



Developing Trust Through Transparency and Vision

CAI INVESTMENTS MEDICAL PRODUCTS I, DST



2700 W. Front St., Statesville, NC 28667

OFFERING DESCRIPTION

This offering is a single tenant, absolute NNN-leased laboratory and technical medical furniture products manufacturer located in Statesville, NC. The property is 100% leased by Kewaunee Scientific Corporation which is publicly traded on the NASDAQ under the symbol KEQU.

OFFERING DETAILS

Offering Size:	\$18,093,416
Minimum Purchase:	Minimum Purchase: \$100,000
Loaded Loan-to-Value:	47.92%
Fixed Rate Loan:	4.95%, 10-yr term, 10-yr I/O
First-Year Targeted Cash Flow Range:	See PPM

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. Private Placements are speculative. 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.

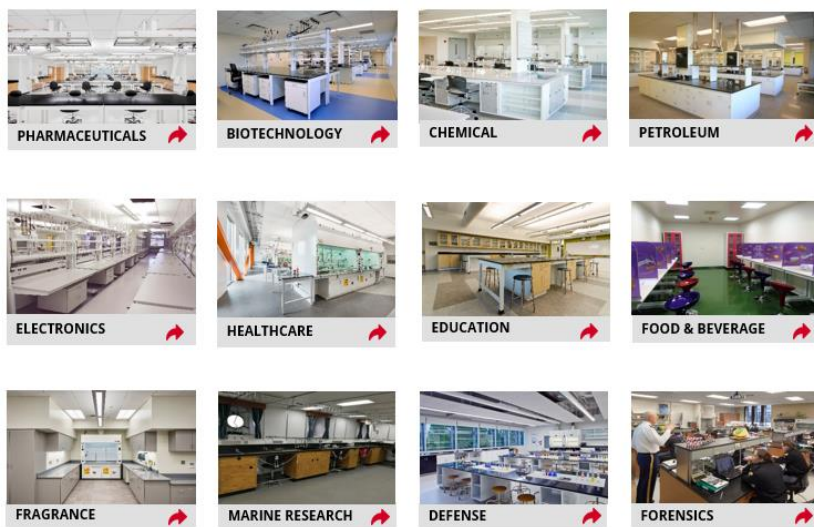


Designs, manufactures, and installs laboratory, healthcare, and technical furniture products

Sold through dealers, and distribution channels as well as directly to the end-user

Products manufactured in Statesville, North Carolina

INDUSTRY DIVERSIFICATION



PROPERTY OVERVIEW

Tenant:
100% leased to
Kewaunee Scientific Corp.

Term:
20-year NNN sale lease-back
with
4, 5-yr term renewal options

Annual Rent Increases:
2.0% per year

Total Acreage:
21 +/- acres

Total Facility Sq. Ft.
469,299 +/- sf

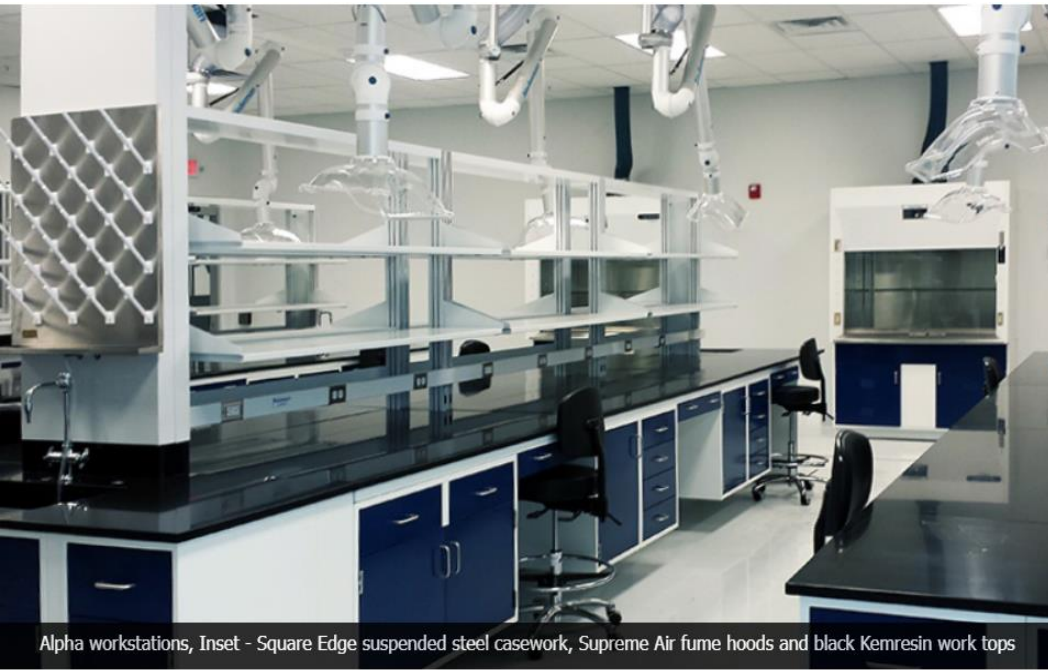
Included Office Sq. Ft.
52,306 +/- sf

SELECT LIST OF CUSTOMERS



*Not an exhaustive list

PRODUCTS OFFERED



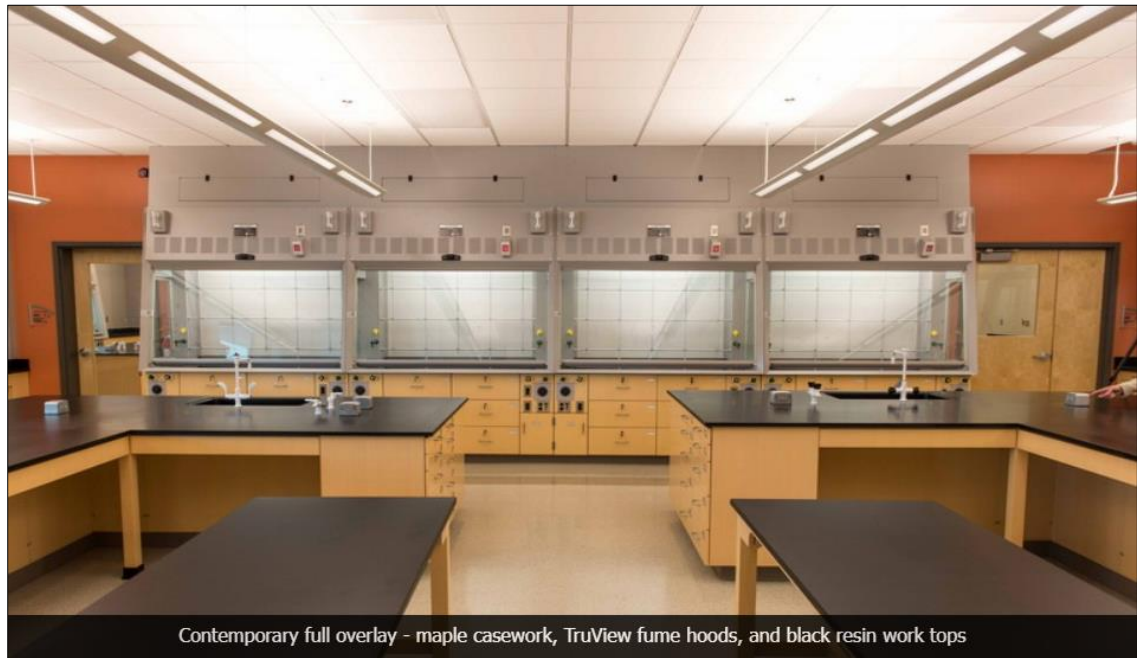
Alpha workstations, Inset - Square Edge suspended steel casework, Supreme Air fume hoods and black Kemresin work tops



Fume Hoods



Resin Sinks



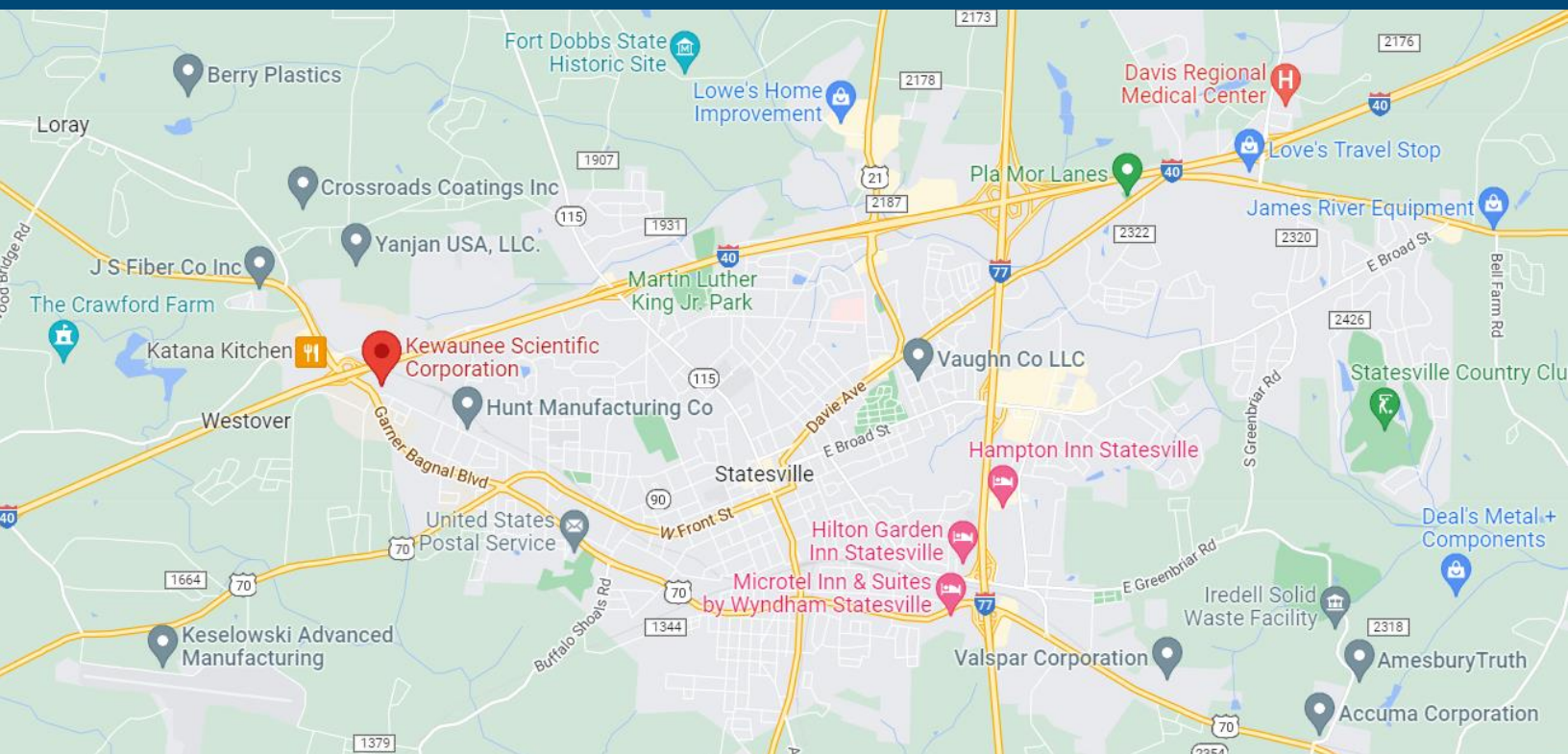
Contemporary full overlay - maple casework, TruView fume hoods, and black resin work tops

ABOUT THE TENANT



Founded in 1906, Kewaunee set a goal to design and build a superior line of laboratory furniture and products. Throughout the years they have work with both government and private industry providing them with steel, wood, and laminate casework, fume hoods, adaptable modular systems, biological safety cabinets, epoxy resin worksurfaces and sinks, among other products. Their global headquarters are in Statesville, North Carolina. Today, Kewaunee Scientific Corporation is a recognized global leader in the design, manufacture, and installation of laboratory, healthcare, and technical furniture products.

Map Location



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 Nevada.
- 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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