



P O R T F O L I O





Karrington Realty is a leading entity in the construction and real estate industry committed to authentically listening to residents, businesses, and community leaders regarding the need for sustainable housing and commercial real estate properties. Since 1997, Gary D. Hasty and the Karrington Realty brand have provided more than a service but also a resource for best solutions from real estate conception to a fully finished project. The “client first” philosophy has always been the Karrington Realty approach committed to continuous improvement of skills and strategies in business operations. As President of Karrington Realty, Hasty has led operations including property management, owner representation, and list sales of over \$50 million in real estate. Committed to the well-being of residents of cities and communities of the metroplex, Hasty also founded and developed Heroes House, a veterans housing community in Dallas committed to addressing the growing rate of homelessness among veterans with unique needs.



A public servant as a Dallas police officer for six years, Hasty also continues to serve and support the advancement of youth and the interests of the business community through multiple roles on several boards and associations to include the Ferguson Road Initiative Board of Directors and the Sam Houston State University Alumni Board of Directors. As a result of his service and success as an accomplished leader and entrepreneur, Gary has received notable recognition for his contributions to business and leadership, including Who’s Who of Dallas and the Quest for Success Award in 2006.

“Service To Others Is The Rent You Pay For Your Room Here On Earth.”

- MUHAMMAD ALI



THE OPPORTUNITY: UNIVERSITY-DRIVEN HOUSING DEMAND

Sam Houston State University is investing heavily in campus growth, including a \$60 million renovation of Bowers Stadium and the development of a \$40 million Active Learning Center designed to support hands-on, career-focused education. These capital investments signal long-term enrollment stability and increased daily campus activity, particularly in areas immediately surrounding the stadium corridor. As state-supported education benefits lower barriers to attendance, demand for nearby, multi-year housing continues to rise alongside limited land availability near campus.

BEARKAT BARRACKS

A **Veteran-Focused**
Tiny Home Rental Development
in Huntsville, TX

1405 AVENUE EAST

INVESTMENT SUMMARY

- This project proposes the development of 15 two-bedroom, two-bathroom tiny home rental units on approximately 1.45 acres located near Sam Houston State University in Huntsville, Texas.
- The homes are designed to serve a defined, stable tenant base, ROTC students, military veterans, and families of veterans, creating a rental profile that emphasizes predictable demand, lower turnover, and long-term viability.
- The project represents a modest-scale, infill residential investment in a growing university market with expanding veteran enrollment, increasing institutional investment, and documented housing demand.

MARKET & DEMAND DRIVERS

SAM HOUSTON STATE UNIVERSITY GROWTH

Sam Houston State University is undergoing significant expansion, including:

- Rising enrollment following recent national enrollment recovery.
- New academic programs & facilities investment.
- Expansion of veteran-focused resources & services.

The university currently supports over 1,100 veteran students annually, with additional growth expected as new facilities and programs come online.

HUNTSVILLE HOUSING DYNAMICS

Huntsville's Comprehensive Plan identifies:

- A need for additional rental housing.
- Demand for diverse housing types.
- The importance of retaining students and workforce residents locally.

Housing located near the university is consistently among the most sought-after submarkets, while land availability remains constrained.

PROJECT DETAILS

TOTAL UNITS: 15

UNIT MIX:

All Two-Bedroom / Two-Bathroom

LIVING AREA:

Approximately 725 sq. ft. per unit

ADDITIONAL FEATURES:

Front porch and covered carport per unit

Construction type:

- Permanent slab-on-grade construction.
- Residential-scale footprint.
- Designed to resemble detached homes rather than multifamily buildings.

Site plan highlights:

- Internal circulation designed for safety and ease of access.
- Individual parking spaces.
- Efficient land use with clear setbacks and spacing.

TENANT PROFILE & RISK MANAGEMENT

The tenant base is intentionally limited to:

- ROTC students
- Military veterans
- Immediate family members of veterans

From a lender and investor perspective, this results in:

- Lower volatility compared to traditional student housing.
- A tenant population with structured income sources (stipends, GI Bill benefits, employment).
- Reduced exposure to short-term or transient leasing cycles.

This positioning differentiates the project from conventional student apartments while still benefiting from university proximity.

INVESTMENT CHARACTERISTICS

- Small-unit count limits operational complexity.
- Detached-home format supports long-term asset durability.
- Clearly defined tenant population reduces leasing uncertainty.
- Location near a growing public university supports sustained demand.
- Scale allows for professional management without large overhead.

ALIGNMENT WITH PUBLIC POLICY & PLANNING

The project aligns with adopted City of Huntsville planning priorities, including:

- Increasing housing supply at varied price points
- Supporting student and workforce housing near major institutions
- Encouraging infill development over sprawl
- Maintaining neighborhood compatibility and infrastructure efficiency

Projects aligned with comprehensive plans typically face lower entitlement and approval risk, an important consideration for lenders.

This development offers a defensible, needs-driven rental investment in a stable and expanding university market. By targeting ROTC students, veterans, and their families, the project combines predictable demand, manageable scale, and policy alignment, making it well suited for both private investors and institutional lenders seeking lower-risk residential assets.



PROVEN STUDENT HOUSING DEMAND NEAR CAMPUS

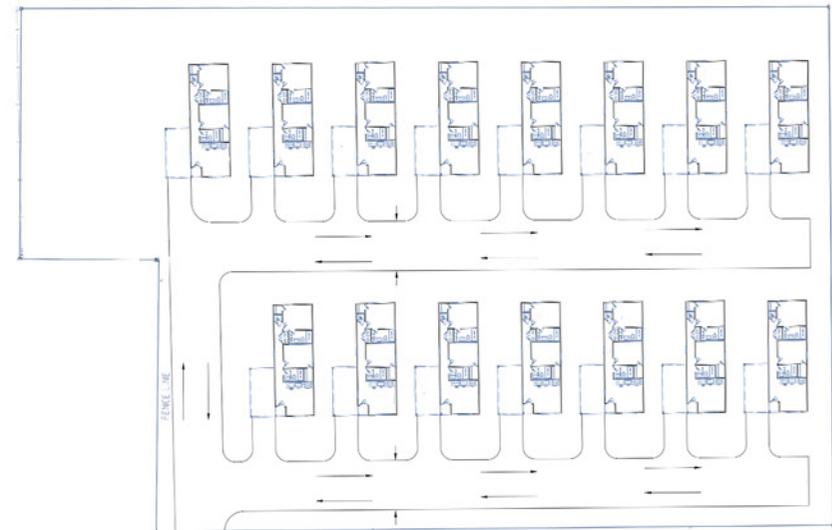
Bearkat Cottages is a purpose-built residential community serving Sam Houston State University, offering multi-bedroom cottage-style homes designed for annual leases. Current offerings in the area include 2-bedroom homes around 1,000+ square feet leasing near \$800 per person and 3-bedroom homes exceeding 1,400 square feet leasing in the mid-\$700s per person, illustrating strong demand for shared, proximity-driven housing. These unit types and price points reinforce the viability of similarly scaled residential developments adjacent to campus.

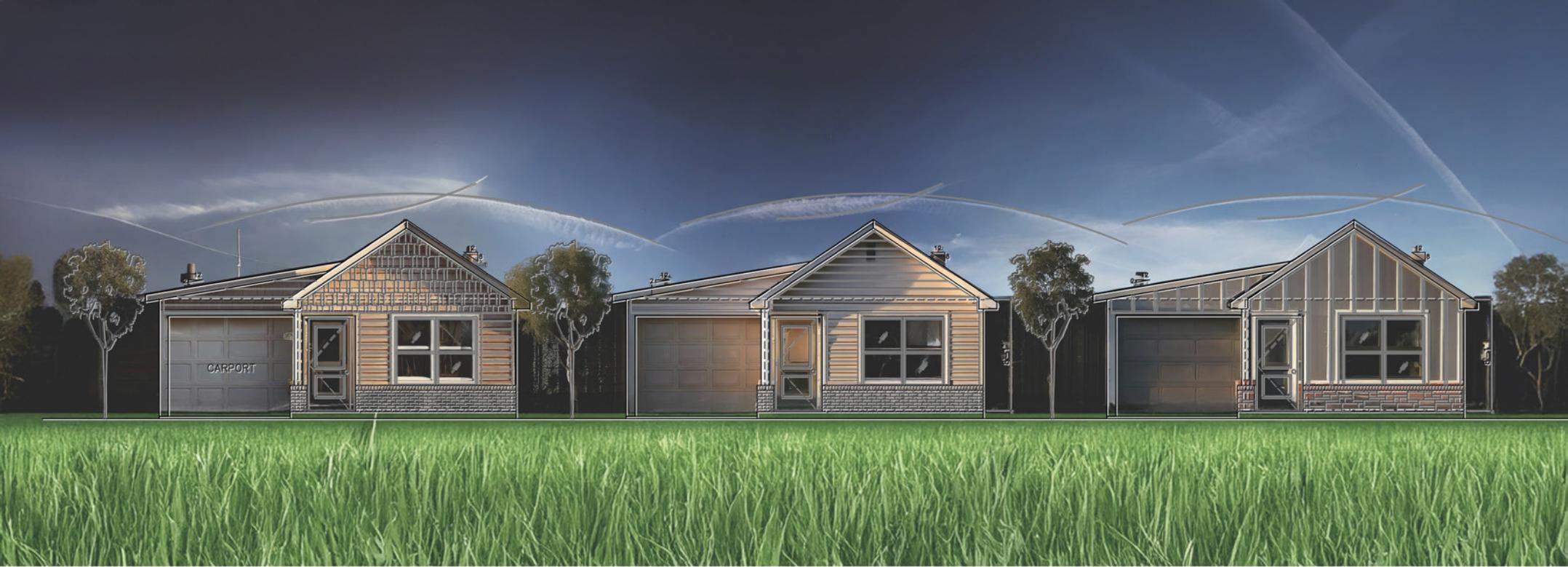




THE SOLUTION

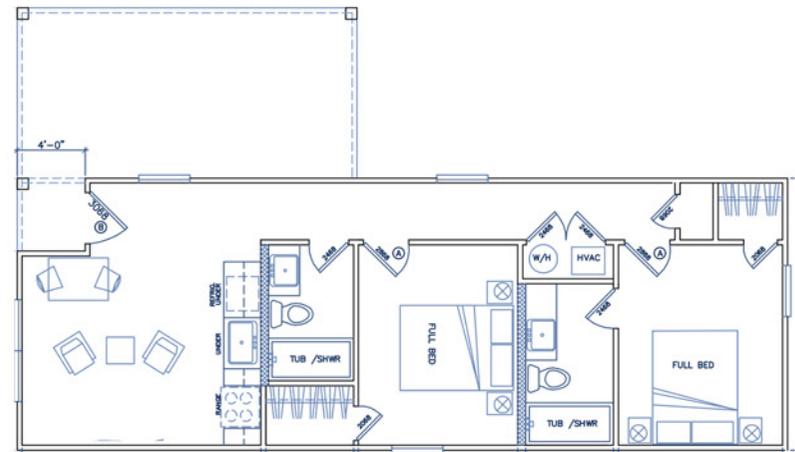
Karrington Realty has acquired approximately 1.5 acres of land located near Bowers Stadium, positioning the site within immediate proximity to the Sam Houston State University campus. The property is planned as a small-scale residential community, with a site layout designed to optimize density, circulation, and functionality while remaining compatible with the surrounding neighborhood. The preliminary site plan illustrates a cohesive development approach that directly responds to campus-driven housing demand.





BEARKAT BARRACKS 1405 AVENUE EAST

Bearkat Barracks is a purpose-built residential community comprised of 2- and 3-bedroom homes designed to support long-term occupancy near Sam Houston State University. The homes feature efficient floor plans, private living spaces, and a cohesive architectural language that balances durability with livability. As a walkable, proximity-driven community, Bearkat Barracks is positioned to serve sustained housing demand adjacent to the campus corridor.



DEVELOPMENT HISTORY





FAIR PARK

OPPORTUNITY

THE MISSION:

Strategically located within the Fair Park master planned zoning district, this multifamily residential site is posited to attract development interest as one of the 1st implementations for this master plan. As a transit-oriented development, this location will leverage its proximity to the Fair Park Light Rail Station operated by DART and the demand for urban residential dwelling units in the City of Dallas. A short public transit commute to local employment centers or a modest bike or vehicle route to the Central Business District, Deep Ellum, retail and the cultural arts of Historic South Dallas all highlight the profile for this real estate location.

THE SOLUTION:

As part of the initial development activity at this strategic site, Karrington Realty and its development subsidiaries will construct a total of (20) condominium units in four phases. Each parcel building will contain (5) condominium units with attached 2-car garage, walk-up access, scenic views of the downtown skyline and Fair Park monuments. Additional amenities include secured vehicle and pedestrian access, walking distance to local parks, trails, transit and retail.



3230 ELIHU STREET

THE MISSION:

As a continuation in the development of these Fair Park residences, this property is poised to transform the local landscape by expanding high-end living options and enhancing community connectivity. Our expansion not only extends our commitment to luxury and sustainability but also anticipates significant appreciation in property values.

THE SOLUTION:

By introducing two new residential buildings with advanced amenities and eco-friendly features, we offer an unmatched urban living experience. Our strategic enhancements include improved infrastructure and exclusive early investment incentives to ensure high returns and exceptional quality of life for our residents.





3231 ELIHU STREET

THE MISSION:

Situated within a new master plan zone looking at a rapid increase of developers equity and demand per parcel made Fair Park a prime location for multifamily development. With a desire to be one of many new developments within this district under construction, Karrington Realty is contributing to a lucrative case study confirming a trending-desirable Fair Park market upswing.

THE SOLUTION:

This project consists of four sites totaling 20 individual condos directly across from the Fair Park grounds, a prime location for multi-family, commercial and industrial developments. The new master plan will include new parks, cultural attractions, public events, parking spaces and garages, green recreational spaces, and community redevelopments.





DORIAN PLACE

PROPERTY

THE MISSION:

In a multi-million dollar restoration plan, Karrington Realty wanted to contribute to the City of Dallas' top objectives by creating workforce housing that enhances the resident's life, the pedestrian's experience and raises the bar for future development in the neighborhood.

THE SOLUTION:

A stunning, modern design townhome community conveniently located minutes from downtown Dallas. These energy-efficient dwellings contain open concept kitchens are two bedrooms, two and one half bathrooms, with two-car garages. Karrington Realty's development team ensured resident services and property management needs were integrated into the development process and reflected in the finished product.





2122 HIGHLAND

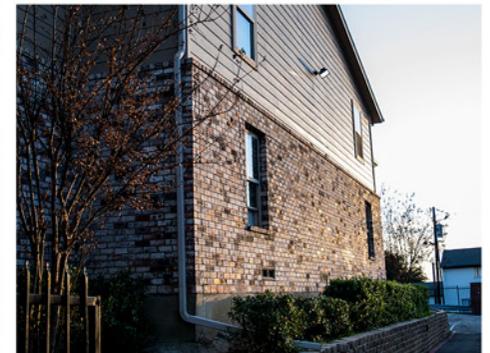
ROAD

THE MISSION:

Heroes House, the philanthropic arm of Karrington Realty, was founded in 2011 with a mission to provide decent, safe, sanitary, and affordable housing for the nation's Heroes. After a five-alarm fire, 2122 Highland Road needed to be revitalized. Following a thorough site assessment, Karrington Realty created a renovation action plan to bolster the property value and align the building with market trends.

THE SOLUTION:

A 19,000 square foot redevelopment located in East Dallas, the complex features 31 units of efficiencies. Units are one and two-bedroom garden-style apartments complete with a kitchen, open living and dining areas, and one bathroom.





2120 52ND STREET

THE MISSION:

To further execute the mission to provide decent, safe, sanitary, and affordable housing for the nation's veterans, the second Heroes House development was fostered. Karrington Realty wanted to alter the outlook of the community by improving an existing structure. The goal was to make an aged apartment complex relevant and more desirable to garner a steady flow of interested tenants.

THE SOLUTION:

The development at 2120 52nd St. is nestled in the southern sector of Dallas and includes 67 apartments and 60,000 square feet of living and recreational space for our heroes and their families.





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