



## Legacy Investment - Acquires Two Multi-Unit Apartment Complex in Edson, Alberta.

Date: November 28<sup>th</sup> 2023

Legacy Investment Mutual Fund Trust proudly announces that our partner, Emerald Delta Limited Partner, has acquired two of the following Multi-Unit Apartment complexes in Edson, Alberta.

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

“We're thrilled to announce we've acquired two meticulously maintained apartment complexes in Edson, Alberta. These properties have a strong historical track record of minimal vacancy rates. They will seamlessly integrate with our existing holdings in Hinton, and the experienced local team will efficiently oversee these assets.

5333 5 <sup>th</sup> Ave, Edson, AB	5415 10 <sup>th</sup> Ave, Edson, AB
	
<b>Purchase Price: \$1,470,000.00</b>	<b>Purchase Price: \$1,470,000.00</b>
<b>Number of Units: 14</b>	<b>Number of Units: 14</b>
<b>Projected NOI: \$91K</b>	<b>Projected NOI: \$89K</b>
<b>Projected CAP: 6.2%</b>	<b>Projected CAP: 6.1%</b>

Nestled in the scenic foothills of the Canadian Rockies, Edson is a captivating town known for its harmonious blend of natural beauty and small-town charm. Boasting a warm and welcoming atmosphere, it is a haven for outdoor enthusiasts, offering abundant opportunities for hiking, camping, and exploration in the stunning wilderness that surrounds it.

The town also pulses with a thriving arts and culture scene, hosting local events and festivals that pay tribute to the rich heritage of the region. Its diverse economic landscape encompasses a flourishing tourism sector, supported by breathtaking natural surroundings, as well as a dynamic range of small businesses catering to both residents and visitors.

Public services play a crucial role in ensuring the well-being of the community. With its picturesque landscapes and a tight-knit community, Edson remains a hidden gem in Alberta that encapsulates the essence of Canadian rural life.

The acquisition of these two Multi-Unit Apartment Complexes by Emerald Delta Limited Partner in Edson serves as a strong addition to Legacy Investment Mutual Fund Trust's portfolio.