



No Personal Income Tax  
Low Corporate Tax

Fractional Interest Ownership  
in Multifamily Property

## The Courtyard Apartments

2046 N SHILOH RD | GARLAND, TX 75044

**NAS** Investment  
Solutions

Reliable Performance in  
an Unpredictable World

[NASInvestmentSolutions.com](http://NASInvestmentSolutions.com)

## Exceptional Value-Add Upside Potential

123-UNIT APARTMENT  
COMMUNITY

PRIME LOCATION IN  
DESIRABLE DALLAS, TX  
AREA NEIGHBORHOOD

Contact

**KAREN E. KENNEDY**

President & Founder

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310.988.4240

RETURNS START AT

5.1%

INCREASING ANNUALLY TO

7.3%

YR 7

Value Add

ALL UNITS WILL BE  
REFRESHED FOR  
INCREASED RENTS  
AND CASH FLOW

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.



Courtyard Apartments  
Leasing Office Interior

# OPTIMAL LOCATION

A PRIME DALLAS AREA NEIGHBORHOOD JUST MINUTES AWAY FROM ONE OF THE NATION'S LARGEST TECH EMPLOYMENT HUBS

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## Property Overview

123-UNIT APT. COMMUNITY

2-STORY GARDEN STYLE APARTMENTS

SWIMMING POOL | TENNIS COURT

ONSITE MANAGEMENT & MAINTENANCE

5 UNIT MIXES: STUDIO, 1 AND 2 BEDROOMS

AVG UNIT SIZE: 656 SF

5.5 ACRES | 80,741 SF

217 PARKING SPACES

Courtyard Apartments  
Aerial Perspective

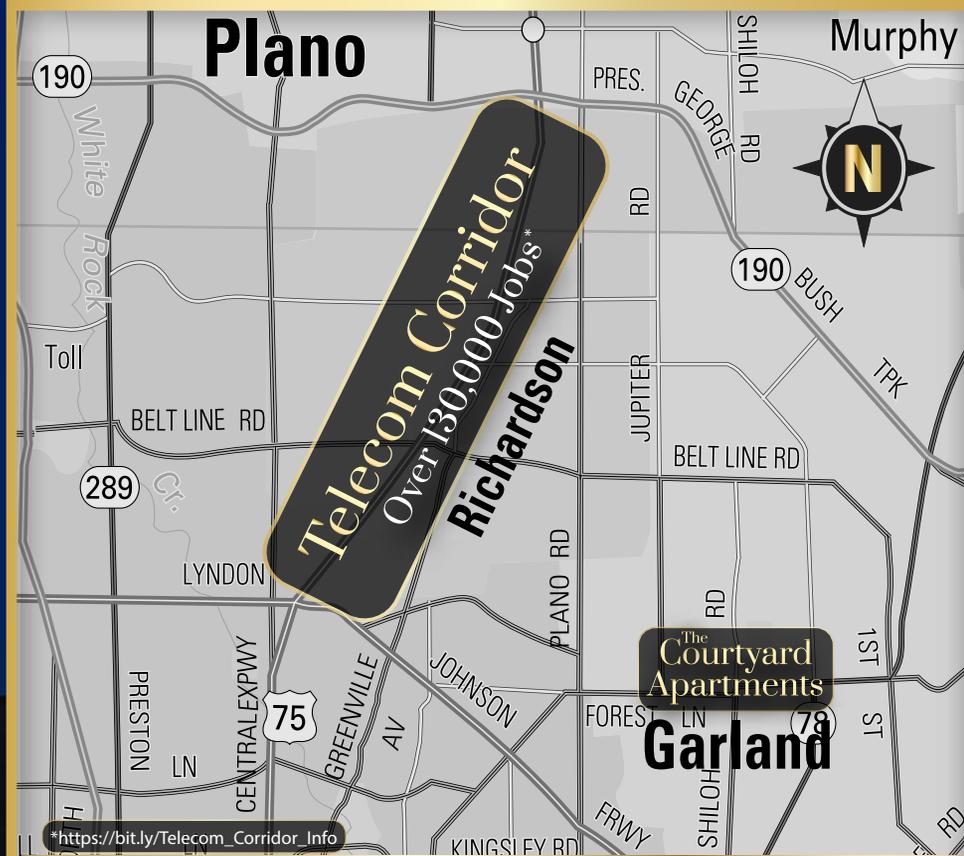
# The Courtyard Apartments Are Minutes from Major Employers and The Telecom Corridor, One of the Nation's Largest Tech Hubs.

Just minutes from The Courtyard Apartments lies the Telecom Corridor, a technology mecca home to 42 Fortune 500 companies and over 600 technology companies, including major players like Raytheon, Ericsson, Cisco, Fujitsu, Texas Instruments, and MetroPCS (T-Mobile). It houses over 25 million square feet of office space and accounts for more than 130,000 jobs.

*Partial list of Area's Major Employers Located Minutes from Courtyard Apartments*

Company	Employees	Industry	Est. Miles from Courtyard Apts.
State Farm	10,000	Insurance	7
Ericsson	7,000	Telecom	6.5
U. of Dallas at Texas	3,455	Education	10
Blue Cross Blue Shield	3,000	Insurance	6.5
Geico	3,000	Insurance	6
Raytheon	2,200	Aerospace	5.5
RealPage	2,100	Software	6.5
Cisco Systems	2,000	Telecom Equip	5.5
Texas Instruments	1,800	Semiconductors	5.7
Methodist Med Center	1,700	Healthcare	4.8
United Healthcare	1,700	Insurance	6.6
Fujitsu	1,500	Comm. Equip.	4.4
Infosys	1,500	Info Tech	6.2
Qorvo	1,500	Semiconductors	8.9
Mexico Foods, LLC	1,500	Grocery Retail	4.6
Metro PCS (T-Mobile)	1,370	Telecom	6.1
Kraft Heinz	1,000	Food / Bev.	2

Mileage distance and number of employees are estimated.





### Garland is Located Near One of the Nation's Largest Tech Hubs Employing 130,000

Garland sits just outside of the Richardson submarket, home to the Telecom Corridor. A critical employment hub, the Corridor is a technology mecca, home to 42 Fortune 500 companies and over 600 technology companies employing about 130,000.<sup>1</sup>

### DFW Multifamily Market Forecasted to Gain Over 529,000 Net Residents

Between 2024 and 2028, the Dallas-Fort Worth multifamily market is forecast to gain over 529,000 net residents via in-migration, up nearly 3.1% from the preceding five years. This increase will help tighten the gap between apartment leasing and deliveries. In 2025, the difference between supply and net absorption is just 259 units compared to 4,166 units during 2024.<sup>1</sup>

### Garland Job Market Poised for Significant Expansion

With an unemployment rate less than the national average, Garland is projected to experience a notable expansion in employment opportunities. Projections indicate a future job growth of about 40.5% over the next ten years, which is well above the national average of approximately 33.5%. The long-term outlook is optimistic due to ongoing redevelopment initiatives and economic diversification strategies.<sup>2</sup>

### Fortune 500 Company Relocating to Telecom Corridor

Micron Technology Relocation: Micron Technology, a Fortune 500 company has announced that it is relocating its North Texas workforce to Richardson's Innovation Quarter. This move is part of an economic incentive agreement with the city, bringing in about 250 jobs and significant investment in the area.<sup>3</sup>

### Richardson Forecasts Vigorous Job Market Expansion

Richardson is forecasting a vigorous expansion in its job market, with projections showing future job growth of approximately 47% over the next ten years. This robust forecast is backed by the strong presence of major employers in the technology and telecomm sectors as well as targeted city initiatives designed to stimulate further economic development.<sup>4</sup>

### Digital Realty Developing New Garland Data Center Campus

Digital Realty, the largest global provider of cloud- and carrier-neutral data center, colocation and interconnection solutions, is developing a data center campus in Garland. Two data centers commenced construction in the fourth quarter of 2022. The first phase is budgeted to cost about \$400 million. This development is part of a larger campus of data centers that Digital Realty envisions building in Garland on the 64-acre site.<sup>5</sup>

### Kraft Heinz Invest \$143M in Garland Facility Expansion

Kraft Heinz Food Company and the City of Garland have partnered on a \$143M expansion project to modernize and upgrade manufacturing capacity. Operating from their facility off Forest Lane since 1949, Kraft Heinz Food Company will make a major new capital investment in Garland, with plans to add lines of production while modernizing existing lines.<sup>6</sup>

#### Sources

1. <https://www.nasinvestmentsolutions.com/wp-content/uploads/2025/03/Berkadia-2025-Forecast-Dallas-Fort-Worth.pdf>
2. <https://www.bestplaces.net/economy/city/texas/garland>
3. [https://bit.ly/Micron\\_Technology\\_Relocates](https://bit.ly/Micron_Technology_Relocates)
4. <https://www.bestplaces.net/economy/city/texas/richardson>
5. <https://garlandedp.com/digital-realty-building-data-center-campus-in-garland/>
6. <https://garlandedp.com/kraft-heinz-embarks-on-a-new-143-million-expansion-project-in-garland/>



BUSINESS CENTER



LAUNDRY CENTER

- ### Community Amenities
- Landscaped Courtyards
  - Clubhouse
  - Business Center
  - Laundry Facility
  - Recycling
  - Valet Trash Service
  - Online Maintenance Requests
  - Tennis Court
  - Swimming Pool
  - BBQ | Picnic Area
  - On-Site Management
  - On-Site Maintenance
  - Assigned Parking
  - 24-Hr Emergency Maintenance



PACKAGE & MAIL CENTER



TENNIS COURT

**Value Add**  
 NEW WASHERS & DRYERS WILL BE INSTALLED IN ALL UNITS



LIVING ROOM | BEDROOM



BATHROOM

- ### Apartment Amenities
- Washer/Dryer Connections
  - High Ceilings
  - Stainless-Steel Appliances\*
  - Hardwood-Style Flooring\*
  - Granite Countertops\*
  - \*In Select Units*
  - Large Closets
  - Patio/Balcony
  - Digital Thermostats\*
  - Upgraded Faucets\*
  - Contemporary Kitchen
  - Designer Lighting Package\*



LIVING ROOM | KITCHEN



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.



Leasing 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

# 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 3.26.25

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

Tranquility Grove Townhomes  
 Houston, TX | Acquired Aug 2024



**7**  
 Months Since Acquisition



Broadway Apartments  
 Des Moines, IA | Acquired Feb 2024

**13**  
 Months Since Acquisition



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

**69**  
 Months Since Acquisition



Willowpark Apartments  
 Lawton, OK | Acquired Feb 2023

**25**  
 Months Since Acquisition



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

**45**  
 Months Since Acquisition



Single Tenant Office  
 South Bend, IN | Acquired Dec 2021

**39**  
 Months Since Acquisition



Single Tenant Industrial Office  
 Skaneateles, NY | Acquired May 2022

**34**  
 Months Since Acquisition

# INVESTMENT PROPERTY MANAGEMENT TRACK RECORD

## SINCE 2008

Updated 4.17.25

**NAS** National  
Asset  
Services

The Courtyard 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

2,627

TOTAL CASH DISTRIBUTIONS DELIVERED

\$ 663.32 Million<sup>1</sup>

ASSETS SOLD

79

PROPERTIES

187

VALUE OF ASSETS MANAGED TO DATE

\$ 3.36 BILLION<sup>2</sup>

STATES

31

NATIONWIDE MANAGEMENT

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

25.49 MILLION<sup>3</sup>

ASSETS  
REFINANCED

21

<sup>1</sup>Total estimated cash distributions delivered since 2008 is \$663,320,084.

<sup>2</sup>Total estimated value of investment property management portfolio since 2008 is \$3,361,185,948.

<sup>3</sup>Total estimated GLA managed since 2008 is 25,490,817 s.f., plus management of two championship golf courses.



# 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

“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

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