

**Debt Free  
Multifamily DST  
in an Income  
Tax Free  
State**




*the*  
**BOWIE**  
SAN ANTONIO

INDICATION OF INTEREST  
**COVE CAPITAL**  
— INVESTMENTS, LLC —

## **COVE SAN ANTONIO MULTIFAMILY 33 DST**

223 Rainbow Dr. | San Antonio, TX 78209

- 
- ✓ All-cash/debt-free offering
  - ✓ Income tax-free state
  - ✓ Value-Add Opportunity
  - ✓ 96.4% occupied as of March 2021
  - ✓ San Antonio, Texas



### **TARGETED BENEFITS**

Potential Monthly Cash Flow  
Appreciation Potential  
Tax Shelter and Advantages

### **SAN ANTONIO, TX MULTIFAMILY DST INVESTMENT OPPORTUNITY**



### **1031 EXCHANGE + CASH INVESTMENT OPPORTUNITY**

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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.

## 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.
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# AERIAL

# the BOWIE

SAN ANTONIO



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## APARTMENT FEATURES

- Picnic area with grills
- Dog park
- Community garden
- On-site laundry facility
- Vinyl plank flooring in common areas
- Ceiling fans
- Black appliances
- Gooseneck faucets

## THE ASSET

At The Bowie Apartments, residents experience peaceful living with all the best in location and comfort. Nearby, there is a large variety of dining, shopping, and entertainment options, including Terrell Plaza, Target, Lone Oak Square, San Antonio Zoo, and Astro SuperBowl. The Bowie Apartments is located near several area schools and employers, such as Trinity University, UTSA Downtown Campus, Northwood Elementary School, Garner Middle School, MacArthur High School, Walmart Supercenter, and H-E-B. The Bowie Apartments is located just minutes from I-410 and Austin Highway giving easy access to all areas of town. The Bowie Apartments, are a pet-friendly community with an on-site dog park, and nearby several city parks.

Source: Marketing Materials\_The Bowie

## AREA HIGHLIGHTS

- > PROPERTY IS LOCATED WITHIN THE TERRELL HEIGHTS NEIGHBORHOOD, a highly-desirable area in northeast central San Antonio
- > ADJACENT TO ALAMO HEIGHTS, recently ranked #9 Best Places to Live in Texas by Niche.com
- > IMPRESSIVE DEMOGRAPHICS (U.S. Census Bureau, Apr '21):
  - Employment base of 127,315 within a five-mile radius
  - 57.4% of residents hold a college degree or higher within a one-mile radius
  - Average household income of \$86,800 within a one-mile radius
  - Average home value of \$359,270 within a one-mile radius
- > NEARBY EMPLOYMENT / ECONOMIC DRIVERS:
  - Within five miles of **downtown San Antonio**
  - **Fort Sam Houston:** the largest location of Joint Base San Antonio (JBSA) employing more than 32,000 personnel; known as the "Home of Army Medicine" as it is the largest military medical training facility in the world and houses the world-renowned Brooke Army Medical Center
  - **Amazon:** plans have been announced that Amazon will open a new last-mile distribution facility near the San Antonio International Airport; the 55-acre site will feature a 141,000 SF facility and is expected to create several hundreds of jobs
  - **Higher education presence:** University of the Incarnate World – the largest Catholic university in Texas enrolling over 7,900 students annually; Trinity University – ranked #1 Best Regional Universities in the western region by U.S. News & World Report; home to over 2,500 students
  - **Rackspace:** corporate headquarters dubbed "The Castle" has a total of 3,500 current employees
  - **Southwest Airlines Customer Support Center:** 60,000 SF call center with over 800 employees
- > LOCATED NEAR PREMIER SHOPPING AND RECREATION DESTINATIONS:
  - **Local dining and big box shopping** within walking distance including Walmart Supercenter, Lowe's, H-E-B, Astro SuperBowl, Epic Bar, Chapala Taco House, and more
  - **Terrell Plaza:** Target, Starbucks, Petco, Orange Leaf, and Ross Dress for Less
  - **The Quarry:** Whole Foods, Restoration Hardware, Nordstrom Rack, HEB Grocery, Trader Joe's, Starbucks, Bed Bath & Beyond, Pottery Barn, Regal Cinema, Torchy's Tacos, plus an 18-hole golf club
  - **Brackenridge Park:** historic riverside park home to the San Antonio Zoo, the Japanese Tea Gardens, the Witte Museum, and the DoSeum children's museum
  - **Salado Creek Greenway:** part of San Antonio's Howard W. Peak Greenway Trail System, a growing network of approximately 80 miles of developed multi-use and accessible trails

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## INVESTMENT SUMMARY

- All-Cash/Debt-Free
- 96.4% Occupied as of March 2021
- Value-Add Opportunity
- Strong Demographics and Solid Population Growth
- Convenient Access to a Plethora of Retail Options
- Counter Cyclical Employment Base\*
- Income Tax-Free State of Texas

\* Past performance is no guarantee of future results.  
 Source: 00 Marketing Materials\_The Bowie Flyer

## COVE CAPITAL INVESTMENTS SEEKS TO PROVIDE

- > Risk-Adjusted Durable Income Streams
- > High Quality Offerings
- > Risk Mitigation via Debt-Free Offerings
- > Multiple Exit Strategies

*There is no guarantee such objectives will be met.*

## COVE SAN ANTONIO MULTIFAMILY 33 DST

### PROPERTY OVERVIEW

**Property Address** 223 Rainbow Dr. San Antonio, TX 78209

**Rentable Building Area** 28,600 ± SF

**Occupancy** 96.4% as of March 2021

**Nearby Amenities and Retailers** Walmart Supercenter, Lowe's, Target, Starbucks, Petco, Ross, Whole Foods, Restoration Hardware, Nordstrom Rack, HEB Grocery, Trader Joe's, Bed Bath & Beyond, Pottery Barn, Regal Cinema and more

### OFFERING DETAIL

**Loan-To-Value** 0.00%

**All-Cash/Debt-Free DST Offering**



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## INVESTMENT HIGHLIGHTS

### MULTI-FAMILY INVESTMENT OPPORTUNITY

1

- › Located within the Terrell Heights neighborhood, a highly-desirable area in northeast central San Antonio
- › Adjacent to Alamo Heights, recently ranked #9 Best Places to Live in Texas by Niche.com

### SUBSTANTIAL RENOVATION

2

- › Substantial renovation completed with extensive interior and exterior upgrades, as well as curing deferred maintenance
- › Previous owner has done the heavy lifting, spending over \$1M on unit interior upgrades, as well as \$380k on exterior capital expenditures
- › Interior upgrades include wood-style plank flooring, updated countertops, new paint, and upgraded appliances
- › Amenity enhancements include gates for the community, a dog park, picnic & BBQ area, a community garden, and new fencing
- › Other capital expenditures include new signage, stairwells, roofs, new HVAC units, parking lot upgrades, and improved landscaping

3

### SIGNIFICANT ROOM FOR THE NEW OWNER TO GROW RENTS

- › Neighboring vintage properties are achieving \$150 more than The Bowie



Source: Marketing Materials\_The Bowie

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## PROPERTY DETAILS

- › San Antonio metro: population 2,320,000 — ranked 9th nationally in population growth 2019
- › Newly renovated, with value-add opportunity
- › Affluent submarket Alamo Heights adjacent
- › Nearby new Cubesmart Self Storage, Lowe's, Walmart, Target, Gold's Gym
- › Abundant retail and restaurants along Austin Hwy thoroughfare

Source: Marketing Materials\_The Bowie

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## 3 REASONS TO INVEST IN MULTI-FAMILY REAL ESTATE

Oct 2, 2019 — KEY TAKEAWAYS

- › Owning rental real estate can be a smart way to diversify your investment portfolio and generate a steady income.
- › A multi-family property can multiply your income with only incremental added cost.
- › Multi-family rentals are typically easier to finance compound returns more quickly and tend to benefit from economies of scale.

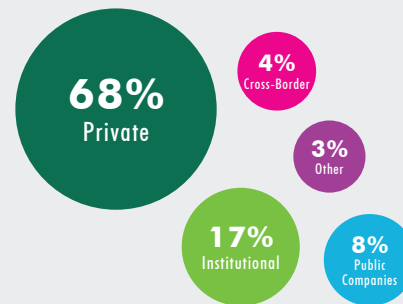
Read full article: <https://www.investopedia.com/articles/personal-finance/041216/3-reasons-invest-multifamily-real-estate.asp>

## U.S. MULTIFAMILY SECTOR OVERVIEW

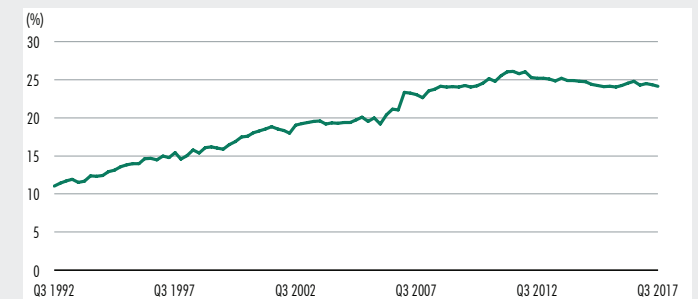
> 14.6M  
Total Units

4.6M OR 325K ANNUALLY  
Units Needed by 2030\*\*

### MULTIFAMILY OWNERSHIP BY INVESTOR TYPE



### MULTIFAMILY MARKET SHARE IN NCREIF PROPERTY INDEX



\*Multifamily (also referred to as apartments) refers to rental housing properties with at least five units. \*\*According to recent study by NMHC and MBA

Source: <https://www.cbre.us/~media/cbre/countryunitedstates/media/files/services/multifamily/cbre-us-multifamily-primer-for-offshore-investors.pdf>

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## THE MARKET: SAN ANTONIO, TEXAS

Behind cities like New York and Los Angeles, San Antonio comes in 7th as the most populated city in the nation. It's the 2nd most populated in Texas behind Houston, with about 1.4 million people. It's actually the 17th most visited city in the nation. San Pedro Park is the oldest park in Texas and the second-oldest in the nation. It officially became a public park in 1852. The San Pedro Park is home to so much history. During the Civil War, the park was used as a prisoner of war camp. Now, the park has over 60 hiking trails, a swimming pool, a skate plaza, the San Pedro Library, and much more.

Everyone remembers the Alamo in Texas. More than 2.5 million people visit the Alamo a year, making it the most visited attraction in Texas. San Fernando Cathedral dates back to 1738 and remains the heart of Catholic religion in San Antonio. Over 5,000 people attend services in just one weekend. Fiesta San Antonio is the city's biggest and most attended festival. It happens every April and has done so since 1891. The festival began to honor the memory of the battles of the Alamo and San Jacinto. Now, more than three million people attend every year and more than 100 events are hosted within the festival. The Tower of Americas is a 750-foot tall tower that can be seen from anywhere in the city. It's located in HemisFair Park and was opened in 1968. The tower is the tallest building in San Antonio and the 27th tallest building in all of Texas, plus, it has 952 steps.

El Mercado's shopping district is the largest Mexican market in the US. It's a three-block outdoor plaza filled with a combination of 100 restaurants, shops, handicrafts and fresh produce stands. The shopping district also hosts many Hispanic festivals.

With attractions like Six Flags Fiesta, The River walk, and the historic Alamo site, it's no surprise that San Antonio is the most visited city in Texas.

Source: <https://theculturetrip.com/north-america/usa/texas/articles/10-unique-facts-about-san-antonio-you-didnt-know/>

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## SAN ANTONIO QUICK FACTS



### ECONOMY

Military heritage, cybersecurity dominance, and thriving tech, manufacturing, and bioscience sectors.<sup>1</sup>



### TOURISM

San Antonio is a major tourist destination with \$15.2B+ impact in 2019.<sup>3</sup>



### THE ALAMO

As Texas' most visited historic landmark, The Alamo sees upwards of \$375.1M in economic activity annually.<sup>5</sup>



### POPULATION

In 2020 the New Orleans MSA population was approx. 1.6M<sup>2</sup>



### TRANSPORTATION

San Antonio is served by a major international airport and public transportation such as Greyhound Bus Lines, taxis, the Metro, trains, and shuttles.<sup>4</sup>



### THE RIVER WALK

A charming network of canals and pedestrian walkways, set just below the downtown streets the 1.5-mile River Walk is considered the heart of the San Antonio experience.<sup>6</sup>

## ECONOMIC IMPACT

### SAN ANTONIO TOURISM & TRAVEL

<b>\$15.2B</b> YEARLY ECONOMIC IMPACT <sup>3</sup>	<b>39M</b> VISITORS <sup>3</sup>	<b>140K+</b> JOBS YEARLY <sup>6</sup>	<b>\$3.23B</b> PAYROLL <sup>6</sup>
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### THE ALAMO<sup>7</sup>

<b>\$375.1M</b> ECONOMIC ACTIVITY	<b>4,380</b> PERMANENT JOBS	<b>\$6.2M</b> EST. ANNUAL TAX REV
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### THE RIVER WALK<sup>8</sup>

<b>#1</b> TEXAS TOURIST ATTRACTION	<b>14M</b> VISITORS	<b>\$3.5B</b> ECONOMIC IMPACT
---------------------------------------	------------------------	----------------------------------

### SAN ANTONIO AIRPORT<sup>9</sup>

<b>\$5B</b> ANNUAL ECONOMIC IMPACT	<b>97,500</b> JOBS	<b>\$1.6B</b> ANNUAL EARNINGS
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1\_ <https://www.sanantoniodef.com>; 2\_ <https://worldpopulationreview.com/us-cities/san-antonio-tx-population>; 3\_ <https://woai.iheart.com/content/2019-09-19-san-antonios-tourism-numbers-up-sharply-in-past-two-years/>; 4\_ <https://www.sanantonio.com/transportation>; 5\_ <https://thealamo.org>; 6\_ <https://www.lonelyplanet.com/usa/texas/san-antonio/attractions/river-walk/a/poi-sig/1247237/362179>; 6\_ <http://partners.visitsanantonio.com/wp-content/uploads/2020/10/Full2018EconomicImpactReport.pdf>; 7\_ <https://www.thealamo.org/alamo-plan/museum-visitor-center/economic-impact/index.html>; 8\_ <https://www.ksat.com/news/2019/09/20/throwback-thursday-river-walk-history-impact-why-it-was-nearly-covered-with-cement/>; 9\_ <https://www.texas-airports.com/p/other/member-profiles/293>

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**8.1 MILES**  
**20 MINUTE DRIVE**  
**FROM ABERDEEN ACRES**

**YEARLY**  
**ECONOMIC**  
**IMPACT:**  
**\$3.5B**

Source: <https://www.ksat.com/news/2019/09/20/throwback-thursday-river-walk-history-impact-why-it-was-nearly-covered-with-cement>



## RIVER WALK HISTORY, IMPACT

**2019** — The origins of the San Antonio River Walk date back to the 1920s, when disaster struck South Texas. The San Antonio River flooded in 1921, taking numerous lives. Plans were developed for flood control along the river, but those plans included cementing and covering the River Walk site. A group of women and a visionary San Antonio architect came up with an idea to save the area.

“A group of female socialites marched on city hall and told them about a plan that a local architect Robert Hugman had to develop the River Walk and have stores and restaurants and hotels,” said Maggie Thompson, executive director of the San Antonio River Walk Association. Hugman’s plan was initially not well-received. In 1939 President Franklin Roosevelt, after the Great Depression, approved crucial funding to construct a network of walkways and bridges. The first restaurant at the River Walk, Casa Rio, opened years later in 1946 next to Hugman’s office.

Despite progress, the River Walk was not a heavily visited location and didn’t truly make its mark until another iconic San Antonio event. “HemisFair was the defining moment of bringing people and really gave it world recognition,” Thompson said. “They built the Hilton Palacio Del Rio, they built additional restaurants and businesses and the River Walk flourished after that.”

Throughout the decades, the San Antonio River Walk Association, along with several key figures such as David Straus and Tom Frost, shaped the location. The association’s goal is to promote, preserve and protect River Walk. “The arch bridges, some of them are named after David Straus. We have the Straus Bridge,” said Thompson. “Bob Buchanan owned one of the first restaurants on the River Walk, so these are iconic figures that we are really grateful for.”

Thompson said the River Walk is now considered to be the No. 1 tourist attraction in the state. It brings in millions of visitors and is a major economic driver for the city.

“It brings around 14 million visitors including locals, which brings in about \$3.5 billion of economic impact to the city,” said Thompson. There are more than two dozen free events at the River Walk yearly, most of which are free to attend. The only ticketed event is the Ford Holiday River Parade, which lights up the area and is a beacon of a hidden San Antonio treasure, that almost did not exist.

“Other cities contact us all the time, they want to have a River Walk in their city,” Thompson said. “It’s such an iconic place. When I go somewhere and I say I’m from San Antonio, people always know what the River Walk is, so just the word River Walk, it means San Antonio.”

Source: <https://www.ksat.com/news/2019/09/20/throwback-thursday-river-walk-history-impact-why-it-was-nearly-covered-with-cement/>

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Source: [https://www.neworleans.com/listing/louis-armstrong-new-orleans-international-airport-\(msy\)/1160](https://www.neworleans.com/listing/louis-armstrong-new-orleans-international-airport-(msy)/1160)

For proud Texans, the much-fabled Alamo, entered freely off San Antonio's central plaza, is not so much a tourist attraction as a place of pilgrimage. Many visitors get downright dewy-eyed as they explore the site of the 1836 siege, in which a few hundred revolutionaries, including Davy Crockett, William Travis and James Bowie, died defending the fort against thousands of Mexican troops.

Built as a mission church from 1755 onwards, the main building is now known as the Shrine. Beyond that, various exhibition areas tell substantially the same story – not that historians entirely agree on the details – in different ways. Thus living-history enactors perform in the Cavalry Courtyard, while there's a more traditional museum in the Long Barrack, originally a residence for the Spanish priests and later a hospital for Mexican and Texan troops. A 17-minute film provides another perspective on the battle, and makes an excellent opportunity to escape the heat.

Anyone interested in walking the front perimeter of the old fort, and learning more about its history, can take a 33-stop self-guided audio tour (\$7 per person), or join a one-hour guided tour (\$15).

Strange but true: having amassed the world's largest private collection of Alamo memorabilia, British singer Phil Collins has donated it to create a brand-new on-site museum.

In 2011, the Texas Legislature tasked the Texas General Land Office with management and preservation of the Alamo and today, it remains under the custodianship of Commissioner George P. Bush.

The effort to preserve and restore the Alamo began in 2015 and has undergone intense debate and discussion. In January of 2019, Alamo Plaza was finally reunified with the Alamo Church and Long Barrack, and efforts began to reclaim the historic 1836 Battlefield.

The story of the Alamo is world renowned and represents the core of Texas' identity today. The ongoing effort to restore dignity and reverence to the Alamo is underway, with plans to increase economic activity by more than \$1B over 5 years, adding 2,250 new jobs at an average annual wage of over \$54K each.

Sources: <https://www.lonelyplanet.com/usa/texas/san-antonio/attractions/the-alamo/a/poi-sig/1353488/362179>; <https://thealamo.org/alamo-plan/the-plan/overview/index.html>

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# SAN ANTONIO IN THE RANKS:



**#41** BEST PLACES TO LIVE

**#24** BEST PLACES TO RETIRE

**#4** BEST PLACES TO LIVE IN TEXAS

**#25** FASTEST GROWING PLACES

Source: <https://realestate.usnews.com/places/texas/san-antonio>

**TRAVEL+  
LEISURE  
2020**

**#7** BEST CITIES IN THE U.S.

Source: <https://www.travelandleisure.com/worlds-best/cities-in-us>

**Condé Nast  
Traveler 2020** **#5** BEST CITIES IN THE U.S.

Source: <https://www.cntraveler.com/gallery/best-cities-us>



**2020** **#15** NORTH AMERICA AIRPORT SATISFACTION STUDY

Source: <https://www.sanantonio.gov/gpa/News/ArtMID/24373/ArticleID/19495/JD-Power-Released-its-Annual-2020-Airport-Satisfaction-Study-and-San-Antonio-International-Airport-Makes-the-List-in-the-Medium-Airport-Category>

**NICHE** **2020**

**#36** CITIES WITH THE LOWEST COST OF LIVING IN AMERICA

**#43** BEST CITIES TO BUY A HOUSE IN AMERICA

Source: <https://www.niche.com/places-to-live/san-antonio-bexar-tx/>

**Forbes 2019**

**#48** BEST PLACES FOR BUSINESS AND CAREERS

**#44** IN JOB GROWTH

Source: <https://www.forbes.com/places/tx/san-antonio/?sh=3c1e038a7873>

**JETSETTER 2019**

**#6** MOST UNDERRATED CITIES IN AMERICA

Source: [https://www.jetsetter.com/magazine/most-underrated-cities-america/?source=115966&u=FZPUWOKAD2&nltv=&n\\_lcs=51555245%3A%3A%3A%3A%3A%3A&mcid=57485&mi\\_u=FZPUWOKAD2](https://www.jetsetter.com/magazine/most-underrated-cities-america/?source=115966&u=FZPUWOKAD2&nltv=&n_lcs=51555245%3A%3A%3A%3A%3A%3A&mcid=57485&mi_u=FZPUWOKAD2)

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## SAN ANTONIO'S TOURISM NUMBERS UP SHARPLY IN PAST TWO YEARS

**Sep 19, 2019** — Some eye-popping new figures on the number of visitors coming to San Antonio. Richard Oliver with Visit San Antonio says the city's tourism industry continues to skyrocket.

Our numbers went up from 2017 to 2018 by two million," Oliver said. "So we are up to 39 million visitors a year."

A number of factors are credited with the strong growth in tourism. They include the 2015 designation of the Spanish Colonial Missions as UNESCO World Heritage Sites, which has spurred global tourism, especially a major increase in tourism from China, where people are just now becoming wealthy enough to be able to travel internationally. San Antonio has received a number of plaudits lately as a destination which is affordable, exciting, and family friendly. The city's culinary tourism industry is also growing as San Antonio builds its reputation as a center for southwestern and Latin American cuisine. Also, the strong national economy is boosting tourism generally, with many travel records set over holidays in 2019.

"When you are thinking about 39 million visitors a year, they come here because they are treated well," Oliver said. "They are treated like family."

Source: <https://woai.heart.com/content/2019-09-19-san-antonios-tourism-numbers-up-sharply-in-past-two-years/>

## J.D POWER RELEASED ITS ANNUAL 2020 AIRPORT SATISFACTION STUDY AND SAN ANTONIO INTERNATIONAL AIRPORT MAKES THE LIST IN THE MEDIUM AIRPORT CATEGORY

**SEPTEMBER 24, 2020** — San Antonio International Airport (SAT) was ranked in the top 15 in the J.D Power 2020 North America Airport Satisfaction Study. SAT was the only Texas airport to be measured in the Medium Airport Overall Customer Satisfaction Index Ranking. This category ranks airports with 4.5 to 9.9 million passengers a year.

"Among all airports, SAT ranks among the top 15 airports in our survey as a result of its continued emphasis on customer service and great operational performance across all the factors that J. D. Power measures. SAT partners especially well with TSA, and passengers highly rate their experience passing through security. SAT's commitment to creating a smooth experience, even during this COVID 19 crisis, is apparent in its consistently high scores." said Michael Taylor, J.D. Power.

Source: <https://www.sanantonio.gov/gpa/News/ArtMID/24373/ArticleID/19495/JD-Power-Released-its-Annual-2020-Airport-Satisfaction-Study-and-San-Antonio-International-Airport-Makes-the-List-in-the-Medium-Airport-Category>

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

## AMAZON PLANS TO OPEN A 'LAST-MILE' FACILITY IN NORTH SAN ANTONIO

**Nov. 18, 2020** — Amazon is planning to open a "last-mile" facility in north San Antonio, according to a recent presentation to the Zoning Commission.

Amazon plans to open a North Side facility to make "last-mile" deliveries to customers in the area. The company's proposed warehouse would total 141,360 square feet, according to a recent presentation to the city Zoning Commission. It would be built west of U.S. 281 on a nearly 55-acre site bounded roughly by West Avenue, Interpark Boulevard and Wurzbach Parkway. Interpark Associates Ltd. owns the property, which is near San Antonio International Airport.

"The proposed use for warehousing, the distribution center, is for an Amazon last-mile facility," attorney Ashley Farrimond told commissioners Tuesday. "Packages go to last-mile facilities before they're delivered to all of your homes," she added. "The intent ... is to construct a new last-mile facility that can get packages in and out to customers faster in the area."

The facility would create "at least several hundred new jobs," she said.

Read the full article: <https://www.expressnews.com/real-estate/article/Amazon-plans-to-open-a-last-mile-facility-15737052.php>

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# ABOUT COVE CAPITAL INVESTMENTS, LLC

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- › 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.**

**Many of 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.**

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— INVESTMENTS, LLC —

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