



Developing Trust Through Transparency and Vision

CAI INVESTMENTS HEALTHCARE PRODUCTS I, DST



5177 Spring Grove Ave., Cincinnati, OH 45217

OFFERING DESCRIPTION

This offering is a single tenant, absolute NNN-leased bar soap manufacturer located in Cincinnati, Ohio. The property is leased by VVF Cincinnati, LLC, a subsidiary of VVF Intervest, LLC, a privately held company with headquarters in India. VVF is the world's leading contract manufacturer of bar soaps.

OFFERING DETAILS

| | |
|--------------------------------------|---|
| Offering Size: | \$25,758,433 |
| Minimum Purchase: | Minimum Purchase: \$100,000 |
| Loaded Loan-to-Value: | 44.70% |
| Fixed Rate Loan: | 4.80%, 10-yr term, 10-yr I/O |
| First-Year Targeted Cash Flow Range: | See 'Summary of the Master Lease' section in the private placement memorandum |

Offering Disclosure

The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the confidential Private Placement Memorandum (the "PPM") which is available upon request, (iii) do not and cannot replace the PPM and is qualified in its entirety by the PPM, and (iv) may not be relied upon in making an investment decision related to any investment offering by CAI Investments, LLC, or any affiliate, or partner thereof ("Issuer"). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. Private Placements are speculative. With respect to any "targeted" goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. All investing involves a risk of loss of some, or all principal invested. These "targeted" factors are based upon reasonable assumptions more fully outlined in the Offering Documents/ PPM for the respective offering. Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. All offerings are intended only for accredited investors unless otherwise specified. Past performance are no guarantee of future results. All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of a confidential private placement memorandum issued by Issuer, or one of its partner/issuers. Issuer does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

Securities offered through Emerson Equity LLC Member: FINRA/SIPC. Only available in states where Emerson Equity LLC is registered. Emerson Equity LLC is not affiliated with any other entities identified in this communication.

VVF – A GLOBAL COMPANY
with locations in:

North America

Kansas
Illinois
Ohio

Europe

Poland
Netherlands

Middle East

Dubai

South Africa

Milnerton

Far East

India*
Singapore
Indonesia



*Global HQ

St. Bernard Soap Co.

Acquired from Trillium Health in June 2017, the facility is formerly a Proctor and Gamble plant and the largest of the VVF US facilities. Following the acquisition, VVF invested significant capital (\$14M+) to modernize and enhance the SBSC capabilities. These upgrades included additions to base soap processing facilities, expansion of fragrance and additive capabilities, installation of two new production lines along with the expansion of four existing lines, and warehousing, storage, and packaging upgrades.

VVF's Blue Chip Clients*



*Not an exhaustive list

PROPERTY OVERVIEW

Tenant:
100% leased to VVF Cincinnati, LLC

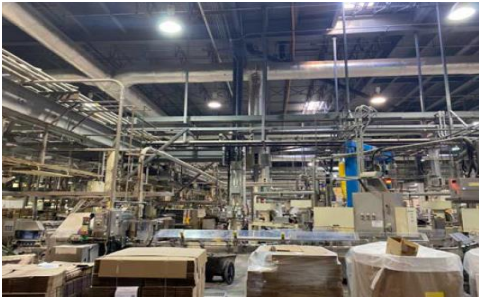
Term:
20-year NNN sale lease-back
with
2-10yr term renewal options

Annual Rent Increases:
1.5% per year

Guarantor:
VVF Interest, LLC
(a U.S. parent company)

Buildings and Acreage:
8 Buildings
638,000 +/- sf
30 +/- acres

VVF Interinvest, LLC Products



345,000 sq ft of manufacturing space



193,000 sq ft of warehouse space



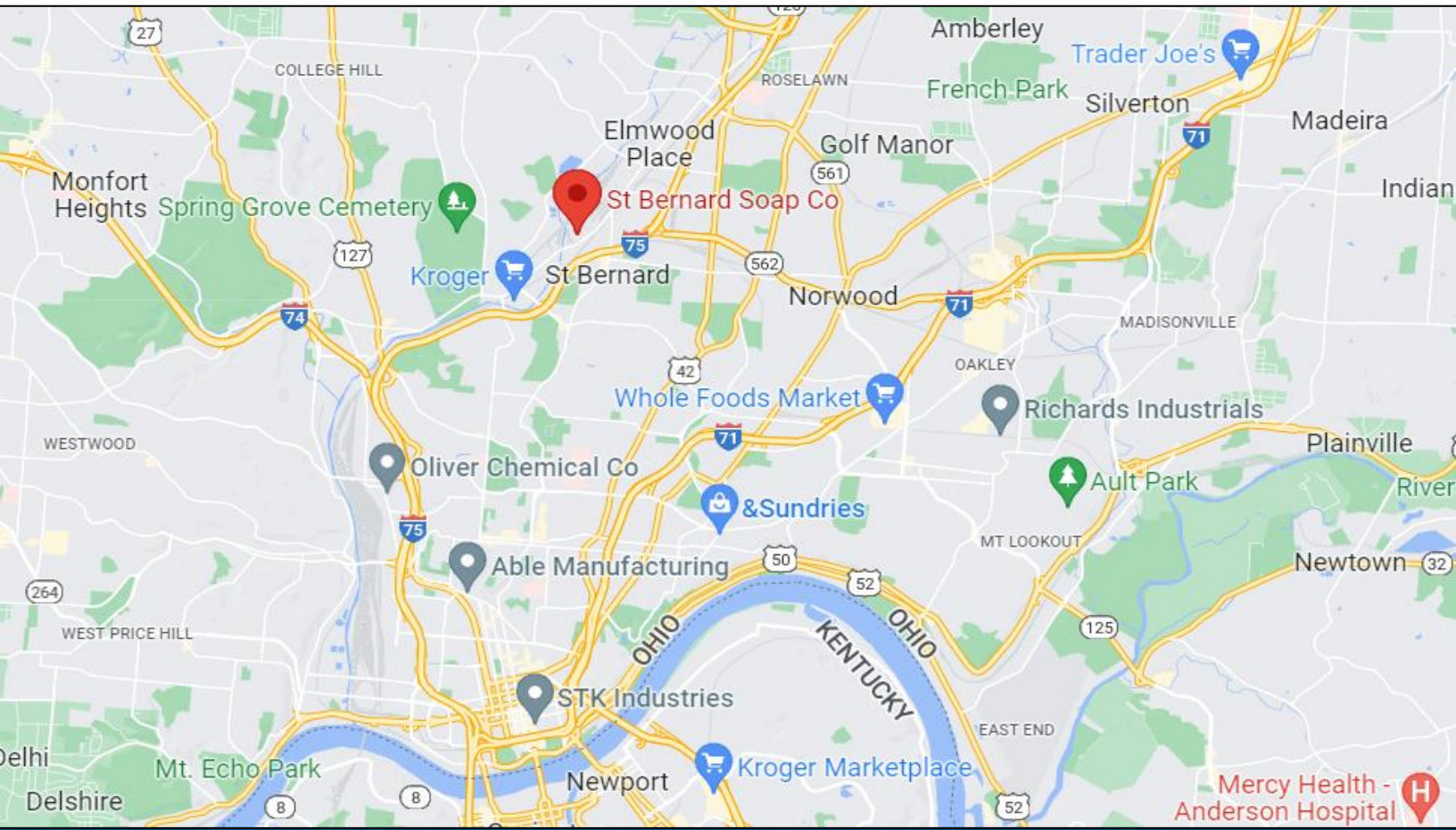
46 dock-high doors and 36 drive-in doors

ABOUT THE TENANT



VVF Interinvest, LLC is a contract manufacturer of personal care products and oleochemicals with corporate headquarters located in Mumbai, India. Formed in 1939 as the Vegetable Vitamin Foods Company Private Limited, VVF began operations as a manufacturer of partially hydrogenated vegetable oils. Since then, VVF has evolved to become the world's leading contract manufacturer of oleochemicals. The company has 16 operating centers spread across 4 continents: Asia, North America, Europe, and Africa

Map Location



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, CAI has financed, developed, and managed commercial properties in key markets across the United States. Its primary focus is to find quality assets in desirable locations while working with national brands such as Marriott, Del Taco, Walgreens, Starbucks, etc. to add value to its clients. CAI's current portfolio includes industrial, hospitality, office, quick service restaurants, and multifamily assets.

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 Nevada.
- 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.

*Not an offer to sell, nor a solicitation to buy securities. Securities offered through Emerson Equity LLC Member: **FINRA/SIPC**. Only available in states where Emerson Equity LLC is registered. Emerson Equity LLC is not affiliated with any other entities identified in this communication.*

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