



Developing Trust Through Transparency and Vision

## CAI INVESTMENTS COATESVILLE, DST



201 Waverly Boulevard, Coatesville (Greater Philadelphia), PA, 19320

### PROPERTY DESCRIPTION

This Delaware statutory trust offering is of a state-of-the-art industrial/office distribution facility strategically positioned between Philadelphia and Harrisburg, Pennsylvania. The property is 100 percent leased to The Martin-Brower Company, LLC (Martin-Brower), on an absolute triple net basis.

### OFFERING DETAILS

Offering Size:	\$18,645,494
Minimum Purchase:	Minimum Purchase: \$50,000
Loaded Loan-to-Value:	55.44%
Fixed Rate Loan:	4.27% - 10-year term
First-Year Cash Flow Range:	See 'Summary of the Master Lease' section in the private placement memorandum

This brochure must be accompanied by the PPM. This brochure is neither an offer to sell nor a solicitation of an offer to buy securities. Offers can only be made as set forth in the Private Placement Memorandum, which will be provided to interested investors. Interests in the Delaware statutory trust which will own the property ("DST Interests") 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"). DST Interests are being offered in reliance on the exemption from the registration requirements of the Securities Act set forth in Regulation D Rule 506(b). 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, or the accuracy or adequacy of the Private Placement Memorandum. An investment in the DST Interests involves a high degree of risk, as described in the Private Placement Memorandum. The above information was obtained from the appraisal, as described in the Private Placement Memorandum.



## PROPERTY DETAILS

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- State-of-the-art distribution center completed in 2009
- 152,854 square feet of space with the potential to add an additional 20,000 square feet of office space and 43,000 square feet of warehouse space based on property acreage
- 20.36 acres of land
- Energy efficient design
- Distribution facility for approximately 500 McDonald's locations in the Delaware Valley and surrounding markets, as well as Chick-Fil-A restaurants

## PROPERTY AMENITIES

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- Dry storage
- Freezer space
- Cooler space
- Features flow-through design with:
  - dedicated shipping and receiving yards
  - automated cart wrappers
  - racking systems
  - employee amenities
- Shipping/receiving docks
- Fleet maintenance area
- Office space
- two fueling islands
- truck wash bay
- onsite generator
- green initiatives
- enhanced security

## LEASE OVERVIEW

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Tenant:  
100% leased to The Martin-Brower Company, LLC (Martin-Brower)

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Term:  
21-year lease maturing August 31, 2029

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Structure:  
Absolute triple net

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Rent Increases:  
1.5% per year

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Options:  
Two, 5-year renewal options

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Guarantor:  
Reyes Holdings, the 9th largest privately held company in the U.S.

## FACILITY'S GENERAL GEOGRAPHIC AREA OF DELIVERY



## INVESTMENT HIGHLIGHTS

### STRONG LEASE GUARANTOR

Martin-Brower is a wholly owned subsidiary of Reyes Holdings LLC, the ninth largest privately held company in the United States with more than 33,000 employees and annual sales exceeding \$33 billion, and the guarantor of the Coatesville property lease.

### STABILIZED LEASE ECONOMICS

The property is 100 percent leased with 10 years remaining and two five-year renewal options.

### TENANT IS A GLOBAL LEADER

Martin-Brower is a logistics solutions provider for 25,000 quick-service restaurants in 19 countries around the world, including Brazil, Canada, Costa Rica, Ireland, Panama, Puerto Rico and the United States. In total, it currently operates 16 distribution centers across the country.

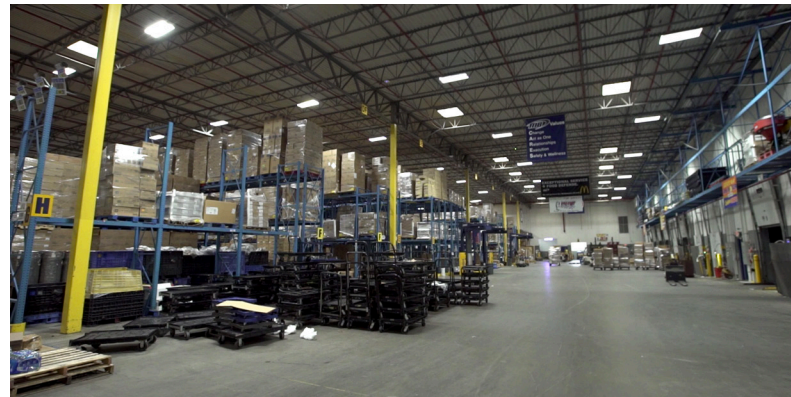
### TI & LC RESERVES

TI & LC reserves are projected to be more than \$990,000 in August 2029.

## ABOUT THE TENANT: THE MARTIN-BROWER COMPANY

Martin-Brower is the largest, most experienced supply chain partner to multi-unit restaurants globally. The company has approximately 11,000 employees and delivers unmatched value for roughly 25,000 restaurants in 19 countries around the world. Founded more than 60 years ago, the multi-billion-dollar company has 74 facilities globally. From the Coatesville property, the company services nearly 500 McDonald's restaurants, as well as numerous Chick-fil-A restaurants throughout the area's Delaware Valley, where it provides daily shipments of cold, dry and restaurant materials. Martin-Brower's relationship with McDonald's began in 1956, just one year after the quick-service food giant was founded, and the company grew right alongside it to become one of the leading supply chain partners today.

Sources: [https://martinbrower.us/images/MB\\_GlobalBro2018\\_US.pdf](https://martinbrower.us/images/MB_GlobalBro2018_US.pdf) | <https://www.linkedin.com/company/martin-brower/about/>



## ABOUT CAI INVESTMENTS, LLC

CAI Investments, LLC is a vertically integrated real estate development company headquartered in Las Vegas, NV. Since its formation in 2011 by Christopher Beavor, CEO, it has financed, developed, and managed commercial properties in key markets across the United States. It currently offers Reg D investments through the independent broker-dealer space.

### Risk Factors

An investment in the interests involves substantial risks including, without limitation:

- There are various risks associated with owning, financing, operating, and leasing commercial properties in Pennsylvania.
- The interests do not represent a diversified investment.
- Beneficial Owners must completely rely on the Master Tenant to pay the rent and operate, manage, lease, and maintain the property.
- If the Tenant does not renew or extend the lease, or terminates or defaults on the lease, the operating results of the property could be adversely affected by the loss of revenue and Beneficial Owners could lose the benefits of Section 1031.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the property.
- There are various conflicts of interest among the Trust, the Master Tenant, the Sponsor, the Signatory Trustee, and their Affiliates.
- The interests are illiquid.
- There are tax risks associated with an investment in the interests.

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