Developing Trust Through Transparency and Vision

CRITICAL INFRASTRUCTURE I, DST

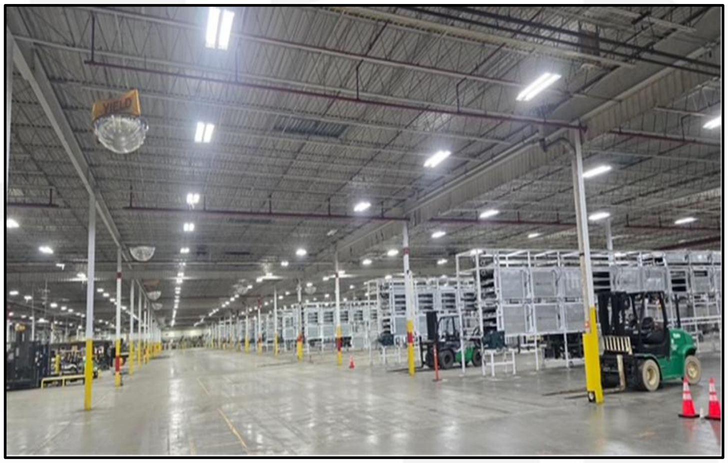
100 E. 8th St, Chillicothe, OH 45601

The Chillicothe mill is a landmark industrial facility located just southwest of Columbus, Ohio within a ±500-acre industrial campus, of which the DST owns ±45 acres with ±2.2 million sq. ft. of improvements featuring extensive rail connectivity, large natural gas lines, steam generation, and fiber optic connectivity. It is one of the most significant industrial campuses in North America, well positioned for adaptive reuse at a fraction of the replacement cost. US Paper Mill, LLC (USPM), is repositioning the facility into a modern, diversified industrial campus with planned uses including machine fabrication and high-tech glove production manufacturing.

OFFERING DETAILS

Offering Size	**$91,845,580**
Min. Purchase	**$100,000**
Lease Term	**25 Years**
Annual Rent Increase	**2.0%**
All Cash	**No Loan**
Targeted Cash Flow:	**See the PPM**

PROPERTY SUMMARY

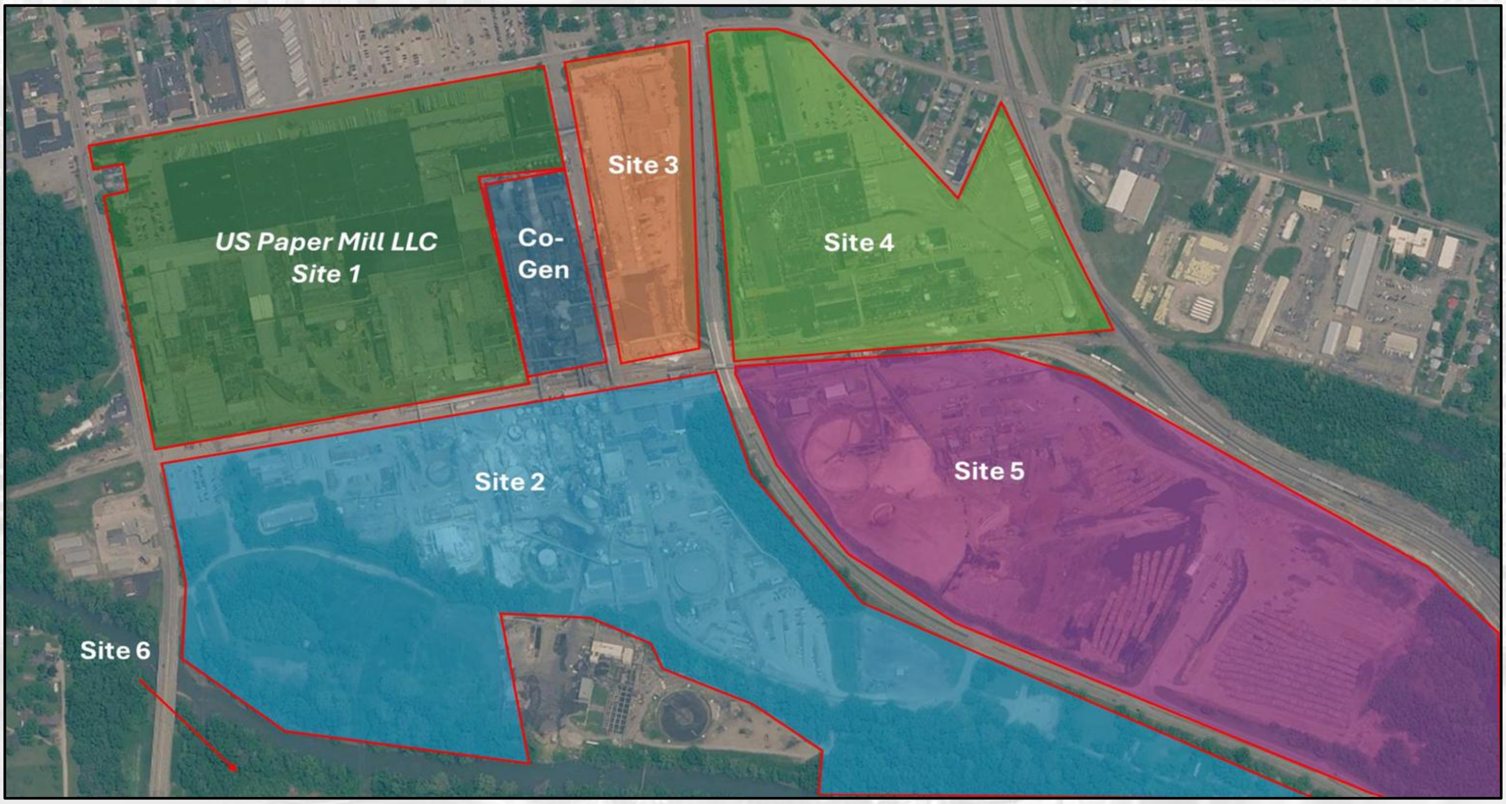


PROPERTY DETAILS

- **±45 acres owned by DST**
- **±1.5 MM IBS/hr of steam production***
- **±24" High Volume Natural Gas Lines**
- **On-site rail**
- **±2.2 Million SF 100% leased**

LEASE DETAILS

- **Structure: NNN**
- **Tenant: US Paper Mill, LLC**
- **Year 1 NOI: $6,670,000**
- **Lease Term: 25 years**
- **Annual Rent Growth: 2.0%**
- **Lease Guarantor: US Medical Glove Company, LLC**



*Certain equipment used to produce power and/or steam on-site may be classified as personal property and may be owned by the tenant and/or third-party operators and therefore may not be included as part of the real property conveyed.

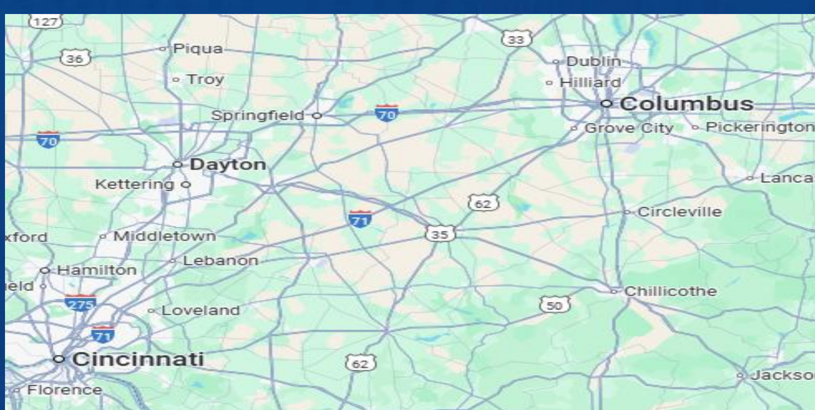
TENANT SUMMARY

Tenant: US Paper Mill, LLC.

US Paper Mill, LLC acquired the facility in October of 2025 marking a strategic repositioning of the site. They have already initiated operations at the facility, standing up manufacturing lines at lightning speed and beginning the conversion of its infrastructure to manufacture nitrile gloves and associated glove boxes—leveraging the site's heavy-industrial capabilities, robust utilities, and long-standing industrial footprint to support domestic PPE production.

- Domestic Production & Sales of NBR Gloves
- Machine Manufacturing & Sales to Allied Nations
- Profit Participation in Foreign Production
- Ongoing Maintenance and Supplies
- Nitrile and Polyisoprene Chemical Production
- Recycle of Nitrile By-Product
- Manufacturing of Masks, Gowns, Booties

LOCATION SUMMARY



The Chillicothe, OH region benefits from a stable, skilled workforce and a long industrial heritage that anchors the local economy. Located within the Greater Columbus MSA, Chillicothe has attracted and retained major employers in manufacturing, logistics, and healthcare due to its strategic infrastructure, affordable cost of living, and strong community ties. The area offers access to outdoor recreation, a historic downtown, and high-quality public services, supporting a balanced lifestyle for residents. With its proximity to Columbus and established base of industrial operations, Chillicothe continues to draw investment and sustain long-term economic growth.

The property is located approximately 49 miles south of Columbus, OH, positioned within an industrial corridor where environmental infrastructure and utilities are deeply established. The site traces its industrial lineage back more than 200 years, operating continuously under various ownership structures while maintaining hard-to-replicate environmental entitlements and grandfathered EPA permits. USMGC recently acquired the facility through an affiliated entity and is repositioning it to manufacture nitrile gloves and glove boxes. This transition leverages the site's legacy infrastructure, permitting advantages, and logistical access to support large-scale domestic PPE production.

SPONSOR SUMMARY

MFG ESSENTIAL ASSET DST
HARVARD, IL

MFG ESSENTIAL ASSET II DST
HONEA PATH, SC

RENO-TAHOE DST
CABELA'S

LAKE FOREST DST
PACTIV HQ

MEDICAL PRODUCTS DST
KEWAUNEE SCIENTIFIC

COATESVILLE DST
MARTIN BROWER

THE WESTIN TEMPE BY
MARRIOTT, TEMPE, AZ

ABOUT CAI INVESTMENTS, LLC

CAI Investments, LLC is a vertically integrated real estate development company headquartered in Las Vegas, NV. Since its formation in 2011 by Christopher Beavor, CEO, CAI has financed, developed, and managed commercial properties in key markets across the United States. Its primary focus is to find quality assets in desirable locations while working with national brands such as Marriott, Del Taco, Walgreens, Starbucks, etc. to add value to its clients. CAI's focus has been on finding income producing properties offered through Delaware Statutory Trusts and development opportunities focusing on hospitality. Its current DST portfolio includes industrial, office, and retail while the development portfolio consist of the Westin Hotel in Tempe, AZ and the Delta by Marriott hotel being constructed in Las Vegas. Pictures shown above are some of CAI's portfolio holdings.

RISK FACTORS

An investment in the interests involves substantial risks including, without limitation:
- There are various risks associated with owning, financing, operating, and leasing commercial properties in Illinois.
- The interests do not represent a diversifiedinvestment.
- 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 respecting 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 theinterests.

Not an offer to sell, nor a solicitation to buy securities. Securities offered through Emerson Equity LLC Member: FINRA/SIPC. Only available in states where Emerson Equity LLC is registered. Emerson Equity LLC is not affiliated with any other entities identified in this communication.

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 CAI Investments, LLC, or any affiliate, or partner thereof ("Issuer"). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. With respect to any "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. All investing involves a risk of loss of some, or all principal invested. These "targeted" factors are based upon reasonable assumptions more fully outlined in the Offering Documents/ PPM for the respective offering. 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. All offerings are intended only for accredited investors unless otherwise specified. Past performance are 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 based on a confidential private placement memorandum issued by Issuer, or one of its partner/issuers. Issuer does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

Securities offered through Emerson Equity LLC Member: FINRA/SIPC. Only available in states where Emerson Equity LLC is registered. Emerson Equity LLC is not affiliated with any other entities identified in this communication.

CAI INVESTMENTS, LLC | 1925 VILLAGE CENTER CIR., SUITE 150, LAS VEGAS, NV 89134 | 702.853.7902 | CAICAP.COM