

INDICATION OF INTEREST



COVE CAPITAL
— INVESTMENTS, LLC —

COVE OMAHA MSA DST

3502 S 11TH ST. COUNCIL BLUFFS, IOWA 51501 (OMAHA, NE MSA) - NET LEASE INVESTMENT OPPORTUNITY
AVAILABLE FOR 1031 EXCHANGE & DIRECT CASH INVESTMENT

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Risks and Disclosures

- ▶ This Offering is made only to Accredited Investors per Regulation D, Rule 506c.
- ▶ This material is intended for Accredited Investors generally defined as an individual having a net worth of over 1 million dollars exclusive of primary residence, and certain entities with gross assets of greater than 5 million dollars or made up entirely of accredited individuals. If you are unsure if you or your entity is considered accredited, please verify with your CPA and attorney prior to considering an investment.
- ▶ There are significant limitations on the ability to sell or transfer interests.
- ▶ Securities offered through WealthForge Securities, LLC(member FINRA/SIPC). Cove Capital Investments, LLC and WealthForge Securities, LLC are unaffiliated entities.
- ▶ The Internal Revenue Code Section 1031 contains complex tax concepts. You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment. This material is not to be interpreted as tax or legal advice.
- ▶ Past performance is not indicative of future results.
- ▶ This material is obtained from sources believed to be reliable however Cove Capital and its principals/affiliates cannot guarantee that it is accurate or complete.
- ▶ Potential cash flows/ distributions/ appreciation are not guaranteed and could be lower than anticipated.
- ▶ There are material risks associated with investing in real estate, Delaware Statutory Trust (DST) properties and real estate securities. These include illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, the risk of new supply coming to market and softening rental rates, general risks of owning/ operating commercial properties, potential adverse tax consequences, loss of entire investment principal, declining market values, and general economic risks.
- ▶ Investors should read the entire PPM carefully, including the “Risk Factors” section of the PPM before investing.
- ▶ The Sponsor, Master Tenant, Trustees and their Affiliates will all receive substantial fees and compensation relating to the syndication and sale of interests, as well as relating to the ongoing management and disposition of the Property owned by the DST.
- ▶ Principals and associates of Cove Capital Investments, LLC (“Cove Capital”), which are registered representatives of WealthForge Securities, LLC, may represent investors considering an investment in the beneficial interests and may make offers and sales of beneficial interests, thereby receiving an economic benefit from the sale of beneficial interests.
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- ▶ **The Sponsor may potentially utilize equity or financing in the form of a bridge loan, first mortgage, preferred equity or mezzanine financing regarding the acquisition of the Property. This poses a level of risk to investors if the Sponsor was unable to raise the entire offering amount and retire the equity or financing, including foreclosure and a complete loss of investor capital.**

Investment Summary

- ▶ **Investment Grade Tenant on a Long-Term Net Lease**
- ▶ **Occupancy: 100%**
Leased by FedEx Freight
Corporately Guaranteed Lease by FedEx (NYSE:FDX)
- ▶ **Leased Through May 31, 2028**
Plus Four (4), Five (5)-year Renewal Options
- ▶ **FedEx Freight Recently Expanded the Facility**
Long-Term Commitment to the Location
- ▶ **5% Rent Increase in 2022**
- ▶ **Immediately Adjacent to Google Data Center***

Cove Capital Investments Seeks to Provide

- ✓ Risk Adjusted Durable Income Streams
- ✓ High Quality Tenants
- ✓ Risk Mitigation
- ✓ Multiple Exit Strategies

*Google Data Center is not a part of the Subject Offering

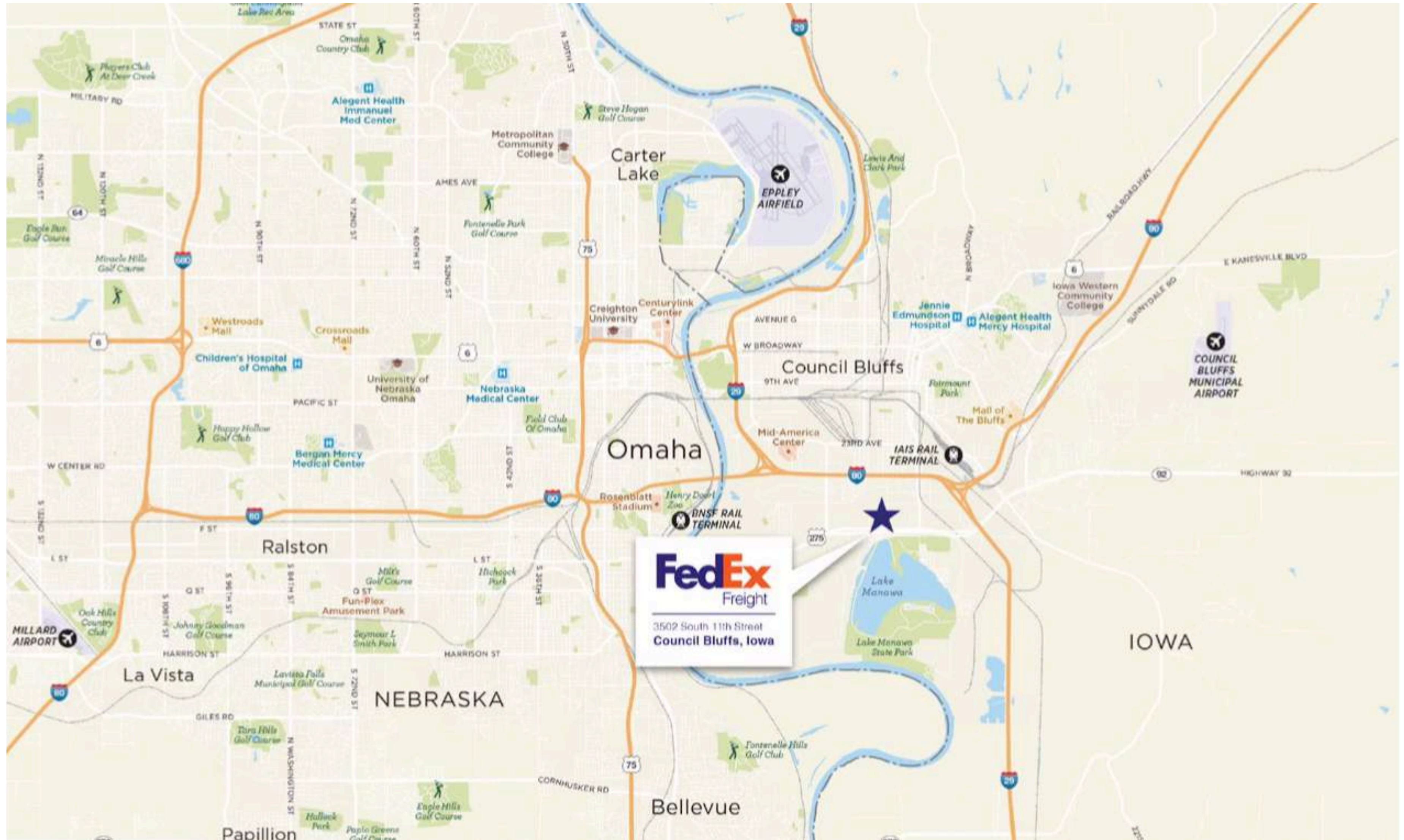
There is no guarantee such objectives will be met.



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Asset Location



Location information is provided for educational purposes and is general in nature. It may not predict the performance of the property.

Source: Newmark

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Acquisition Summary

Property Details

Address	3502 S. 11th St
City / State / Zip	Council Bluffs, IA 51501
Metro Area	Omaha, NE MSA
Tenant	FedEx Freight (NYSE: FDX)
Property Type	Net Lease Industrial
Building Size	36,599 Square Feet
Year Built / Expanded	1999 / 2016
Leverage Ratio	0.00%



Source: Newmark

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Investment Highlights

RECENT EXPANSION

- ▶ The subject property was built in 1999 and expanded in 2016, showcasing FedEx's long-term commitment to the location. The asset consists of a 36,599 square foot building, on a 10.56 acre parcel of land. This was a built-to-suit project, developed specifically for the tenant, FedEx Freight, who uses the property as a distribution facility.

STRONG LEASE GUARANTOR

- ▶ FedEx had \$65 billion of revenue in 2018 and is poised for continued growth as ecommerce continues to expand.

LONG-TERM NET LEASE

- ▶ FedEx Freight, Inc. signed a long-term lease through May 31, 2028 with four, five-year extension options.

LOCATION

- ▶ Nearby tenants include FedEx Ground, Google Data Center, Central Life Sciences, Independent Parts Manufacturing, Future Foam, Omaha Standard Palfinger, Building Products, Sam's Club, ALDI, Home Depot, and Walmart Supercenter.

Source: Google Maps. Wikimedia Commons. Newmark. <http://s1.q4cdn.com/714383399/files/oar/2018/AnnualReport2018/assets/pdf/FedEx-Annual-Report-2018.pdf>



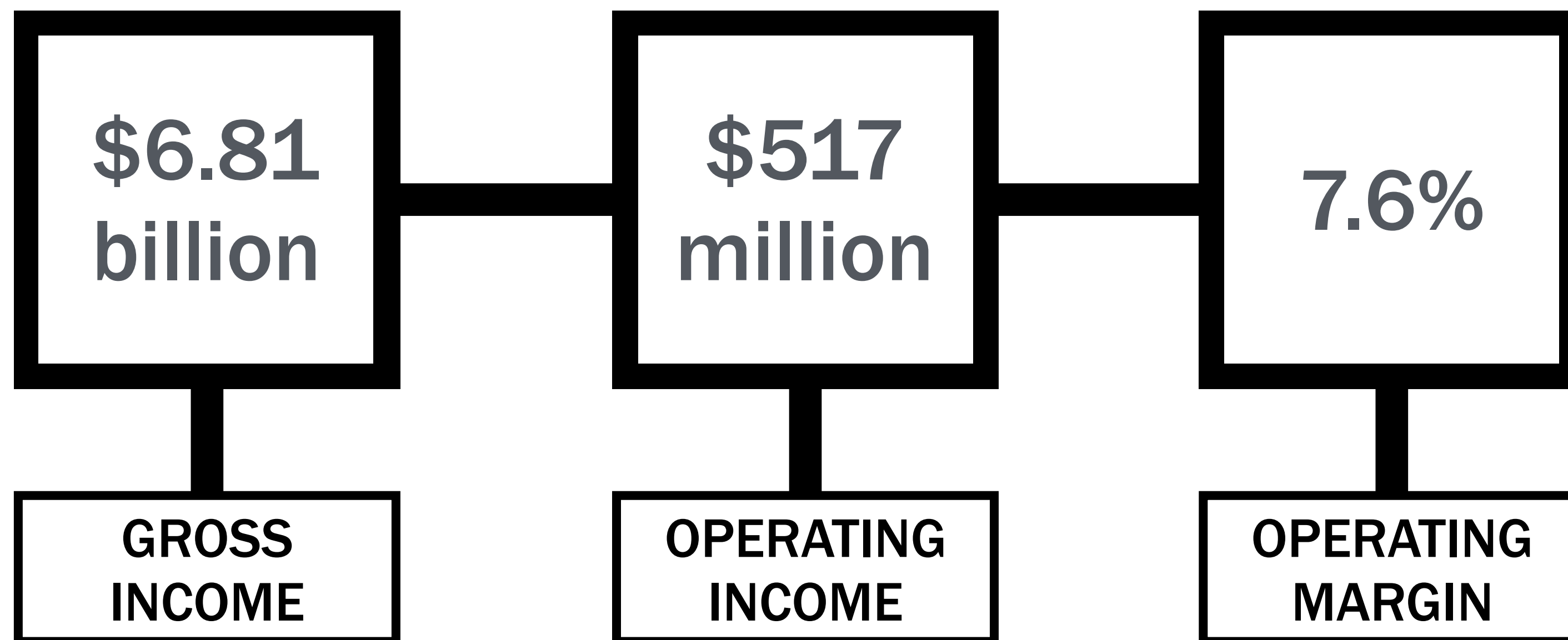
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The Tenant

FedEx Freight, Inc., the property's tenant, offers priority and economy freight shipping with extensive coverage throughout North America.

FedEx Freight by The Numbers



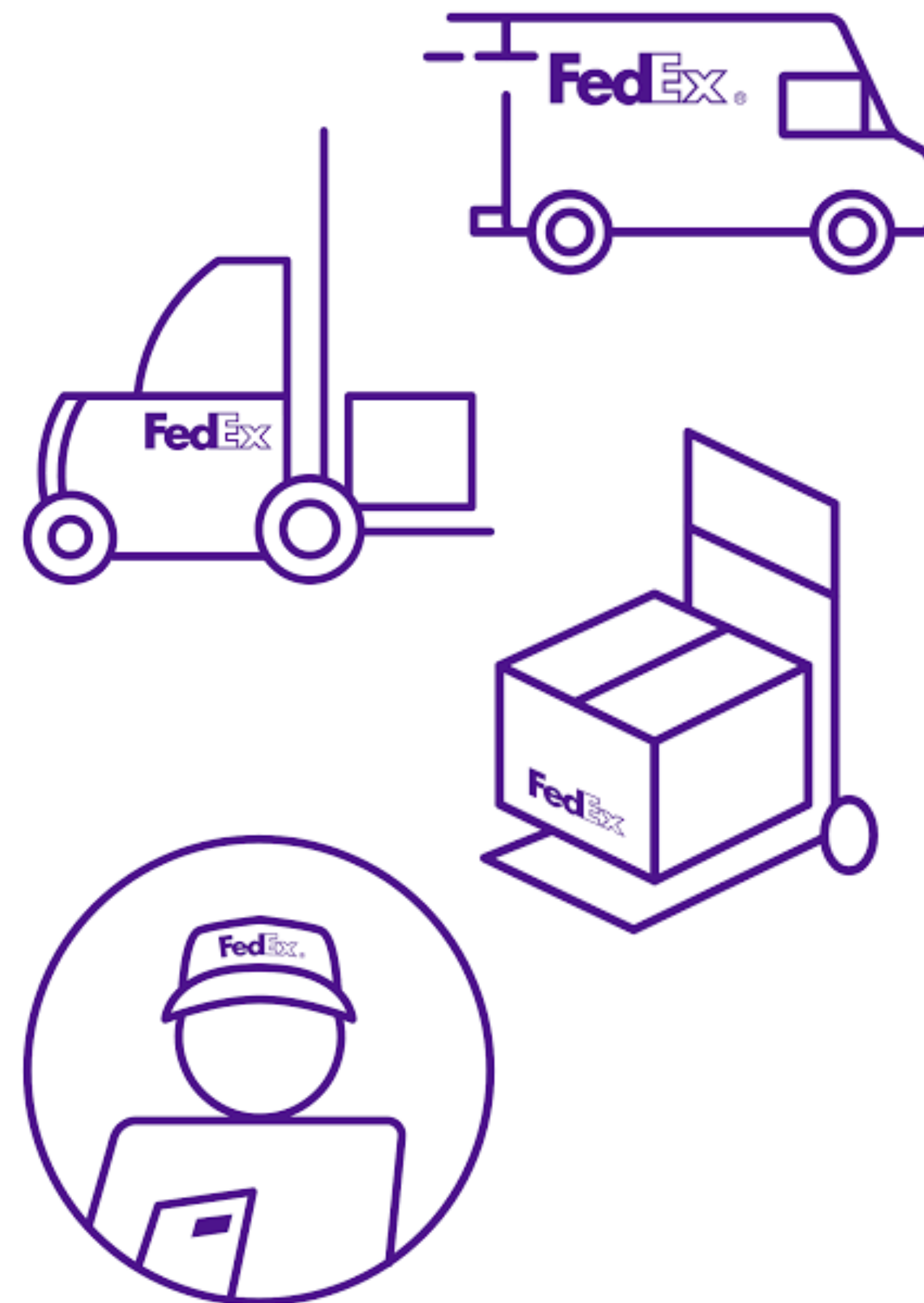
Source: <http://s1.q4cdn.com/714383399/files/oar/2018/AnnualReport2018/assets/pdf/FedEx-Annual-Report-2018.pdf>

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8 Reasons We Like FedEx As a Lease Guarantor

- 1 FedEx had revenue of \$69.7 billion in FY2019
- 2 FedEx employs 450,000 team members worldwide
- 3 FedEx receives over 250 million package-status tracking requests daily
- 4 FedEx is supported by 2,150 FedEx Express stations with 13 Air Express Hubs, over 600 Operating Facilities with 39 Ground Hubs, about 370 FedEx Freight Service Centers, and about 2,100 FedEx Office Locations
- 5 FedEx moves an average of 15 million shipments each business day
- 6 FedEx has been recognized by Fortune Magazine as one of the top “100 Best Places to Work For” (2019) and No. 10 among “World’s Most Admired Companies” (2019), by Forbes Magazine as “World’s Most Valuable Brands” (2019), and by Bloomberg Businessweek Magazine as among “The Civic 50” listing of America’s most community-minded companies (2019)
- 7 FedEx had over 65 million unique visitors online per month in 2018
- 8 FedEx ships to over 220 countries and territories



Source: <https://about.van.fedex.com/our-story/company-structure/corporate-fact-sheet>

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Reasons to Consider Cove Omaha Freight DST

1	No refinancing risk.
2	Eliminates the risk of taking on equal or greater debt in future 1031 exchanges.
3	Provides 1031 investors the ability to diversify a portion of their exchange dollars into an all-cash / 0% loan-to-value property in an effort to reduce potential risk. <i>*Diversification does not guarantee profits or protect against losses.</i>
4	Flexibility to hold through any potential market downturns, credit crunches, recessions and /or depressions.
5	No cross-collateralized loan risk found in certain leveraged DSTs.
6	No cash flow sweep risk as found in certain DST properties with debt.
7	Oftentimes, an all-cash / 0% loan-to-value DST can have a higher projected cash flow than leveraged DSTs due to there being no monthly debt service that needs to be paid to a lender.
8	Allows investors to protect themselves from the financial catastrophe of a complete loss of their principal due to the debt-free nature of the offering.
9	No “balloon mortgage maturity” which is typically found in most leveraged DST properties.
10	No lender prepayment penalties, defeasance costs and/or yield maintenance.
11	Lower fees – Oftentimes, all-cash / 0% loan-to-value DSTs can have lower fees/commissions than leveraged DSTs.

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About Cove Capital Investments, LLC

Cove Capital Investments creates 1031 exchange DST investments for accredited investors. Our offerings are attractive to those investors seeking to mitigate risk through debt free offerings with no long term mortgages encumbering the property which is a contrarian investment approach to most other DST offerings.

www.covecapitalinvestments.com

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(855) 463-7428

A commitment to providing investors with All-Cash/Debt-Free investment options:

- ▶ At Cove Capital Investments we seek to provide our investors with debt free real estate investment options for their 1031 exchange and direct investments.
- ▶ We believe that this provides a level of risk mitigation to 1031 exchange investors that is not found in most levered DST investments. The principals of Cove Capital Investments have sponsored and co-sponsored the syndication of over 1.3 million square feet of DST properties in the multifamily, net lease, industrial and office sectors as well as they seek to invest side by side their 1031 exchange investors in each of the Cove Capital offerings.

The Cove Exit Strategy:

At Cove, due to our debt free DST 1031 offerings, we are free to pursue whichever exit strategy provides the most potential opportunity to our investors. We also are not constricted by lender prepayment penalties, lender maintenance and vast defeasance costs that other DSTs with loans are bound to, allowing us to be more flexible in selling assets when the right opportunities present themselves.

Cove's Exit Strategy Provides for Multiple Potential Options*

- ✓ Individual Asset Sales to 1031 Exchange Investors
- ✓ Individual Asset Sales to REITs, Family Offices, Investment Funds and other Professional Investors
- ✓ Portfolio Sales of Assets
- ✓ 721 UPREIT Rollup

* Please note that there is no guarantee that these exit strategies may be utilized. Please also note that there is no guarantee for a profitable exit or sale of any real estate investment or offering.

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