

CAI INVESTMENTS DAYTONA, DST



OFFERING DETAILS

Offering:
\$6,440,235

Loaded Purchase Price
\$11,714,235

Loan:
\$5,274,000

Loaded Loan-To-Value
45.02%

Loan Terms:
5.08% fixed -1 year I/O
25-year amortization
5 Year Term

Bldg Sq. Footage:
157,249 SF
16+/- Acres

Loaded Acquisition Cap Rate:
7.25%

Targeted Cash Flow
See PPM

901 6th Street, Daytona Beach, FL 32117

Property Overview

A single tenant, absolute NNN leased headquarters of Daytona Beach News Journal & Printing (the "Property"), is 157,249 square feet, renovated in 2010.

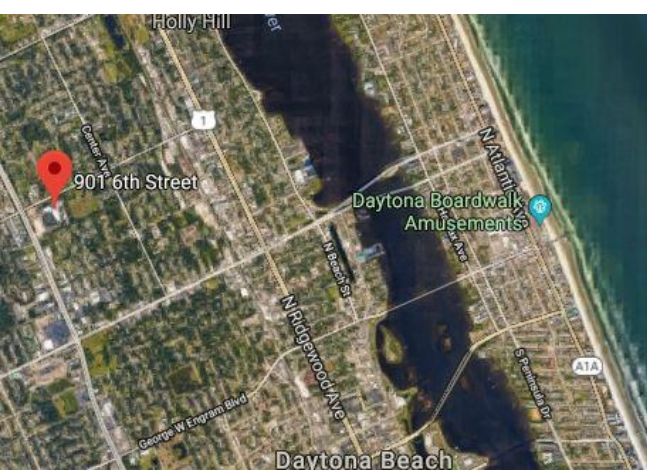
- The lease is guaranteed by New Media Holdings I, LLC an indirect parent of the tenant, CA Florida Holding, LLC ("Tenant"). New Media Holdings I, LLC is a wholly owned subsidiary of New Media Investment Group Inc.
- Close proximity to major employers/offices/industrial location including US Foods, Inc., Fed Ex Shipping Center and World Class Distribution (Trader Joe's).
- Hardees and DaVita single tenant buildings are under construction adjacent to property, according to www.news-journalonline.com
- Daytona Beach News-Journal serves the Volusia and Flagler counties since 1883 and reach 286,000 +/- adults in print and online daily, according to Daytona Media Group 2018 Media Kit

Property Details:

- **Lease:** Existing 20-year lease, runs through September 30th, 2032
- **Structure:** Absolute NNN
- **Rent Increase:**
 - (9/1/2020 - 8/31/2022) 2.5% Annual Increases
 - (9/1/2022 - 9/30/2032) 2.1% Annual Increases
- **Options:** 2/10-year options
- **Guarantor:** New Media Holdings I, LLC, affiliate of (NYSE: NEWM)
- **Loan:** \$5,274,000

Cash Flow Targets: See PPM page 55.*

*These targets are based on various assumptions and may not be achieved if one or more of such assumptions does not occur. Prospective investors are encouraged to carefully consider the risks before making any investment.



New Media Investment owns, operates and invests in local media assets and provides advertising and printing services. New Media Investment provides locally-focused print and digital content to its consumers principally in small to mid-size communities.

New Media Investment is one of the largest publishers of locally based print and online media in the United States as measured by its number of daily publications. As of July 1, 2018, New Media Investment operates in over 570 markets across 37 states reaching over 23 million people on a weekly basis and serves over 220,000 business customers.*

The Daytona Beach News-Journal has been serving Volusia and Flagler counties as the local daily newspaper since 1883 and is one of the largest employers in the area.

Their strategy is to acquire and operate traditional local media businesses and transform them from print centric operations to dynamic multi-media operations, through their existing online advertising and digital marketing businesses.

[*www.sec.gov/Archives/edgar/data/1579684/000119312518235576/d541378dex991.htm](http://www.sec.gov/Archives/edgar/data/1579684/000119312518235576/d541378dex991.htm)

Risk Factors

An investment in the Interests involves substantial investment and tax risks, including, without limitation, the following risks:

- There are various risks associated with owning, financing, operating, and leasing commercial properties in Daytona Beach, Florida.
- The Interests do not represent a diversified investment.
- Beneficial Owners must completely rely on the Master Tenant to pay the Rent and operate, manage, lease, and maintain the Property.
- If the Tenant does not renew or extend the Lease, or terminates or defaults on the Lease, the operating results of the Property could be adversely affected by the loss of revenue and Beneficial Owners could lose the benefits of Section 1031.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the Property.
- There are various conflicts of interest among the Trust, the Master Tenant, the Sponsor, the Signatory Trustee, and their Affiliates.
- The Interests are illiquid.
- There are tax risks associated with an investment in the Interests.
- There are risks related to competition from properties similar to and near the Property.
- There may be environmental risks related to the Property.
- Newspapers subject to decline in revenues.



Developing Trust through Transparency and Vision

About CAI Investments, LLC

CAI Investments, LLC ("CAI") is a national real estate advisory company, specializing in the management and creation of real estate investments funds.

CAI uses a variety of investment structures to fit the needs of investors, which are designed specifically for both high net worth individual investors and 1031 exchange investors. Headquartered in Las Vegas, Nevada, CAI was founded in 2011.

For more information regarding CAI Investments, please visit www.caicap.com

About DSTs

A Delaware Statutory Trust (DST) is a separate legal entity created as a trust under Delaware statutory law. Delaware law provides substantial flexibility in the design and operation of the entity. However, to use a DST in a Section 1031 tax-deferred exchange program, it must comply with the requirements of IRS Revenue Ruling 2004-86 so that a beneficial interest in the trust is treated as a direct interest in real estate for tax purposes. The trust also must satisfy lender requirements, especially if the loan is to be securitized. Investing in DSTs and 1031 exchanges involves significant tax consequences, please consult your accountant tax and/or financial advisor prior making an investment.

Offering Disclosure

The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the confidential Private Placement Memorandum (the "PPM") which is available upon request, (iii) do not and cannot replace the PPM and is qualified in its entirety by the PPM, and (iv) may not be relied upon in making an investment decision related to any investment offering by the issuing company, or any affiliate, or partner thereof ("CAI Investments"). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. With respect to the "targeted" goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. These "targeted" factors are based upon reasonable assumptions more fully outlined in the Offering Documents/PPM. Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. Past performance is no guarantee of future results. All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of a confidential private placement memorandum issued by CAI Investments, or one of its partner/issuers. CAI Investments does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

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