



Developing Trust Through Transparency and Vision

MANUFACTURING ESSENTIAL ASSET II, DST 506(C) DST



308 CHURCH ST., HONEA PATH, SC 29654

Medline Industries, Inc., sold its 96,000 sq. ft. industrial facility to US Medical Nitrile and Polyisoprene Chemical Company in August 2024. This facility is unique in the United States as the only chemical manufacturing plant capable of producing polyisoprene, a key component in latex free surgical gloves. USMG executed a sale-leaseback on the property to the DST but has retained ownership of the state-of-the-art equipment used to produce polyisoprene and retained some key employees to continue business operations. The product will now be shipped to USMG's manufacturing operation in Harvard, IL, to produce surgical gloves.

Located in the Greenville, SC, Metropolitan Statistical Area (MSA), this facility enables USMG to be the only U.S. glove manufacturer producing its own chemicals domestically. With interest and support from both the Department of Defense and Health and Human Services, USMG is positioned to be the United States largest manufacturer of nitrile and other non-latex surgical gloves.

OFFERING DETAILS

Offering Size:	\$22,284,282.41
Min. Purchase:	\$100,000
Lease Term:	22 yrs
Annual Rent Increase:	2.0%
All Cash:	No loan
Targeted Cash Flow:	See the PPM

AUGUST 2024



PROPERTY SUMMARY



PROPERTY DETAILS

- **Industrial (chemical manufacturing)**
- **96,204 Sq. Ft.**
- **3 Mega watts of power**
- **22.28 acres**
- **Replacement cost is estimated to be \$66MM including the equipment**
- **Property Purchase Price: \$18,000,000**



LEASE DETAILS

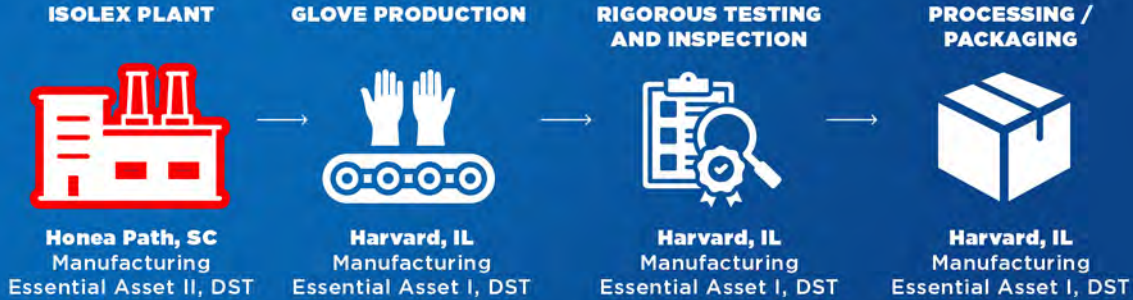
- **Structure: NNN**
- **Tenant: US Medical Nitrile & PCC, LLC**
- **Initial Annual Rent: ~\$1,637,000**
- **Lease Options: Two 10-year renewal options**
- **Lease Guarantor is US Medical Glove Company, LLC**



TENANT SUMMARY

Tenant is US Medical Nitrile and Polyisoprene Chemical Company (dba USMCC), an affiliate of US Medical Glove Company

US Medical Chemical Company (USMCC) acquired the facility in August and has seamlessly transitioned the manufacturing of polyisoprene and the production of surgical non-latex gloves. By retaining key employees, upgrading equipment, and through its affiliation with USMG, this production facility has become a critical part of the overall mission of USMG.



Surgical, Chemo, Industrial, and Fentanyl Gloves | Polyisoprene Surgical Gloves

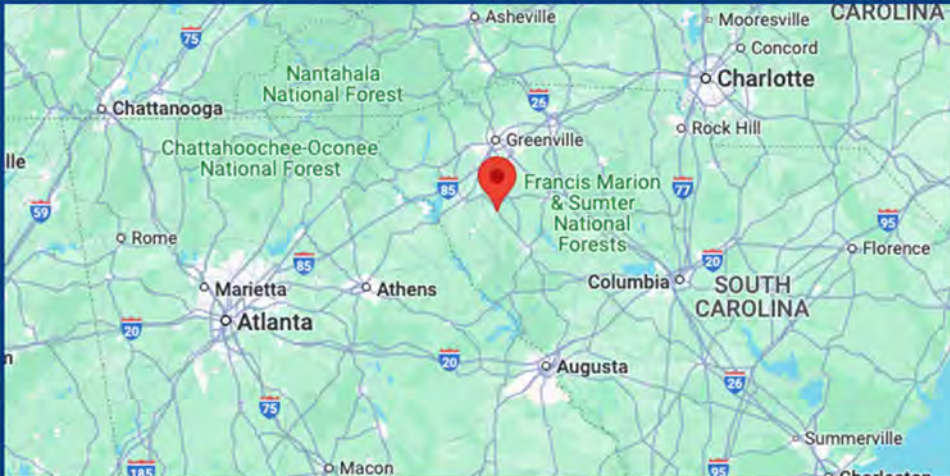
END-TO-END CONTROL OF THE SUPPLY CHAIN

1ST
GLOVE PROVIDER TO
USE POLYISOPRENE

ONLY
GLOVE PROVIDER THAT
MANUFACTURES OUR OWN
POLYISOPRENE IN THE U.S.

OWNING AND MANAGING OUR OWN
MANUFACTURING FACILITIES FOR OUR SYNTHETIC
POLYISOPRENE (ISOLEX), WAREHOUSES AND
TRANSPORTATION FLEET ALLOWS US TO PASS
ALONG COST SAVINGS AND CAREFULLY MONITOR
PRODUCT QUALITY

LOCATION SUMMARY



The Greenville, SC, MSA where the property is located has a young, diverse, growing population. Unemployment remains low with top industries being manufacturing, healthcare, technology, and education. Furman University and Clemson's regional campus are located in Greenville emphasizing the importance of education. Quality of life draws people to this area with various outdoor activities, lower cost of living including a median home price of \$295,000, and homeownership at over 65%. Top employers are GE Aviation, Bon Secours Health System, and Michelin North America.

The property itself is located approximately 35 miles south of Greenville, SC where environmental permits and power were readily available. The facility was originally built by BF Goodrich and glove production began in 1969. Since that time it has changed corporate hands several times, however, it has retained its chemical manufacturing production. US Medical Glove recently purchased the facility through an affiliated company and will continue to produce polyisoprene as well as nitrile.



SPONSOR SUMMARY



**KANSAS CITY, DST
CABELA'S**



**DAYTONA BEACH, DST
GANNETT MEDIA**



**THE WESTIN TEMPE BY
MARRIOTT, TEMPE, AZ**



**LAKE FOREST DST
PACTIV HQ**



**MEDICAL PRODUCTS DST
KEWAUNEE SCIENTIFIC**



**COATESVILLE DST
MARTIN BROWER**



**RENO-TAHOE DST
CABELA'S**

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. Past and current projects include the Westin Tempe, the Delta Marriott, and the Reno Kimpton. Note: Pictures shown above are all of the closed offerings that are currently being operated by CAI Investments, LLC or by an affiliate.

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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 Illinois.
- 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 respecting 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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