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A New DST Property
Investment Opportunity

WAYGATE TECHNOLOGIES

Light Manufacturing
& Office Facility

721 Visions Drive
Skaneateles, New York 13152
Syracuse MSA

CONTACT

KAREN E. KENNEDY

PRESIDENT & FOUNDER

KKENNEDY@NASASSETS.COM

310.988.4240

Accredited Investors Only





PROJECTED ABOVE MARKET CASH-ON-CASH RETURNS

Starting
Cash-on-Cash
Return **5.35%**

Annual Increases
Throughout the Hold Period

Year 10
Cash-on-Cash
Return **5.80%**

Investment Grade Tenant; an Affiliate
of Baker Hughes, a Publicly Traded
[NASDAQ: BKR] Fortune 500 Company.

Tenant is a State of the Art
Technology Company

Long Term Net Lease with
(2) Five-Year Options

**FRACTIONAL INTEREST
INVESTMENTS STARTING AT \$100K**

1031 Exchange Ready

Suitable for Self-Directed IRAs

Monthly Distributions Direct Deposited



PROPERTY OVERVIEW

RECENTLY RENEWED NET LEASE

Waygate Technologies is the original tenant on a recently renewed 10-year net lease with over 9 years remaining. There are (2) five year options.

PROPERTY AREA

Year of Construction: 2007

Single-Story | ±73,820 sq. ft.

Lot Size: ± 17.88 acres

Parking Spaces: 293

Parking ratio of +/- 3.97 / 1,000 that can also be expanded

BUILT TO SUIT CONSTRUCTION

The Asset was a build to suit for Waygate Technologies - F/K/A GE Inspection Technologies. Half of the building is an open area for assembly operations and a distribution warehouse. The other half is comprised of a generally open floor plan to accommodate cubicles, a cafeteria area, an employee health club, and offices.

ABOUT WAYGATE TECHNOLOGIES & BAKER HUGHES

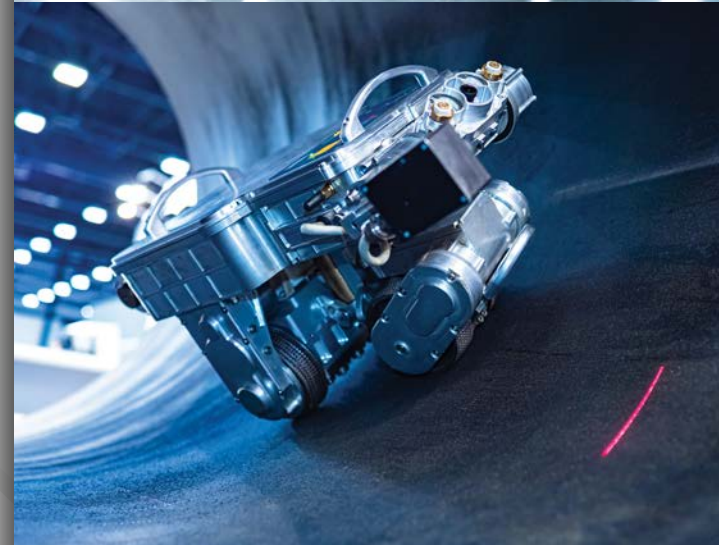
Waygate Technologies, a Baker Hughes business, is an industrial inspection solutions company and the world leader in non-destructive testing. Today, hundreds of industrial brands around the globe in automotive, aerospace, transportation, electronics, energy, manufacturing, battery, and oil and gas industries trust the technologies of Waygate Technologies to ensure safety and quality, improve reliability and boost productivity. The business offers a broad portfolio of award-winning solutions in industrial radiography, computed tomography, remote visual inspection, as well as ultrasound and eddy current. With over 120 years of experience, Waygate Technologies helps customers to drive their digital transformation by applying state-of-the-art data and analytics to their assets and processes to reveal best-in-class insights and produce groundbreaking business solutions. Headquartered in Germany, the company has offices all around the world and employs over 1,700 experts and dedicated professionals. There are 175 employees at the Skaneateles, NY location.

For more info, visit: bakerhughesds.com/waygate-technologies

Baker Hughes is a leading energy technology company with business conducted in more than 120 countries worldwide with a diverse portfolio of equipment & service capabilities. Baker Hughes designs, manufactures, and services transformative technologies to help take energy forward. For more than a century, Baker Hughes has revolutionized energy by harnessing the power of engineering, data, and science to redefine what's possible. Headquartered in Germany, Baker Hughes has 55,000 employees and as a global organization is providing digital solutions in partnership with its customers, wherever they are, to deliver better outcomes.

2020 Revenues totaled \$20.7 Billion from Baker Hughes' four major product companies; Oilfield Services, Turbomachinery and Process Solutions, Oilfield Equipment, and Digital Solutions. Baker Hughes is a publicly traded company, NASDAQ: {BKR}, is listed #141 on the Fortune 500 list, and carries S&P A- and Moody's A3 investment grade credit ratings.

For more info, visit: bakerhughes.com



MARKET OVERVIEW

SKANEATELES, NY | SYRACUSE MSA



Skaneateles, NY is located within the Syracuse, NY MSA; approximately 16 miles southwest of downtown Syracuse, and only 10 minutes from a well-educated suburban workforce. Interstate 90 (I-90) is located approximately 7 miles to the north, providing quick access to Syracuse to the east, and Rochester, 70 miles to the west. The Syracuse MSA has historically, and continues to be well known for manufacturing employment, while over the past decade service-based employment rose significantly

The Waygate Technologies location in Skaneateles employs 175 technology professionals. The area within a 10 mile radius of the property is driven by a diverse economy.

With a population of over 640,000, the Syracuse metro is the third largest in upstate New York and is the economic and educational hub of central New York. Syracuse has historically, and continues to be well known for manufacturing employment, while over the past decade service-based employment rose significantly. Forbes recently ranked Syracuse as the 4th best place in the United States to raise a family with a low crime rate, excellent education, and low cost of living.

SKANEATELES AREA EMPLOYMENT BY INDUSTRY SECTOR*

Retail Trade	16.6%
Other Services	16.0%
Education	14.1%
Manufacturing	11.0%
Government	13.5%
Wholesale Trade	3.4%
Finance, Insurance, Real Estate	3.1%
Remaining Sectors	22.3%

Skaneateles Area Photos

*Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential



INVESTMENT PROPERTY MANAGEMENT TRACK RECORD

SINCE 2008 *Updated 3.2.2022*



The Waygate Technologies property will be managed by National Asset Services (NAS), one of the nation's leading commercial real estate companies. NAS has a solid track record of nationwide investment property management. Learn more at nasassets.com.

CLIENTS SERVED

2,568

TOTAL CASH DISTRIBUTIONS DELIVERED

\$ 595.716 Million¹

ASSETS SOLD

73

PROPERTIES

177

VALUE OF MANAGED PORTFOLIO

\$ 3.305 BILLION²

STATES

30

NATIONWIDE MANAGEMENT
S.F. GROSS LEASABLE

24.5 MILLION³

ASSETS
REFINANCED

21

¹ Total cash distributions delivered since 2008 is \$595,716,674.

² Total value of investment property management portfolio since 2008 is \$3,305,335,948.

³ Total GLA managed since 2008 is 24,500,000 s.f., plus management of two championship golf courses.



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