



Developing Trust Through Transparency and Vision

MANUFACTURING ESSENTIAL ASSET, DST A 506(C) OFFERING



2001 N. DIVISION ST., HARVARD, IL 60033

A single tenant industrial DST leased to US Medical Glove Co., a leading manufacturer of nitrile gloves and nitrile glove making machines. The facility has over 1.5M sq. ft. of manufacturing, office, and distribution on ~300 acres. USMG.us is occupying the facility as its global HQ, having moved its manufacturing equipment, establishing R&D, and increasing their current production of nitrile gloves as part of the federal government's mandate to re-shore critical goods and services in April 2023.

OFFERING DETAILS

Offering Size:	\$182,117,607
Minimum:	\$100,000
Loaded Loan-To-Value:	36.35%
Fixed Rate Loan:	4.25% - 10 yr I/O
Targeted Cash Range:	See: Private Placement Memorandum

MARCH 2024



PROPERTY SUMMARY



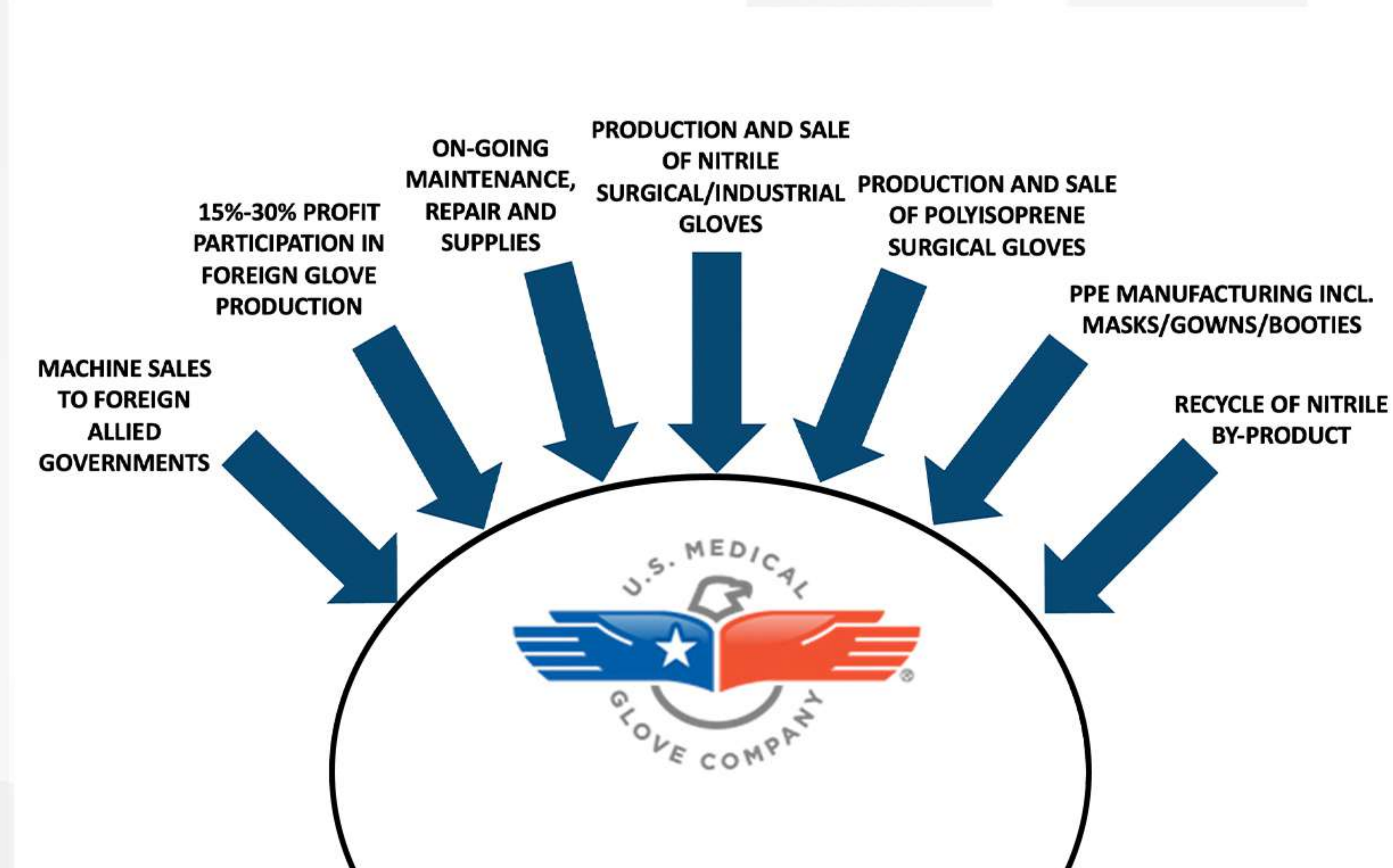
OFFERING

- **Built in 1997**
- **1,548,217 sq. ft.**
- **303.372 acres**
- **7000+/- parking spaces**
- **Multiple Zoning Uses**
- **4 interconnected buildings**
 - **Buildings 1 & 2: Distribution and Manufacturing**
 - Approximately 974,000 sq. ft.
 - 46 docks, 17' to 52' door heights
 - **Buildings 3 & 4: Office/other**
 - Approximately 573,000 sq. ft.
 - See amenities

AMENITIES

- **1,100-person capacity Cafeteria**
- **400 seat capacity Auditorium**
- **Two Daycare Facilities**
- **Fitness and Wellness Centers**
- **Helipad**
- **Interconnected trails for biking, walking**
- **Storage for Strategic Nitrile Reserve**

OFFERING SUMMARY



OFFERING DETAILS

- **Purchase Price = \$260,000,000**
 - Price per sq. ft. = 167.94
- **Total Offering = \$286,117,607**
 - (Debt + Equity)
- **Total Debt = \$104,000,000**
 - 4.25% Interest Rate
 - 10-year term, Interest only
- **Total Equity = \$182,117,607**
- **Loan to Value = 36.35%**
- **NOI year 1 = \$16,488,511**

LEASE DETAILS

- **Type: Absolute NNN**
- **Term: 23.5 years beginning April 1, 2023**
- **Tenant: US Medical Glove Company, LLC**
- **www.usmg.us**
- **Rent Increases: 2% per annum**
- **Rent Renewal: Four 5-year terms**

*See PPM for further details

TENANT SUMMARY

U.S. MEDICAL GLOVE

- **Founded in 2020.**
- **Q2 2021: Awarded \$63.6M contract by the Department of Defense to create a new machine for nitrile glove production.**
- **Q4 2022: First nitrile glove machine is manufactured, and glove production commences.**
- **Lowest carbon footprint nitrile glove machines versus competitors**
 - 7x smaller
 - Uses 11x less electricity
 - Uses 10x less water
- **100% American made machines and chemical composition makes nitrile gloves Berry Amendment* compliant.**
- **Q2 2023: USMG leases 100% of the Harvard, IL facility.**
- **Q4 2023: USMG sells machines to U.S. ally UAE increasing revenue through JV agreement.**
- **Q1 2024: USMG solidifies contract extension for the Strategic National Stockpile.**

USMG PRODUCTS



Surgical, Chemo, Industrial and Fentanyl Gloves

USMG BUSINESS PARTNERS



U.S. Customs and Border Protection

★ U.S. ARMY



FEMA



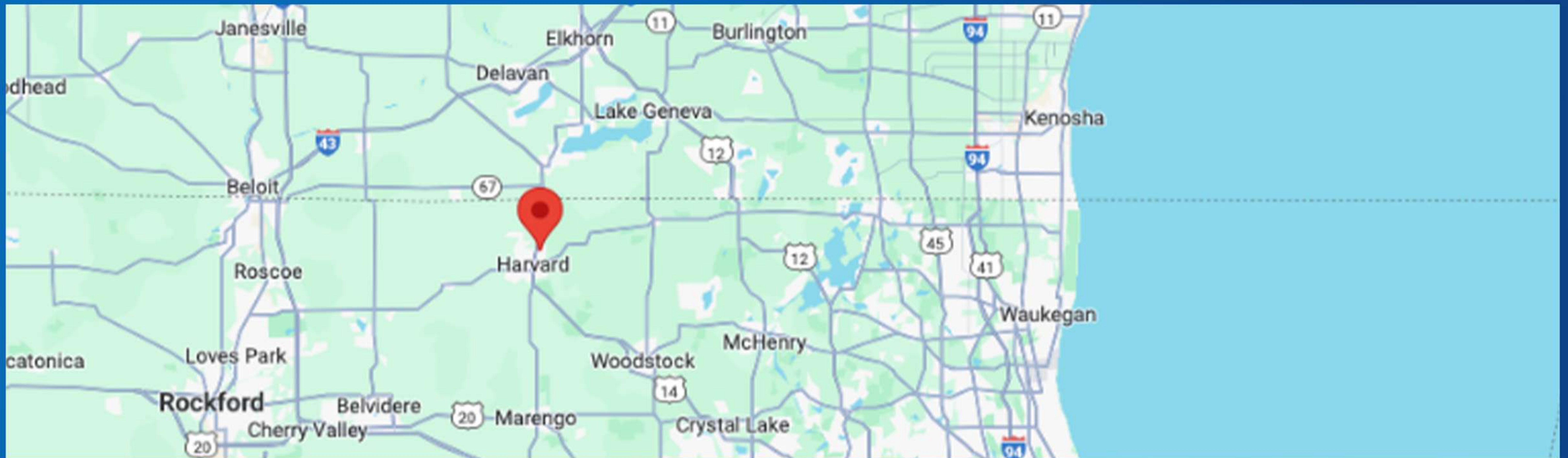
Adventist Health



*National Security/ Mission Critical products to be manufactured in the USA



LOCATION SUMMARY



- **FORBES RANKS MILWAUKEE AS 5TH RISING TECH CITY IN THE U.S.**
- **MILWAUKEE HAS 14 FORTUNE 500 & 1000 COMPANIES**
- **MILWAUKEE HAS 160K MANUFACTURING WORKERS
(2ND HIGHEST IN THE U.S. PER CAPITA)**
- **LOCAL UNIVERSITIES GRADUATE OVER 2,200 ENGINEERING STUDENTS ANNUALLY**
- **CHICAGO IS THE 3RD LARGEST CITY IN THE USA**
- **CHICAGO IS THE 21ST LARGEST GLOBAL ECONOMY IN THE WORLD**
- **CHICAGO MSA HAS 36 FORTUNE 500 COMPANY HEADQUARTERS**

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- **Located in a Foreign Trade Zone**
 - **Eligible for tax increment financing (TIF)**
 - **~50 miles from Chicago's O'Hare Airport and ~65 miles from downtown**
 - **~60 miles from Milwaukee's Gen. Mitchell Airport**
 - **~20 miles to Lake Geneva, "playground of the rich"**

Milwaukee information collected from <https://www.choosemilwaukee.com>
Chicago information collected from <https://www.cushmanwakefield.com>

SPONSOR SUMMARY



**KANSAS CITY, DST
CABELA'S**



**HEALTHCARE PRODUCTS II, DST
VVF, LTD.**



**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.

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 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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