



Developing Trust Through Transparency and Vision

CAI INVESTMENTS LAKE FOREST GLOBAL HQ, DST



1900 W. Field Court • Lake Forest, IL 60045

OFFERING DESCRIPTION

This offering is a single tenant, absolute NNN-leased industrial corporate headquarters located in Lake Forest, Illinois. The property is leased by Pactiv, LLC, a subsidiary of Pactiv Evergreen, Inc. (NASDAQ: PTVE). From this global headquarters Pactiv oversees and operates over 50 foodservice manufacturing and distribution facilities.

OFFERING DETAILS

Offering Size:	\$22,795,814
Minimum Purchase:	Minimum Purchase: \$50,000
Loaded Loan-to-Value:	52.8%
Fixed Rate Loan:	4.125% - 6-year term
First-Year Targeted Cash Flow Range:	See 'Summary of the Master Lease' section in the private placement memorandum

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 on the basis of 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.



PROPERTY DETAILS

- Build-to-suit Global Headquarters for Pactiv, LLC
- 225,000 +/- square feet of leased office space on 21 +/- acres of land
- Class A with atrium lobby, modern design, and manned security
- Located in prestigious Conway Park, a coveted office location in suburban Chicago with a 25 year occupancy of 95% and home to 10 major Fortune 500 corporate HQs
- Only 30 minutes from Chicago O'Hare airport

PROPERTY AMENITIES

- Research and Development
- Corporate training facilities
- Multiple Boardrooms
- Covered parking
 - 826 spaces
- "Club" level fitness center with locker rooms and studio classes
- Shuttle service to commuter rail stations
- Walking paths
- 275-seat employee cafeteria

LEASE OVERVIEW

Tenant:
100% leased to Pactiv, LLC

Term:
12-year absolute NNN sale lease-back maturing October 15, 2032

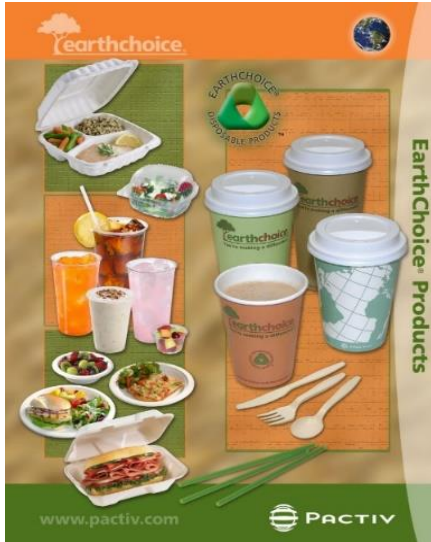
Rent Increases:
2% per year

Options:
Two 5-year renewals at market

Guarantor:
Pactiv Evergreen, Inc.
NASDAQ: PTVE

Fully Amortized Loan

PACTIV CORE BUSINESS



Wraps



Trays & Pads



Agriculture & Packaging



Containers



Tabletop



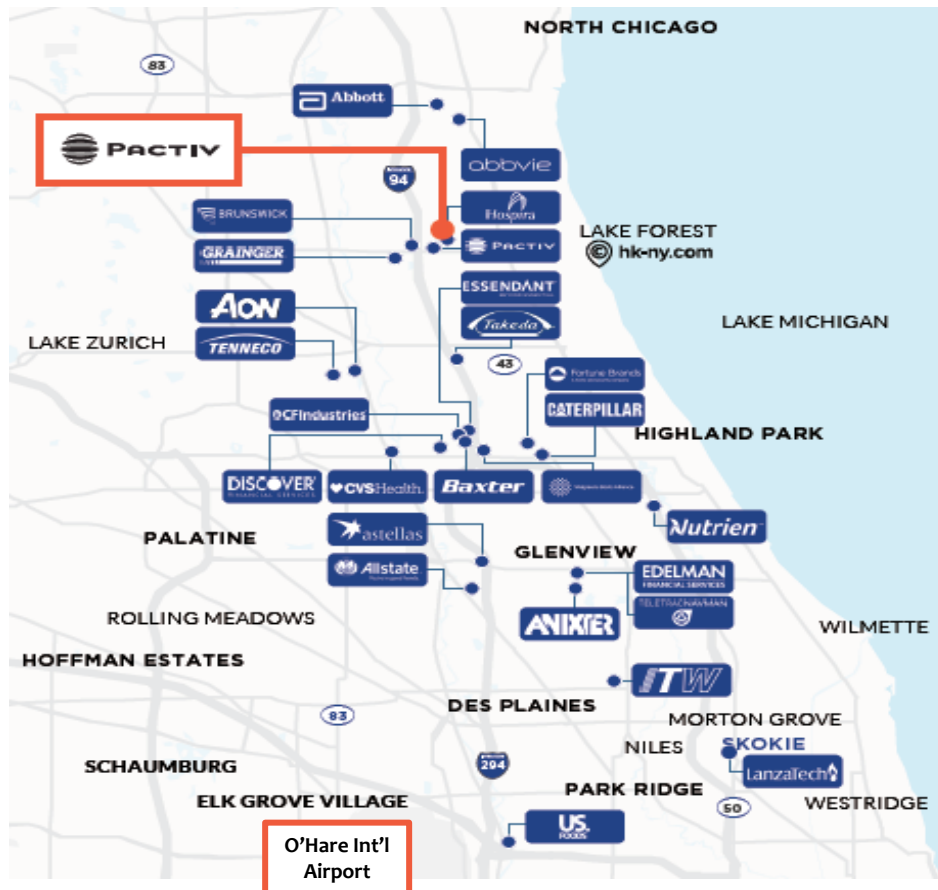
Cups & Straws

ABOUT THE TENANT

PACTIV, LLC

Founded in 1965, Pactiv, LLC is a world leading manufacturer and distributor of packaging and foodservice products to restaurants, supermarkets, and food processors with approximately 12,000 employees worldwide and revenues of over \$3.5 billion. Pactiv offers a comprehensive range of products including tableware items, clear plastic containers, foam containers, paperboard containers, aluminum containers, microwaveable containers, clear rigid-trays, absorbent tray pads and plastic film. Pactiv serves a large blue-chip customer base from over 50 manufacturing and distributions facilities located primarily across North America. Pactiv is a wholly owned subsidiary of Pactiv Evergreen, Inc. and has an S&P credit rating of B+.

GREATER CHICAGO AREA DEMOGRAPHICS



36
FORTUNE 500
HEADQUARTERS IN CHICAGO
OR NEIGHBORING CITIES

400+
HEADQUARTERS OF
MAJOR CORPORATIONS

21st
LARGEST GLOBAL ECONOMY
IN THE WORLD

67
FORTUNE 1000
HEADQUARTERS IN
CHICAGO AND SUBURBS

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 current portfolio includes industrial, hospitality, office, quick service restaurants, and multifamily assets.

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 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.

*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.*

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