

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

Tesla Gigafactory on track to get Nevada approval for increased emissions
(rgj.com) Tesla's Gigafactory 1 just east of Reno-Sparks is set to gain approval from the state for a change in classification that will allow it to increase the amount of emissions it releases annually. The Nevada Division of Environmental Protection concluded that Tesla's application satisfies the requirements set by federal and state law. The agency is now seeking public comment through Aug. 17 before it issues a new permit for the Gigafactory for its new class designation. ([More](#))

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](#))

Downtown Damonte project in south Reno announces tech campus, new marketplace
(rgj.com) Downtown Damonte will feature a mix of residential and commercial development, including retail, dining, bars and office, with a planned occupancy date around late 2024 to early 2025. Plans include up to 900 new residential units once the project is finished. ([More](#))



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