



All-Cash / Debt-Free

10 Year Net Lease

2022 New
Construction

721 Exchange
Exit Potential*

Indication of Interest

Representative Photo

Cove Net Lease Distribution 69 DST

286 Judge Edward Dufrense Parkway, Luling, LA 70070

COVE CAPITAL
— INVESTMENTS, LLC —

- ✓ Brand New Construction Industrial Net Lease Asset
- ✓ Product Distribution and Industrial Logistics Center for PepsiCo
- ✓ All-Cash Debt-Free DST Offering - No Risk of Lender Foreclosure
- ✓ 27,000 Square Feet
- ✓ 10 Year Net Leased Offering with Annual Rental Increases and Two 5-Year Extension Options
- ✓ Significant Income Potential for Investors via Monthly ACH Direct Deposit*
- ✓ 721 Exchange Roll-Up as a potential Exit Strategy*



For more information, contact us today

1.877.899.1315 | [CoveCapitalInvestments.com](https://www.CoveCapitalInvestments.com)

*** Past performance does not guarantee future results.**

For further information about cash flow distributions from operations and capital events, please refer to the Private Placement Memorandum. Please read the PPM for a full discussion of risk factors. Diversification does not guarantee profits or protection 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 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 confidential, and you will not share or disseminate any of the information in this offering or the lease. There is no guarantee such objectives will be met. Securities offered through FNEC Capital, member FINRA, SIPC. 10.10.23*



1 **Significant Income Potential** for Investors via ACH Direct Deposit.*

2 **The greater New Orleans market** had the ninth-fastest gross domestic product growth in America for 2021-2022.

3 **Luling, LA** is part of St. Charles Parish, which boasts an unemployment rate of just 2.8% compared to the national unemployment rate of 3.8%.

4 **Trade and transportation** account for the second largest employment sector, employing more than 100,000 workers.

5 **The greater New Orleans market** has \$17 billion in industrial projects currently underway.

GLOBAL LEADER IN CONVENIENT FOODS AND BEVERAGES

PepsiCo products are enjoyed by consumers more than one billion times a day in more than 200 countries and territories around the world. PepsiCo generated \$79 billion in net revenue in 2021, driven by a complementary beverage and convenient foods portfolio that includes Lay's, Doritos, Cheetos, Gatorade, Pepsi-Cola, Mountain Dew, Quaker, and SodaStream. PepsiCo's product portfolio includes a wide range of enjoyable foods and beverages, including many iconic brands that generate more than \$1 billion each in estimated annual retail sales.

PepsiCo Brands Include:



...And Over
500 Other
Popular Brands



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**Please note that there is no guarantee that this exit strategy will be utilized. Please note that this is no guarantee for a profitable exit or sale of any real estate investment offering. Diversification does not guarantee profits or protection against losses.*

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