

# CAI INVESTOR NEWSLETTER

Developing Trust Through Transparency and Vision

## CAI INVESTMENTS COATESVILLE, DST



### Property DETAILS

**201 Waverly Boulevard, Coatesville, PA 19320**

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

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

#### The future of delivery is here: Chick-fil-A is testing autonomous delivery robots as the next frontier to serving guests wherever they are

(chick-fil-a.com) The future of delivery is here, and Chick-fil-A is testing a new solution to get your favorite menu items rolled out to you...literally. At a limited number of restaurants in California, Texas, and Florida, we are testing delivery with the newest members of our fleet, autonomous delivery robots. At their full potential, these robots can enhance restaurant operations, cut delivery costs and provide great-tasting food with the consistency our guests expect. With the help of several autonomous delivery partners, we are researching and developing technology for a variety of environments, meeting the needs of our restaurants and guests. [\(More\)](#)

#### Industrial Real-Estate Developers Are Hot on Cold-Storage Warehouses

(wsj.com) Industrial real-estate developers have been stepping up building cold-storage warehouses in the U.S. without tenants lined up for the space, betting that pandemic-driven changes in the way consumers buy groceries and meals are here to stay. Nearly 3.3 million square feet of refrigerated warehouse space was under construction through the second quarter of this year nationwide without companies slated ahead of time to take up the sites, some 1,000% more than was built in 2019, according to a report by real-estate services firm CBRE released on Wednesday. [\(More\)](#)

~500 McDonalds



~90 Chick-Fil-A's



### FACILITY'S GENERAL GEOGRAPHIC AREA OF DELIVERY



**E-mail or call for questions:**

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