

CAI INVESTOR NEWSLETTER

Developing Trust Through Transparency and Vision

CAI Investments Reno-Tahoe, DST



Property DETAILS

Building Square Footage:	129,000+/- Net Leasable SF
Lot Size:	22.5 acres
Constructed:	2007
Current Occupancy:	100%
Lease:	Existing 25-year lease
Options:	Six, 5-year renewal options
Structure:	NNN
Rent Increase:	CPI dependent or 2.75% max.

8650 Boomtown Garson Road, Reno, NV 89439

1. CAI closed on the property in late October 2021.
2. The lender is 3650 Real Estate Investment Trust 2, LLC.
3. The equity offering amount is \$26,163,412.
4. The equity was fully raised, and the offering closed in December 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

Washoe County is one of healthiest counties in Nevada, new data shows

(rgj.com) Washoe ranks No. 2 among Nevada counties, according to data presented this week in the [2022 County Health Ranking and Roadmaps](#) program, behind only Douglas County. The rankings — an annual initiative of the University of Wisconsin Population Health Institute and the Robert Wood Johnson Foundation — assess data that affect community "health outcomes" in all Nevada counties and around the country. [\(More\)](#)

Bass Pro Shops, North America's premier outdoor and conservation company, announces new Outdoor Superstore to be located in Orange County, CA

(about.basspro.com) Bass Pro Shops, America's most popular outdoor retailer, today announced plans for a new destination retail superstore in Irvine, California. The new 140,000-square-foot store joins the Bass Pro Shops location in Rancho Cucamonga in serving Southern California's sportsmen and women, who enjoy the world-class outdoor opportunities that have been attracting people to the area for generations. [\(More\)](#)

Multifamily Housing: Apartments popping up like spring flowers in region

(nbnw.com) A flurry of recent multifamily openings and groundbreakings is slated to bring hundreds of new apartment doors to the Greater Reno-Sparks market. [\(More\)](#)



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