

CAI INVESTOR NEWSLETTER

Developing Trust Through Transparency and Vision

CAI Investments Kansas City, DST



Property DETAILS

10300 Cabela Drive, Kansas City, KS 66111

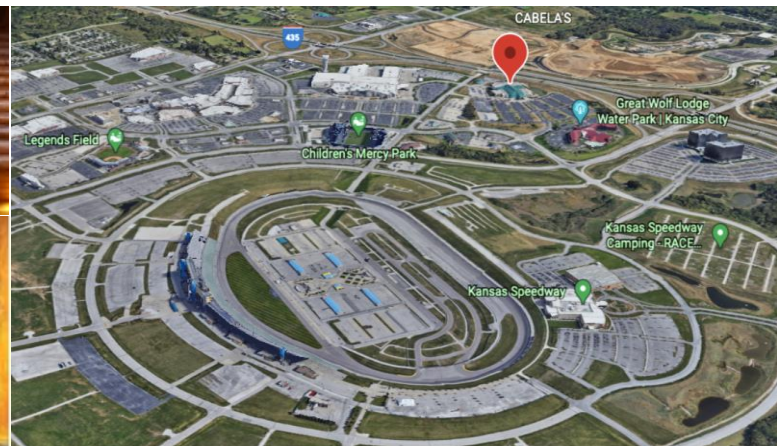
Building Square Footage:	164,000 +/- Net Leasable SF
Lot Size:	41.4 +/- acres
Constructed:	2002
Current Occupancy:	100%
Lease:	25-year lease
Options:	Two, 5-year renewal options
Structure:	NNN
Rent Increase:	CPI dependent or 2.75% max.

1. CAI closed on the property in July 2021.
2. The lender is Bank of Montreal.
3. The equity offering amount is \$16,925,019.
4. The equity was fully raised, and the offering closed in September 2021.
5. Cabela's is a subsidiary of BPS Direct, LLC also known as Bass Pro Shops.
6. Cabela's is a premier destination retailer of boats, fishing, hunting, camping, and other personal outdoor gear.
7. The property contains a museum consisting of taxidermy, fish, historical items, etc.

Market BUZZ

Kansas City Multifamily Report – March 2022
(multihousingnews.com) While lacking the headline-making fluctuations that coastal markets went through during recent years, Kansas City rentals continue to display solid fundamentals. With rents up 7.2 percent year-over-year and occupancy rising 120 basis points to 95.6 percent, the metro stepped into 2022 on the right foot, albeit lagging Sun Belt cities and gateway metros where recovery is reaching full velocity. ([More](#))

MAG Capital Partners buys 30,000-square-foot commercial facility in Kansas
(rejournal.com) **MAG Capital Partners, LLC**, acquired a 30,000-square-foot built to suit commercial facility occupied by a growing firearms and fashion retail concept, adding to its expanding net-lease portfolio. The Frontier Justice facility at 10000 France Family Drive in Kansas City, Kansas, is situated on approximately 3.29 acres at the intersection of I-435 and I-70 in the bustling West Side of the city. Founded in 2015 by husband-and-wife team Mike and Bren Brown, Frontier Justice features well-lit firing ranges with state-of-the-art target retrieval systems, a cafe and concierge-style service for VIP members. Various membership options include access to classes and events, and there is an exclusive fashion boutique offering a range of men's and women's apparel, jewelry, and home decor. The property is within 1.5 miles of major venues Kansas Speedway, Hollywood Casino, the MLS Sporting Kansas City facility, professional minor league's Kansas City Monarchs Field of Legends and Great Wolf Lodge, and proximate to major retailers like Cabela's and Nebraska Furniture Mart. ([More](#))



E-mail or call for questions:
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