



Fractional Interest Ownership
in Multifamily Property

Fountainhead Apartments

9821 WORNALL RD. | KANSAS CITY, MO 64114

NAS Investment
Solutions

Reliable Performance in
an Unpredictable World

NASInvestmentSolutions.com

Exceptional Value-Add Upside Potential

112-UNIT APARTMENT
COMMUNITY

ALL UNITS WILL BE UPGRADED
YEARS 1-3 FOR INCREASED
RENTS AND CASH FLOW

PRIME LOCATION IN
DESIRABLE KANSAS CITY
NEIGHBORHOOD

Contact

KAREN E. KENNEDY

President & Founder

kkennedy@nasassets.com

310.988.4240



Clubhouse & Leasing Office
Fountainhead Apartments

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EFFECTIVE RETURN
INCREASES ANNUALLY TO

7.94%
YR 7

7-YR HOLD AVG

6.69%

LOAN INTEREST RATE

3.29%

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.

OPTIMAL LOCATION

DESIRABLE KANSAS CITY
NEIGHBORHOOD

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Property Overview

112-UNIT APT. COMMUNITY

LANDSCAPING FEATURING SCENIC
POND W/ FOUNTAIN

5.629 ACRES / 78,816 RENTABLE SF

4 BUILDINGS W/ MIX OF 2 AND
3 STORIES & CLUBHOUSE

3 UNIT MIXES: 1- AND 2-BEDROOMS

AVG. APT SIZE: 704 SF

159 COVERED & SURFACE
PARKING SPACES

SWIMMING POOL

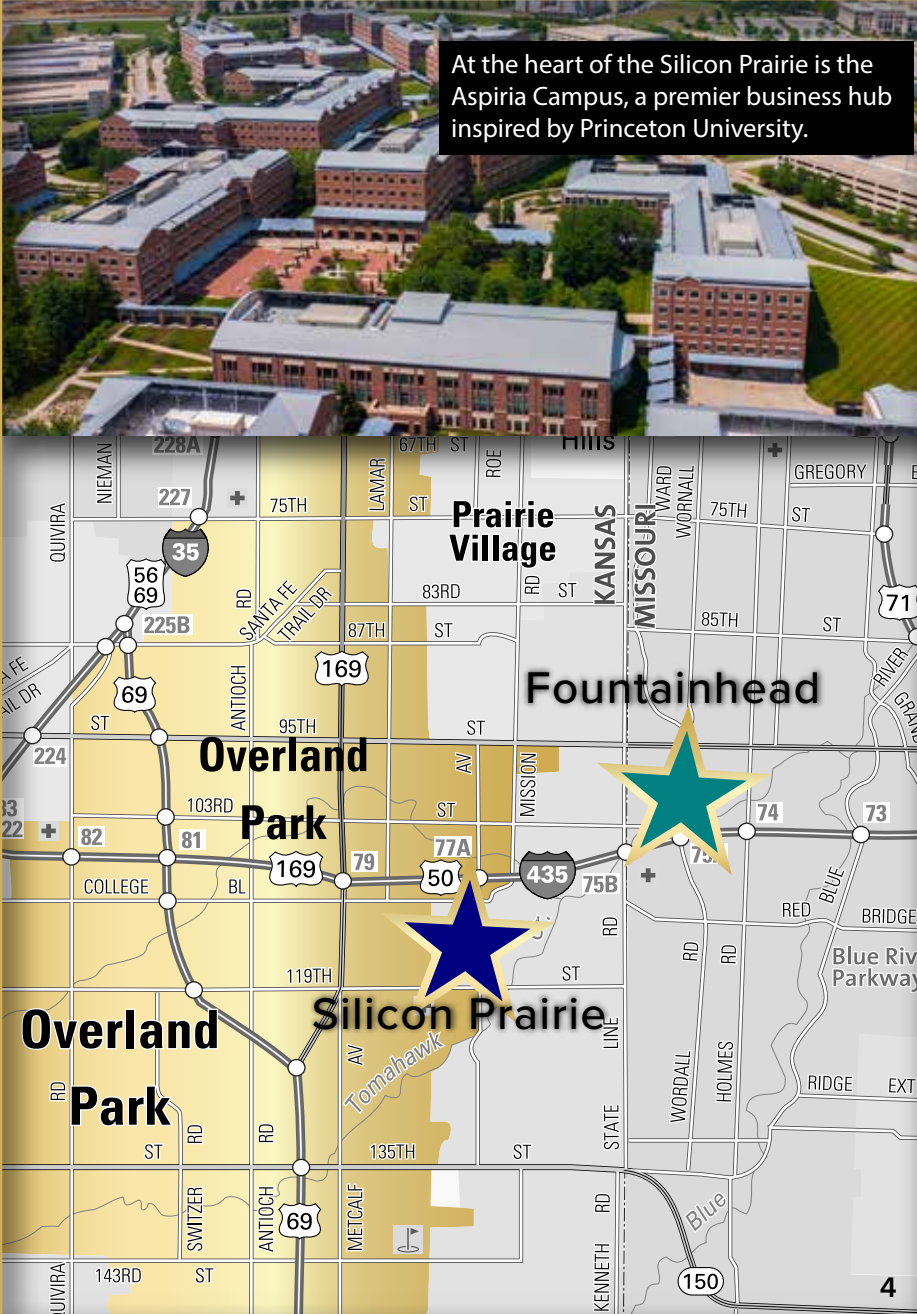
ON-SITE MANAGEMENT

Just Minutes from Fountainhead Apartments Lies A Midwest Tech Mecca

Less than three miles from Fountainhead Apartments you'll find the city of Overland Park. The second largest city in Kansas has become a tech mecca and a regional economic engine, attracting several major employers to the area. Future job growth over the next ten years is predicted to be 35.5%; higher than the US average of 33.5%. Many tech companies are in an area known as the College Boulevard Corridor (CBC), considered by many to be the capital of the 'Silicon Prairie'. *Read Article: Discover the Capital of Silicon Prairie*

Partial list of Major Employers in Overland Park & Silicon Prairie

Company	Employees	Industry	Miles from Fountainhead
Euronet Worldwide	1,000	Tech	3.4
HNTB Corporation	1,200	Engineering	3.4
T-Mobile US	4,000	Telecomm	5.4
Black & Veatch	2,210	Engineering	5.8
Shamrock Trading	1,850	Trans Log	6.6
Seaboard Corp	1,416	Agri Biz	10
SelectQuote	1,200	Insurance	5.2
Netsmart	1,000	Healthcare IT	4.3
Advent Health	5,000	Healthcare	8.4
HCA Midwest	10,051	Healthcare	Multiple Locations



Kansas City, MO

MULTIFAMILY MARKET HIGHLIGHTS



As of August 2024, the total nonfarm employment in the Kansas City metropolitan area increased by 19,500 jobs over the year, with a local job growth rate of 1.7%, compared to the national increase of 1.5%. The leisure and hospitality sector saw the largest gain, adding 6,900 jobs, while manufacturing also experienced significant growth with an increase of 6,100 jobs.

https://www.bls.gov/regions/mountain-plains/news-release/AreaEmployment_KansasCity.htm?form=MG0AV3

Kansas City residents frequently share positive feedback, with over 50% rating their quality of life as either excellent or good. The city boasts a vibrant arts and culture scene, with internationally recognized museums, dynamic gallery districts, and outstanding performances. Kansas City's culinary landscape is also thriving, offering a diverse array of dining options from world-renowned barbecue to innovative new restaurants. The local economy is strong, supported by a diverse job market and a relatively low cost of living compared to other major cities.

<https://www.ncesc.com/geographic-faq/what-is-the-quality-of-life-in-kansas-city/?form=MG0AV3>

<https://www.visitkc.com/visitors/things-do/arts-and-culture?form=MG0AV3>

<https://www.afar.com/magazine/a-guide-to-art-and-culture-destinations-in-kansas-city?form=MG0AV3>

The Kansas City area has seen a consistent increase in healthcare jobs, with the sector contributing significantly to the region's overall employment growth.

https://www.bls.gov/regions/mountain-plains/news-release/AreaEmployment_KansasCity.htm?form=MG0AV3

The multifamily market in Kansas City has experienced significant growth, with net absorption surpassing 1,600 units in Q3 2024—a 70% increase from the same period last year. Rent growth has accelerated, placing Kansas City seventh among major U.S. metropolitan areas, with a 3.3% increase in Q3 2024. Projections indicate that rent growth will exceed 4.0% over the next two quarters.

<https://mmgrea.com/kansas-city-3q-2024-market-report/?form=MG0AV3>

The Kansas City multifamily market performed well over the first nine months of the year, with absorption of 3,500 units outpacing the delivery of 2,500 units. This indicates strong demand and a positive outlook for the market.

<https://www.cushmanwakefield.com/en/united-states/insights/us-marketbeats/kansas-city-marketbeats?form=MG0AV3>

Value Add

CAPITAL IMPROVEMENTS WILL BE
 MADE TO COMMON AREA AMENITIES



PACKAGE & MAIL CENTER



FITNESS CENTER

- ## Community Amenities
- Scenic Pond w/ Fountain
 - Clubhouse
 - Business Center
 - Fitness Center
 - High Speed Internet Access
 - BBQ Area
 - Package & Mail Center
 - Covered Parking
 - Pet Friendly
 - On-Site Management
 - On-Site Maintenance
 - Landscaping
 - Swimming Pool



CLUBHOUSE



BBQ AREA ADJACENT TO SWIMMING POOL

Value Add

INTERIOR REFURBISHMENT WILL INCLUDE
UPGRADES TO ALL KITCHEN APPLIANCES,
FLOORING & BATHROOM FINISHES.

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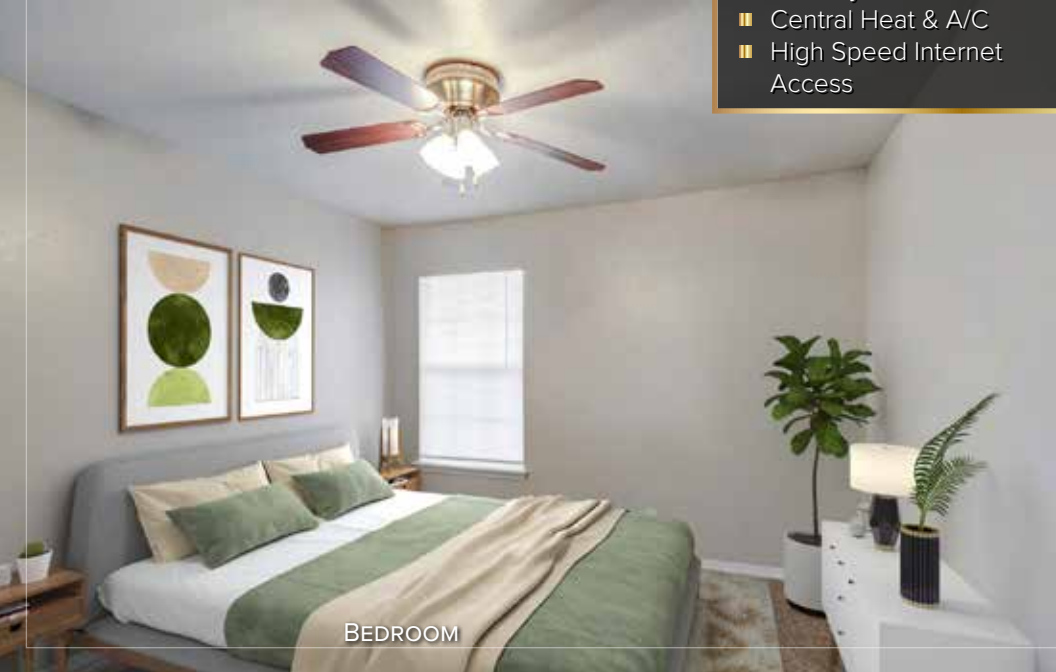
LIVING ROOM



DINING AREA

Apartment Amenities

- Balcony or Patio
- Central Heat & A/C
- High Speed Internet Access
- Washer & Dryer
- Cable Ready
- Fully Equipped Kitchen



BEDROOM



KITCHEN

DST INVESTMENT SPONSOR WITH NATIONWIDE EXPERIENCE & CREDIBILITY

NAS Investment Solutions is recognized nationwide for its sponsorship of high-quality DST investment programs that offer investors well-performing assets that produce reliable yields.

Our investment properties offer multiple benefits for investors including:

- Reliable cash flow from day one, paid monthly by direct deposit
- Benefits of ownership, including mortgage interest deductions and depreciation
- 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 able to provide investors with important information regarding the IRS 1031 Exchange rules and assist them in the process with their Qualified Intermediary.
- Legal Tax Opinion Letter provided
- Your DST purchase and 1031 exchange can be completed in a matter of days...putting your hard-earned money to work and earning yield as soon as possible.

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Fountainhead Apartments
Business Center

We are the proven
Go-To Sponsor for
solid, well-vetted real
estate assets with
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



Fountainhead Apartments Clubhouse

A History of Reliable Performance

Investment properties sponsored by NAS Investment Solutions have demonstrated steady performance and consistently deliver the projected yield, despite economic volatility. Fixed debt rates, judicious property selection, an exhaustive due diligence process, and a conservative approach to underwriting, are all factors in NAS Investment Solutions' ability to deliver reliable performance untethered to Wall Street uncertainty.

Updated 11.29.24

Past results are not a guaranty of future performance.

Tranquility Grove Townhomes
Houston, TX | Acquired Aug 2024



3
Months Since
Acquisition



Broadway Apartments
Des Moines, IA | Acquired Feb 2024

9
Months Since
Acquisition



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

65
Months Since
Acquisition



Willowpark Apartments
Lawton, OK | Acquired Feb 2023

21
Months Since
Acquisition



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

41
Months Since
Acquisition



Single Tenant Office
South Bend, IN | Acquired Dec 2021

35
Months Since
Acquisition



Single Tenant Industrial Office
Skaneateles, NY | Acquired May 2022

30
Months Since
Acquisition

INVESTMENT PROPERTY MANAGEMENT TRACK RECORD SINCE 2008

Updated 3.12.24



Fountainhead 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

2,612

TOTAL CASH DISTRIBUTIONS DELIVERED

\$ 662.4 Million¹

ASSETS SOLD

78

PROPERTIES

187

VALUE OF ASSETS MANAGED TO DATE

\$ 3.38 BILLION²

STATES

31

NATIONWIDE MANAGEMENT

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

25.39 MILLION³

ASSETS
REFINANCED

21

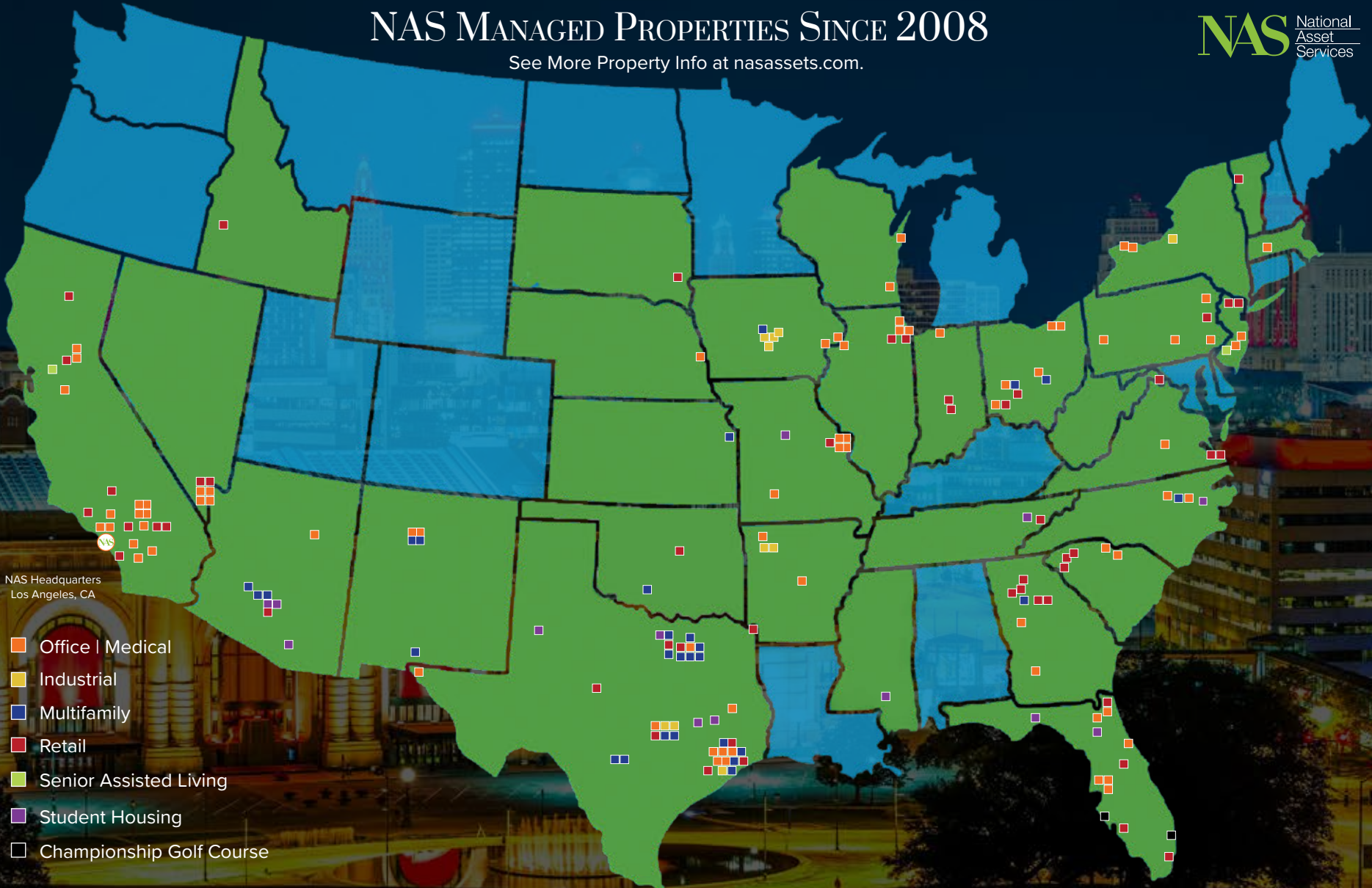
¹Total cash distributions delivered since 2008 is \$662,411,310.

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

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

NAS MANAGED PROPERTIES SINCE 2008

See More Property Info at nasassets.com.



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

"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

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9821 WORNALL RD.
KANSAS CITY, MO 64114

Contact

KAREN E. KENNEDY

President & Founder

kkennedy@nasassets.com

310.988.4240

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.