



Nationally Respected
Owner Entrusted

NASAssets.com



Reliable Performance in
an Unpredictable World

NASInvestmentSolutions.com

4.8.24



Investment Property Track Record

SINCE 2008 *Updated 3.12.2024*

NAS National
Asset
Services

CLIENTS SERVED

2,612

TOTAL CASH DISTRIBUTIONS DELIVERED

\$ 662.4 Million¹

ASSETS SOLD

78

PROPERTIES

186

STATES

31

VALUE OF MANAGED PORTFOLIO

\$ 3.38 BILLION²

NATIONWIDE MANAGEMENT PORTFOLIO

S.F. GROSS LEASABLE AREA

25.39 MILLION³

**ASSETS
REFINANCED**

21

¹ Total cash distributions delivered since 2008 is \$662,411,310.

² Total value of investment property management portfolio since 2008 is \$3,381,485,948.

³ Total GLA managed since 2008 is 25,395,854 s.f., plus management of two championship golf courses.

NATIONALLY RESPECTED
OWNER ENTRUSTED

NAS National
Asset
Services

WE SPECIALIALIZE IN MAXIMIZING ASSET VALUE

We take an aggressive, strategic and transparent approach to commercial real estate management. Unlike other asset managers, we proactively work to increase property value by identifying market opportunities and controlling costs by leveraging our extensive nationwide resources

While some commercial property managers focus on asset preservation while letting market forces dictate property value, NAS identifies local market opportunities resulting from changing demographics or evolving consumer preferences and develops an aggressive strategic marketing and leasing plan to maximize revenue and enhance property value.

Upon assuming property management responsibility, the NAS team begins to execute a strategic short-term and long-term plan designed to:

- Minimize vacancies
- Cultivate local and regional marketing opportunities
- Explore alternative revenue options to offset declining or flat-lining rents
- Control costs without jeopardizing the value of services
- Closely monitor financial performance

BNSF Logistics Building
Springdale, AR



NATIONALLY RESPECTED
OWNER ENTRUSTED

NAS National
Asset
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A Better Brand of Asset and Property Management

NAS is focused solely on real estate with solutions directed by some of the most experienced and innovative professionals in the industry. While most asset managers focus on asset preservation while letting market forces dictate property value. NAS identifies local market opportunities and develops a strategic plan to create value. We offer customized solutions and personalized attention to address the unique needs of each property.

We're On Top of the Ever Changing Real Estate Climate

Staying on top of the real estate market on both a national and local level is critical to strategic long term growth. Nationally we are actively involved with some of the nation's top focus groups, industry trade associations and think tanks. On a local level, we are in constant communication and engage in frequent strategy sessions with property management and local expert resources.

More Efficient Management Created by a Proactive Approach

NAS' proactive approach to increasing a property's value not only produces results, but it is a smart way to efficiently manage an asset. Our methodical and systematic process allows our professionals to identify opportunistic situations and areas of concern long before they become real problems.

Effective Strategies Proactive Services



Property-Related Advisory Services

- Leasing/Marketing Plans
- Property Management/Leasing Supervision
- Capital Improvement Planning and Tracking
- Value Engineering of Capex Projects
- Tenant Retention Plans
- Vendor Contract Negotiations
- Operational Budgeting Preparation and Supervision

Real Estate Strategies



- Long-Range Business Objectives
- Monitoring Market Conditions
- Feasibility Studies
- Research Studies
- Site Selection
- Strategic Planning & Execution
- Hold or Sell Strategies

Asset-Related Services



- Reporting to Owners, Lenders, Governmental
- Lender/Special Servicer Relationship Management
- Lease, Loan and Disposition Negotiations
- Insurance Risk Management
- Property Tax Appeal Services
- Loan Modification and Workout Solutions
- Income/Expenses Evaluation



Investor/Owner Services

- Real Estate Investor Accounting
- Monthly, Quarterly and Annual Reporting
- Cost Segregation Services
- Capital Budgeting Recommendations
- Tenant-In-Common Specialist and Advisory Services
- Receiver and REO Services
- Litigation Support



Access Property Documents
Anytime. Anywhere.



ONDEMAND INFORMATION



The ever-evolving business environment requires timely proactive communication with property ownership. As part of the NAS commitment to providing timely, proactive and transparent communication, we offer an exclusive, secure service for ownership in properties that are asset managed by NAS.

OnDemand Information is just the beginning of a series of programs and services designed to implement NAS' vision and leadership in developing long term strategies that maximize returns for each property.

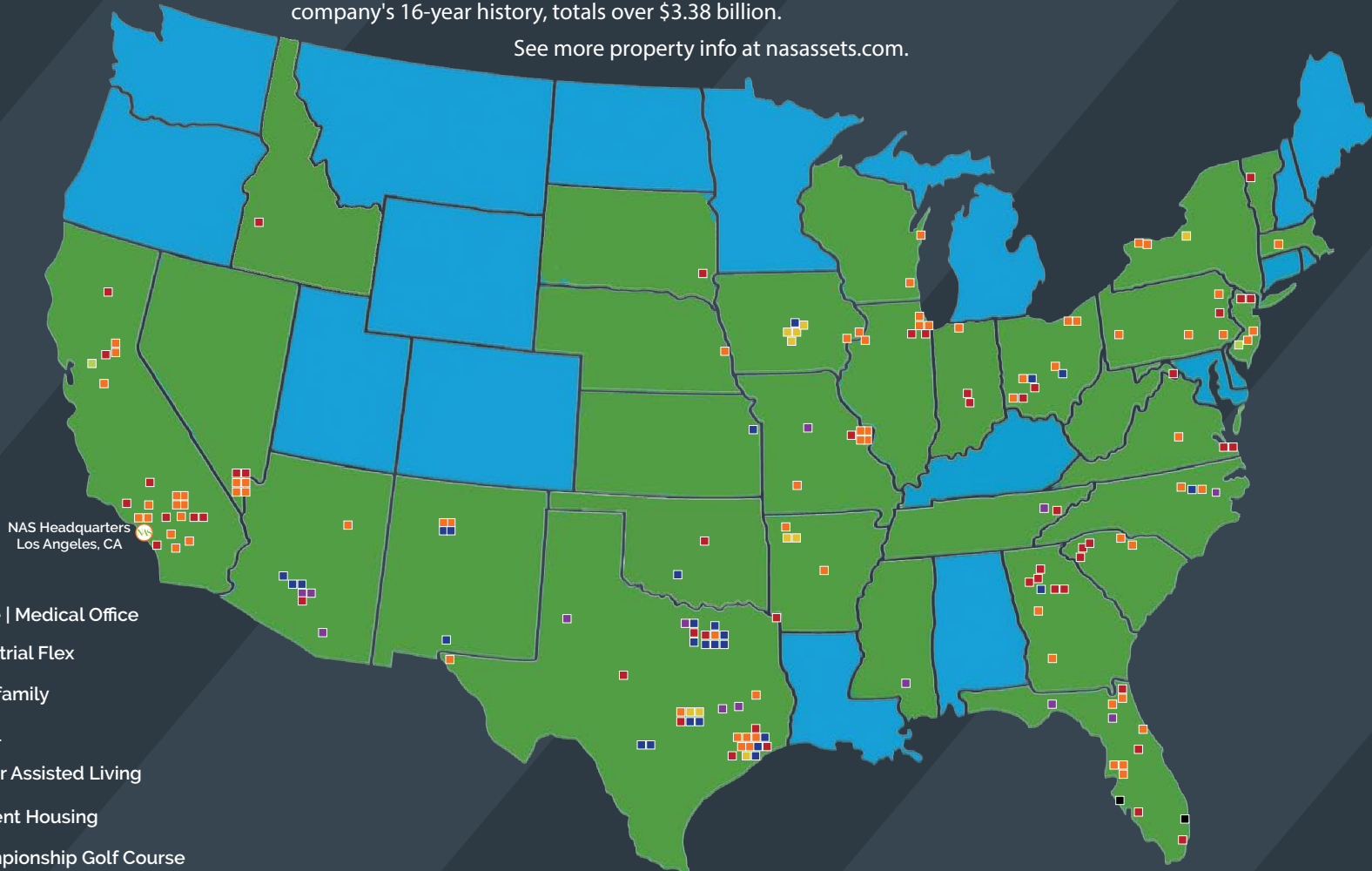
Property owners have access to their own customized, secure, and confidential property pages where documents and reports for each property can be viewed and downloaded. At anytime. Anywhere. On any device.

INVESTMENT MANAGEMENT PORTFOLIO

Since 2008, NAS has served 2,612 investment clients and has established an impressive track record for investment property management. The track record includes generating over \$662 million in cash distributions to property investors and managing a commercial real estate portfolio of 186 diverse commercial properties, comprised of 25 million square-feet, in 31 states. The overall value of NAS' managed portfolio in the company's 16-year history, totals over \$3.38 billion.

See more property info at nasassets.com.

Map updated 3.12.24



Here's What Our Clients Are Saying

Norm Purdy Eugene, OR

"I've been with NAS as a client now for about seven years. I originally had two tenant-in-common properties, they were originally acquired by the sponsor who was the asset manager and not doing well so we brought in NAS as asset manager. We have been very happy with what they've done for us. NAS is able to think ahead and see problems and opportunities before they happen. When it came time to sell one of the properties and refinance the other one, they were absolutely essential in how they were able to carry out these rather complicated tasks. I've been very happy with what they have done for us and would most highly recommend them."

Cathy Scullin Las Vegas, NV

"I have worked with Karen and NAS on many projects in all types of situations - from the easy to the impossible. I have found that NAS deals with me with integrity and persistence. If a solution can be found, they have done what is possible to do to find it and implement it. NAS is certainly in the forefront of knowledge and solutions."

Hal Coopersmith Boynton Beach, FL

"Working with Karen Kennedy and the NAS staff has been a breath of fresh air. I get honest, direct and timely answers to all my inquiries. They don't try and paint a rosy picture, and I know I can depend on the information provided to help me make an intelligent and informed decision."

Here's What Our Clients Are Saying

Stacey Sobel San Francisco, CA

My family started investing with Karen Kennedy's trusted advice years ago, and now I continue doing so with her and NAS. In fact, when my father passed the torch to me, he said "When it involves real estate, ONLY use Karen Kennedy." We have done very well with Karen and her team's insights and honest evaluations on a multitude of properties. 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.

Howard Simon West Los Angeles, CA

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.

Judy Bacich Lincoln, CA

I was involved in a TIC investment (144-unit apartment complex) that was poorly managed with high vacancy rates, deferred maintenance and very limited cash flow. A foreclosure was a definite possibility. In 2011 NAS took over management and slowly brought the property back to A+ condition, a 98% occupancy and positive cash flow. We ultimately sold the property in Spring 2018 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.





Reliable Performance in
an Unpredictable World

1031 Exchange Eligible
Dependable Closings
Self-Directed IRA Qualified
Essential Business Tenants
Recession-Resistant Properties

NASInvestmentSolutions.com

The Go to Sponsor for Solid, Well-Vetted Real Estate Assets with Stable Returns and Monthly Distributions

"We invest right alongside our clients in the real estate investments we sponsor. We have a deep understanding of real estate markets and offer an expertise in acquiring high quality, recession-resistant real estate investment properties. 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

THE NAS INVESTMENT SOLUTIONS DIFFERENCE



WE INVEST ALONGSIDE OUR CLIENTS

We invest in each property we sponsor and stand shoulder to shoulder with our clients as a property manager and asset manager. The same team that underwrites the investment when it is acquired is then responsible and accountable for property performance throughout the entire investment hold period.

DEPENDABLE PROPERTY CLOSINGS

It is critical for 1031 Exchange investors to have the investment sponsor close the acquisition transaction on time. Investors can rest easier knowing we have a proven track record for closing property acquisitions on time, every time. We are well positioned to structure, negotiate and close even the most complex transactions quickly and efficiently.

MULTIPLE INVESTMENT STRATEGIES

Each property is structured to fit multiple investment strategies. In addition to being a solid investment with dependable returns that are untethered to Wall Street performance, all properties are 1031 Exchange eligible and qualify for self-directed IRAs. (SDIRA)

WELL-VETTED INVESTMENTS

Hundreds of possibilities are carefully vetted before judiciously selecting an investment property. The property must have an investment grade tenant[s] that meets all our acquisition criteria standards to better ensure delivery of a strong yield for the life of the investment. Then, a thorough and exhaustive due diligence process is implemented to ensure the likelihood of a strong recession resistant return on investment.

PROVEN MANAGEMENT TRACK RECORD

NASIS' sister company, National Asset Services (NAS) has established an impressive track record for investment property management. Since 2008, the NAS management team has successfully delivered \$547.4 Million in cash distributions to over 2,500 property investors, during the company's 12-year history. The track record includes managing a commercial real estate portfolio of 167 diverse commercial properties in 30 states.



Investment Quality Starts with Quality Acquisitions

We seek property acquisitions in economically diverse markets with identifiable opportunities in the employment sector. Above all, the company values location, and values investments in primary and secondary markets with strong inherent fundamentals driven by several factors, including barriers to entry, quality of life, proximity to amenities and a quality transportation infrastructure.

Multifamily

One focus of NASIS' real estate acquisitions is on conventional multifamily properties, with or without a mixed-use overlay, in primary and secondary markets throughout the United States.

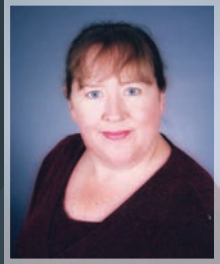
- 100+ units (Smaller assets may be considered)
- Core Plus and Value Add
- Garden-style class A and B properties constructed in 1997 or later
- Stabilized properties may also be purchased if justified by location and other market considerations

Retail, Medical, Office, Industrial Flex & Warehousing

Other desired property classes for NASIS acquisitions are medical, office, light industrial and distribution/warehousing assets that feature a single credit tenant with long term lease commitments.

- Single tenants with investment grade credit
- Triple net lease with a minimum 15-year term remaining and escalating rents over the lease term
- Strong location fundamentals and above average demographics
- Quality A-asset of recent construction

Experience Matters Now More Than Ever



Carol Scott, CSM
Managing Director

- 32 years in property and asset management
- Expertise in onsite operations, marketing, leasing, development, construction and strategic planning
- Former head of lease and property administration for major publicly traded retailer
- Received Certified Shopping Center Manager
- Designation (CSM) from ICSC in 1990

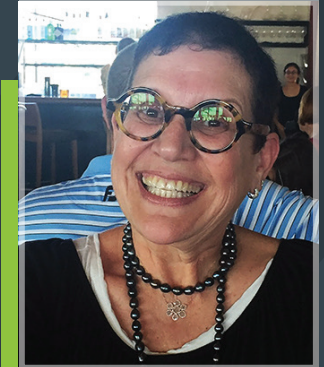
Oliver Calza, CPA
Chief Financial Officer

- 25 years in finance and accounting industry
- 10 years public accounting experience
- Former VP Finance at Time Warner Cable
- Former Controller in commercial construction industry
- Expertise in investor relations



Karen E. Kennedy, CRX, CSM
President & Founder

Recognizing the growing demand for open, honest and transparent asset management, Karen E. Kennedy, quickly transformed NAS from its beginnings in 2008, into one of the Nation's most respected, full service commercial real estate companies with portfolio of over a \$3.3 billion consisting of 183 properties in 31 states.



Karen is the former Chief Operating Officer and Chief Portfolio Officer for SCI RealEstate Investments where, in addition to overseeing daily company operations, she was responsible for the asset management supervision and investor relations for a co-ownership portfolio worth over \$1.8 Billion and consisting of 66 class-A, multifamily, student housing, retail and office properties comprising over 13 million square feet in 16 states.

Recognized as one of the Nation's Women of Influence for 2021 by GlobeSt. Real Estate Forum, Karen has been active in all phases of asset and project management for more than 30 years, and has extensive experience directing the management of properties on a national basis. Karen has developed and managed properties on behalf of a variety of asset management firms including The Festival Companies, The Patrician Group, The Meadows Group, G/K Development and Kesco. Additionally, Karen has direct experience in leasing, project management, construction, and the development of commercial and retail properties.

Karen is a cabinet member of the Los Angeles Chapter of Jewish National Fund's Real Estate Division as well as a cabinet member of the Jewish Federation Real Estate and Construction Network. JNF is dedicated to giving all generations of Jewish people a unique voice in building a prosperous future for the land of Israel and its people.

Experience Matters Now More Than Ever

Adi Peery, CSM Vice President Portfolio Services

- 25 years in property and asset management
- Expertise in all asset classes, specializing in retail and office. Experienced in lease negotiations and financial reporting
- Former manager, \$350 MM commercial portfolio Earned ICSC Certified Shopping Center Manager designation in 2014



Shirlee J. Kingsley, CPM Vice President

- 30 years in asset management
- Expertise in developmental phase government, lender and community relations
- Former VP, Caruso Affiliated, managed 6 award winning retail resorts.
- Named to the list of top 100 retail center managers in the U. S. by ICSC

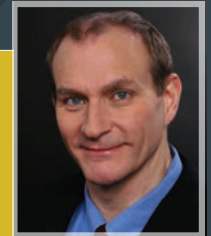


Roxanne Acree Asset Transactions Manager

- 5 years experience in real estate industry
- At NAS, coordinated transactions of more than 25 property sales, refinances, and purchases
- Responsible for the ongoing management of real estate transaction activities for properties within the existing NAS Management Portfolio, as well as new property acquisitions through NAS Investment Solutions

JW Robison, CMD Marketing Director

- 25 years in commercial real estate marketing
- Expertise in strategic marketing, technology adaptation and branding
- Former VP, Marketing, Westfield Corp., Jacobs Group and SCI Real Estate Investments



Lily Castellanos Office Manager, Accounting Specialist

- Over 13 years experience of administrative assistance roles in the real estate field industry.
- Former Administrative Assistant to the President of Pacific Properties Realty.



Camila Sanchez Portfolio Manager

- Former Assistant Property Manager for Worchell Properties in Los Angeles
- Administrator at Amherst Exchange Corporation in Santa Barbara managing all aspects related to 1031 Like-Kind Exchanges.
- Fluent in Spanish

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President & Founder

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