



COVE CAPITAL
— INVESTMENTS, LLC —

Cove Net Lease Income Fund 18, LLC

- ✓ ALL-CASH/DEBT-FREE
- ✓ LONG-TERM NET LEASES
- ✓ TARGETED MONTHLY DISTRIBUTIONS
- ✓ CORPORATE BACKED LEASES
- ✓ OFFERING SIZE: \$50,000,000
- ✓ MINIMUM INVESTMENT: \$50,000
- ✓ 8% PREFERRED RETURN*
- ✓ ACCREDITED INVESTORS ONLY - REGULATION D, RULE 506C



**Preferred return is not guaranteed and is subject to available cash flow. For further information about cash flow distributions from operations and capital events, please refer to the Private Placement Memorandum.*

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 Net Lease Income Fund 18, LLC (the offering) 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
- 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.
- 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.
- 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, general economic risks, and the economic effects of pandemics, environmental disasters and civil unrest.
- 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 or other real estate investments, including promissory notes, 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 (GCS), 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 separate entities.
- Investing in the offering exposes investors to all the risks of potential joint venture investments, including the possibility that the joint venture partners may become bankrupt, conflicts of interest, lack of control over underlying real estate, subjection to liabilities outside of Cove's control, or other adverse consequences.

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.

**All properties and tenants shown are representative of Cove Capital's prior offerings and targeted tenants. Investors in the Cove Net Lease Income Fund 18, LLC will not be necessarily purchasing an interest in any properties shown or in any properties with the tenants shown as lessee. The tenants listed above are illustrative of the tenants in Cove Capital's current and targeted portfolio. Future portfolio tenants may vary. The Company intends to achieve its investment objectives by acquiring a diverse portfolio of net leased real estate, including Properties with current tenants that we believe are of quality, and present opportunities for potential appreciation and/or income. The targeted tenants for the Company's portfolio of properties will also be aimed at strategic markets and within market sectors we believe are positioned to withstand economic change. It is possible that the Company will not be able to acquire more than one investment property, limiting the diversification of the targeted tenants and increasing the potential risk of loss to Investors. There is no assurance the Company will be able to acquire properties leased to any of the targeted tenants, retain such tenant's occupancy, economic conditions will not worsen, or that tenants will be able to pay rent, which could result in the Investor losing part of all of the entire investment principal.*

COVE NET LEASE INCOME FUND 18, LLC

PRIMARY GOALS AND OBJECTIVES:

- ✓ Preservation of capital
- ✓ Capital appreciation
- ✓ Current monthly distributions
- ✓ Corporate backed leases
- ✓ Assemble a portfolio of primarily All-Cash/Debt-Free net lease real estate
- ✓ Diversification amongst tenants, industries, asset classes and geography
- ✓ Tax advantages flow through to investors to provide shelter to potential income stream
- ✓ 8% preferred return*

THE COVE NET LEASE INCOME FUND 18 LLC IS FOCUSED ON ACQUIRING, OWNING, AND ACTIVELY MANAGING A PORTFOLIO OF SINGLE-TENANT, LONG-TERM NET LEASE, INCOME-PRODUCING INDUSTRIAL, MEDICAL AND RETAIL PROPERTIES THROUGHOUT THE UNITED STATES THAT ARE SUBJECT TO NET LEASES WITH CORPORATE TENANTS.



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INVESTMENT HIGHLIGHTS:

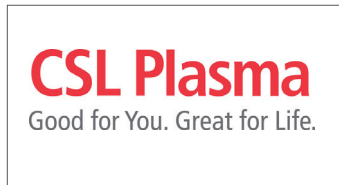
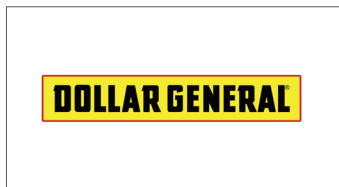
- ✓ Offering Size: \$50,000,000
- ✓ Minimum Investment: \$50,000
- ✓ 8% Preferred Return*
- ✓ Flow Through of Tax Benefits to Investors
- ✓ Corporate Backed Leases

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TARGETED TENANTS

Representative of the types of assets the Fund seeks to acquire.



CURRENT COVE PORTFOLIO

Representative of the types of assets the Fund seeks to acquire. 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
Closing Summer 2020



COVE LOUISVILLE INDUSTRIAL 19 DST

Long Term Net Lease Fed Ex facility in Louisville, KY
Closing Summer 2020



COVE PORT ORCHARD PHARMACY DST

Long Term Net Lease Walgreens Pharmacy in Port Orchard, WA



COVE SEATTLE MULTIFAMILY DST

Debt-free Cascade Court housing offering in Seattle, WA



COVE MISSOULA MULTIFAMILY DST

Debt-free Potter Park housing 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



COVE AUSTIN 305 FLATS LLC

Multifamily value add-in Austin, TX



COVE OMAHA MSA DST

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



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

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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



GO STORE IT POOLER 1031 EXCHANGE

Go Store It self-storage facility in the
Savannah, GA metro area



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



GERBER RD SELF STORAGE 1031 EXCHANGE

Self Storage facility in Asheville, 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

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.

THE COVE NET LEASE INCOME FUND 18, LLC

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.*

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 1.3 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.

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

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