



Eden X

Saddlebrook at
Tates Creek
and
Mt. Tabor Apartments

Eden's next multifamily
investment opportunity



Agenda:

- Executive Summary
- Real Estate Investing
- About Eden Companies
(*The Jockey*)
- About Saddlebrook and Mt.
Tabor Apartments
(*The Horse*)
- Q & A
- Next Steps



Eden X: Executive Summary

Saddlebrook at Tates Creek & Mt Tabor Apartments- Value Add

Eden X contemplates the purchase of **Saddlebrook at Tates Creek** and **Mt Tabor Apartments** in highly desirable locations within the Lexington, KY market. Both of these properties have a value add component.

Asset Purchase Overview:

- 317 Units, 512 bedrooms
- Purchase Price: \$42.6mm
- Renovation and Working Capital costs: \$10.5mm

There are two investment options shown below for accredited Investors. In addition to normal funding, these investments can be made through your IRA or DAF accounts.

Preferred Equity Limited Partners:

- 10% annual return
- Term 2-4 years
- Paid out monthly
- 100% Capital returned after 2-4 years

Common Equity Limited Partners:

- Equity split
 - 70% LPs / 30% GP
- 7% Preferred Return paid quarterly
- Target IRR (if sold) 15%

About Eden Companies

Real Estate investing



DISCLAIMER & CONFIDENTIALITY

This Overview is confidential and intended solely for the intended recipient. It is for information purposes only and should be used only by sophisticated investors who are knowledgeable of the risks involved. This Overview does not constitute an offer to sell or the solicitation of an offer to purchase securities and may not be published or distributed without the express written consent of Eden Companies. Any actual offering will be made pursuant to subscription materials and related subscription documents (“Subscription Materials”) distributed concurrently with or subsequent to the delivery of this Overview. This Overview does not purport to be all-inclusive or contain all of the information that prospective investors may desire. It is qualified in its entirety by, and potential investors should carefully review, the complete terms and conditions of the offering set forth in the Subscription Materials. This Overview contains forward-looking statements. These statements involve known and unknown risks, uncertainties and other factors that may cause actual results, performance or achievements to be materially different from any future results, performance or achievements, expressed or implied, by such forward-looking statements.

In some cases, you can identify these statements by forward-looking words such as “anticipate,” “believe,” “seek,” “could,” “estimate,” “expect,” “project,” “predict,” “intend,” “may,” “plan,” “potential,” “should,” “will” and “would” or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. You can also identify forward-looking statements by discussions of strategy, plans or intentions. You should read statements that contain these words carefully because they discuss future expectations, contain projections of future results of operations or of financial position, or state other forward-looking information. Future results, performance or achievements cannot be guaranteed. You should not place undue reliance on these forward-looking statements, which apply only as of the date of this Overview. The factors discussed in the section entitled “Risk Factors” in the Subscription Materials, as well as any other cautionary language in this Overview, provide examples of risks, uncertainties and events that may cause actual results to differ materially from the expectations described in the forward-looking statements. Before you invest, you should be aware that the occurrence of the events described in the section entitled “Risk Factors” and elsewhere in the Subscription Materials could have material adverse effect on the business, results of operations and financial position of the Company. Results may differ materially from past performance of other assets managed by Eden Companies. The statements in this Overview are made as of the date of this Overview. Under no circumstances will there be any implication that the information contained herein speaks as of any time subsequent to the date hereof, nor do Eden Companies or any of its affiliates or representatives undertake any duty to update or supplement the information contained in this Overview. This Overview contains summaries of certain terms, agreements and documents related to this investment. All such summaries are qualified in their entirety by reference to the Subscription Materials and the details of the actual agreements and documents delivered or otherwise made available to the recipients of the Subscription Materials. Prospective investors should closely review the foregoing documents prior to investing.



Why Invest in Multifamily Real Estate

- The Investor's Goals -

- Preserving and growing wealth over time (not losing)
- Overcoming inflation by hedging
- Creating a lower tax burden especially against other passive income
- Diversifying asset types and/or geographies (+25% recommended)
- Earning a healthy rate of return over the life of the hold
- Receiving cash distributions to reinvest, spend or donate
- Remaining limited and passive
- Everyone needs a home so multifamily real estate specifically is ideal
- The wealthy Buy, Borrow against (not sell), & Die (for a reset basis)



Why Invest in Multifamily Real Estate

- The Investor's **Obstacles** -

- Actively managing rentals is a part-time job
- Myths over the lack of liquidity & estate planning (Buy, Borrow, Die)
- REIT's are heavy in fees and lower in returns
- Due to compliance restraints, your financial advisor is typically unable to refer you to an alternative asset such as this. Note: several invest themselves, even borrowing against their own investment account
- Fear of going against the norm of stocks & bonds (either/or thinking)



Why Invest in Multifamily Real Estate

- Comparing the options -

\$1M Investment Example	4% Treasuries*	10% S&P**	6.0 CAP Real Estate**
Avg. Annual Dist. over 10 yrs	\$48,024	\$159,374	\$215,888
Est. Cum. Pre-Tax Cash Yr 10	\$1,480,244	\$2,593,742	\$3,158,885
Multiple on Invested Capital	1.48x	2.59x	3.16x
SAAR / IRR	4.80% / 5.39%	15.94% / 17.27%	21.59% / 17.63%

* Assumes all distributions/gains are reinvested in treasuries at a rate of 4% per year

** Assumes all distributions/gains are reinvested in the S&P 500 at a rate of 10% per year

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- Executive Summary
- Real Estate Investing
- **About Eden Companies**
(The Jockey)
- About Saddlebrook
(The Horse - Gate 1)
- About Mt Tabor
(The Horse - Gate 2)
- Q & A
- Next Steps





MISSION AND VALUES



Mission:
Extending goodwill to our
residents, partners and
the world through our
Core Values of Love
Service and Generosity

Love: Love people to bring life-change to our company's Employees, Contractors, Partners, Investors and Sellers

Service: Produce life-changing environments, investment advice, capital & wealth protection for our customers and clients (residents, owners, investors and partners)

Generosity: Life-changing profit / cash flow for our communities, cities and nations

GOODWILL FUND

The Eden Companies Goodwill Fund is a Donor Advised Fund (DAF) that provides support to residents and assist with affordable housing initiatives.



Mission:

To extend Goodwill
to our residents,
partners, and world.



Eden Approach

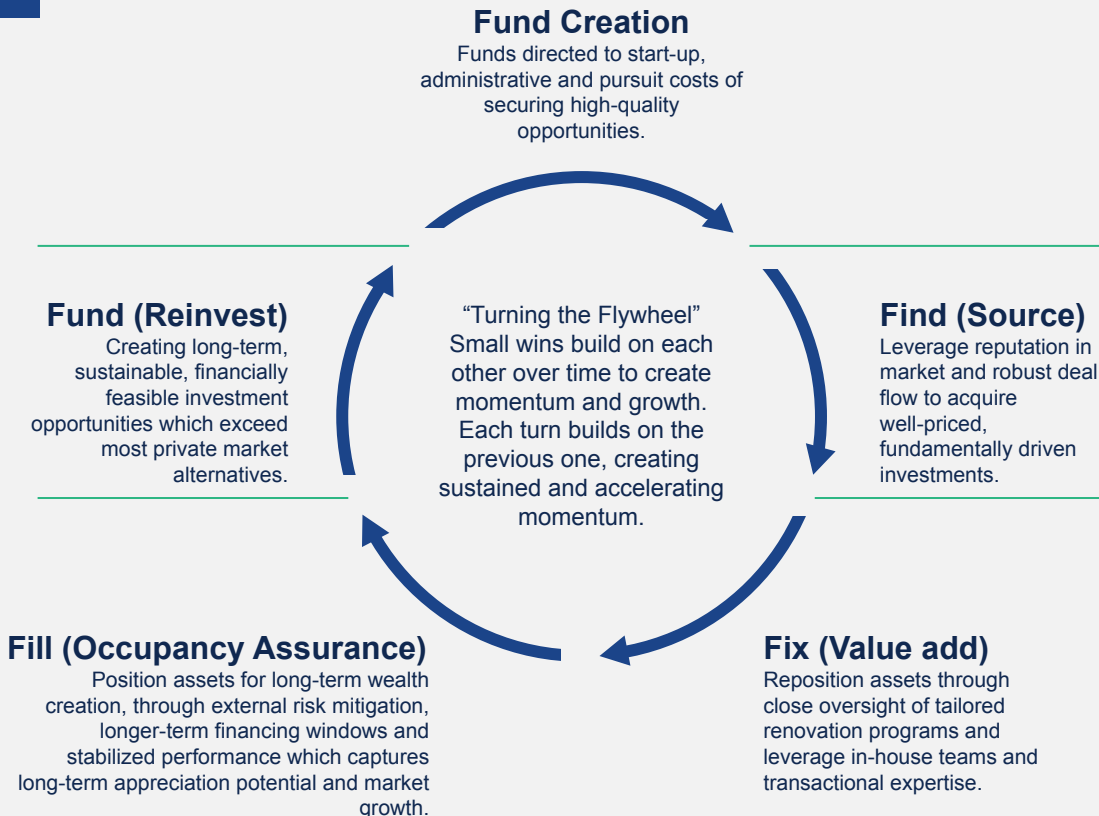
Core Focus:

Eden Companies acquires and operates student and multi-family real estate

Geographic Focus:

Lexington, surrounding areas and strategic markets

- Know the market (home game)
- Demand High, Supply Limited - Urban Service Boundary



Eden Approach (continued)

Fund Creation

Funds directed to start-up, administrative and pursuit costs of securing high-quality opportunities.

“Turning the Flywheel”
Small wins build on each other over time to create momentum and growth. Each turn builds on the previous one, creating sustained and accelerating momentum.

Find (Source)

Leverage reputation in market and robust deal flow to acquire well-priced, fundamentally driven investments.

Fix (Value add)

Reposition assets through close oversight of tailored renovation programs and leverage in-house teams and transactional expertise.

Find (Source): Deal Structure & Principles

- Only short term cash flow tightness - Limit raising funds to cover cash flow
- Survivable worst case scenario
 - Conservative rent growth
 - Construction budget contingency
- Long term debt assurance
- Value creation plan - asset valuation growth over time
- Deliver on promises to LPs and others (always seeking a “win/win”)
- Do not work for nothing
- Avoid Deal Heat - do not create an infrastructure that must be fed
- Be conscious of our strategic sweet spot
- Recognize team capacity and timing
- Determine capital event (refinance or sale) timing and specificity associated with the “T12 Journey”

Find (Source): Eden Activities 2024 - 2026

- Deals that crossed our desks - 100's/year
- Deals underwritten - 35 to 40/year
- Deals Closed - 4

Preferred buyer based on our track record of closing deals

Geographic Focus - Lexington

- **Landlocked:** Lexington is landlocked by its beautiful horse farms and the urban service boundary
- **Stable Population Growth:** Lexington does not experience population “bubbles” and enjoys a steady and healthy growth
- **Economy:** Strong Health Care, Economic Development, Industry Expansion, Educational System
- **Limited Supply:** Demand for multifamily housing in Lexington is far outpacing Supply
- **Home Game:** Eden Companies has a long history of serving in the Lexington community with a deep understanding of the market

(more details in addendum)



Functional Integration

EDEN PROPERTY MANAGEMENT “EPM”



Ownership Mindset: Managing each asset with an ownership mindset increases long-term value and captures synergies associated with truly ensuring the asset is owned and maintained to the best of abilities, which ensures tenant satisfaction.



Maximized Cash Flow: Not paying an external party a management fee increases cash flow and allows for internal operating systems to broaden and capture portfolio-wide efficiencies.



Tenant Relationships: Direct communications between tenants, EPM and owners lead to improved relationship dynamics, reduction in turnover and increase in lease renewals.



Problem Resolution: Allows for swift response to alleviate any maintenance issues, resolve late rent payments, approve budgets and address any ongoing concern at the property-level.



Accountability: Ability to ensure that companies are operating efficiently from top to bottom.

IN-HOUSE CONSTRUCTION

In-house construction teams begin framing capital improvement programs in the early stages of due diligence. Costs are relayed by in-house skilled contractors, who work closely with the deal team.

On average, Eden Companies has **saved roughly 25-40%** on each Capital Improvement project through this in-house function and has delivered a higher quality renovated product, at a cheaper price.

IN-HOUSE MAINTENANCE PROGRAMS

Eden shares maintenance technicians across their portfolio and on new acquisitions. HVAC certified and skilled technicians provide a strong skill set that is more advanced than most skill sets provided by typically third-party or outsourced contracting arms, at a more efficient pricing structure.

In-house technicians, depending on their skillset, are designated to each property and are cyclically rotated to perform regularly recurring preventative maintenance programs as well as conducting all system and property repairs on an as needed basis.

Eden Portfolio

Acquisition History

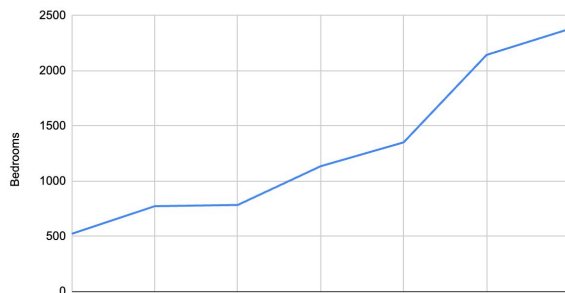
\$244,502,000

Selected Assets Under Management

1,773 / 2,591

Units Owned & Managed / Units in Kentucky

Eden Companies Residents Served (Bedrooms)



Measured Vision

A local operating platform with management, construction, finance, and acquisition capability

Property	Units	Beds	AUM	Acquired
Kampus Properties (Fund VII)	143	203	\$15,053K	4/15 & 9/24
Kampus Properties (Class A)	11	31	\$21,182K	2001-20, 7/22
Townhomes at Fontaine	125	250	\$12,000K	March 2020
541 & 545 Euclid Avenue	6	11	\$2,500K	Aug 2021
The Flats at Fontaine	136	136	\$18,600K	Sept 2022
The Landing at Tates Creek	117	215	\$19,500K	Sept 2022
Townhomes and Flats at MSU	110	216	\$12,134K	July 2023
Malabu & Turfland (ECDGF)	116	116	\$10,033K	Jan 2024
UT Tyler (Fund VIII)	484	676	\$60,000K	Sept 2024
Beaumont & 2875 (Eden IX)	196	235	\$22,000K	Summer 2025
232 Waller Avenue (Class A)	10	36	\$2,500K	April 2026
<i>The Wellington (Class A)</i>	<i>138</i>	<i>210</i>	<i>\$20,000K</i>	<i>Under Contract</i>
<i>Saddlebrook at tates Creek</i>	<i>181</i>	<i>256</i>	<i>\$29,000K</i>	<i>Under Contract</i>
Selected Portfolio	1,773	2,591	\$244,502K	

EDEN TRACK RECORD AND PAST PERFORMANCE

CASE STUDIES



VALUE ADD PERFORMANCE / RESULTS:



THE LANDING
AT TATES CREEK



Sept 2022
Purchase Date



24 Months
Renovation Timeline



117 Units
215 Bedrooms

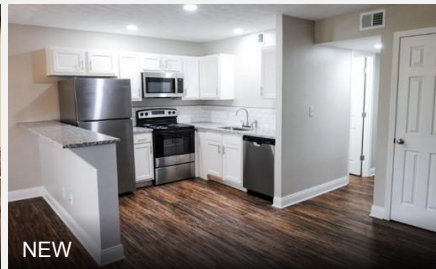


Valuation increased by more than +\$10 million at a 6.00% cap rate

	Before Eden			Post Value-Add			Percentage Change (%)		
Property	Rent Roll at Purchase	Average Rent	Occupancy	Current Rent Roll	Current Average	Occupancy	Rent Roll	Avg. Rent	Occupancy
Landing at Tates Creek	\$81,178.97	\$788.15	88.03%	\$146,918.49	\$1,323.59	94.90%	81.00%	67.90%	7.80%



OLD



NEW



OLD



NEW



**Renovations
Included**

- Exterior Paint
- New Roofs
- Washer and Dryer
- Common Areas
- Clubhouse Remodel
- Pool Deck
- Upgrade Grilling Area
- Pickle Ball Court
- New Signage
- Improved Parking Lots

VALUE ADD PERFORMANCE / RESULTS:



Sept 2022
Purchase Date



24 Months
Renovation Timeline



136 Units
Four-Total Buildings



Valuation increased by more than +\$9.5 million at a 6.00% cap rate

	Before Eden			Post Value-Add			Percentage Change (%)		
Property	Rent Roll at Purchase	Average Rent	Occupancy	Current Rent Roll	Current Average	Occupancy	Rent Roll	Avg. Rent	Occupancy
Flats at Fontaine	\$51,311.23	\$633.47	59.60%	\$124,547.28	\$943.54	97.10%	142.70%	48.90%	63.00%



OLD



NEW



OLD



NEW



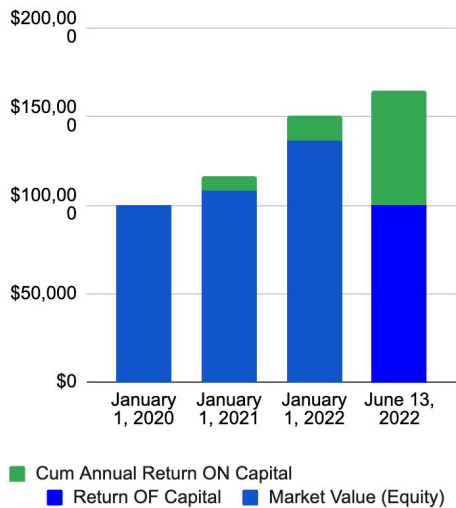
Renovations
Included

- Exterior Paint
- New Roofs
- Washer and Dryer
- Common Areas
- New Signage
- Improved Parking Lots



Eden Companies - Golfview Holdings Investment Results

Golfview Holdings - Investment Results



Golfview Holdings Included:

- 23 Student housing properties in the Golfview area west of North Broadway

Golfview Holdings LLC - \$100K Example	INITIAL	Year 1	Year 2	FINAL
	January 1, 2020	January 1, 2021	January 1, 2022	June 13, 2022
Market Value (Equity)	\$100,000	\$108,000	\$136,392	\$0
Return OF Capital		\$0	\$0	\$100,000
Cum Annual Return ON Capital		\$8,000	\$14,000	\$64,784
Current Est IRR				24.69%
Expected Future Annual Distributions				NONE - FUND CLOSED

Example shown is for \$100,000 Investment January 2020:

- Less than 2.5 years:
 - 100% Return OF Capital
 - \$64,784 Return ON Capital
- Internal Rate of Return of 24.69%

Golfview Holdings - Student Housing

- Funded - January 2020
- Total of \$530K Investor Raise
- 8 Investors
- 8% Preferred Distribution
- 80/20 Split only on Capital Events

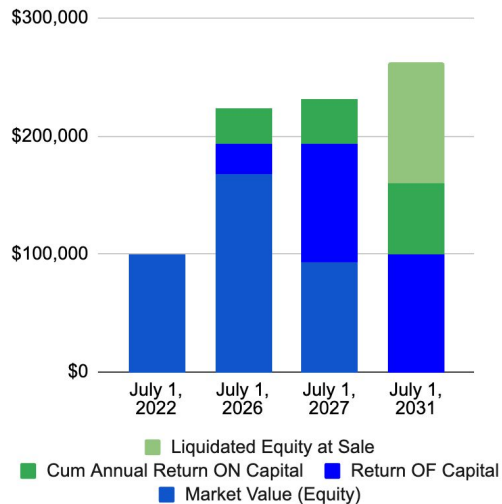
Reinvesting Distributions:

Reinvesting distributions from the return OF & ON capital into future Eden Companies Funds will enable compounding returns.



Eden Companies Fund Class A LLC Investment

Class A - Investment Results



Class A Includes:

- 32 Units Kampus Properties (expected sell in 2027 to return 100% of capital)
- 40 Units MSU (portion)
- 138 Units The Wellington (close Dec. 2026)

Eden Companies Fund Class A LLC - \$100K Example	INITIAL	NOW	1 YEAR	5 YEARS
	July 1, 2022	July 1, 2026	July 1, 2027	July 1, 2031
Market Value (Equity)	\$100,000	\$168,291	\$93,291	\$0
Return OF Capital		\$25,000	\$100,000	\$100,000
Cum Annual Return ON Capital		\$29,923	\$37,923	\$60,575
Liquidated Equity at Sale				\$102,291
Current Est IRR				18.31%
Expected Future Annual Distributions				\$6K-\$9K if 1031 Exchange in Q1 2027 and sell in 5 years

Example shown is for \$100,000 Investment July 2022:

- 8% Preferred Distributions to date: \$29,923
- \$25K total Return OF Capital to date
- Investor Net Equity (portion of Market Value) currently \$168K (includes \$75K of invested capital)
- \$75K remaining Return OF Capital (ROC) planned in 2027
- Net Equity, following ROC, will be \$93K and grow over the following years
- Distributions after ROC are forecasted to be \$6K to \$9K annually. Compared to a stock/equity when all capital is returned, this fund (and most other Eden Funds) still retain equity and ongoing distributions, creating an infinite ROI.

Class A Student Housing

- Funded June, 2022
- \$4mm Investor Raise
- 31 Investors
- 8% Preferred Distribution
- 80/20 Split only on Capital Events, then 50/50 after Return OF Capital (ROC)

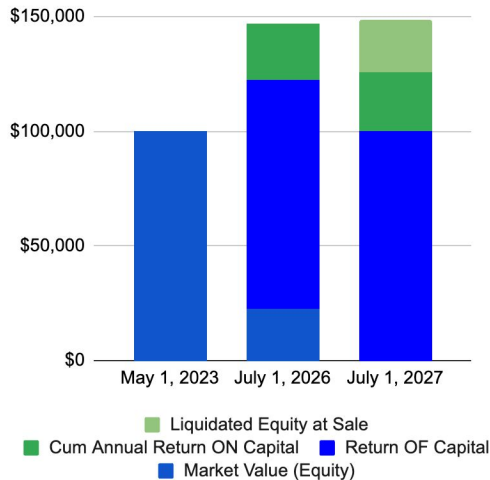
Reinvesting Distributions:

Reinvesting distributions from the return OF & ON capital into future Eden Companies Funds will enable compounding returns.



Eden Companies Diversified Growth Fund Investment

Eden Companies Diversified Growth Fund



Eden Companies Diversified Growth Fund Includes:

- 68 Units The Landing at Turfand
- 48 Units The Flats at Malabu

Eden Companies Diversified Growth Fund	INITIAL	NOW	1 YEAR
\$100K Example	May 1, 2023	July 1, 2026	July 1, 2027
Market Value (Equity)	\$100,000	\$22,588	\$0
Return OF Capital		\$100,000	\$100,000
Cum Annual Return ON Capital		\$24,132	\$25,769
Liquidated Equity at Sale			\$22,588
Current Est IRR			14.23%
Expected Future Annual Distributions			Assumes Sell M&T in Q1 2027

Example shown is for \$100,000 Investment May 2023:

- 8% Preferred Distributions to date: \$24,132
- \$100K total Return OF Capital - within planned 3-years
- Investor Net Equity (portion of Market Value) currently \$23K
- Anticipated sale of remaining assets and Return OF Capital in 1Q2027
- This would mark the completion of ECDGF.

ECDGF - Multi-Family Housing

- Funded May, 2023
- \$3.835mm Investor Raise
- 28 Investors
- 8% Preferred Distribution
- 80/20 Split, then 50/50 after Return OF Capital (ROC)

Reinvesting Distributions:

Reinvesting distributions from the return OF & ON capital into future Eden Companies Funds will enable compounding returns.



Eden Companies - Fund VIII Investment

Eden VIII - Varsity View

- 484 Units Student Housing at UT Tyler
- 676 Bedrooms

Eden VIII - Varsity View	INITIAL	NOW	1 YEAR	10 YEAR TOTAL
\$100K Example	Sept 27, 2024	July 1, 2026	July 1, 2027	July 1, 2033
Market Value (Equity)	\$100,000	\$119,696	\$119,696	\$0
Return OF Capital		\$0	\$0	\$100,000
Cum Annual Return ON Capital		\$0	\$8,000	\$74,000
Liquidated Equity at Sale				\$68,684
Current Est IRR				11.49%
Expected Future Annual Distributions				Assumes Sold

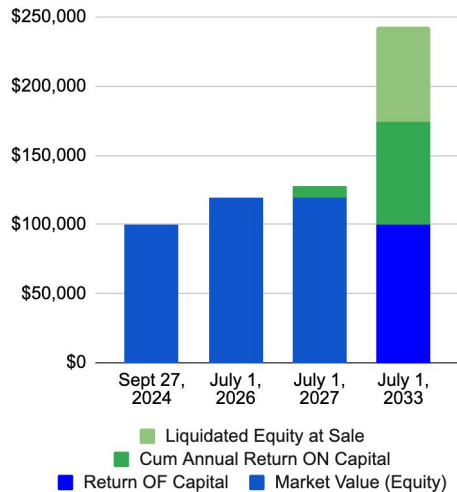
Example shown is for \$100,000 Investment September 2024:

- 8% Preferred Distributions to date: \$18,000 Accrued Distributions (not distributed)
- \$100K Return OF Capital will happen at Sale or Refinance (above conservative illustration assumes sale in year 10)
- Investor Net Equity (portion of Market Value) currently \$120K (includes accrued distributions)
- Net Equity estimated to be \$176K after 10 years (2033)
- If there was a refinance, investors could receive accrued distributions and a proportional share of their Return OF Capital if available. Ongoing preferred distributions would continue at 8% of remaining Capital.

Reinvesting Distributions:

Reinvesting distributions from the return OF & ON capital into future Eden Companies Funds will enable compounding returns.

Eden VIII - Varsity View



Eden VIII - Varsity View

- Funded May, 2022
- \$21mm Investor Raise
- 76 Investors
- 8% Preferred Distribution
- 75/25 Split

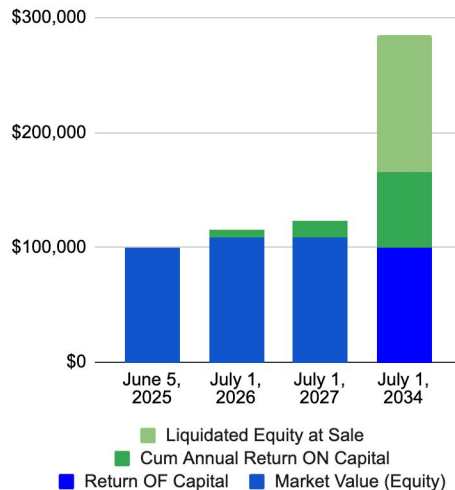


Eden Companies - Fund IX Investment

Eden IX - The Flats at 2875 and The Flats at Beaumont

- 83 Units 2875 Palumbo Drive
- 113 Units 2170 Fort Harrods Road

Eden IX - 2875 and Beaumont



Eden IX - 2875 and Beaumont

- Funded June, 2025
- \$5.5mm Investor Raise
- 45 Investors
- 7% Preferred Distribution
- 70/30 Split

Eden IX - 2875 and Beaumont	INITIAL	NOW	1 YEAR	10 YEAR TOTAL
\$100K Example	June 5, 2025	July 1, 2026	July 1, 2027	July 1, 2034
Market Value (Equity)	\$100,000	\$108,399	\$108,399	\$0
Return OF Capital		\$0	\$0	\$100,000
Cum Annual Return ON Capital		\$7,486	\$14,486	\$65,236
Liquidated Equity at Sale				\$119,403
Current Est IRR				14.68%
Expected Future Annual Distributions				Assumes Sold

Example shown is for \$100,000 Investment June 2025:

- 7% Preferred Distributions to date: \$7,486 through 2Q26
- \$100K Return OF Capital will happen at Sale or Refinance (above conservative illustration assumes sale in year 10)
- Investor Net Equity (portion of Market Value) currently \$108K
- Net Equity estimated to be \$176K after 10 years (2034)
- If there was a refinance, investors could receive a proportional share of their Return OF Capital. Ongoing preferred distributions would continue at 7% of remaining Capital.

Reinvesting Distributions:

Reinvesting distributions from the return OF & ON capital into future Eden Companies Funds will enable compounding returns.

TESTIMONIALS

“

I have been a partner with Anthony and Eden Companies since March 2015. Everything has gone extremely smooth. The actual results have equaled or exceeded the proforma and I receive monthly distribution checks. Anthony has assembled a knowledgeable and effective management team. I rate my satisfaction level as very high.

”

Biff Buckley, Lexington, KY

“

I've known Anthony for over a decade and have watched him exponentially grow his real estate holdings with solid deals. I'm happy to have partnered with him in one of those deals in March 2016 and am looking forward to more opportunities. 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, Lexington, KY

“

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, Forest, VA

EDEN COMPANIES

Eden has never requested
an unplanned capital call or
lost limited partner money!

Over \$34mm LP investment
to date!



Committed Leadership



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 has served on several 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.

Committed Leadership



KELLY MASON

CPA

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

RPM

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.



FANTASTIC TEAM

The Eden Team is comprised of 20+ members all dedicated to our mission of extending goodwill. Comprised of Leasing agents, Resident Care specialists, Construction and Maintenance Technicians and Administrative support.

Eden Companies Advisory Board



Biff Buckley, former insurance agency owner & investor
David Burton, builder and investor
Doug Cobb, venture capitalist & investor
Bill Eyster, operations officer & investor
Anthony Humphress, managing partner & investor
Katie Humphress, partner
Mark MacDonald, estate tax-law attorney & investor
Kelly Mason, financial officer
Matt Stone, owner of SVN Stone Commercial Real Estate
Quint Tatro, managing partner/owner Joule Financial
John Withers, real estate investor



The Eden Advisory Board meets quarterly to review the business plan and offer counsel. The board is made up of experts with years of experience from a variety of fields. The managing partner has known each for 12 - 23 years as a mentor, friend, and investor.



Eden Companies Investments

Typical Investment Terms

- Income, Growth and Impact Fund
- Targeting 100+ unit communities, typically value-add, in Kentucky & Texas
- Target IRR minimum 12% (historically higher, see case studies)
- Preferred Annual Return minimum 7%
- 70/30 Limited Partner (LP) / General Partner (GP) Split with catch up
- GP Fully Aligned with LPs
 - GP caught up ONLY AFTER LPs receive the preferred return
 - GP actively invests alongside the LPs as an LP
 - 0% Acquisition Fee of purchase price (Eden does not earn a profit from an acquisition)
 - 1% Disposition Fee at refinance or sell
 - 0% Asset Management Fee on invested capital in most cases
 - 1% *Real Estate Commission Fee being paid by Buyer to Buyer's Broker
- Liquidity option after 1 year
- Minimum investment \$100,000 - \$200,000 from accredited investors only through approved offering docs (or \$1,000,000 from a 1031 TIC/Joint Participant)
- Target size: over \$7,000,000

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(*The Jockey*)
- **About Saddlebrook**
(*The Horse - Gate 1*)
- About Mt Tabor
(*The Horse - Gate 2*)
- Q & A
- Next Steps



About Saddlebrook - The Horse

Questions to Answer:

- What is it?
- Where are we in the Process?
- Why this property?
- Why is this property available?
- What will we need to do to the Property?
- How will we do it?
- How is the Value Created?
- What is the estimated investment return?

About Saddlebrook - The Horse

What is it?

SADDLEBROOK
AT TATES CREEK

Building and Site Description:

- 181 Units, 256 Bedrooms
- Year Built: 1977-1978
- Average Unit Size: 1,024 SF
- Total Square Feet: 185,350 SF
- Parcel Size: 20.28 Acres
- Number of Garden Style Buildings:
 - 11 two-story townhomes
 - 6 two-story apartment buildings
 - 1 four-bedroom stone estate house
 - 1 single-story maintenance garage



About Saddlebrook - The Horse

What is it?

SADDLEBROOK
AT TATES CREEK

Unit Mix		
Unit Type	Count	Sq. Ft (PVA)
1/1 Arlington	48	987
1/1 Churchill	12	768
1/1 Churchill Park	48	731
2/2 The Oakland	12	1,214
2/2 The Fairmont (TH)	12	1,405
2/2.5 Belmont Park (TH)	10	1,309
2/2.5 Belmont (TH)	38	1,204
4 bedroom Estate House	1	
Total	181	185,350

Desirable Unit Mix

The Saddlebrook unit mix is very favorable for the local market. There are no two bedroom, one bath apartments which have the lowest demand. The next lowest is two bedroom, two bath apartments and there is a small number of those.

The highest market demand is Townhomes (TH) which is a large percentage of the Saddlebrook unit mix.

About Saddlebrook - The Horse

What is it (continued)?



Located in southeast Lexington, Saddlebrook at Bates Creek is a well established residential community within a highly accessible and amenitized submarket. Situated approximately 10–15 minutes from downtown Lexington and the University of Kentucky, the property benefits from direct connectivity via Bates Creek Road, Man O' War Boulevard, and New Circle Road, allowing for efficient access to the city's primary employment and retail corridors.

The surrounding area is anchored by a strong mix of neighborhood retail, dining, and service amenities along Bates Creek Road and nearby Richmond Road, with convenient access to Hamburg Pavilion—one of Lexington's leading retail destinations—offering a full complement of national retailers, grocery options, and entertainment. Residents enjoy a balance of everyday convenience and proximity to regional draws while maintaining a quieter, suburban environment.

Saddlebrook at Bates Creek is also positioned directly next door to Eden Companies owned The Landing at Bates Creek (3565 Bates Creek Road). SADDLEBROOK is a great complement to The Landing property with support and service efficiency advantages for both properties.

About Saddlebrook - The Horse

What is it (continued)?

Sample Interior Photos:



About Saddlebrook - The Horse

Where are we in the process?

SADDLEBROOK
AT TATES CREEK

- Eden has been awarded the offering
- Final Purchase agreement being executed week of 9/21/26
- Executed Contract (9/28/26):
 - \$250K Escrowed Down Payment
 - 30 day Due Diligence (10/28/26)
 - 60 to 75 day target closing (end of November - mid December)
- Unit by Unit Inspection week of 9/28/26
 - Value Add work scope defined
- Began Initial engagement with Lenders



About Saddlebrook - The Horse

Why this property?

- Saddlebrook is a premier multi-family property in the Lexington Market
- Voted “Best of Lexington” Apartment Complex
- A fantastic unit mix with larger than normal apartments and townhomes
- A very unique architectural design makes it very appealing
- Eden owns and operates the property next door - The Landing at Tates Creek
- An opportunity to share complimentary amenities:
 - Saddlebrook - lake and nature trail
 - LTC - Pickleball, pool and lounge areas

SADDLEBROOK
AT TATES CREEK

BEST OF LEXINGTON

2026: Gold Best Apartment Complex (+1)



Is this your listing?

in [Apartment Complex](#)

Saddlebrook at Tates Creek



3543 Tates Creek Rd, Lexington, Kentucky

Combining timeless charm with modern convenience, Saddlebrook at Tates Creek offers spacious one- and two-bedroom apartment homes and townhomes in an established local community.



About Saddlebrook - The Horse

Why this property (continued)?

SADDLEBROOK
AT TATES CREEK



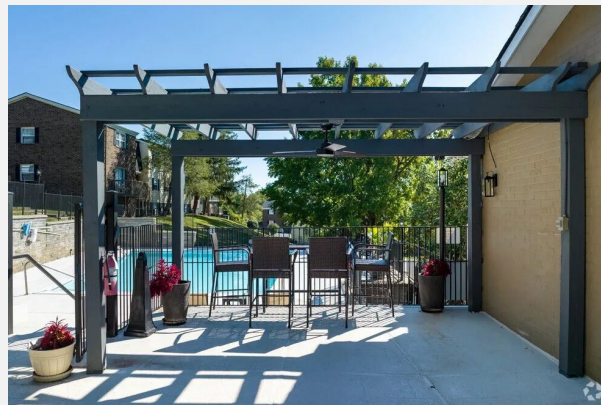
Community Amenities: Saddlebrook offers a wealth of luxury amenities, including a resort-style L-shaped swimming pool with sundeck and outdoor lounge areas, and serene outdoor kitchen and dining facilities. The upscale fitness center features a strength and cardio center, free weights, and a Yoga/Spin studio. Residents also benefit from nature trails, lakeside views, a LexTran bus stop and available covered parking.



About Saddlebrook - The Horse

Why this property (continued)?

The ***Landing at Tates Creek*** community amenities including a resort-style swimming pool with sundeck and outdoor lounge areas, a large clubhouse with available meeting / banquet room, custom Pickleball Court, well equipped fitness center and outdoor grilling and lounge areas.



EDEN COMPANIES



About Saddlebrook - The Horse

Why this property (continued)?

The historic limestone estate home offers the potential to establish an onsite gourmet restaurant (similar to Merrick Inn). This possibility is being contemplated as another way to add value to the property and create increased interest and attraction.



About Saddlebrook - The Horse

Why is this property available?

- Fund is closing so owners must sell
- Awarded to Eden as a trusted, local owner / operator

What will we need to do to the property?

- Our plan is to add Value focused on known improvements that result in rent rate increases to market rates
- We will maintain stabilized occupancy (90%+) throughout the process



Anticipated Value Add Investment:

- New Kitchen cabinets, tops, appliances
- Bath vanities
- Upgraded lighting package
- Flooring as needed
- HVAC systems as needed

About Saddlebrook - The Horse

How will we do it?

- As an Owner Operator, Eden Companies is vertically integrated with:
 - Eden Property Management
 - Eden Companies Construction Company
 - Eden Companies Property Maintenance

SADDLEBROOK
AT TATES CREEK



About Saddlebrook - The Horse

How is VALUE created?

- Current Average Rents at \$1.31/sq ft OR \$2.9mm PER YEAR
- Market Rents at +\$1.50/sq ft
- Proforma Rents Pricing at \$1.49/sq ft OR \$3.3mm PER YEAR - forced appreciation (as a result of renovations)

Value Creation

Total Project Cost - All in	\$30.6mm
Stabilized Value @ 6 CAP	\$35.7mm
Projected Value Creation	\$ 5.1mm

SADDLEBROOK
AT TATES CREEK

Market Asking Rents:

- **Merrick Place:** \$1.67/sqft
- **The Creeks on Kirklevington:** \$1.57/sqft
- **Veridian of Lexington:** \$1.53/sqft



EDEN X INVESTMENT OVERVIEW

CASHFLOW & INVESTOR RETURNS



Saddlebrook at Tates Creek - Financing Summary

What is the estimated investment return?

Proforma Loan Information

Est Purchase Price	\$24,625,000
Est Renovations Costs	\$4,250,000
Total Purchase Price + Renovation Costs	\$28,875,000
Closing Costs and Other Working Capital	\$1,771,000
Total Project Cost	30,646,000

Year 3 Estimated Stabilized Lending Terms:

- Interest rate at 5.5% (Agency/Life Debt)
- 30 year Term

Current Financials

Current Average Monthly Income	\$250,965
Current Average Monthly OpEx	\$123,918
Current Average Monthly NOI	\$127,046

Pro Forma Financials

Est Stabilized Average Monthly Income	\$318,660
Est Stabilized Average Monthly OpEx	\$140,146
Est Stabilized Average Monthly NOI	\$178,514
Value Based at 6 CAP when Stabilized	\$35,702,756



Saddlebrook - Planned Financial Structure

Capital Stack		
Bank Financing	\$20.646mm	67%
Preferred Equity Partners	\$3.000mm	10%
Common Equity Partners	\$7.000mm	23%
Total	\$30.646mm	100%

Bank Financing:

- 6.35 - 6.75% 5 years (3 years I/O, then 30 year am)
- Refinance in 3 years
- 1.25 DSC minimum

Preferred Equity Limited Partners:

- 10% annual return
- Term 2-4 years
- Paid out monthly
- 100% Capital returned after 2-4 years

Common Equity Limited Partners:

- Equity split
 - 70% LPs
 - 30% GP
- 7% Preferred Return paid quarterly
- Target IRR (if sold) 15%

About Saddlebrook - The Horse

What is the estimated investment return?

SADDLEBROOK
AT TATES CREEK

Preferred Equity Limited Partners:

- 10% annual return
- Term 2-4 years
- Paid out monthly
- 100% Capital returned after 2-4 years

Common Equity Limited Partners:

- Equity split
 - 70% LPs
 - 30% GP
- 7% Preferred Return paid quarterly
- Target IRR (if sold) 15%



Eden X - Saddlebrook - Investment Choices

Preferred Equity Limited Partners:

- 10% Annual Return
- 2-4 year term
- Paid out monthly
- Similar to a Bond
- Total Raise: \$3.0mm

Common Equity Limited Partners:

- Equity split
 - 70% LPs
 - 30% GP
- 7% Preferred Return paid quarterly
- Target IRR (if sold) 15%
- If not sold, ongoing distributions would increase with equity
- Total Raise: \$7.000mm

Pref Equity \$100,000 Investment Results (3 year)

	Mthly	Annual	3 year Total
10% Distributions	\$833	\$10,000	\$30,000
Return of Capital (ROC)			\$100,000
*Total Return			\$130,000

*Total Return excludes the compounding return by reinvesting the monthly distributions.

Common Eqt \$200,000 Investment Results (7 year)

	Qtly	Annual	7 year Total
7% Distributions	\$3,500	\$14,000	\$98,000
Return of Capital (ROC)			\$200,000
Distribution excess cash			\$164,759
Total Return			\$462,759

PROPERTY-LEVEL CASH FLOW

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Income							
Gross Potential Rent (GPR)	\$3,310,308	\$3,310,308	\$3,364,597	\$3,466,934	\$3,572,384	\$3,681,042	\$3,793,004
Other Income	\$319,991	\$567,257	\$576,560	\$594,097	\$612,167	\$630,786	\$649,972
Vacancy & Credit Loss	(\$756,207)	(\$119,972)	(\$117,241)	(\$120,807)	(\$124,482)	(\$128,268)	(\$132,169)
Total Income	\$2,874,092	\$3,757,593	\$3,823,916	\$3,940,224	\$4,060,069	\$4,183,560	\$4,310,807
Operating Expenses							
Management Fee	\$143,705	\$112,728	\$114,717	\$118,207	\$121,802	\$125,507	\$129,324
G&A Fees	\$57,482	\$75,152	\$76,478	\$78,804	\$81,201	\$83,671	\$86,216
Marketing Fees	\$43,111	\$56,364	\$57,359	\$59,103	\$60,901	\$62,753	\$64,662
Resident Care Specialist Salaries & Wages	\$43,111	\$56,364	\$57,359	\$59,103	\$60,901	\$62,753	\$64,662
Leasing Agent Salaries & Wages	\$86,223	\$112,728	\$114,717	\$118,207	\$121,802	\$125,507	\$129,324
Insurance Expense	\$98,631	\$101,590	\$104,637	\$107,776	\$111,010	\$114,340	\$117,770
Property Taxes	\$307,812	\$307,812	\$312,396	\$317,047	\$321,767	\$326,558	\$331,420
Repairs & Maintenance Salaries & Wages	\$156,000	\$160,680	\$165,500	\$170,465	\$175,579	\$180,847	\$186,272
Repairs & Maintenance Supplies	\$162,900	\$167,787	\$172,821	\$178,005	\$183,345	\$188,846	\$194,511
Repairs & Maintenance Contract Labor	\$40,725	\$41,947	\$43,205	\$44,501	\$45,836	\$47,211	\$48,628
Utilities Expense	\$327,408	\$337,230	\$347,347	\$357,767	\$368,500	\$379,555	\$390,942
Media Expense	\$108,600	\$111,858	\$115,214	\$118,670	\$122,230	\$125,897	\$129,674
Total Operating Expenses	\$1,575,708	\$1,642,239	\$1,681,750	\$1,727,657	\$1,774,876	\$1,823,446	\$1,873,406
Net Operating Income	\$1,298,385	\$2,115,354	\$2,142,165	\$2,212,566	\$2,285,193	\$2,360,114	\$2,437,401

INVESTOR CASH FLOW

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Net Operating Income	\$1,298,385	\$2,115,354	\$2,142,165	\$2,212,566	\$2,285,193	\$2,360,114	\$2,437,401
Debt Service, Equity, and Other Cash Flows	(\$575,703)	(\$1,003,410)	\$1,932,470	(\$1,338,013)	(\$1,316,193)	(\$1,293,123)	\$12,780,668
Net Cash Flows before Distributions	\$722,681	\$1,111,944	\$4,074,636	\$874,554	\$969,000	\$1,066,991	\$15,218,069
Distributions							
Common Equity Investor Distributions	\$ -	(\$490,000)	(\$916,207)	(\$724,728)	(\$818,875)	(\$916,558)	(\$12,330,193)
Preferred Equity Investor Distributions	(\$300,000)	(\$300,000)	(\$3,300,000)	\$ -	\$ -	\$ -	\$ -
General Partner Equity Investor Distributions	\$ -	(\$140,000)	(\$140,000)	(\$140,000)	(\$140,000)	(\$140,000)	(\$3,241,313)
Net Cash Flows after Distributions	\$422,681	\$181,944	(\$281,571)	\$9,826	\$10,125	\$10,433	(\$353,438)
Beginning Cash	\$ -	\$422,681	\$604,625	\$323,054	\$332,880	\$343,005	\$353,438
Net Cash Flows after Distributions	\$422,681	\$181,944	(\$281,571)	\$9,826	\$10,125	\$10,433	(\$353,438)
Ending Cash	\$422,681	\$604,625	\$323,054	\$332,880	\$343,005	\$353,438	\$ -

We do not plan to sell at year 7. The above return is provided as a hypothetical return if sold.

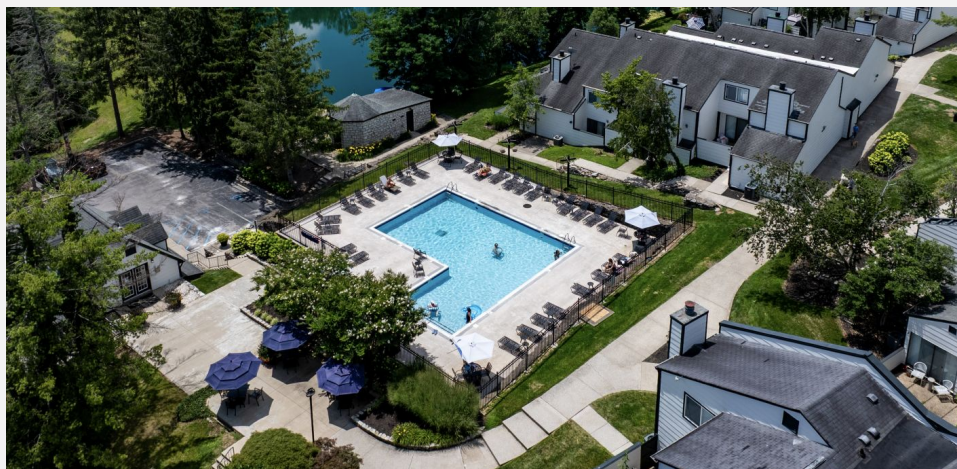
\$200K COMMON EQUITY INVESTOR EXAMPLE

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Common Equity Investors							
Investment Amount (\$200,000)							
LP Ownership %	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Total Deal Ownership %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Example: LP Investor Cash Flows on \$200,000 Investment							
Common Equity Investor Capital Raise (includes 1031)	(\$200,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Equity Investor Preferred Return (7%)	\$ -	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$28,000
LP Investor Return of Capital	\$ -	\$ -	\$12,177	\$6,707	\$9,396	\$12,187	\$159,532
Post Hurdle Split - LP Investor (70%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$164,759
LP Investor Cash Flows	(\$200,000)	\$14,000	\$26,177	\$20,707	\$23,396	\$26,187	\$352,291
LP Investor's per Year Cash Flow Return (%)	0.0%	7.0%	13.1%	10.4%	11.7%	13.1%	176.1%
LP Investor's Average Annual Return							18.8%
LP Investor's Cash IRR							15.1%
LP Investor's Investment Multiple on Exit							2.31



\$500K PREFERRED EQUITY INVESTOR EXAMPLE

	Year 1	Year 2	Year 3
Preferred Equity Investor Example - \$500,000 Investment			
Ownership % of Preferred Equity Raise	16.67%	16.67%	16.67%
Anticipated Preferred Return Distributions	\$50,000	\$50,000	\$50,000
Return of Capital	\$ -	\$ -	\$500,000
Total Cash Received	\$50,000	\$50,000	\$550,000
Cumulative Cash Received	\$50,000	\$100,000	\$650,000
Preferred Equity Investor Net Cash Received	(\$450,000)	\$50,000	\$550,000
Cumulative Net Cash Received	(\$450,000)	(\$400,000)	\$150,000
Preferred Equity Investor Avg. Annual Return			10.0%



Agenda:

- Executive Summary
- Real Estate Investing
- About Eden Companies
(*The Jockey*)
- About Saddlebrook
(*The Horse - Gate 1*)
- **About Mt Tabor
(*The Horse - Gate 2*)**
- Q & A
- Next Steps



About Mt Tabor Apartments - The Horse

Questions to Answer:

- What is it?
- Where are we in the Process?
- Why this property?
- Why is this property available?
- What will we need to do to the Property?
- How will we do it?
- How is the Value Created?
- What is the estimated investment return?

About Mt Tabor Apartments - The Horse

What is it?



Highlights:

- 136 Units, 256 Bedrooms
- Year Built: 1986
- Average Unit Size: 959 SF
- Total Square Feet: 129,400 SF
- Great location
- Very well maintained property
- Strong occupancy trend
- Proven renovation value-add upside
- Limited renovation investment needs



About Mt Tabor - The Horse

What is it?



Unit Mix		
Unit Type	Count	Sq. Ft.
1 Bedroom / 1 Bath	16	750
2 Bedroom / 1 Bath	16	900
2 Bedroom / 1.5 Bath	84	1,000
2 Bedroom / 1.5 Bath (TH)	20	1,000
Total	136	129,400

About Mt Tabor - The Horse

What is it (continued)?



About Mt Tabor - The Horse

What is it (continued)?

Sample Interior Photos:



About Mt Tabor - The Horse

Where are we in the process?

- Eden is under an LOI agreement - deal terms largely defined
 - Property Condition Assessment to be completed
 - Unit by Unit Inspection mid October - Value Add work scope defined
 - Executed PSA by EOM
 - Protracted Closing Date: 180 Days



About Mt Tabor - The Horse

Why this property?

- Mt Tabor is in a very strategic location for workforce housing with a significant demand
- The property is a new vintage and has very little deferred maintenance
- There is a proven Value Add plan that can be executed with clear results
- The current owners are transitioning out of CRE
- It is a good complement to the Eden Companies asset base and locations
- It is trending upward financially with a favorable entry CAP rate
- Occupancy has been consistently high at ~95%



About Mt Tabor - The Horse

Why is this property available?

- Owners are transitioning out of CRE
- Awarded to Eden as a trusted, local owner / operator

What will we need to do to the property?

- Our plan is to add Value focused on known improvements that result in rent rate increases to market rates
- We will maintain stabilized occupancy (90%+) throughout the process



Anticipated Value Add Investment:

- New Kitchen cabinets, tops, appliances
- Bath vanities
- Upgraded lighting package
- Flooring as needed

About Mt Tabor - The Horse

How will we do it?

- As an Owner Operator, Eden Companies is vertically integrated with:
 - Eden Property Management
 - Eden Companies Construction Company
 - Eden Companies Property Maintenance



About Mt Tabor - The Horse

How is VALUE created?

- Current Average Rents at \$1.33/sq ft OR \$2.06mm PER YEAR
- Market Rents at +\$1.58/sq ft
- Proforma Rents Pricing at \$1.53/sq ft OR \$2.38mm PER YEAR - forced appreciation (as a result of renovations)

Value Creation

Total Project Cost - All in	\$22.495mm
Stabilized Value @ 6 CAP	\$25.624mm
Projected Value Creation	\$3.129mm



Market Asking Rents:

- **Park Hill:** \$1.58/sqft
- **Mt. Tabor Townhomes:** \$2.08/sqft
- **Longwood:** \$1.86/sqft

EDEN X INVESTMENT OVERVIEW

CASHFLOW & INVESTOR RETURNS MT TABOR



Saddlebrook at Mt Tabor - Financing Summary

What is the estimated investment return?

Proforma Loan Information

Est Purchase Price	\$18,000,000
Est Renovations Costs	\$2,250,000
Total Purchase Price + Renovation Costs	\$20,250,000
Closing Costs and Other Working Capital	\$2,245,000
Total Project Cost	\$22,495,000

Year 3 Estimated Stabilized Lending Terms:

- Interest rate at 5.5% (Agency/Life Debt)
- 30 year Term

Current Financials

Current Average Monthly Income	\$168,130
Current Average Monthly OpEx	\$75,164
Current Average Monthly NOI	\$92,966

Pro Forma Financials

Est Stabilized Average Monthly Income	\$212,336
Est Stabilized Average Monthly OpEx	\$84,218
Est Stabilized Average Monthly NOI	\$128,118
Value Based at 6 CAP when Stabilized	\$25,623,610



Mt Tabor - Planned Financial Structure

Capital Stack		
Bank Financing	\$15.795mm	70%
Preferred Equity Partners	\$1.500mm	7%
Common Equity Partners	\$5.200mm	23%
Total	\$22.495mm	100%

Bank Financing:

- 6.35 - 6.75% 5 years (3 years I/O, then 30 year am)
- Refinance in 3 years
- 1.25 DSC minimum

Preferred Equity Limited Partners:

- 10% annual return
- Term 2-4 years
- Paid out monthly
- 100% Capital returned after 2-4 years

Common Equity Limited Partners:

- Equity split
 - 70% LPs
 - 30% GP
- 7% Preferred Return paid quarterly
- Target IRR (if sold) 15%

About Mt Tabor - The Horse

What is the estimated investment return?

Preferred Equity Limited Partners:

- 10% annual return
- Term 2-4 years
- Paid out monthly
- 100% Capital returned after 2-4 years

Common Equity Limited Partners:

- Equity split
 - 70% LPs
 - 30% GP
- 7% Preferred Return paid quarterly
- Target IRR (if sold) 15%



Eden X - Mt Tabor - Investment Choices

Preferred Equity Limited Partners:

- 10% Annual Return
- 2-4 year term
- Paid out monthly
- Similar to a Bond
- Total Raise: \$1.5mm

Common Equity Limited Partners:

- Equity split
 - 70% LPs
 - 30% GP
- 7% Preferred Return paid quarterly
- Target IRR (if sold) 15%
- If not sold, ongoing distributions would increase with equity
- Total Raise: \$5.200mm

Pref Equity \$100,000 Investment Results (3 year)

	Mthly	Annual	3 year Total
10% Distributions	\$833	\$10,000	\$30,000
Return of Capital (ROC)			\$100,000
*Total Return			\$130,000

*Total Return excludes the compounding return by reinvesting the monthly distributions.

Common Eqt \$200,000 Investment Results (7 year)

	Qtly	Annual	7 year Total
7% Distributions	\$3,500	\$14,000	\$98,000
Return of Capital (ROC)			\$200,000
Distribution excess cash			\$157,273
Total Return			\$455,273

PROPERTY-LEVEL CASH FLOW

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Income							
Gross Potential Rent (GPR)	\$2,361,456	\$2,361,456	\$2,423,260	\$2,496,966	\$2,572,913	\$2,651,171	\$2,731,809
Other Income	\$161,659	\$199,532	\$202,804	\$208,973	\$215,329	\$221,878	\$228,627
Vacancy & Credit Loss	(\$715,561)	(\$122,406)	(\$78,035)	(\$80,409)	(\$82,855)	(\$85,375)	(\$87,972)
Total Income	\$1,807,554	\$2,438,582	\$2,548,029	\$2,625,530	\$2,705,388	\$2,787,674	\$2,872,464
Operating Expenses							
Management Fee	\$90,378	\$73,157	\$76,441	\$78,766	\$81,162	\$83,630	\$86,174
G&A Fees	\$36,151	\$48,772	\$50,961	\$52,511	\$54,108	\$55,753	\$57,449
Marketing Fees	\$27,113	\$36,579	\$38,220	\$39,383	\$40,581	\$41,815	\$43,087
Resident Care Specialist Salaries & Wages	\$27,113	\$36,579	\$38,220	\$39,383	\$40,581	\$41,815	\$43,087
Leasing Agent Salaries & Wages	\$54,227	\$73,157	\$76,441	\$78,766	\$81,162	\$83,630	\$86,174
Insurance Expense	\$119,447	\$123,031	\$126,722	\$130,523	\$134,439	\$138,472	\$142,626
Property Taxes	\$234,000	\$234,000	\$237,484	\$241,020	\$244,609	\$248,251	\$251,947
Repairs & Maintenance Salaries & Wages	\$78,000	\$80,340	\$82,750	\$85,233	\$87,790	\$90,423	\$93,136
Repairs & Maintenance Supplies	\$122,400	\$126,072	\$129,854	\$133,750	\$137,762	\$141,895	\$146,152
Repairs & Maintenance Contract Labor	\$30,600	\$31,518	\$32,464	\$33,437	\$34,441	\$35,474	\$36,538
Utilities Expense	\$32,506	\$33,482	\$34,486	\$35,521	\$36,586	\$37,684	\$38,814
Media Expense	\$81,600	\$84,048	\$86,569	\$89,167	\$91,842	\$94,597	\$97,435
Total Operating Expenses	\$933,536	\$980,734	\$1,010,612	\$1,037,459	\$1,065,060	\$1,093,440	\$1,122,619
Net Operating Income	\$874,018	\$1,457,847	\$1,537,417	\$1,588,071	\$1,640,327	\$1,694,235	\$1,749,845

INVESTOR CASH FLOW

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Net Operating Income	\$874,018	\$1,457,847	\$1,537,417	\$1,588,071	\$1,640,327	\$1,694,235	\$1,749,845
Debt Service, Equity, and Other Cash Flows	\$218,921	(\$948,870)	\$474,784	(\$961,082)	(\$945,445)	(\$928,913)	\$9,180,405
Net Cash Flows before Distributions	\$1,092,939	\$508,977	\$2,012,200	\$626,989	\$694,882	\$765,322	\$10,930,250
Distributions							
Common Equity Investor Distributions	(\$273,000)	(\$364,000)	(\$364,000)	(\$580,794)	(\$558,135)	(\$628,370)	(\$9,068,792)
Preferred Equity Investor Distributions	(\$150,000)	(\$150,000)	(\$1,650,000)	\$ -	\$ -	\$ -	\$ -
General Partner Equity Investor Distributions	(\$97,500)	(\$130,000)	(\$130,000)	(\$130,000)	(\$130,000)	(\$130,000)	(\$2,096,968)
Net Cash Flows after Distributions	\$572,439	(\$135,023)	(\$131,800)	(\$83,805)	\$6,747	\$6,952	(\$235,510)
Beginning Cash	\$ -	\$572,439	\$437,416	\$305,616	\$221,811	\$228,558	\$235,510
Net Cash Flows after Distributions	\$572,439	(\$135,023)	(\$131,800)	(\$83,805)	\$6,747	\$6,952	(\$235,510)
Ending Cash	\$572,439	\$437,416	\$305,616	\$221,811	\$228,558	\$235,510	\$ -

We do not plan to sell at year 7. The above return is provided as a hypothetical return if sold.

\$200K COMMON EQUITY INVESTOR EXAMPLE

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Common Equity Investors							
Investment Amount (\$200,000)							
Common Equity Ownership %	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
Total Deal Ownership %	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%
Example: Common Equity Investor Cash Flows on \$200,000 Investment							
Common Equity Investor Capital Raise (includes 1031)	(\$200,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Equity Investor Preferred Return (7%)	\$10,500	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$17,500
Common Equity Investor Return of Capital	\$ -	\$ -	\$ -	\$8,338	\$7,467	\$10,168	\$174,027
Post Hurdle Split - Common Equity Investor (70%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$157,273
Common Equity Investor Cash Flows	(\$189,500)	\$14,000	\$14,000	\$22,338	\$21,467	\$24,168	\$348,800
Common Equity Investor's per Year Cash Flow Return (%)	5.3%	7.0%	7.0%	11.2%	10.7%	12.1%	174.4%
Common Equity Investor's Average Annual Return							18.2%
Common Equity Investor's Cash IRR							15.0%
Common Equity Investor's Investment Multiple on Exit							2.28x

\$500K PREFERRED EQUITY INVESTOR EXAMPLE

	Year 1	Year 2	Year 3
Preferred Equity Investor Example - \$500,000 Investment			
Ownership % of Preferred Equity Raise	33.33%	33.33%	33.33%
Anticipated Preferred Return Distributions	\$50,000	\$50,000	\$50,000
Return of Capital	\$ -	\$ -	\$500,000
Total Cash Received	\$50,000	\$50,000	\$550,000
Cumulative Cash Received	\$50,000	\$100,000	\$650,000
Preferred Equity Investor Net Cash Received	(\$450,000)	\$50,000	\$550,000
Cumulative Net Cash Received	(\$450,000)	(\$400,000)	\$150,000
Preferred Equity Investor Avg. Annual Return			10.0%



Eden X - Investment Options

Alternative Ways to Invest

- **Retirement Accounts**
Self-Directed IRAs • Solo 401(k)s • Other eligible self-directed retirement accounts
- **Charitable Capital**
Donor-Advised Funds (DAF) through Impact Foundation
- **Trust & Estate Assets**
Family Trusts • Estate-Planning Vehicles
- **Entity Investments**
LLCs • Partnerships • Corporations • Family Investment Entities
- **Tax-Advantaged Real Estate Capital**
1031 Exchange - *Not available for this investment*

We are partnering with *Impact Foundation so that we can take on charitable capital as an investment in this project. If your family has a charitable capital balance in a private foundation or donor-advised fund and would like to utilize those funds to invest in this opportunity, our partners at Impact Foundation can guide you through a very simple process.”

Self Directed IRA:

- Investments can easily be made from IRA assets
- Standard and Roth IRAs
- Distributions made directly back to IRA
- Tax treatment does not change

Donor Advised Funds (DAF):

- Investments can easily be made from your DAF through the *Impact Foundation
- Distributions will go directly back to the DAF



Eden X - Saddlebrook and Mt Tabor Combined Financials

Capital Stack		
Bank Financing	\$36.441mm	69%
Preferred Equity Partners	\$ 4.500mm	8%
Common Equity Partners	\$12.200mm	23%
Total	\$53.141mm	100%

Current Financials

Current Average Monthly Income	\$419.095
Current Average Monthly OpEx	\$199,082
Current Average Monthly NOI	\$220,012

Pro Forma Financials

Est Stabilized Average Monthly Income	\$530,996
Est Stabilized Average Monthly OpEx	\$224,364
Est Stabilized Average Monthly NOI	\$306,632
Value Based at 6 CAP when Stabilized	\$61,326,366

Value Creation

Total Project Cost - All in	\$53.095mm
Stabilized Value @ 6 CAP	\$61.326mm
Projected Value Creation	\$8.321mm

Q & A

(For example:
when do you expect to call for funds?)

Obstacles?





The Investor's Next Steps

SIGNING A SUBSCRIPTION AGREEMENT



Next steps for accredited investors

- **Step 1: Reserve your investment position in Eden X by contacting Anthony Humphress, Managing Partner**
- **Step 2: Sign a Subscription Agreement (SA) & Qualification Profile (QP) - for new investors, you will be onboarded into our secure investment management portal.**
- **If investing through an IRA or DAF we will connect you with our partner support**
- **Step 3: Fund the investment by providing either:**
 - A check
 - Self-directed IRA transfer
 - Account information for Eden to draw funds
 - Wire to our account



Please Join Us!




3RD ANNUAL FALL CELEBRATION
Learn about existing & upcoming investment opportunities!
THURSDAY, OCTOBER 8TH 2026

5:30 PM Drake's Food Truck & Music
6:15 - 6:30 Presentation
Light Source Gallery will be open for guests!

541 Euclid Avenue Lexington, KY
Parking provided across the street at
5/3 Bank.


RSVP Anthony via Text
859.229.4991

Rain Date Tuesday, October 13th

3rd Annual Fall Celebration

October 8th at the Eden Companies Office



EDEN COMPANIES
**REAL ESTATE
INVESTING WEBINAR**

📅 THURSDAY, OCTOBER 15, 2026 | ⌚ 5:00-5:30 PM ET

— SPEAKERS —


Anthony Humphress
CEO


Bill Eyster
COO

Ever wonder what your current market share price is, how to find it, or what the plan is for the fund? Join us online.

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👤 PIN: 818 192 621#

Investing Webinar

October 15th - 5:00 - 5:30 PM EST



www.edencompanies.com



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