



Legacy Investment - Acquires Two Multi-Unit Apartment Complexes in Estevan, Saskatchewan.

Date: July 18th, 2023

Legacy Investment Mutual Fund Trust proudly announces that our Limited Partner Emerald Delta has acquired two Multi-Unit Apartment complexes in Estevan, Saskatchewan.

Riley Dykslag, Legacy Investments, Chief of Opportunities and Partnerships, states the following:

“We are pleased to announce these two acquisitions in Estevan. They mark our first purchases outside of Alberta and they will be tremendous assets for Emerald Delta and the Mutual Fund Trust. We believe that Saskatchewan has a great outlook for multifamily properties and Estevan is no exception. These properties are like new, have great tenants, and both operate cash flowing positive from the first day of possession. All attributes that we look for when acquiring new assets.”

638 Isabelle Street, Estevan, SK	718 3 Street, Estevan, SK
	
Purchase Price: \$6,075,000.00	Purchase Price: \$8,025,000.00
Number of Units: 39	Number of Units: 55
Projected NOI: \$400K	Projected NOI: \$500K
Projected CAP: 6.5%	Projected CAP: 6.2%

Estevan, located in southeastern Saskatchewan, Canada, is a bustling city renowned for its vibrant atmosphere and diverse economic landscape. With a population of approximately 12,000, Estevan exemplifies a strong sense of community and offers an array of employment opportunities and amenities. Supported by thriving industries such as agriculture, oil and gas and coal mining/power generation. Estevan stands as a beacon of economic prosperity. Its strategic location and natural resources contribute to its growth and development. Additionally, the city places great emphasis on education, regularly hosts engaging cultural events, and actively promotes environmental sustainability.

The city of Estevan, provides an exceptional quality of life, making it an ideal place to reside, work, and engage in recreational activities. The acquisition of these two impressive Multi-Unit Apartment Complexes by Emerald Delta our Limited Partner, in Estevan serves as a strong addition to Legacy Investment Mutual Fund Trust's portfolio.