



# Legacy

INVESTMENT



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## Experienced Leadership Team

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Epiphany Legacy Investment believes in giving back to the community and is driven by strong personal values including integrity, openness and transparency. With over 100 years of combined senior management experience in commercial and residential real estate and business the team is seasoned, versatile and are highly respected business leaders in Southern Alberta.

Senior management has the ability to see broad business opportunities for developing innovative strategies and translating those into initiatives, that are implemented efficiently within the organization's mandate. Combining this translates into a solid foundation that will provide growth opportunities and infrastructure for years and decades to come.

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## Investor Mandate

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- 1 Deliver sustainable value to our investors year after year through adherence to clear, well-defined, team driven parameters and strong governance principals.
- 2 Create accretive growth through the disciplined acquisition of commercial and residential real estate assets.
- 3 Provide stewardship of the assets through a focus on process, in order to drive certainty, consistency, and growth in the trust and the underlying businesses.
- 4 Increase cash flow and profitability by utilizing our expertise in acquisitions, operations, finance and management.
- 5 Focus on balance sheet strength and liquidity, coupled with a disciplined and mature financial model to ensure predictable outcome from our assets, while providing certainty (of income) to our investors.
- 6 Maintain strong banking relationships to optimize our cost of capital and provide enhanced liquidity and flexibility in our financing options. This will result in a competitive advantage and allow the trust and underlying businesses to react efficiently to market changes.

# Meet Our Leadership Team

## Trustees



### Darryl Kenna, CFP, CLU, EPC

Director, Chief Executive Officer of Epiphany Group. A seasoned executive leader with over 25 years of experience starting, running, and growing businesses in Southern Alberta.



### Devon Wannop, CPA, CA

Devon brings with him the financial, leadership and business experience gained from working at KPMG, the municipalities of Taber AB, Oliver BC and ATB over the past 11 years.



### Peter Jarman, BSc

Partner, Chief Operating Officer at Axxess Capital Advisors. Peter oversees business development, investment selection, advisor services, and sits on the Investment Review Committee. Peter has over 17 years of experience in the Exempt Market in Canada.



### Roger Simpson

Chief Investment Officer of Epiphany Group. With over 28 years of business and leadership experience in contracting and real estate development of commercial and industrial properties.



### James Bolen P.Eng., B.Sc.C.S., MBA

Chief Executive Officer and President of I2I Insight. With 35 years of engagement in several industries, Mr. Bolen is a senior executive, a former long-term CEO in various public and private structures.

## Real Estate Team



### Riley Dykslag

Chief Of Opportunities and Partnerships of Epiphany Group. Riley is one of the founders of Black Elm and has 7 years of experience in the real estate marketplace acquiring and operating properties.

# Business Overview

**\$1.5M**

The combined top line revenue year to date Q3 Fiscal 2023 was \$1.5M.

**\$59M**

Emerald Delta LP, Black Elm LP and Epiphany Perpetuity LP currently have a combined asset valuation in excess of \$59M.

**\$43.2M**

Total bank financing for Emerald Delta LP, Black Elm LP, and Epiphany Perpetuity LP is \$43.2M.



Emerald Delta LP (100%), Black Elm LP (76%) and Epiphany Perpetuity LP (93%) have strong insider ownership participation.



Emerald Delta LP, Black Elm LP and Epiphany Perpetuity LP currently manage 29 properties.



The Management team has over 100 years of combined senior management experience in real estate investing, acquisitions, and operations.

Source: Quarterly Management Report for Q3 2023

## Further Information

### Legacy Investment

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