

CAI INVESTOR NEWSLETTER

Developing Trust Through Transparency and Vision

CAI INVESTMENTS COATESVILLE, DST



Property DETAILS

Building Square Footage:	152,800 +/- SF
Lot Size:	20.3 +/- acres
Constructed:	2009
Current Occupancy:	100% by Martin-Brower
Lease:	Existing 21-year lease, maturing August 31, 2029
Options:	Two, 5-year renewal options
Structure:	NNN
Rent Increase:	1.5 % Annual Increase

201 Waverly Boulevard, Coatesville, PA 19320

1. CAI closed on the property in October 2019.
2. The lender is Ladder Capital Finance, LLC.
3. The equity offering amount is \$18,645,494.
4. The equity was fully raised, and the offering closed in March 2020.
5. The building is a state-of-the-art industrial cold storage facility.
6. Martin-Brower is a subsidiary of Reyes Holdings, LLC, one of the nations largest privately held companies.
7. Martin-Brower delivers foodstuffs to McDonald's and Chick-fil-A in the Delaware Valley and surrounding markets.

MARKET BUZZ

Unrivaled Brand Power Fuels McDonald's Results

(corporate.mcdonalds.com) Because of our unparalleled scale and the dedication of our entire System – McDonald's and its employees, franchisees and suppliers – 2021 was a banner year for McDonald's, despite the continued disruptions caused by COVID-19. ([More](#))

Chick-fil-A is coming to Hawaii

(chick-fil-a.com) Chick-fil-A® restaurants are coming to Hawaii, and we're excited to share more about the first four Operators selected to serve in our restaurants. We admire Hawaii's caring culture, sense of community and the warm spirit of its people. To support the local communities, and in celebration of each new restaurant opening, Chick-fil-A will donate \$25,000 to Feeding America, which will distribute funds to local partners around the islands. Additionally, through our Chick-fil-A **Shared Table™ program**, our restaurants will donate surplus food to local shelters, soup kitchens and charities. We look forward to identifying local organizations to partner with for this initiative. ([More](#))

Report: Cold storage supplies generally improve

(agupdate.com) Cold storage supplies are getting better, but figures are still below the five-year average. "The situation varies greatly by protein, and even for specific products, so it is important to look at the report details rather than the broader numbers," write economist Len Steiner and associates in the Daily Livestock Report April 25. ([More](#))

~500 McDonalds



~90 Chick-Fil-A's



FACILITY'S GENERAL GEOGRAPHIC AREA OF DELIVERY



E-mail or call for questions:

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