

9.25%* Annualized
Distribution Potential

with monthly
ACH payments



COVE CAPITAL
— INVESTMENTS, LLC —

Cove Acquisition Fund 3, LLC

✓ OFFERING SIZE: \$25,000,000 ✓ MINIMUM INVESTMENT: \$50,000 ✓ 9.25% DEBENTURES*



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*The Debentures will bear non-compounded interest at the annual rate of 9.25% per annum (365-day year basis) on the outstanding principal, payable monthly on between the twentieth and twenty fifth day of the following month. An investment in the Debentures will begin accruing interest upon acceptance and closing of the Investor's Subscription Agreement. There is a risk Investors may not receive distributions, along with a risk of loss of principal invested.

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.
- 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.
- Please speak with your CPA and attorney prior to considering an investment.
- There can be no assurance that the Cove Acquisition Fund 3, LLC (the Offering and the Company) will accomplish its goals and objectives.
- Distributions are not guaranteed and may be lower than anticipated.
- The offering may result in a complete loss of investment principal. Investors should not invest unless they can afford a complete loss of their investment.
- There are substantial limitations on an Investor's ability to transfer their investment in the offering.
- Investors in the offering LLC will not be investing in Cove Capital Investments, LLC (Cove). All information provided on Cove Capital Investments, LLC is for informational purposes only.
- Please note that investing in the offering exposes investors to all the risks of the underlying real estate which include, but are not limited to, illiquidity, potential loss of principal invested, adverse tax consequences and that real estate has no guarantees for income/returns/appreciation.
- Long-term investment – The investment has an anticipated 4 year time horizon, however, the maturity date could be extended up to 2 additional years.
- Principals and associates of Cove, which are registered representatives of Growth Capital Services, may represent investors considering an investment in the offering and may make offers and sales of the offering, thereby receiving an economic benefit from the sale of the offering interests.
- Illiquidity – The offering is an illiquid investment with no secondary market. Do not invest unless you can hold for the entire life of the offering.
- The Company's ability to repay investors their investment amount depends largely on the sponsor being able to locate properties and investments, package them as real estate securities and then successfully raise the entire offering amount. If the sponsor is unsuccessful the investors may not receive back their investment amount and may lose their entire investment principal.
- There are material risks associated with investing in the offering. These include the risks inherent with investments in real estate, including tenant vacancies, general market conditions and competition, lack of operating history, interest rate risks, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial and multifamily properties and general economic risks.
- Prior to investing please read the entire Private Placement Memorandum (PPM) paying careful attention to the risk factors section for a full understanding of the risks associated with an investment.
- The offering is not a diversified investment. The properties supporting the offering may not be diversified geographically or across different segments of the market.
- Investors will rely entirely on the offering, and its management, to identify properties or other investment opportunities.
- By accepting this material, you agree to keep all terms and provisions of this offering confidential, and you will not share or disseminate any of the information in this offering.
- Securities offered through Growth Capital Services. Member FINRA/SIPC. Cove Capital Investments, LLC and Growth Capital Services are separate entities.

This material does not constitute an offer to sell nor a solicitation of an offer to buy any security. Such offers can be made only by the confidential Private Placement Memorandum (the "Memorandum"). Please read the entire Memorandum paying special attention to the risk section prior investing. This material contains information that has been obtained from sources believed to be reliable. However, Cove Capital Investments, LLC, Growth Capital Services and their representatives do not guarantee the accuracy and validity of the information herein. Investors should perform their own investigations before considering any investment. IRC Section 1031, IRC Section 1033 and IRC Section 721 are complex tax codes therefore you should consult your tax or legal professional for details regarding your situation. This material is not intended as tax or legal advice. There are material risks associated with investing in real estate, Limited Liability Company owned (LLC) properties, LLC interests, promissory notes, and real estate securities including illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, interest rate risks, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial and net leased properties, short term leases associated with net leased properties after the primary lease term has decreased, financing risks, potential adverse tax consequences, general economic risks including the effects of pandemics and civil unrest, development risks and long hold periods. There is a risk of loss of the entire investment principal. Past performance is not a guarantee of future results. Potential cash flow, potential returns, potential tax benefits and potential appreciation are not guaranteed. For an investor to qualify for any type of investment, there are both financial requirements and suitability requirements that must match specific objectives, goals and risk tolerances. Securities offered through Growth Capital Services (GCS), member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104. Cove Capital Investments, LLC and GCS are separate entities.

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COVE ACQUISITION FUND 3, LLC

THE COVE ACQUISITION FUND 3, LLC WAS FORMED TO FACILITATE THE ACQUISITION AND INVENTORY OF LONG-TERM NET LEASED ASSETS, MULTIFAMILY ASSETS AND PRIVATE EQUITY REAL ESTATE INVESTMENTS.

INVESTMENT HIGHLIGHTS

- ✓ 9.25% Debentures*
- ✓ Monthly Payments via ACH
- ✓ Offering Size: \$25,000,000
- ✓ Minimum Investment: \$50,000

COVE ACQUISITION FUND 3, LLC BUSINESS PLAN

The Cove Acquisition Fund 3, LLC was formed to facilitate the acquisition and inventory of long-term net leased assets, multifamily assets and private equity real estate investments which will ultimately be offered to high net worth accredited investors under various Delaware Statutory Trust (DST) and real estate securities offerings.

The offering provides investors with the ability to participate in Cove Capital's inventorying of real estate assets prior to syndication. We intend to continue our DST and real estate securities offering creation and this offering allows investors seeking current income potential to participate.

**Company may in its sole discretion extend the date of maturity through two one year extensions. During any such extension period, the non-compounded rate on the principal shall be 9.25% per annum.*

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COVE CAPITAL INVESTMENTS SPONSOR OVERVIEW*

COVE CAPITAL INVESTMENTS, LLC (COVE CAPITAL) 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 as well as attractive private equity real estate offerings for cash investors.

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
- ✓ 49 buildings nationwide in the Cove portfolio
- ✓ 1,275,529 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. Investors in the Cove Acquisition Fund 3, LLC will not be investing in Cove Capital Investments, LLC (Cove). All information provided on Cove Capital Investments, LLC is for informational purposes only.*

COVE CAPITAL'S TENANTS

The tenants below are examples of tenants occupying buildings currently owned by Cove Capital Investments offerings. These tenants are shown for information purposes only and are not part of the Cove Acquisition Fund 3, LLC.



FULLY SUBSCRIBED PORTFOLIO

Representative of the types of assets that Cove acquires for syndication to accredited high net worth investors.
Investors in the Fund will not have an ownership interest in the properties shown.



COVE E-COMMERCE DISTRIBUTION DST

Long Term Net Lease Amazon fulfillment center
in Akron, OH



COVE LOUISVILLE INDUSTRIAL 19 DST

Long Term Net Lease Fed Ex facility
in Louisville, KY



COVE PORT ORCHARD PHARMACY DST

Long Term Net Lease Walgreens Pharmacy
in Port Orchard, WA



COVE SEATTLE MULTIFAMILY DST

Debt-free multifamily offering
in Seattle, WA



COVE MISSOULA MULTIFAMILY DST

Debt-free multifamily offering
in Missoula, MT



COVE TACOMA DATA CENTER DST

Long Term Net Lease DaVita Data Center
in Tacoma, WA



COVE PHOENIX PHARMACY DST

Long Term Net Lease Walgreens Pharmacy
in Phoenix, AZ



COVE WYOMING DISTRIBUTION DST

Long Term Net Lease FedEx Express Facility
in Rock Springs, WY



COVE TEXAS INDUSTRIAL DST

Long Term Net Lease Fed Ex Ground facility
in Uvalde, TX

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COVE OMAHA MSA DST

Long Term Net Lease Fed Ex Freight
in Council Bluffs, IA



COVE AUSTIN 305 FLATS LLC

Multifamily value-add
in Austin, TX



COVE SHREVEPORT PHARMACY DST

Long Term Net Lease Walgreens Pharmacy
in Shreveport, LA



COVE MAPLEWOOD DST

Long Term Net Lease Fed Ex facility
in Maplewood, MO



COVE AIRPORT MEDICAL DST

Long Term Net Lease CSL Plasma Medical Facility
in Chicago, IL



COVE THISTLEWOOD TOWNHOMES DST

Debt-free Thistlewood Townhomes offering
in Clarksville, TN



COVE FAST FOOD 16 DST

Absolute NNN Lease Bojangles Fast Food Portfolio
in Nashville, TN and Atlanta, GA



COVE ATLANTA MEDICAL DST

Long Term Net Lease Fresenius
in Atlanta, GA

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COVE GREENVILLE 17 DST

Absolute NNN Lease Zip's Car Wash
in Greenville, SC



COVE WINSTON SALEM DISTRIBUTION DST

Long Term Net Lease Fed Ex facility
in Winston Salem, NC



COVE CHARLOTTE PHARMACY DST

Long Term Net Lease Walgreens Pharmacy
in Charlotte, NC



COVE DC MSA DST

Long Term Net Lease Fresenius Kidney Care
facility in Capital Heights, MD



COVE DULLES DISTRIBUTION DST

Long Term Net Lease Frito Lay Distribution Center
in Sterling, VA next to Dulles International Airport



COVE MARYLAND MEDICAL DST

Long Term Net Lease DaVita Dialysis clinic
in Baltimore, MD



COVE NYC METRO DST

Two Long Term Net Lease DaVita Dialysis clinics
in NYC Metro

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WRENS, GA FAMILY DOLLAR

Long Term Net Lease Family Dollar
in Wrens, GA



JOHNSON CITY, TN WALGREENS

Long Term Net Lease Walgreens Facility
in Johnson City, TN



WAYNESVILLE, GA FAMILY DOLLAR

Long Term Net Lease Family Dollar
in Waynesville, GA



MT. PLEASANT, TX FRESENIUS

Long Term Net Lease Fresenius
in Mt. Pleasant, TX



MILTON, FL FAMILY DOLLAR

Long Term Net Lease Family Dollar
in Milton, FL



MONTGOMERY, WV CVS

Long Term Net Lease
CVS Pharmacy in Montgomery, WV



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SANDERSON, FL DOLLAR GENERAL

Long Term Net Lease Dollar General
in Sanderson, FL



TOPEKA, KS DOLLAR GENERAL

Long Term Net Lease Dollar General
in Topeka, KS



WEST PLAINS, MO TRACTOR SUPPLY CO.

Long Term Net Lease Tractor Supply Co.
in West Plains, MO



SAN ANTONIO, TX MULTIFAMILY TIC

Debt-free multifamily
offering in San Antonio, TX



LA PLACE, LA FRESENIUS

Long Term Net Lease Fresenius Kidney Care
facility in La Place, LA



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