



eden  
COMPANIES

# business overview

# who we are

a life-changing investment company

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Eden Companies extends goodwill to our residents, partners, and world.

We currently are acquiring multi-family real estate in Central Kentucky, but we're more than a for-profit business. We're on a mission to extend goodwill to the residents, partners, team members, and communities in which we serve. We partner with organizations that transform nations for the good.

When you invest or sell to Eden, use one of our certified companies, or join our team you become a catalyst for change.



# our purpose

Extending Goodwill to our residents, partners, & world

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Eden Companies acquires and operates apartment communities and other service businesses. Our current investment focus is multifamily real estate in Central Kentucky.

# our vision

a world restored

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Eden Companies vision is to extend Goodwill throughout the earth.

Our goal is to serve over 1000 team members and 75,000 residents in over 150 apartment communities.

# our team

world changers

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Anthony Humphress, CAM, Founder/CEO

Anthony bought his first investment property in the fall of 2001 to help support his hobby of working with nonprofits on campus and in the city. Nearly 20 years later, what started as a way to pay his own salary at a non-profit has blossomed into over \$100mm of real estate holdings under ownership/management.

Though primarily an investor, Anthony has his real estate license with SVN Stone Commercial Real Estate. He is a former board member of the University Area Housing Association (UAHA) and currently serves on the executive committee for the Greater Lexington Apartment Association (GLAA). He maintains his Certified Apartment Management (CAM) designation from the National Apartment Association. Anthony is also a member of the Commercial Property Association of Lexington (CPAL). Anthony serves on several non-profit boards as well.



Bill Eyster, DrBA, COO

Bill has more than 30 years of executive level leadership experience in operations and business development in both the for profit and not for profit environments. He has worked with Pratt & Whitney, a world leading jet engine manufacturer, served at FamilyLife, a non-profit organization devoted to effectively developing Godly marriages and families and most recently supported the development of a large Dental Service Organization (DSO).

Bill received both a Bachelor's and Master's degree in Business Administration from Embry-Riddle Aeronautical University and just recently completed a doctoral degree in Business Administration.

Bill and his wife, Tracey returned to their childhood community in Kentucky to care for aging parents in 2014. They have been married since 1986 and have two married adult children and their first grandchild.

# our team

world changers

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Kelly Mason, CFO

Kelly has extensive accounting and finance experience working in both public and private industries. He has worked in public accounting where he specialized in taxation, supported the development of a large Dental Service Organization, and most recently worked in Financial Planning & Analysis for one of the world's largest engine and automotive maintenance businesses. Kelly received degrees in Finance, Accounting, and Marketing from the University of Kentucky while being a 4-year varsity letter winner for the University of Kentucky football team. He then went on to earn his CPA license while working for a Big 4 Accounting Firm.

Kelly met his wife, Jalyn, while in school at the University of Kentucky where they graduated and married in 2016. They have 2 kids, Colt and Cami Jo, and a golden retriever named Hank.



Connor Evanoff, Regional Property Manager

Connor is the property management supervisor for Eden Companies, organizing, and overseeing team members. Connor is a graduate of the University of Kentucky with a major in journalism and background in banking.

# our holdings

multifamily assets under management

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Property	Units	Beds	Assets Under	Acquisition
Kampus Properties (HBH)	143	202	\$15,053K	Since 2001
Kampus Properties (Class A)	91	322	\$21,182K	2001 and 7/22
Townhomes at Fontaine	125	250	\$12,000K	March 2019
541 & 545 Euclid Avenue	6	11	\$2,500K	August 2021
The Flats on Fontaine	136	136	\$18,600K	September
The Landing at Tates Creek	117	215	\$19,500K	September
MSU Student Housing	110	216	\$12,134K	July 2023
Eden Heating and Air	N/A	N/A	\$1,000K	June 2022
<b>Current Total</b>	<b>728</b>	<b>1,352</b>	<b>\$101,969K</b>	

# our story

note from the owner

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As a teenager I remember visiting my mom at the factory where she sewed sleeves onto t-shirts at breakneck speed for 50 hours a week, and being shocked at the oppressive heat and lint clouding the air in the ear-piercingly loud, dark, windowless room. Though thankful for the work, I thought there must be another way.

The purpose of Eden Companies was never to make one person rich. But rather to create a culture of Eden as best we can through our values of love, service, and generosity. I'm excited for you to join me in making money to make a difference - extending Goodwill to the world.

# our values

love | service | generosity  
to our company, clients, + community

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Eden Companies stands on 3 values , like a 3-legged table in need of each leg.



# our values

love | service | generosity  
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## love

Valuing Other's Best Interests.

We prioritize life change among the company team member's.



## service

Serving Clients/Residents.

We produce life-changing services and products for our clients/residents.



## generosity

Making Money to Make a Difference.

We profit life-changing cashflow for cities and nations.

# why we give

bringing hope to the hopeless

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"Our ultimate dream is to bring hope where there is no hope."  
Anthony Humphress

The owner's of Eden Companies have given away more than they've kept to live on (over 50%) for the last several years.

Why?

They are simply stewards of God's money - He is the owner of the company and cash. God's dream is for all to experience the peace and hope found in the Garden of Eden. As the stewards of Eden Companies, they view their work and the work of their entire team as a ministry to make the world a brighter place.

# who we help

thanks to our team and clients, we've  
given to the following charities:



pure  
CHARITY



LEXINGTON LEADERSHIP FOUNDATION



# your role

join us to make a difference

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## invest

Invest in Central KY multifamily real estate with us.

[www.edencompanies.com/invest](http://www.edencompanies.com/invest)



## sell

Sell your Central KY multifamily real estate to us.

[www.edencompanies.com/sell](http://www.edencompanies.com/sell)



## rent

Rent one of our Central KY properties from us.

[www.edencompanies.com/rent](http://www.edencompanies.com/rent)



want to become a world changer with us?  
[www.edencompanies.com/jointheteam](http://www.edencompanies.com/jointheteam)



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