



Debt-Free DST Offering

INDICATION OF INTEREST

COVE CAPITAL INVESTMENTS, LLC

Cove Essential Net Lease 41 DST

- ✓ ALL-CASH DEBT-FREE DST OFFERING
- ✓ ESSENTIAL BUSINESSES THAT REMAINED OPEN DURING THE COVID-19 PANDEMIC
- ✓ 100% OCCUPANCY
- ✓ RECESSIONARY RESISTANT TENANTS
- ✓ INSTANT DIVERSIFICATION FOR 1031 EXCHANGE AND CASH INVESTORS*
- ✓ INVESTMENT GRADE TENANTS

Representative Photo



Representative Photo



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* Diversification does not guarantee profits or protect against losses. This material is a non-binding Indication of Interest brochure to assist the sponsor with the allocation of potential ownership interests. The offering is subject to revision, change, and cancellation. There is no guarantee that the offering will be made. Upon commencement of the offering, you will be provided with a Private Placement Memorandum (PPM) which will discuss the offerings business plan and risk factors which you are encouraged to read in its entirety prior to considering an investment. The offering is made available to accredited investors only under Regulation D Rule 506c. *All real estate and DST investments carry the risk of a complete loss of invested capital and that returns/cash flow/appreciation/distributions after appreciation are not guaranteed and could be lower than anticipated. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. 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. By accepting this material, you agree to keep all terms and provisions of this offering and the lease confidential, and you will not share or disseminate any of the information in this offering or the lease. Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 2093 Philadelphia Pike, Suite 4196 Claymont, DE 19703. Photos shown are representative of the types of properties/tenants in the offering.

- 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 Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 2093 Philadelphia Pike Suite 4196 Claymont, DE 19703. Cove Capital Investments, LLC and Growth Capital Services 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 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 Growth Capital Services, 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.
- All real estate and DST investments carry the risk of a complete loss of invested capital and that returns/cash flow/appreciation/distributions after appreciation are not guaranteed and could be lower than anticipated. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. By accepting this material, you agree to keep all terms and provisions of this offering and the lease confidential, and you will not share or disseminate any of the information in this offering or the lease.
- **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.**

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COVE ESSENTIAL NET LEASE 41 DST

PRIMARY GOALS AND OBJECTIVES:*

- ✓ Corporate backed leases
- ✓ All tenants are considered essential businesses that remained open and paying rent during the COVID-19 pandemic
- ✓ Instant diversification amongst tenants and geography*
- ✓ Current monthly distributions*
- ✓ Tax advantages flow through to investors to provide shelter to potential income stream
- ✓ All tenants are considered recessionary resistant due to their providing of basic necessities, goods and vital services
- ✓ Preservation of capital*
- ✓ Utilize an all-cash/debt-free strategy to protect investors against leverage related issues
- ✓ High Quality Corporate Tenants

The Cove Essential Net Lease 41 DST offering was designed for those 1031 exchange and cash investors seeking a diversified all-cash/debt-free investment offering. The portfolio consists of three high quality net leased properties with corporate backed leases. The tenants are all considered recessionary resistant as well as COVID-19 pandemic resistant. Investors in this offering, due to it's debt free nature with no long-term mortgages encumbering the assets, will not have to worry about balloon mortgages, prepayment penalties, go dark clauses, cash flow sweep clauses, foreclosure and other risks associated with leverage. The offering is designed to provide potential monthly distributions to investors and flow through of tax benefits to help shelter rental income.*



*There can be no assurance that these goals and objectives will be met.

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Representative Photo



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INVESTMENT HIGHLIGHTS:

- ✓ All-Cash/Debt-Free DST Offering
- ✓ 100% Occupied
- ✓ Diversified Portfolio: 3 Properties
- ✓ Flow Through of Tax Benefits to Investors
- ✓ Corporate Backed Net Leases
- ✓ COVID-19 Pandemic Resistant Essential Business Tenants
- ✓ High Quality Corporate Tenants
- ✓ Recessionary Resistant Tenants



Representative Photo

- ✓ RECESSIONARY RESISTANT
- ✓ COVID-19 PANDEMIC RESISTANT

- ✓ ESSENTIAL BUSINESSES
- ✓ 100% OCCUPIED

- ✓ CORPORATE BACKED NET LEASES
- ✓ HIGH QUALITY CORPORATE TENANTS



**BROWNSTOWN, IN
O'REILLY**

Net Lease O'Reilly Auto Parts
in Brownstown, IN



**VALLEY, AL
ADVANCE AUTO PARTS**

Net Lease Advance Auto Parts
in Valley, AL



**HOT SPRINGS, AR
DOLLAR GENERAL**

Net Lease Dollar General
in Hot Springs, AR



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COVE CAPITAL COVE ESSENTIAL NET LEASE 41 DST PORTFOLIO OVERVIEW

— INVESTMENTS, LLC —

HIGHLIGHTS:

- ✓ All-Cash/Debt-Free
- ✓ Corporate Backed Net Leases
- ✓ COVID-19 Pandemic Resistant Essential Businesses
- ✓ 100% Occupied
- ✓ Recessionary Resistant Tenants
- ✓ Investment Grade Tenants



Hot Springs, AR
Dollar General



Brownstown, IN
O'Reilly Auto Parts



Valley, AL
Advance Auto Parts

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Founded in 1932 in Roanoke, Virginia, Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both the professional installer and do-it-yourself customers. With net annual sales of over \$10.1 billion and 74,000 employees, Advance Auto is the world's 2nd-largest automotive supply company. A publicly traded company on the NYSE since 2001, Advance Auto currently trades at nearly \$130 per share.

The company operates approximately 5,200 company owned stores and ±140 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands, as well as 50 distribution centers throughout the U.S. and Canada. Advance Auto is focused on growth through store openings, collaborations, and building their online presence. They opened 85 new stores in 2017. Then in 2018, they rolled out an e-commerce engine known as "Advance Pro," which is dedicated specifically to their professional customers. This new platform alone helped them access over 20,000 orders through the company website just in Q1 2018. To further increase traffic at its stores and websites, the company recently partnered with Uber Technologies in April 2018. Under the partnership, Advance Auto Parts will serve as an exclusive aftermarket auto parts supplier for the Uber Visa Debit Card program to cater to driver-partners.

TENANT OVERVIEW

Founded	1932	Stock Ticker	AAP (NYSE)
Headquarters	Raleigh, NC	FY20 Revenue	\$10.1 Billion
# of Employees	74,000	Market Cap	\$12.62 Billion
Industry	Retail		

INVESTMENT HIGHLIGHTS

- Advance Auto Parts Long Term NN Lease With 10.5 Years Remaining
- Corporately Guaranteed by Advance Auto Parts, Inc.
- Favorable Visibility Along 20th Avenue With Large Concrete Parking Lot
- Nearby Walmart Anchored Retail Center, Creating Additional Customer Traffic
- Surrounded by Various National Credit Tenants Including Aaron's, Arby's, ACE Hardware, Dairy Queen, Dollar Tree, Hibbett Sports & More
- Healthy 5 Mile Demographics of 23,588 Residents
- Tenant has Occupied This Location Since 1995, Showing Commitment to Site
- Advance Auto Parts is an Investment Grade Tenant, Boasting an S&P Credit Rating of BBB- With a Stable Outlook

Source: Offering Memorandum

Source: <http://ir.advanceautoparts.com/investors/overview/default.aspx>

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DOLLAR GENERAL



Representative Photo

Dollar General (NYSE: DG) is a chain of more than 16,720 discount stores in 46 states, primarily in the South, East, Midwest, and Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, apparel, and food, it targets low, middle, and fixed-income shoppers. The company has grown to be the country's largest small-box discount retailer. Stores are often located in small towns off the radar of giant discounters. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Dollar General has more stores than any other retailer and is easily the largest dollar store chain.

This property is leased through August 8, 2031 and includes five 5-Year renewal options. It has 100% occupancy and is corporately guaranteed.

TENANT OVERVIEW

FOUNDED	1939	STOCK TICKER	DG (NYSE)
HEADQUARTERS	Goodlettsville, TN	MARKET CAP	\$52.75 Billion
# OF EMPLOYEES	143,000	NET SALES (AS OF 01/2021)	\$33 Billion
LOCATIONS	17,177	GROSS PROFIT	\$10.7 Billion
SAME-STORE SALES GROWTH (AS OF 01/2021)	16.3%	OPERATING PROFIT	\$3.5 Billion



Hot Springs, Arkansas, and Hot Springs National Park owe their existence to an array of springs that still supply naturally heated water for thermal baths. The historic Fordyce Bathhouse, located on famous Bathhouse Row, serves as the park's visitor center. Hot Springs National Park is the smallest and oldest of the parks in the National Park System. It dates back to 1832 when Congress established, 40 years ahead of Yellowstone, the first federally protected area in the nation's history. Hot Springs Reservation, which was renamed Hot Springs National Park in 1921, was created to protect the 47 naturally flowing thermal springs on the southwestern slope of Hot Springs Mountain. Visiting the park is free.

Source: Offering Memorandum

Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html> Source: <https://www.arkansas.com/hot-springs-ar-things-do-events>



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O'Reilly Auto Parts is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies, equipment, and accessories, serving both the professional service providers and do-it-yourself customers. O'Reilly's prides itself on being the dominant auto parts retailer in all of their market areas. From their roots as a single store in Springfield, Missouri in 1957, the company now operates over 5,420 stores in 47 states and employs more than 82,000 team members. On April 23, 1993, the company completed an initial public offering, and it now trades on the NASDAQ market under the symbol ORLY. O'Reilly's initial public stock offering was well received by investors and its success has continued to date. For the calendar year ended 12/31/2018, the company reported revenue of \$9.5 billion and net income of \$1.8 billion.

TENANT OVERVIEW

Founded	1957	Stock Ticker	ORLY (NYSE)
Headquarters	Springfield, MO	FY20 Revenue	\$10.1 Billion
# of Employees	82,000+	Market Cap	\$12.62 Billion
Industry	Retail	S&P/Moody's Credit Rating	BBB/BAA1

INVESTMENT HIGHLIGHTS

- › New 15-Year Corporate Lease
- › 6% Rent Increase in Year 11
- › Investment Grade Tenant, Rated 'BBB' by S&P and BAA1 by Moody's
- › Brand New 2021 Construction, Latest Prototype Design
- › O'Reilly Has Reported 28 Consecutive Years of Comparable Store Sales Growth
- › \$11.6 Billion in Revenue in 2020, 14% Increase Over 2019
- › 13,490 VPD via W Commerce Street
- › Located Along Main Retail Corridor with National Tenants Including CVS, McDonald's, Circle K, Dollar General and Dollar Tree
- › Minutes to Brownsstown Speedway, One of 'USA Today's' Top 12 Best Dirt Racing Track in the Country
- › Centrally Located Between Indianapolis, Louisville and Cincinnati

Source: Offering Memorandum

Source: <https://corporate.oreillyauto.com/corporate-information-general-info>

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- 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/debt-free property in an effort to reduce potential risk.
**Diversification does not guarantee profits or protect against losses.*
- 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 /debt-free 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 a lender foreclosure.
- 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 / debt-free DSTs can have lower fees / commissions on investor equity than leveraged DSTs.

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

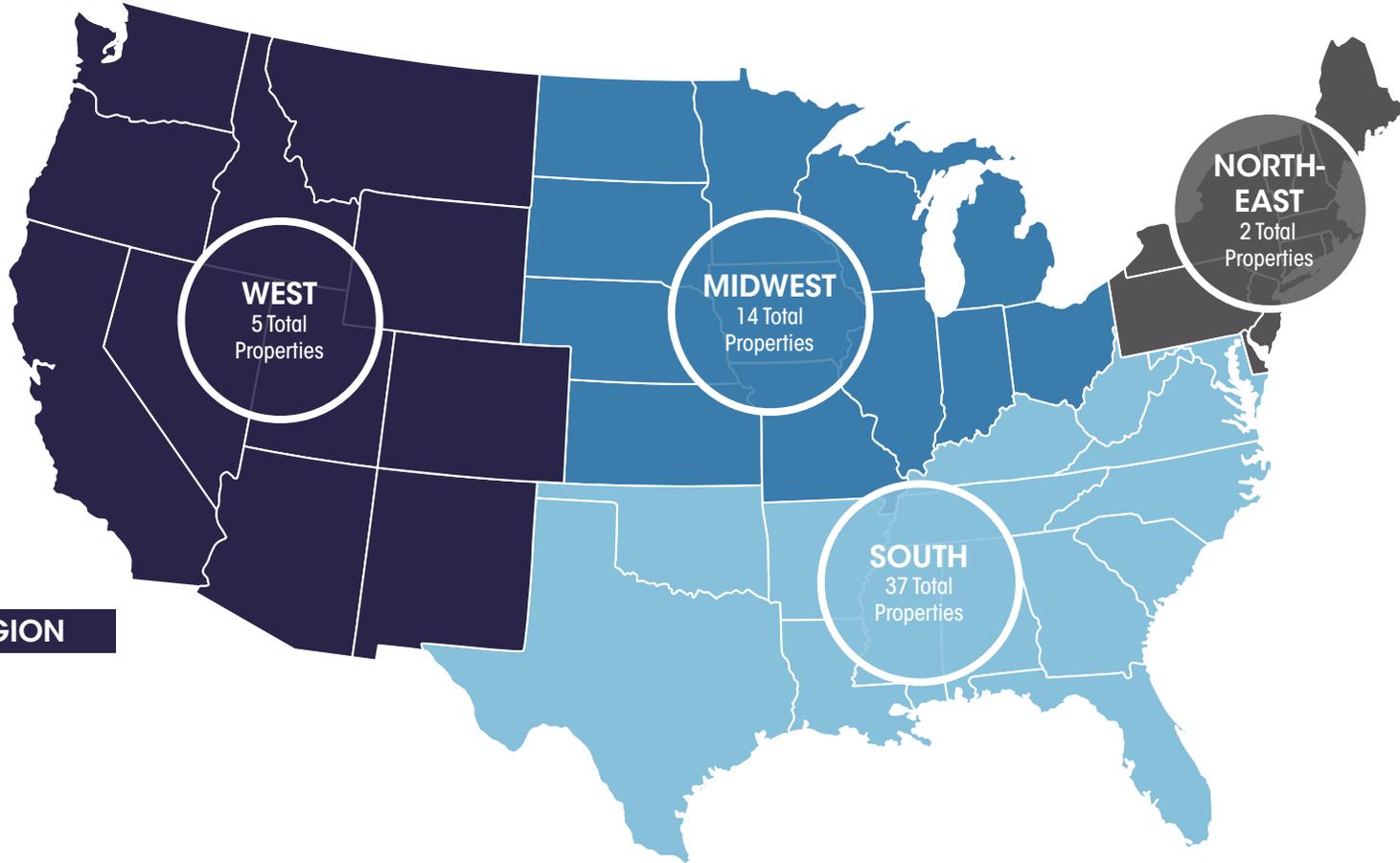
Cove's Exit Strategy Provides for Multiple Potential Options*

- ✓ 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
- ✓ Hold for long-term income and appreciation potential
- ✓ Cash out refinance to provide investors with a large amount of invested capital back in the form of a refinance as well as to enhance cash on cash returns on remaining equity

** 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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Investors in the offering will not have an ownership interest in the properties represented below, aside from the Cove Essential Net Lease 41 DST properties.



WESTERN REGION

- 1 Industrial
- 2 Multifamily
- 2 Net Lease

MIDWESTERN REGION

- 6 Industrial
- 2 Medical
- 6 Net Lease

SOUTHERN REGION

- 5 Industrial
- 9 Medical
- 18 Net Lease
- 5 Multifamily

NORTHEASTERN REGION

- 2 Medical

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COVE CAPITAL INVESTMENTS SPONSOR OVERVIEW*

COVE CAPITAL INVESTMENTS, LLC CREATES 1031 EXCHANGE DST INVESTMENTS AND PRIVATE EQUITY REAL ESTATE OFFERINGS FOR ACCREDITED INVESTORS.

Many of these 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. Cove Capital seeks to provide investors with debt free real estate investment options for their 1031 exchange, leveraged DST investments for those needing to replace debt in a 1031 exchange as well as direct cash investment opportunities.

The principals of Cove Capital have sponsored and co-sponsored the syndication of over 2.3 million square feet of DST properties in the multifamily, net lease, industrial and office sectors. They also endeavor to invest alongside 1031 exchange investors in each of their offerings.



COVE CAPITAL SNAPSHOT*

- ✓ 916 Investors Nationwide And Counting
- ✓ 58 Buildings Nationwide In The Cove Portfolio
- ✓ 1,293,583 Square Feet Of Real Estate Managed By Cove Capital
- ✓ High Quality Tenants Include Amazon, Fedex, Fedex Ground, Fedex Freight, CSL Plasma, Fresenius, Davita, Frito Lay, Walgreens, Tractor Supply Co, Dollar General, CVS, Zips, Bojangles And Family Dollar
- ✓ Cove Capital Is Believed To Be The First DST Sponsor To Fully Subscribe A Debt Free Multifamily DST Offering
- ✓ Robust Current Inventory Of DST And Private Equity Real Estate Offerings
- ✓ Fully Integrated Real Estate Company With - Acquisitions, Asset Management, Accounting, In-House Counsel, Marketing And Capital Markets

** Past performance is not a guarantee of future results. All information provided on Cove Capital Investments, LLC is for informational purposes only.*

*This material is a non-binding Indication of Interest brochure to assist the sponsor with the allocation of potential ownership interests. The offering is subject to revision, change, and cancellation. There is no guarantee that the offering will be made. Upon commencement of the offering, you will be provided with a Private Placement Memorandum (PPM) which will discuss the offerings business plan and risk factors which you are encouraged to read in its entirety prior to considering an investment. The offering is made available to accredited investors only under Regulation D Rule 506c. *All real estate and DST investments carry the risk of a complete loss of invested capital and that returns/cash flow/appreciation/distributions after appreciation are not guaranteed and could be lower than anticipated. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. 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. By accepting this material, you agree to keep all terms and provisions of this offering and the lease confidential, and you will not share or disseminate any of the information in this offering or the lease. Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 2093 Philadelphia Pike, Suite 4196 Claymont, DE 19703.*



A COMMITMENT TO PROVIDING INVESTORS WITH INVESTMENT OPTIONS:

At Cove Capital Investments we seek to provide our investors with debt free real DST investment options for their 1031 exchange and direct investments.

Cove Capital Investments is a private equity real estate firm providing accredited investors access to 1031 exchange eligible Delaware Statutory Trust properties as well as other real estate investment offerings. The Cove Capital team consists of Acquisitions, Asset Management, Accounting, Due Diligence, In-House Counsel, Investor Relations, Marketing and Capital Markets. Cove Capital maintains a robust current inventory of DST and private equity real estate offerings potentially available to investors.

The principals of Cove Capital have sponsored and cosponsored the syndication of over 2.3 million square feet of DST properties in the multifamily, net lease, industrial and office sectors. They also endeavor to invest alongside clients in each of their offerings.

Cove's Exit Strategy Provides for Multiple Potential Options*

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

** 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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