



# business overview



# who we are

a life-changing investment company

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

Eden Companies is a life-changing investment company that owns and operates apartment communities and other service businesses. When you invest or sell to Eden, use one of our service companies, or join our team you become a part of something so much bigger - you become a catalyst for change.



# our mission

extending Goodwill to our residents, partners, & world

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Eden Companies' mission is to extend Goodwill to our residents, partners, and world in a God-honoring and loving way. We do this through our values of encouraging our team members, serving our clients/residents/partners, and giving back to cities and nations. We believe Eden was a place of perfect love, joy, peace, and goodwill. There existed, and still does, a perfect King who desires our partnership in restoring Eden once again and extending His Goodwill throughout the earth.

# our vision

a world restored

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Eden Companies primary vision is to extend goodwill across the globe - but from a numbers perspective in the following years we expect to serve over 1000 team members and 75,000 residents in over 150 apartment communities.



# our values

love | service | generosity

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Eden Companies stands on 3 values like a 3-legged table that cannot stand without one. We value love, service, and generosity to our company, clients, and community.



## love

valuing other's best interests.

We prioritize life change among the company team members.



## service

serving clients and residents.

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



## generosity

making money to make a difference.

We profit life-changing cash flow for cities and nations.



# our team

world changers extending goodwill

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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. Over 20 years later, what started as a way to pay his own salary at a non-profit has blossomed into serving well over 1,000 residents as well as partners and team members across all companies.

Though primarily an investor, Anthony serves as an advisor for SVN Stone Commercial Real Estate. He is a former board member of the Greater Lexington Apartment Association and maintains his Certified Apartment Management (CAM) designation with NAA. He co-founded & serves as the Chair for City for the Nations and serves on other non-profit boards.



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. He serves on the Fatherhood CoMission Board and has served on various other non-profit boards during his professional career.

# our team

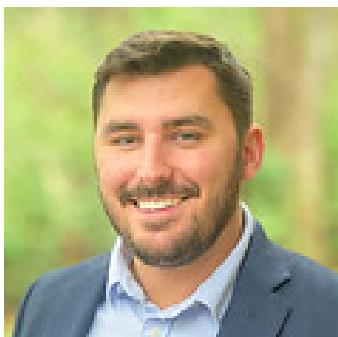
world changers extending goodwill

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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.



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 story

how it all began

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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 6 days a week. I was shocked at the oppressive heat and lint clouding the air in the loud, dark, windowless room.

Witnessing her sacrifices for our family made a lasting impact on me, as did discovering my great-great-great grandfather planted the church in the small Kentucky town where my parents would eventually meet. My great-grandmother cleaned the public and county jail toilets. I like to say I'm still in the family business - planting churches and providing clean toilets for residents.

Eden Companies started when I sat at a dead-end street next to my second rental home while working full-time for a nonprofit on campus. I prayed and sincerely vowed I would aid all nations and peoples if provided the financial opportunity and freedom to do so. That was the first time I thought of creating more rental income to extend Goodwill to others.

The purpose of Eden Companies was never to make one person rich. My dream is to see the whole earth return to the perfection of the Garden of Eden and eliminate oppression where possible. We can help bring heaven to earth through our values of love, service, and generosity.

# why we give

bringing hope to the hopeless

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Our dream is extend hope and goodwill where there is none.

The owners 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 it's cash. God's dream is for all people and nations to experience the peace and hope found in the Garden of Eden. As 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.



# our holdings

multifamily assets under management

Property	Units	Beds	Assets Under	Acquisition
Kampus Properties (HBH)	143	202	\$15,053K	Apr. 2015
Kampus Properties (Class A)	91	322	\$21,182K	2001 & 2022
Townhomes at Fontaine	125	250	\$12,000K	Mar. 2019
541 & 545 Euclid Avenue	6	11	\$2,500K	Aug. 2021
The Flats on Fontaine	136	136	\$18,600K	Sept. 2022
The Landing at Tates Creek	117	215	\$19,500K	Sept. 2022
MSU Student Housing	110	216	\$12,134K	July 2023
Eden Heating and Air	N/A	N/A	\$1,000K	June 2022
Malabu & Turfland	116	116	\$10,033K	Jan. 2024
<b>Current Total</b>	<b>844</b>	<b>1,468</b>	<b>\$112,002K</b>	

# case studies

six previous partnerships

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## I. UK Student Housing

- 143 units, 203 bedrooms
- 9 building locations near UK
- Lexington, KY
- Acquired: April 2015 for \$9.6mm
- April 2021 appraisal: \$12.8mm
- Investor return: over 61% annual return (11% cash distributions, 50% equity appreciation)



## II. Horseman's Lane

- Twelve 3 bedroom, 3 bathroom townhomes
- 1100 Horseman's Lane, Lexington, KY
- Acquired: March 2016 for \$1.185mm
- Sold: July 2018 for \$1.5mm
- Investor return: 42%



## III. Golfview Holdings

- 21 single-family homes
- Lexington, KY
- Acquired: January 2020 for \$3.4mm
- Sold: July 2022 for \$3.6mm
- Investor return: 24% IRR



# case studies

six previous partnerships (cont.)

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## IV. Townhomes at Fontaine

- 125 two-bedroom townhomes
- Lexington KY
- Acquired: March 2020 for \$9.25mm
- Current Value: +\$12.5mm
- Investor return: over 62% annual return (cash and equity)



## V. Class A Fund

- 322 campus bedrooms
- Lexington, KY
- Acquired: July 2022 for \$19mm
- Appraised value: \$21.2mm
- Investor return: 8% cash distributions to date



## VI. Diversified Growth Fund

- 110 units/216 bedrooms at Morehead State University
- Acquired: June 2023 for \$5.2mm
- 116 units in Lexington KY
- Acquired: January 2024 for \$8.9mm
- Investor return: 8% cash distribution to date

# new fund

## eden companies fund VII

### Eden Companies Fund VII - Key Terms

**Assets:** Targeting 200+ multi-family units in central KY or Tyler, TX

**Purchase price:** Over \$20mm per deal

**Targeted raise:** \$20-\$50mm. Twelve-month call period with investor option to not fund based on the deal.

**Targeted leverage:** 75% or less of stabilized fair market value

**Targeted return & exit:** Minimum IRR of 15% based on an exit cap rate of 7, if sold. A refinance will be sought after stabilization between years three and five to return all investor capital tax-free. Investors will maintain the same equity in the property for ongoing distributions afterward, creating an infinite return. Preferred annual distributions of 8% are expected to begin at year one and quarterly thereafter at a rate of 70% to limited partners and 30% to the managing partner. If a sale occurs in year ten a minimum IRR of 15% is expected.

**Minimum investment & fees:** A preferred minimum of \$250K is desired in most cases. The minimum for 1031 tax exchange funds is \$1mm. We can also accept IRA funds (leaving them in your IRA). No buyer's commission or acquisition fee is expected. 1% of the purchase price will be an intangible contributions to the managing partner's net. Minimum \$250K investment from managing partner.

### Why now and why multi-family real estate?

- Rates are staying up and many are scared.
- Billions of multi-family debt is maturing forcing distressed sales.
- We believe the market may be bottoming.
- Demand for apartment units is up due to the inability to purchase homes and the supply of apartments are low due to the lack of construction for owners or renters.
- Of commercial real estate, residential multi-family is the safest and most consistent. Everyone needs a place to live.
- Real estate is tax-friendly, tangible, inflation hedged, provides cashflow, allows for leverage the client pays down, appreciates over time, and allows for much needed diversity from non-alternative assets with a healthy return.
- Our Fund allows for owning real estate without the management nightmares.
- This leads us to the conclusion; we must be ready to move when the right deal appears.



# new fund

## eden companies fund VII (cont.)

### Why Eden Companies?

- TRACK RECORD AND TEAM. Eden has a 23 year history. Large partnerships are averaging over a 40% cash & equity return if sold. Eden has never made a capital call or missed a distribution to LPs. Our management and maintenance teams have dozens of years of experience.
- RESILIENT BUSINESS PLAN. The strategy used for this fund is the same one implemented by the Managing Partner to grow from a single rental to over \$100,000,000 in assets. We are just completing the renovation and lease up of 3 communities, moving them from the value add phase to stabilized.
- VERTICALLY ALIGNED. In order to maintain quality standards, meet time requirements, and assure budgets are met - we are self-managed and do all construction in house.
- REFERRALS. We are happy to refer satisfied partners. Please visit our website for more information.

### Why Lexington and/or Tyler? Do you have a deal in mind?

- Lexington is landlocked due to the Urban Service Boundary. Buying in the right area and operating well nearly assures success.
- Tyler, TX is growing significantly due to the leadership of the city. The University of Texas in Tyler just added engineering, nursing, and medical programs leading to a dramatic increase in enrollment with a goal to continue growing. Bill Eyster, our COO, has a home and family in Tyler.
- We've been awarded a deal at UT-Tyler that is the closest apartment community to campus. It is a great opportunity to transition the community back to all students as it should be. This will be a win for all parties. At the time of this writing we are beginning due diligence.

### UT-Tyler's Campus



# your role

join us to make a difference

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## invest with us

"Anthony is true to his word, accurate in his due-diligence, hard-working, and realistic with the numbers. He is truly building wealth, not only for himself, but also for his partners and others."

- Bill Rouse, Principal, Rouse Companies



## sell to us

"You guys have been the most honorable buyers I have ever had the pleasure of working with. Your integrity and commitment to keeping your word have shone brightly in a time when so many are clawing to get all they can for themselves. I'll never forget how well you treated us and our investors."

- Paul Moore, Principal, Wellings Capital



## rent from us

"I love living here! Truly the most helpful staff ever."

- Mary McDowell, former resident



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