE FAMILY PRICE PER SQUARE FOOT

Guaranteed Rate March 2020 - February 2023





IDEAL WEATHER BEAUTIFUL NATURE

210 SUNNY DAYS PER YEAR

10 INCHES OF RAIN PER YEAR

18 INCHES OF SNOW PER YEAR

89 DEGREE HIGHS IN SUMMER

20 DEGREE LOWS IN WINTER

Contact Us



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