

**3.69%**  
Fixed Rate  
Mortgage

Multifamily Investment Opportunity

# BROADWAY APARTMENTS

4216 & 4282 NE 50th Street | Des Moines, IA 50317

Contact

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■ 120 UNITS CONSTRUCTED IN 2015

■ RENT AND OCCUPANCY GROWTH OPPORTUNITIES

■ STRONG DEMOGRAPHICS

■ STABLE SUBMARKET



# Solid Returns

PROJECTED 8 YEAR HOLD

PROJECTED AVERAGE  
EFFECTIVE RETURN  
YEARS 1 - 3

**6.6%\***

PROJECTED EFFECTIVE  
RETURN THROUGH  
HOLD PERIOD

**8%\***

ELIGIBLE FOR A  
1031 EXCHANGE

STABLE CASH FLOW  
PAID MONTHLY BY  
DIRECT DEPOSIT

\* Projections of future performance are based on specific assumptions discussed more fully in the Private Placement Memorandum and do not constitute a guaranty of future performance.



BROADWAY APARTMENTS

# PROPERTY STATISTICS

Located near restaurant and shopping venues, Broadway Apartments offers tenants a variety of entertainment options right outside their doorstep. Adventureland Amusement Park, Prairie Meadows Racetrack & Casino, and Outlets of Des Moines are within two miles of the property. With proximity to I-80 and Hwy 6, Broadway Apartments offers easy access to major employers and downtown Des Moines.

- 2015 CONSTRUCTION
- 120 UNITS
- AVG UNIT SIZE - 875 SF
- TOTAL SF - 105,274
- 7.83 ACRES
- 3-STORY APT BLDGS
- 180 PARKING SPACES\*
- 50 GARAGES

\*DOES NOT INCLUDE ADA AND GARAGE SPACES



# DES MOINES, IA

FASTEST GROWING METRO AREA IN THE MIDWEST

Over the past decade, Des Moines, the Capital of Iowa, has emerged as a highly sought destination for companies looking to relocate or expand their operations. Over the past dozen years, companies like Microsoft, Meta, and Apple have planted their flags in Des Moines. According to latest U.S. Census data, Des Moines ranked as the fastest-growing metropolitan area in the Midwest percentage-wise and grew at twice the rate of the second-fastest growing metro, Indianapolis.

Source: <https://bit.ly/DesMoinesRegister5-28-23>

# \$2.1B of Investment Over the Last Decade Revitalizes Downtown

Downtown Des Moines has undergone a tremendous renaissance over the past decade to the tune of \$2.1 billion. The push to develop downtown has resulted in a bustling core with new hotels, entertainment venues, shops, and residences. Large-scale corporate investments drove this mass migration to the urban core. Krause Companies' new \$151 million downtown headquarters and Principal Financial Groups' \$240 million renovation of 750 Park building transformed the skyline.

Source: Costar - [https://bit.ly/Bespoke\\_HQ\\_DesMoines](https://bit.ly/Bespoke_HQ_DesMoines) | [https://bit.ly/DSM\\_Register\\_Principal\\_Renovation\\_Tour](https://bit.ly/DSM_Register_Principal_Renovation_Tour)

## A MAJOR FORCE IN DATA CENTER OPERATIONS

Des Moines has become a major force in the data center operations space. Microsoft and Meta both have built massive data centers in the Des Moines area over the past decade. Both of these projects represent billions of dollars of capital investment. Furthermore, growth within this sector shows no signs of abating. Apple is currently constructing a new \$1.3 billion data center in Waukee, while Meta is adding two new facilities to their existing \$2.5 billion Altoona Campus.

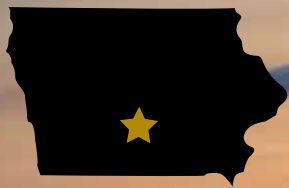
Sources: [https://bit.ly/Apple\\_Iowa\\_Data\\_Center](https://bit.ly/Apple_Iowa_Data_Center) | [https://bit.ly/Meta\\_Adds\\_More\\_Data\\_Centers](https://bit.ly/Meta_Adds_More_Data_Centers)

## A GLOBAL HUB OF THE INSURANCE INDUSTRY WITH OVER 80 COMPANIES

Des Moines is known as a global hub of the insurance industry with a history that stretches back over 100 years with the founding of Principal Financial Group and Employers Mutual Company. Des Moines is now home to over 80 insurance companies. The insurance industry now accounts for approximately 16% of the region's jobs giving Des Moines the distinction of having the second-highest concentration of financial service jobs among major U.S. metros.

Source: [https://bit.ly/State\\_of\\_Iowa\\_Insurance\\_Division](https://bit.ly/State_of_Iowa_Insurance_Division)





“Our City Is Booming”

# DES MOINES, IOWA

#1 PLACE FOR YOUNG PROFESSIONALS TO LIVE | FORBES

#2 SAFEST PLACE TO LIVE | U.S. NEWS & WORLD REPORT, 2021

#4 MOST SUSTAINABLE METRO | SITE SELECTION, 2021

#5 BEST PLACES TO LIVE IN THE U.S. FOR FAMILIES | U.S. NEWS & WORLD REPORT, 2022

#5 TOP EMERGING NORTH AMERICAN TECH MARKET | CBRE, 2021

#7 LOWEST COST OF LIVING IN THE U.S. | APARTMENT LIST, 2023

#9 TOP METRO FOR NUMBER OF ECONOMIC DEVELOPMENT PROJECTS | SITE SELECTION MAGAZINE, 2023

TOP 10 FASTEST-GROWING MID-SIZED METRO | SITE SELECTION GROUP, 2023

TOP 20 BEST PLACES TO LIVE IN THE U.S. | U.S. NEWS & WORLD REPORT, 2023

TOP THREE "BREAKOUT CITIES ON THE FOREFRONT OF AMERICA'S ECONOMIC RECOVERY" | THE WALL STREET JOURNAL, 2021





## Community Amenities

- Updated Clubhouse
- Community Room
- Fitness Center
- Playground
- Dog Park
- Theater Room
- Garages Available
- On-Site Management

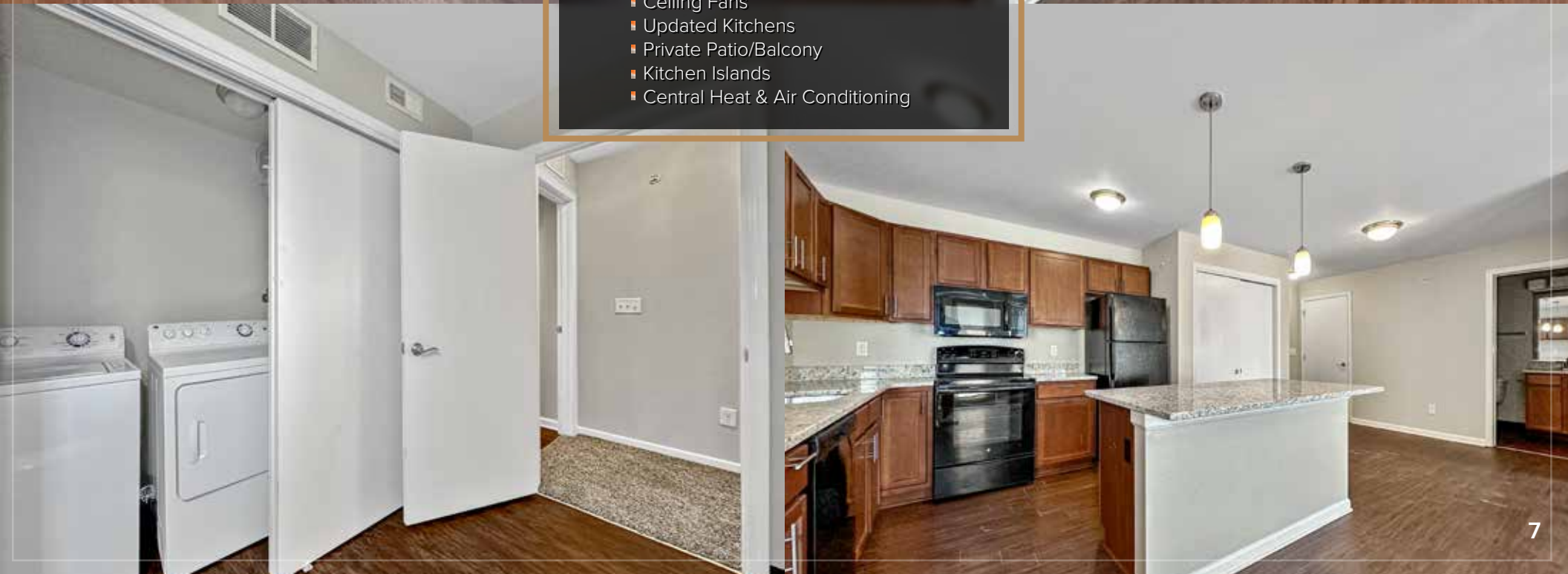






## Apartment Amenities

- High-Speed Fiber Internet Access
- In-Unit Washer & Dryer
- Ceiling Fans
- Updated Kitchens
- Private Patio/Balcony
- Kitchen Islands
- Central Heat & Air Conditioning






# 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 3.12.24

*Past results are not a guaranty of future performance.*



Single Tenant Office  
 Bentonville, AR | Acquired Dec 2017

74

Months Since Acquisition



Single Tenant Industrial Office  
 Springdale, AR | Acquired Jan 2019

61

Months Since Acquisition



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

56

Months Since Acquisition



Single Tenant Industrial Office  
 Springdale, AR | Acquired Nov 2019

51


Months Since Acquisition



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

32

Months Since Acquisition



Single Industrial Office  
 South Bend, IN | Acquired Dec 2021

26

Months Since Acquisition



Single Tenant Industrial Office  
 Skaneateles, NY | Acquired May 2022

21

Months Since Acquisition



Willowpark Apartments  
 Lawton, OK | Acquired Feb 2023

12

Months Since Acquisition



# INVESTMENT PROPERTY MANAGEMENT TRACK RECORD SINCE 2008

Updated 3.12.24



Broadway 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](http://nasassets.com).

CLIENTS SERVED

2,612

TOTAL CASH DISTRIBUTIONS DELIVERED

\$ 662.4 Million<sup>1</sup>

ASSETS SOLD

78

PROPERTIES

186

VALUE OF ASSETS MANAGED TO DATE

\$ 3.38 BILLION<sup>2</sup>

STATES

31

NATIONWIDE MANAGEMENT  
S.F. GROSS LEASABLE AREA OF  
ASSETS MANAGED TO DATE

25.39 MILLION<sup>3</sup>

ASSETS  
REFINANCED

21

<sup>1</sup>Total cash distributions delivered since 2008 is \$662,411,310.

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

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







# 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
- Legal Tax Opinion Letter provided
- Ability to close your 1031 exchange in just days – putting your hard-earned money to work immediately





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



Broadway Apartments  
Updated Clubhouse



# Comments from Members of Our Client Family

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“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

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“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

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“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

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“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

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“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

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“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

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“NAS has garnered a well deserved national reputation as the most competent and trusted name in the industry with real estate brokers, mortgagors, site specific property managers and investors.”

Judith Margulies | Purchase, NY



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Accredited Investors Only

This Investment Summary is not an offer to sell, or a solicitation of an offer to buy, securities. Offers can only be made through the Private Placement Memorandum. DST Interests investments may be sold only to "accredited investors," as defined in Regulation D under the U.S. Securities Act of 1933, as amended (the "Securities Act"), which, for natural persons, refers to investors who meet certain minimum annual income or net worth thresholds. DST interests are being offered in reliance on an exemption from the registration requirements of the Securities Act and the laws of any U.S. State or non-U.S. jurisdiction, and are not required to comply with specific disclosure requirements that apply to registration under the Securities Act. Neither the U.S. Securities and Exchange Commission nor any other regulatory authority has passed upon the merits of an investment in the DST interests, has approved or disapproved of the DST interests or passed upon the accuracy or adequacy of the offering materials describing the securities. The securities are subject to legal restrictions on transfer and resale and applicable securities laws, and investors may be unable to sell or transfer their investments. In addition, there is no public market for the DST interests and no such market is expected to develop in the future. Investing involves risk, and investors should be able to bear the loss of their investment. This advertisement does not purport to be complete and should be viewed in conjunction with the Private Placement Memorandum. An investment of this sort is speculative and involves a high degree of risk. Projections of future performance contained herein are based on specific assumptions discussed more fully in the Private Placement Memorandum and do not constitute a guaranty of future performance.