

Tremendous Value-Add Upside

PROPERTY PERFORMANCE
HAS EXCEEDED PRO FORMA
SEE PAGE 3 FOR UPDATE

NEW FRACTIONAL OWNERSHIP DST INVESTMENT OPPORTUNITY

- ATTRACTIVE IN-PLACE RETURNS
- 96.4% OCCUPIED AT BELOW MARKET RENTS
- 4.5% FIXED RATE DEBT
- CLOSE TO MARKET HOUSING DEMAND DRIVERS INCLUDING FORT SILL MILITARY BASE, MAJOR EMPLOYERS, & CAMERON UNIVERSITY

PROFESSIONALLY MANAGED | 160 UNITS

WILLOWPARK APARTMENTS

6701 NW Maple Drive
Lawton, Oklahoma 73505

NASInvestmentSolutions.com

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Accredited Investors Only

Tremendous Value-Add Upside

PROPERTY PERFORMANCE HAS
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STABILIZED MULTIFAMILY INVESTMENT WITH VALUE-ADD UPSIDE

ATTRACTIVE IN-PLACE RETURNS

STARTING AT	5.2%
INCREASING ANNUALLY TO	7.1%
HOLD PERIOD AVG OF	6.0%
HOLD PERIOD IRR OF	9.6%

PROJECTED 7-10 YEAR HOLD

- PROPERTY IMPROVEMENT PROGRAM UNDERWAY
- SOLID RETURNS THROUGHOUT HOLD PERIOD
- APPRECIATION AT DISPOSITION
- 96.4% OCCUPIED AT BELOW MARKET RENTS
- VALUE-ADD UPSIDE WITH RENEWAL INCREASES
- CLOSE TO FORT SILL ARMY BASE, MAJOR EMPLOYERS & CAMERON UNIVERSITY
- WELL-MAINTAINED PROPERTY

**ABILITY TO CLOSE
YOUR 1031 EXCHANGE
IN JUST DAYS**

**STABLE CASH FLOW
PAID MONTHLY BY
DIRECT DEPOSIT**

Willowpark Value-Add Investment Performance

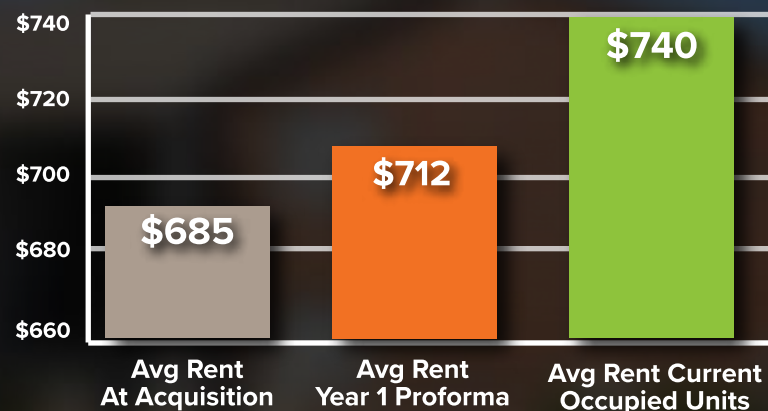
PRO FORMA EXPECTATIONS HAVE BEEN EXCEEDED

In just five months after property acquisition in February 2023, Willowpark has exceeded pro-forma expectations. Immediately following the initial investment close in February 2023, the NAS Asset Management team began to implement its strategic business plan. Despite challenging economic conditions coupled with weather factors, NAS has turned the tenant base and increased the average rent of \$685 [at the date of acquisition] to a current average of \$740, exceeding first year pro forma projections of \$712. The improved rents will equate to a higher projected property value upon disposition. These increases were achieved solely through the takeover and management skills of NAS and before starting any planned interior remodel updates of the units. The planned remodel program is just beginning, and NAS anticipates further market rent raises as a result of the improvements.

NAS is expanding on the already improved conditions and anticipates continued growth and success at Willowpark.

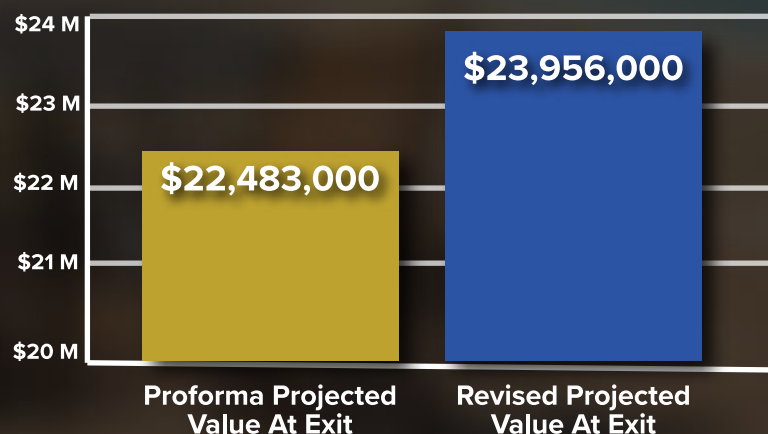
Updated 7.27.23

Unit Rental Performance



Projected Property Value Year 10 At 5% Cap Rate

Original Purchase Price: \$12,750,000





PROPERTY HIGHLIGHTS

- 160 UNITS
 - 41 - 1 BDR / 1 BATH | 476 SF
 - 79 - 1 BDR / 1 BATH | 572 SF
 - 40 - 2 BDR / 2 BATH | 796 SF
- AVG UNIT SIZE: 603 SF
- TOTAL SF: 96,544

- BUILT IN 1985
- 10 2-STORY RESIDENTIAL BUILDINGS
- BUSINESS CENTER WITH FULL KITCHEN
- 6.43 ACRES
- 239 PARKING SPACES

- STRONG OPERATIONS HISTORY
- PROFESSIONAL ONSITE
MANAGEMENT & LEASING
- 24-HR MAINTENANCE



LAWTON OKLAHOMA

THE ECONOMIC ENGINE OF
SOUTHWEST OKLAHOMA

With a population of over 126,000, the Lawton metro area is the 6th largest in the state and the largest market in Southwest Oklahoma. The Lawton economy remains fundamentally solid, with Forbes naming it among the top five small cities for low cost of doing business, with a reported index of 88%. Lawton is the retail hub of the region, with approximately 89% of all taxable retail activity transacted in Comanche County taking place within the city. With favorable economics, bountiful culture, leisure opportunities, and a highly skilled labor force, Lawton-Fort Sill has grown beyond its military origins to become a notable economic engine for the state of Oklahoma. In 2018, the cost of living in Lawton was 94.2% of the national average.

Fort Sill is the world's largest army field artillery base, and the area's largest employer. The military base has an annual economic impact of \$1.9 billion. The total population in Fort Sill is about 53,000 including, 20,000 military and civilian personnel, and 33,000 military family members.

Although Lawton has long been home to military/defense companies such as Raytheon and Northrup Grumman, there is also a strong presence of manufacturing and agriculture manufacturing businesses. The diversity of major employers in Lawton include Goodyear Tire & Rubber Co., Bar-S Foods, Silver-line Plastics, Republic Paperboard, and Cosmetic Specialty Labs.

Lawton is also home to the Fires Innovation Science and Technology Accelerator (FISTA); a new defense technology innovation park expected to drive high tech job growth with an additional 205 jobs in first two years alone and adding approximately \$50MM to local economy.

LAWTON METRO AREA DEMOGRAPHICS



MARKET
POPULATION
126,215



AVG HH
INCOME
55,742



MEDIAN
AGE
34.5



UNEMPLOYMENT
RATE
3.9%*

*AS OF JULY 2022

WILLOWPARK IS CENTRALLY LOCATED TO ALL MAJOR EMPLOYERS



FORT SILL

Ft. Sill is the world's largest army field artillery base with 20,000 military and civilian personnel, and 33,000 military family members.

GOODYEAR | 2,850 EMPLOYEES

Goodyear is the market's largest private employer and the Lawton location is the company's largest tire production facility in the world.

REPUBLIC PAPERBOARD | 150 EMPLOYEES

Company produces high quality paper products that are used in the manufacture of gypsum wallboard, shopping bags, boxes, tubes and other industrial & consumer products.

BAR-S FOODS | 340 EMPLOYEES

Part of the Sigma Brands portfolio with locations in 18 countries and markets marketing over 350 meat and dairy products, the Bar-S Foods Lawton location is a state-of-the-art meat packing production facility.

SILVER-LINE PLASTICS | 160 EMPLOYEES

Silver-Line manufactures some of the industry's highest quality plastic pipe products including PVC, CPVC, Polyethylene, Geothermal, and PEX plastic pipe and tubing.



WILLOWPARK APARTMENTS

FISTA | 250 NEW JOBS

The Fires Innovation Science and Technology Accelerator is a hub where military contractors and high-tech start-ups collaborate. An estimated 250 high-tech jobs will be created within the first two years of operation with an annual economic impact on the Lawton area of \$50 million.

CAMERON UNIVERSITY | 3,400 ENROLLMENT

Founded in 1908, Cameron is the largest public institution in Southwest Oklahoma emphasizing the liberal arts, science and technology, and graduate and professional studies situated on a 160-acre campus.

CARTER WIND TURBINES | 300 NEW JOBS

In 2022, Carter Wind Turbines announced the selection of Lawton for a new factory creating 300 new jobs over the next 5 years.

COSMETIC SPECIALTY LABS | 100 EMPLOYEES

Cosmetic Specialty Labs develops and manufactures high end skin care products, as well as over the counter (OTC) drugs for domestic and international distribution.

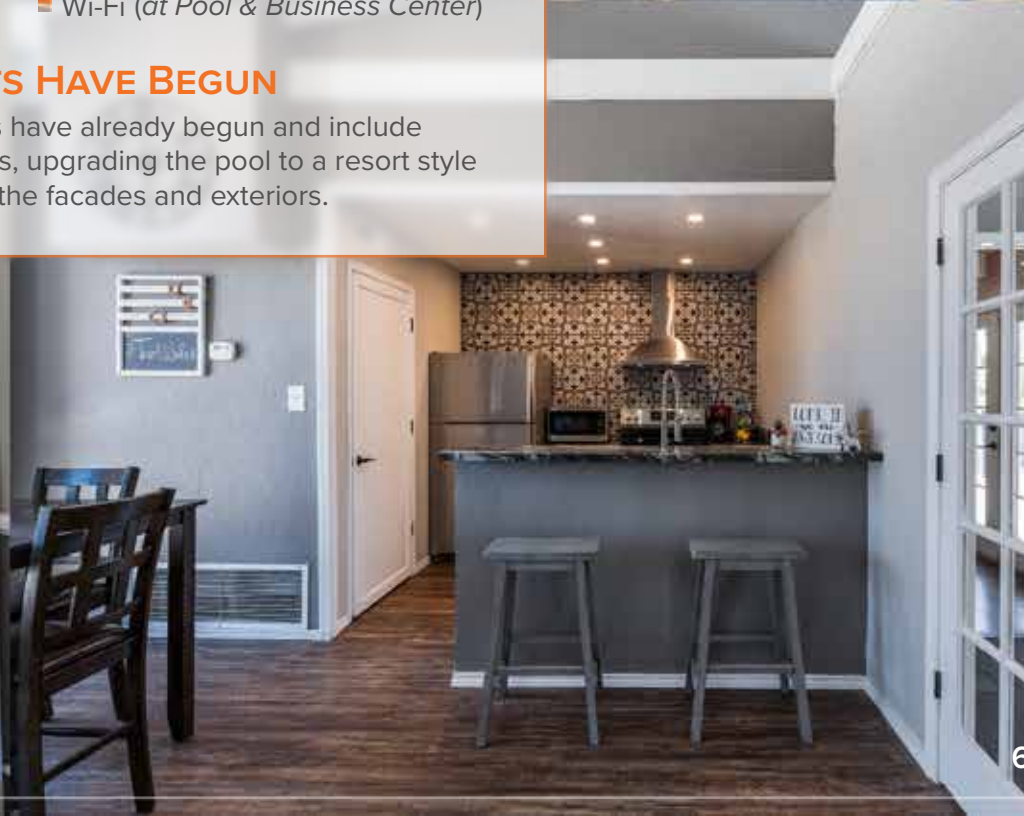


PROPERTY AMENITIES

- Laundry Facilities
- Private Exterior Storage Space
- Business Center/Computer Lab
- Fitness Center
- Picnic / BBQ Area / Dog Park
- Clubhouse w/ Kitchen
- Swimming Pool
- Wi-Fi (at Pool & Business Center)

IMPROVEMENTS HAVE BEGUN

Property amenity improvements have already begun and include bolstering the leasing office exteriors, upgrading the pool to a resort style amenity and re-painting the facades and exteriors.

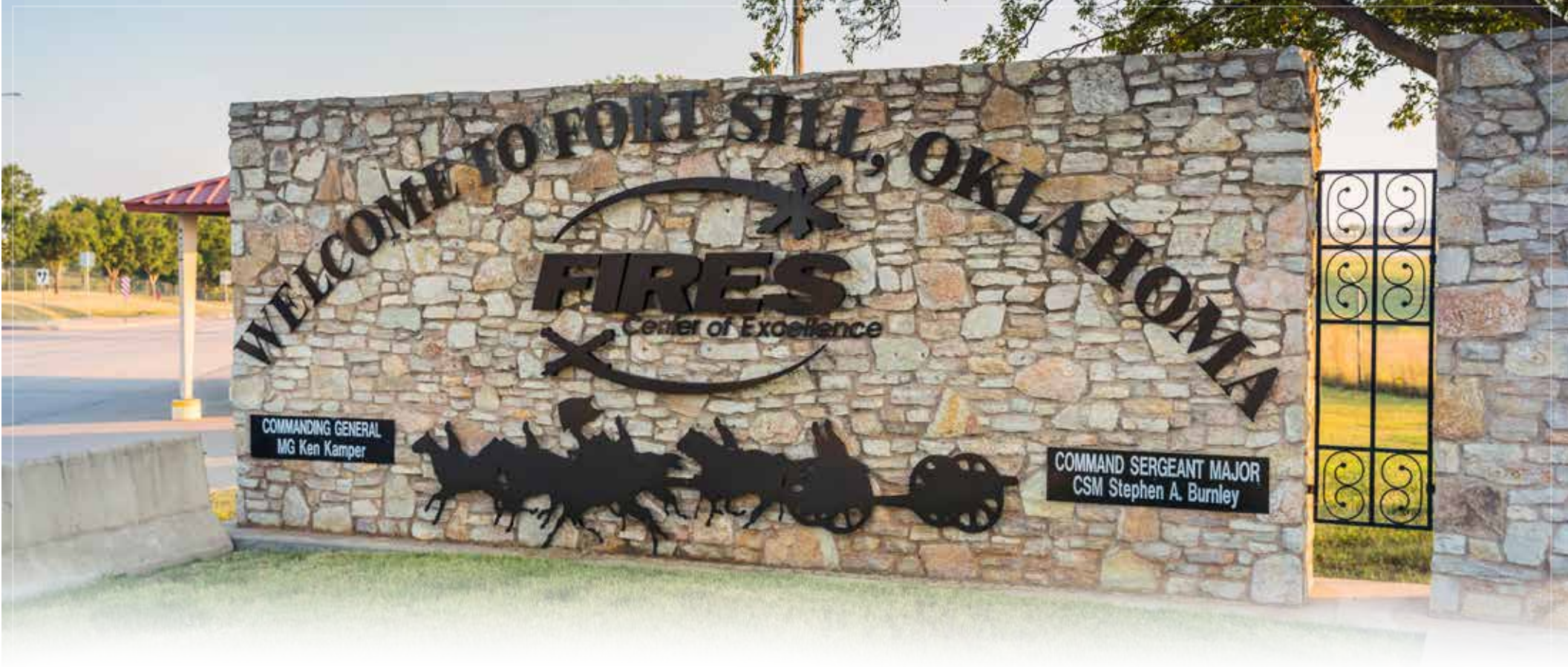


APARTMENT AMENITIES

- Cable Ready
- High-Speed Internet Access
- Ceiling Fans
- Extra Linen Storage
- Spacious Walk-In Closets
- Adjacent Walk-in Storage unit
- Tub/Shower
- Dishwasher
- Disposal
- Microwave
- Window Coverings
- Energy-Efficient Appliances

IMPROVEMENTS HAVE BEGUN

A design team has been retained to provide a turnkey plan for unit upgrades to the kitchens that include stainless steel appliances, elevated backsplashes and countertops as well as refurbishing the kitchen cabinets and adding drawer pulls.



FORT SILL

Established in 1869, Fort Sill is the oldest military installation in Oklahoma and the largest army field artillery base in the world. The base is located on the north border of Lawton. Fort Sill has an annual total economic impact of \$1.9 billion and encompasses about 94,000 acres or 145 square miles of mountains, rolling hills and prairie. It is home to a population of about 20,000 military and civilian personnel and 33,000 military family members that live on post or in the surrounding communities. There are approximately 23,300 military retirees living in the region.

Fort Sill is designated as the U.S. Army Fires Center of Excellence (FCoE) and is home to the Field Artillery School, Air Defense Artillery School, Army Training Center, Non-Commissioned Officer Academy, two Army Fires Brigades, two Air Defense Artillery Brigades, and many tenant units. As the result of the 2005 Base Realignment and Closure (BRAC), the Air Defense Artillery School has fully made the transition from operations at Fort Bliss, Texas to its new permanent home at Fort Sill.

Altus Air Force Base

Located 48 miles west of Willowpark, the 3,500-acre Altus Air Force Base has approximately 3,500 military members and 550 civilians. Since its activation as a multi-engine flight training school in 1943, the 97th Air Mobility Wing (AMW) has been the cornerstone of southwestern Oklahoma for 79 years. The 97th AMW trains over 2,000 air mobility students annually including students from 16 different foreign nations.

A History of Reliable Performance

Investment properties sponsored by NAS Investment Solutions consistently deliver the projected yield performance despite the extreme chaos and uncertainty that permeates today's economic climate. Fixed debt rates, judicious property selection and an exhaustive due diligence process are key factors in our ability to deliver reliable performance untethered to Wall Street uncertainty.

Updated 1.4.24

Past results are not a guaranty of future performance.



Single Tenant Office
Bentonville, AR | Acquired Dec 2017

73

Months Since
Acquisition



Single Tenant Industrial Office
Springdale, AR | Acquired Jan 2019

60

Months Since
Acquisition



Single Tenant Industrial Office
N. Syracuse, NY | Acquired June 2019

55

Months Since
Acquisition



Single Tenant Industrial Office
Springdale, AR | Acquired Nov 2019

50

Months Since
Acquisition



Single Tenant Industrial Office
N. Little Rock, AR | Acquired June 2021

31

Months Since
Acquisition



Single Industrial Office
South Bend, IN | Acquired Dec 2021

25

Months Since
Acquisition



Single Tenant Industrial Office
Skaneateles, NY | Acquired May 2022

20

Months Since
Acquisition



Willowpark Apartments
Lawton, OK | Acquired Feb 2023

11

Months Since
Acquisition

INVESTMENT PROPERTY MANAGEMENT TRACK RECORD

SINCE 2008 *Updated 11/8/2023*



Willowpark Apartments 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

2,594

TOTAL CASH DISTRIBUTIONS DELIVERED

\$ 650.9 Million¹

ASSETS SOLD

78

PROPERTIES

183

VALUE OF MANAGED PORTFOLIO

\$ 3.34 BILLION²

STATES

31

NATIONWIDE MANAGEMENT
S.F. GROSS LEASABLE AREA

25 MILLION³

ASSETS
REFINANCED

21

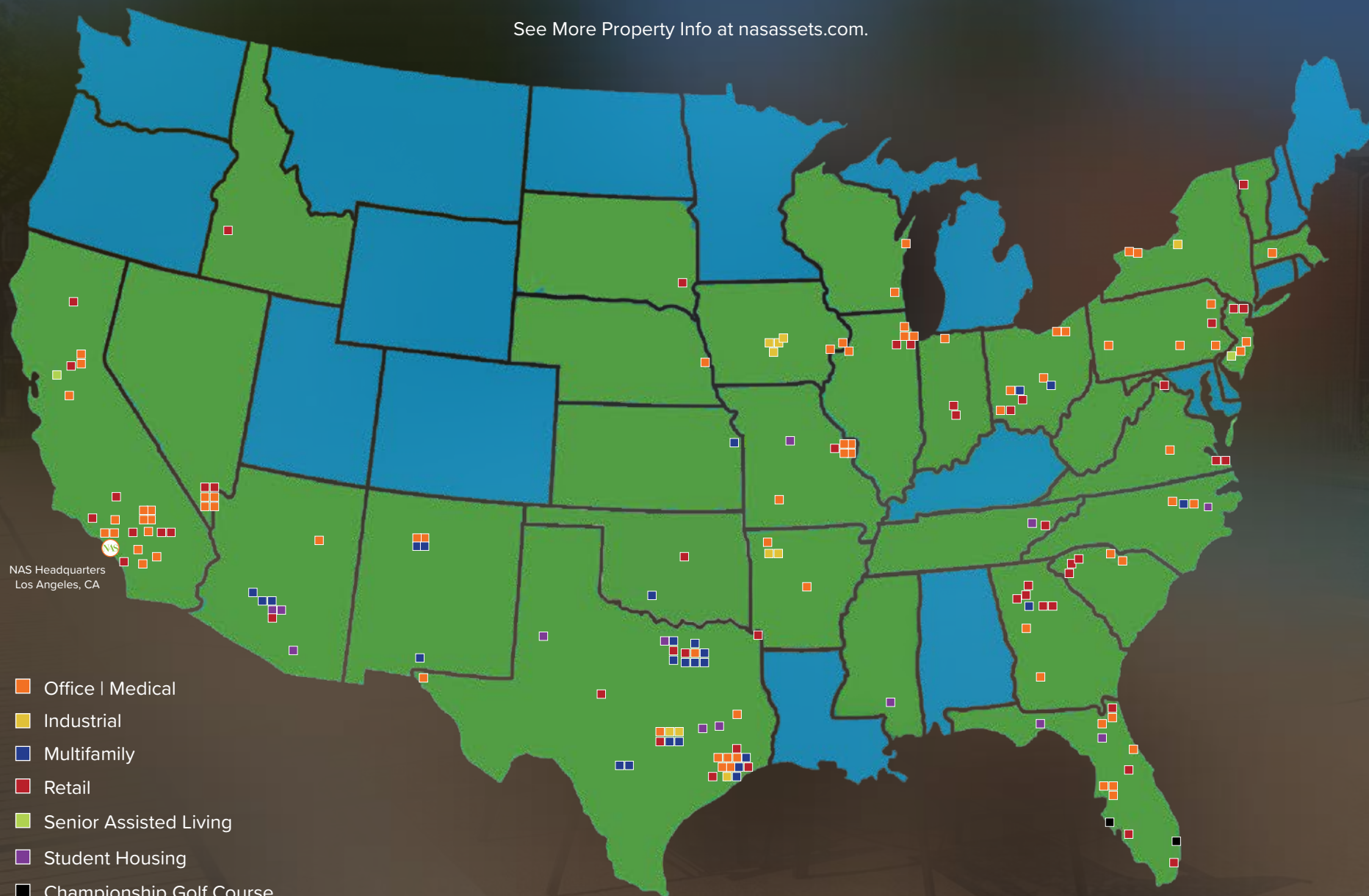
¹ Total cash distributions delivered since 2008 is \$650,957,000.

² Total value of investment property management portfolio since 2008 is \$3,348,035,948.

³ Total GLA managed since 2008 is 25,064,071 s.f., plus management of two championship golf courses

NAS MANAGED PROPERTIES SINCE 2008

See More Property Info at nasassets.com.



NATIONAL INVESTMENT SPONSOR WITH NATIONAL CREDIBILITY

NAS Investment Solutions is known nationwide for sponsorship of high-quality passive DST investment properties with reliable yield performance.

All of our investment properties offer multiple benefits for investors including;

- Reliable cash flow from day one, paid monthly by direct deposit
- Our properties are an excellent estate planning tool
- The loan is non-recourse to all investors
- Management Free Ownership
- Ability to invest in larger assets on a fractional basis
- Self-directed IRA suitable

1031 EXCHANGE QUALIFIED

- All Properties qualify for 1031 Exchange
- We are committed to providing investors with timely and important guidance regarding IRS 1031 Exchange Rules
- Certainty of Closing & Legal Tax Opinion Letter provided
- Ability to close your 1031 exchange in just days – putting your hard-earned money to work immediately



Reliable Performance in an
Unpredictable World



Willowpark Apartments
Management and Leasing Office

“We are the proven
Go-To Sponsor for
solid, well-vetted
real estate assets with
stable returns and
monthly distributions.”

“We invest right alongside our clients in the property investments we sponsor. We have a deep understanding of real estate markets and offer an expertise in acquiring high quality, recession-resistant assets. It’s a level of expertise that comes only from extensive management and acquisition experience. We personally engage in an exhaustive and comprehensive due diligence and underwriting process.”

“Our clients have come to know our integrity, transparency and commitment to excellent service. You have worked hard for the investment capital you are managing and we want to be part of the team that keeps it working and delivering returns for you.”

Karen E. Kennedy, CRX
President & Founder
NAS Investment Solutions

NAS Investment
Solutions
Reliable Performance in an
Unpredictable World



Willowpark Apartments
Business Center with Kitchen

Comments from Members of Our Client Family

“Karen and the NASIS team are fully committed to each property that is acquired for client investment in ways few other companies are. Not only do the principals stand shoulder to shoulder with clients as an investor, but as property managers they assume management responsibility for the property during the life of investment. They can do this with confidence because of their expertise at both ends of the real estate spectrum.”

Howard Simon | West Los Angeles, CA

“The Chartwell Investor Committee highly recommends Karen Kennedy and her team to any investor who wants a trusted partner that treats your investment like their own.”

Paul Balas | Engelwood, CO

“My family started investing with Karen Kennedy's trusted advice years ago, and now I continue doing so with her and NAS. They have helped us with property re-investments, and have managed most all of the properties we have invested in. I am delighted NAS is now offering their own investments, as I trust Karen's instinct implicitly.”

Stacey Sobel | San Francisco, CA

“I was in a property investment that was poorly managed. In 2011 NAS took over and brought the property back to an A+ condition, a 98% occupancy and positive cash flow. We sold the property with a SUBSTANTIAL profit. Consequently, as an investor, I feel secure knowing that the properties acquired by NAS Investment Solutions will be managed by the same NAS management team I have grown to trust.”

Judy Bacich | Lincoln, CA

“I've been privileged to not only to know first-hand how NASIS' astute underwriting acumen, during the acquisition process, delivers a fundamentally strong property investment, but also how their management experience and expertise continues to deliver during the entire investment cycle.”

Donna Stevens | Newport Beach, CA

“As a longtime client of NAS, I am very gratified that Karen and her team are now offering investment opportunities. They have proven to be a top-quality company and have managed properties through numerous market trends. They know the critical property and market fundamentals to look for when acquiring a property and they have the expertise to optimize property performance over the lifetime of the investment.”

Mark Williams | Santa Barbara, CA

“I have been a commercial broker for 44 years and I hold a real estate broker's license. As such, I am uniquely qualified to compare the performance of NAS to numerous entities of a similar nature that I have depended upon in my real estate career. I would place NAS at the top of such a comparative list.”

Larry Meleski | Flushing, MI



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Unpredictable World

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NASInvestmentSolutions.com

Willowpark Apartments
Business Center and Meeting Space



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