



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

Date: February 20th 2024

Legacy Investment Mutual Fund Trust proudly announces that our partner, Emerald Delta Limited Partner, has acquired the following Multi-Unit Apartment complex in Edson, Alberta. Riley Dykslag - Chief of Opportunities and Partnerships, states the following:

“We are excited to add this property to our existing holdings in the foothills of Alberta. This property is well cared for and has been historically very sought after for the tenants in Edson. We are excited to take on a larger stake in the Edson area and look forward to growing our business in that community.”

1015 57th St & 5606 Westhaven Drive, Edson AB



Purchase Price: \$8,235,000.00

Number of Units: 70

Projected NOI: \$550K

Projected CAP: 6.6%

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 the Multi-Unit Apartment Complex by Emerald Delta Limited Partner in Edson serves as a strong addition to Legacy Investment Mutual Fund Trust’s portfolio reinforcing our presence and commitment to the thriving community of Edson, Alberta.