

CAI INVESTOR NEWSLETTER

Developing Trust Through Transparency and Vision

CAI Investments Kansas City, DST



Property DETAILS

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.

10300 Cabela Drive, Kansas City, KS 66111

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

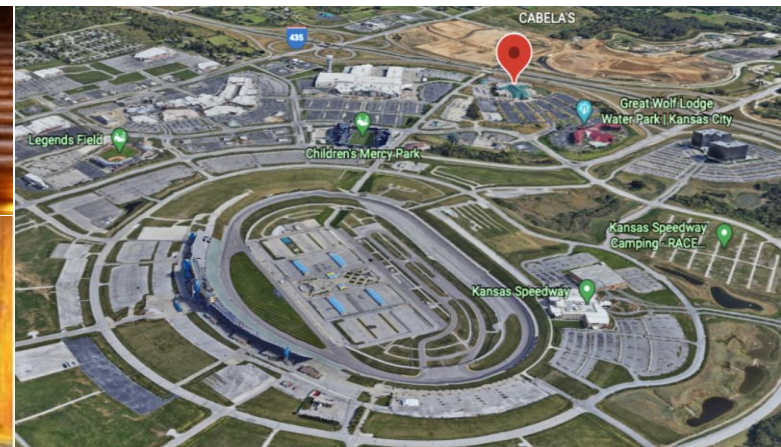
Breaking News: Newsweek names Bass Pro Shops America's Best Outdoor Retailer

(about.basspro.com) Bass Pro Shops along with their affiliated brand, Cabela's, have once again received a premier spot on *Newsweek's* list of "America's Best Retailers 2022" and is honored to be recognized as the leader of the Camping & Outdoor Gear Industry.

Following its recognition from *Newsweek* in 2021 as one of the "Best Trending Online Shops," this award focuses on the overall in-store traditional retail experience. In 2020, the retailer also was recognized by *Newsweek* for its "Best-in-State Customer Service" in 16 of 20 states surveyed. ([More](#))

Kansas City named FIFA World Cup 2026 host city

(sportingkc.com) Kansas City was officially named a FIFA World Cup 2026 host city on Thursday as FIFA, the sport's global governing body, announced the 16 bids selected across the United States, Mexico and Canada to host matches for the largest event in World Cup history. The success of Kansas City's bid is a testament to the accomplishments we can achieve when we work together," said Sporting Kansas City Principal Owner Cliff Illig. "Today's announcement is the celebration of a shared vision that will culminate with the largest event in Kansas City history. The World Cup will bring unprecedented tourism and economic activity to our community and will provide an opportunity to showcase our city on a global stage. We are excited for Kansas City to proudly welcome the world for the 2026 FIFA World Cup." ([More](#))



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