



COVE CAPITAL

— INVESTMENTS, LLC —

Cove Essential Net Lease 30 DST

- ✓ ALL-CASH DEBT-FREE DST OFFERING
- ✓ 100% OCCUPANCY
- ✓ INSTANT DIVERSIFICATION FOR 1031 EXCHANGE AND CASH INVESTORS*
- ✓ NUMBER OF PROPERTIES: 3
- ✓ TOTAL SQ FT: APPRX. 42,593 SF
- ✓ ESSENTIAL BUSINESSES THAT REMAINED OPEN DURING THE COVID-19 PANDEMIC
- ✓ RECESSIONARY RESISTANT TENANTS
- ✓ HIGH QUALITY TENANTS

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Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.

Photos shown are representative of the types of properties/tenants in the offering.

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 Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104. 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.**
- This offering is dynamic and there is no guarantee that any of the listed Properties will be purchased by the DST, and properties may be added or subtracted within the sole and absolute discretion of the Signatory Trustee of the Trust. Any such addition or subtraction of properties may also alter the projected returns.

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COVE ESSENTIAL NET LEASE 30 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, industries, asset classes 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 Tenants

The Cove Essential Net Lease 30 DST offering was designed for those 1031 exchange and cash investors seeking a diversified all-cash/debt-free investment offering. The portfolio consists of approximately 42,593 sq ft of high quality net leased real estate with corporate backed leases. The tenants are all considered recessionary resistant as well as COVID-19 pandemic resistant. Investors in this offering, due to its 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.



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INVESTMENT HIGHLIGHTS:

- ✓ All-Cash/Debt-Free DST Offering
- ✓ Total Sq Ft: Apprx. 42,593
- ✓ COVID-19 Pandemic Resistant Essential Business Tenants
- ✓ 100% Occupied
- ✓ Flow Through of Tax Benefits to Investors
- ✓ Investment Grade Tenants
- ✓ Diversified Portfolio: 3 Properties
- ✓ Corporate Backed Net Leases
- ✓ Recessionary Resistant Tenants



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- ✓ RECESSIONARY RESISTANT
- ✓ COVID-19 PANDEMIC RESISTANT



**FREELAND, MI
FEDEX**

Net Lease FedEx Facility
in Freeland, MI



- ✓ ESSENTIAL BUSINESSES
- ✓ 100% OCCUPIED



**CHALMETTE, LA
FRESENIUS**

Net Lease Fresenius in
Chalmette, LA



- ✓ CORPORATE BACKED NET LEASES
- ✓ HIGH QUALITY TENANTS



**LAMAR, SC
FAMILY DOLLAR**

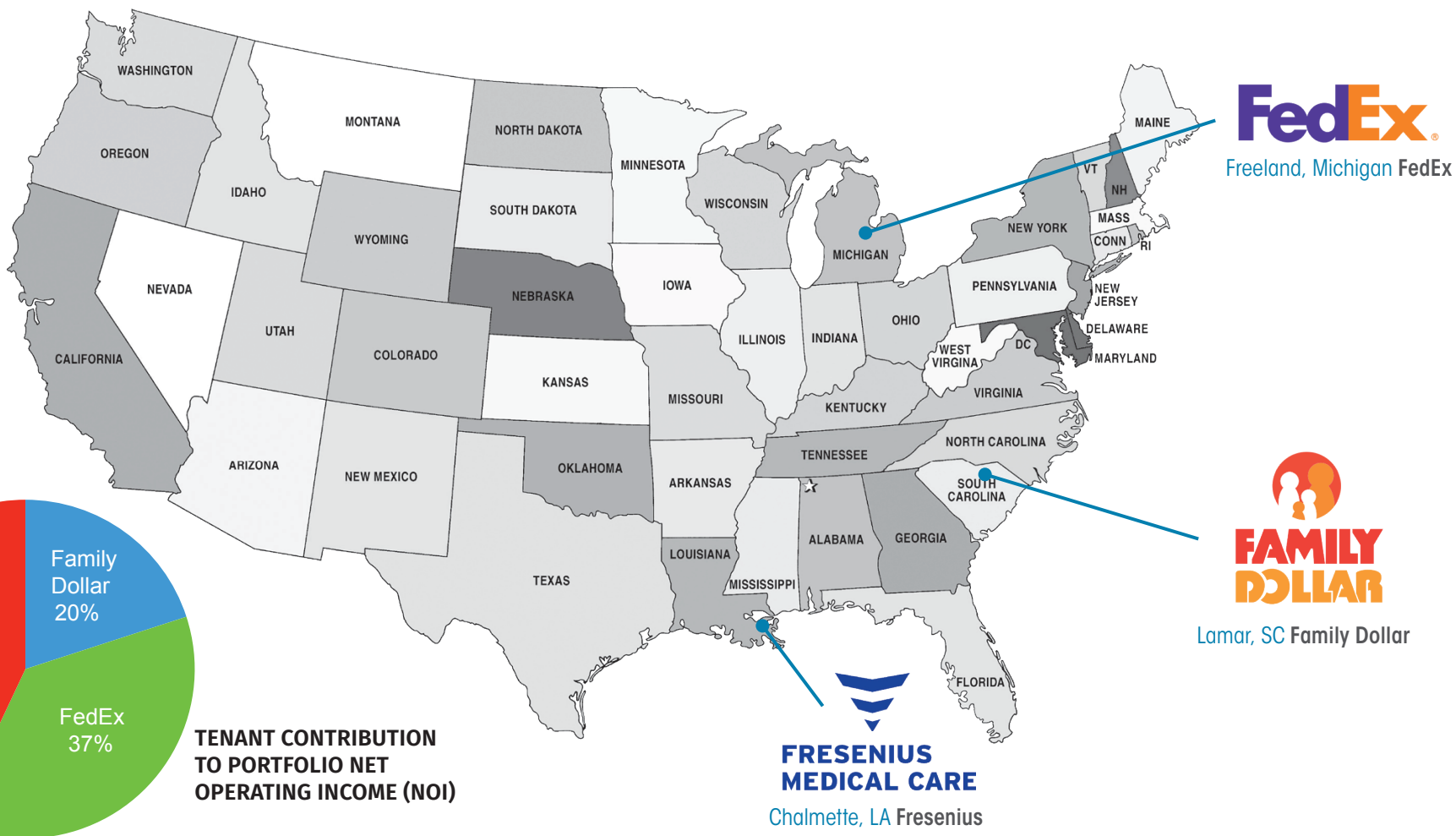
Net Lease Family Dollar
in Lamar, SC



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HIGHLIGHTS:

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



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FedEx Corp. provides a broad portfolio of transportation, e-commerce and business services under the FedEx brand. These companies are included in the following reportable business segments:

- FedEx Express: the world's largest express transportation company, offering time-definite delivery to more than 220 countries and territories, connecting markets that comprise more than 99% of the world's gross domestic product.
- FedEx Ground: a leading North American provider of small package ground delivery services.
- FedEx Freight: a leading North American provider of less-than-truckload ("LTL") freight services across all lengths of haul.
- FedEx Services: provides sales, marketing, information technology, communications, customer service, technical support, billing and collection services, and certain back-office functions that support its transportation segments.

FEDEX PROFITS NEARLY TRIPLE AMID ONLINE SHOPPING SPIKE

March 20, 2021 — FedEx's profit nearly tripled in its third quarter, the company announced, reporting net income of \$892 million for the three months ending Feb. 28.

Read the full article: <https://www.yahoo.com/entertainment/fedex-profits-nearly-triple-amid-160655837.html>

FEDEX PROFIT SOARS WITH PANDEMIC-FUELED DELIVERY DEMAND

MARCH 18, 2021 — U.S. delivery firm FedEx Corp on Thursday said quarterly profit jumped more than expected on higher prices and surging volume from pandemic-fueled e-commerce deliveries during the holiday shipping season.

Read the full article: <https://www.reuters.com/article/us-fedex-results-idUSKBN2BA20W>

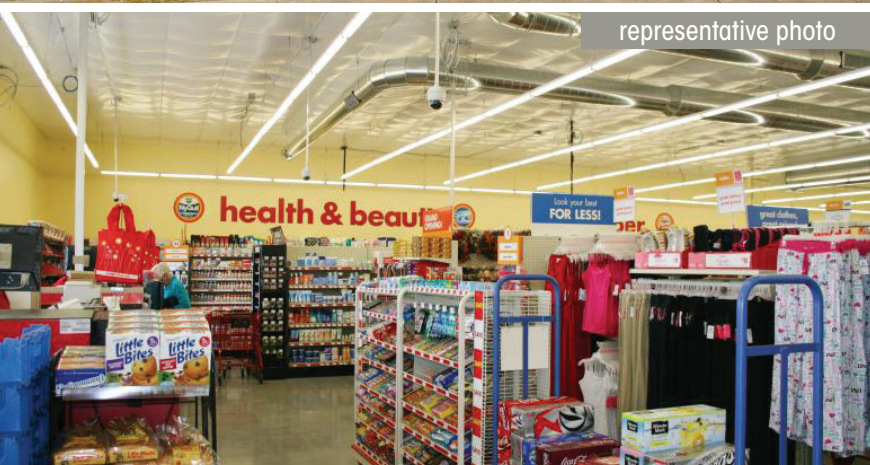
TENANT OVERVIEW

FOUNDED	1971
HEADQUARTERS	Memphis, TN
# OF EMPLOYEES	~500,000
DAILY PKG VOLUME	~16 Million
STOCK TICKER	FDX (NYSE)
MARKET CAP	\$74 Billion
FY20 REVENUE	\$69 Billion
INDUSTRY	Shipping & Logistics

INVESTMENT HIGHLIGHTS

- **Investment-Grade Credit:** The lease is guaranteed by Federal Express Corporation (NYSE: FDX), the world's largest commerce provider.
- **Long-Standing Tenant Commitment:** The Property was a build-to-suit for the tenant in 1991. Since then, FedEx has extended the lease on three (3) separate occasions. The end of the current lease term will mark over 35 years that FedEx has operated out of this location.
- **Passive Lease Structure:** The tenant is operating under a double-net (NN) lease structure.
- **Located Directly Next to MBS International Airport:** The Property is located directly next to MBS International Airport, the only major airport in this area of Michigan and strategically located directly in the center of the Midland-Bay City-Saginaw metro triangle.
- **E-Commerce Resistant:** FedEx Corporation has positioned itself to take full advantage of the explosion of e-commerce and the resultant business-to-consumer and business-to-business shipments.

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representative photo

Dollar Tree, a Fortune 200 Company which acquired Family Dollar in July, 2015, now operates more than 15,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, Deals, and Family Dollar with a Market Capitalization of \$25B. Dollar Tree is the nation's leading operator of fixed price-point stores, selling everything for \$1 or less, and Family Dollar is a leading national operator of multi price-point stores offering merchandise generally ranging in price from \$1-\$10 including consumables, home products, apparel and accessories, electronics, and seasonal goods to primarily low and middle-income consumers in convenient neighborhood stores. The Company intends to retain and to grow both banners going forward and will optimize the combined real estate portfolio.

TENANT OVERVIEW

Parent	Dollar Tree
Founded	1986
Headquarters	Chesapeake, VA
# of Employees	193,000
Stores	15,479
Stock Ticker	DLTR (Nasdaq)
Market Cap	\$22.3 Billion
FY19 Revenue	\$22.8 Billion

INVESTMENT HIGHLIGHTS

➤ **“Main & Main” Hard-Corner Location in City’s Primary Intersection**

The property is located at the hard corner of W. Main Street & N. Railroad Ave, the dominant intersection within Lamar. This strategic intersection receives more vehicle traffic than any other retail location in the city. W. Main Street connects Lamar to the surrounding communities as well as to Florence to the east and Columbia to the west.

➤ **Site-Dedicated Tenant: Multiple Lease Extensions Since Construction**

Tenanted by Family Dollar since its original construction in 2007, the tenant successfully operated through its 10-year base lease term, then went on to extend the lease not once, but twice, signaling the tenant’s potential viability for success and commitment to the site.

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Fresenius Medical Care (FMC) is the world's leading provider of products and services for people with chronic kidney failure. Around 3.5 Million patients with this disease worldwide regularly undergo dialysis treatment. Fresenius Medical Care offers products and services along the entire dialysis value chain from a single source. FMC cares for more than 347,000 patients in a global network of more than 4,000 dialysis clinics, with more than 120,000 employees in around 50 countries.

TENANT OVERVIEW

Founded	1912	Stock Ticker	FMS (NYSE)
Headquarters	Bad Homberg vor der Hohe, Germany	FY19 Revenue	\$13.6 Billion
# of Employees	120,000	Market Cap	\$24 Billion
Industry	Healthcare		

INVESTMENT HIGHLIGHTS

➤ SECURE INCOME STREAM

- 11 years remaining on original 15-year lease
- Scheduled 10% rent increases every five years plus three, 5-year options
- 2017 Built-to-suit construction for Fresenius Kidney Care, a brand new state-of-the-art dialysis clinic

➤ ESSENTIAL, RECESSION-RESISTANT TENANT

- The government has provided healthcare coverage for end stage renal disease (ESRD) since 1972 under the Medicare ESRD Program
- Fresenius Kidney Care has an S&P investment grade rating of BBBand has a net worth of \$10.144 Billion
- Given the nature of the product, Fresenius Kidney Care is a recession-resistant tenant that has been minimally affected by the demand of e-commerce and the recent COVID-19 Pandemic

➤ PROXIMITY

- Excellent Access and Visibility from Judge Perez Drive and surrounded by national retailers such as Home Depot, Wal-Mart, Chase Bank, Raising Canes, McDonalds and Walgreens
- A few blocks (0.3 mi) from Ochsner Health System (352 patient beds)
- Chalmette is 10 miles south of New Orleans and 87 miles east of Baton Rouge
- Strong Demographics with over 166,000 residents within a five-mile radius



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8 REASONS TO CONSIDER ALL-CASH/DEBT-FREE REAL ESTATE OFFERINGS

- 1 No refinancing risk.
- 2 Provides investors the ability to diversify a portion of their investment dollars into an all-cash/debt-free property in an effort to reduce potential risk. **Diversification does not guarantee profits or protect against losses.*
- 3 Flexibility to hold through any potential market downturns, credit crunches, recessions and /or depressions.
- 4 Oftentimes, an all-cash/debt-free offering 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.
- 5 Allows investors to protect themselves from the financial catastrophe of a complete loss of their principal due to a lender foreclosure.
- 6 No “balloon mortgage maturity” which is typically found in most leveraged offerings.
- 7 No lender prepayment penalties, defeasance costs and/or yield maintenance.
- 8 Lower fees - Oftentimes, all-cash/debt-free offerings can have lower fees than leveraged offerings.



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COVE ESSENTIAL NET LEASE 30 DST POTENTIAL EXIT STRATEGY:

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*

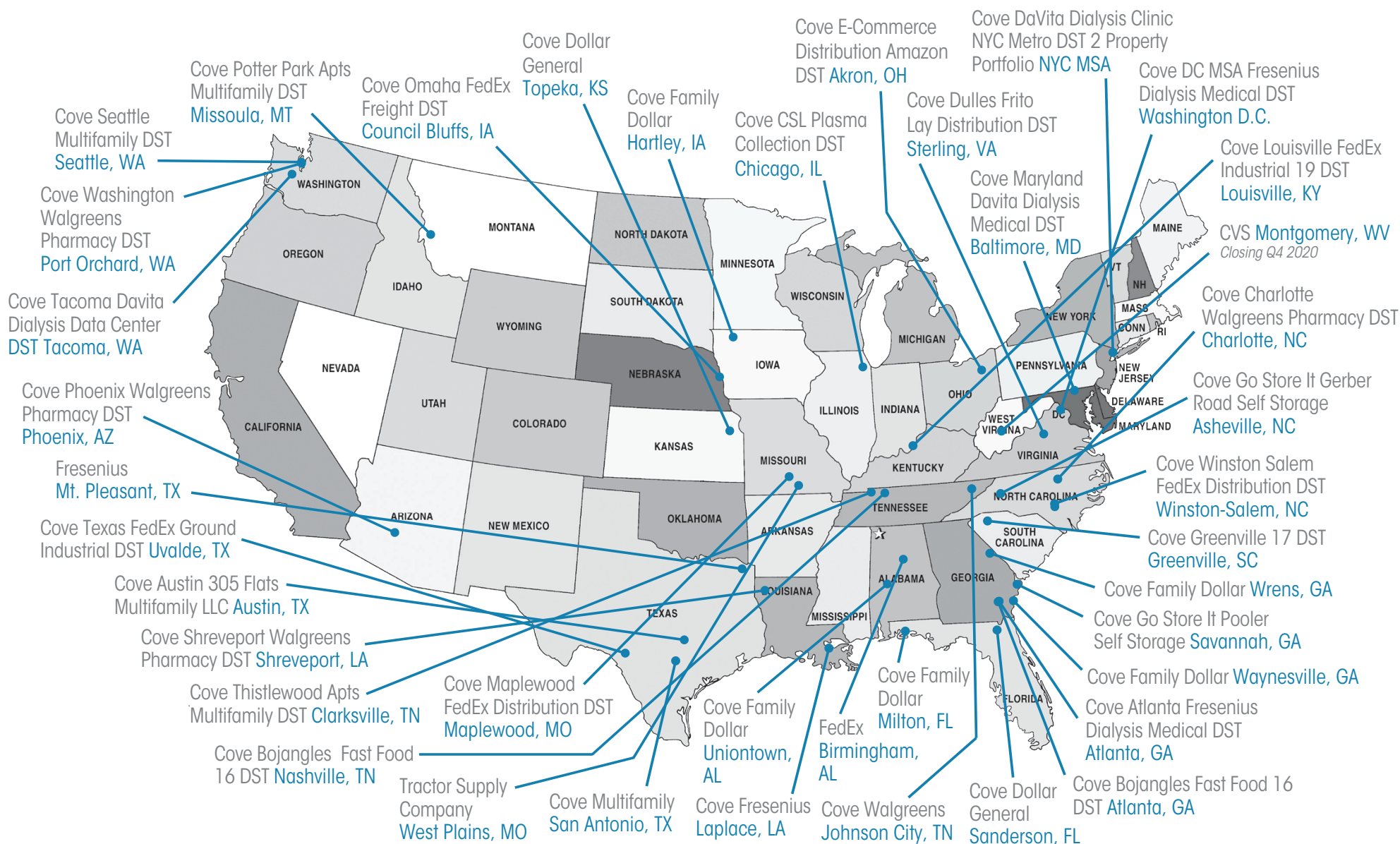
- ✓ Individual Asset Sales to 1031 Exchange Investors
- ✓ Individual Asset Sales to REITs, Family Offices, Investment Funds and other Professional Investors
- ✓ Portfolio Sales of Assets
- ✓ 721 UPREIT Rollup
- ✓ Hold for long-term income and appreciation potential
- ✓ Cash out refinance to provide investors 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.*

* 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 582 Market Street, Suite 300, San Francisco, CA 94104. Photos shown are representative of the types of properties/tenants in the offering.

CURRENT COVE PORTFOLIO

Investors in the offering will not have an ownership interest in the properties shown, aside from the Cove Essential Net least 25 DST properties.



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ABOUT COVE CAPITAL INVESTMENTS, LLC



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 investors that is not found in most levered investments. The principals of Cove Capital Investments have sponsored and co-sponsored the syndication of over 2.3 million square feet of properties in the multifamily, net lease, industrial and office sectors as well as they seek to invest side by side their investors in each of the Cove Capital offerings.

Cove Capital Investments creates real estate 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 real estate offerings.

COVE CAPITAL
— INVESTMENTS, LLC —

www.covecapitalinvestments.com | info@covecapitalinvestments.com | 877.899.1315

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 Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104. 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.**
- This offering is dynamic and there is no guarantee that any of the listed Properties will be purchased by the DST, and properties may be added or subtracted within the sole and absolute discretion of the Signatory Trustee of the Trust. Any such addition or subtraction of properties may also alter the projected returns.

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