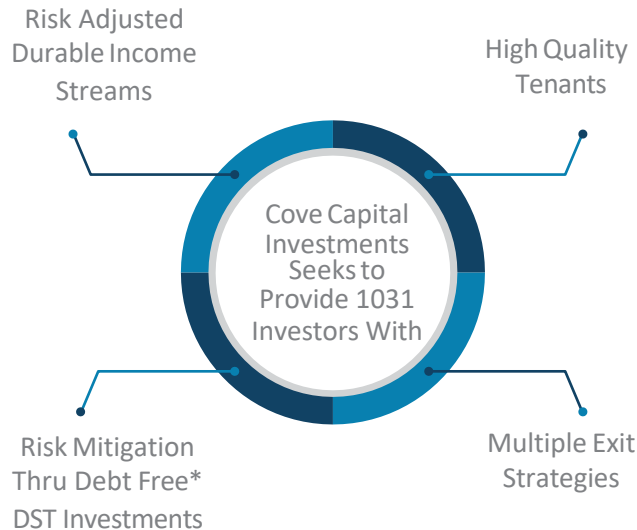




COVE CAPITAL
— INVESTMENTS, LLC —

About Cove Capital Investments, LLC



A commitment to providing investors with All-Cash/Debt-Free 1031 exchange 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 1031 exchange investors that is not found in leveraged DST investments.

* Securities offered through WealthForge Securities, LLC, Member FINRA/SIPC. Cove Capital Investments, LLC and WealthForge Securities, LLC are separate entities. There are risks associated with investing in real estate and Delaware Statutory Trust (DST) properties including, but not limited to, loss of entire investment principal, declining market values, tenant vacancies and illiquidity. There are material risks associated with investing in DST properties 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 multifamily properties, short term leases associated with multi-family properties, financing risks, potential adverse tax consequences, general economic risks, development risks, long hold periods, and potential loss of the entire investment principal.

Why Debt Free?

12 Reasons to Consider Debt Free DST Properties*

- 1** No risk of a lender foreclosure.
- 2** No refinancing risk.
- 3** Eliminates the risk of taking on equal or greater debt in future 1031 exchanges.
- 4** Provides 1031 investors the ability to diversify a portion of their exchange dollars into an all-cash/debt-free property in an effort to reduce potential risk. Please note diversification does not guarantee profits or protect against losses.
- 5** Flexibility to hold through any potential market downturns, credit crunches, recessions and /or depressions.
- 6** No cross-collateralized loan risk found in certain leveraged DSTs.
- 7** No cash flow sweep risk as found in certain DST properties with debt.
- 8** Oftentimes, an all-cash /debt-free DST 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.
- 9** Allows investors to protect themselves from the financial catastrophe of a complete loss of their principal due to a lender foreclosure.
- 10** No “balloon mortgage maturity” which is typically found in most leveraged DST properties.
- 11** No lender prepayment penalties, defeasance costs and/or lender maintenance.
- 12** Lower fees – Oftentimes, all-cash / debt-free DSTs can have lower fees/commissions than leveraged DSTs.

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Debt Free 1031 DST Properties

Cove Washington
Walgreens Pharmacy DST
Port Orchard, WA

Cove Tacoma Davita
Dialysis Data Center DST
Tacoma, WA

Cove Phoenix
Walgreens Pharmacy DST
Phoenix, AZ

Cove Texas FedEx
Industrial DST
Uvalde, TX

Under Contract Closing Summer 2019

Cove CSL Plasma
Collection DST
Chicago, IL
Under Contract Closing Summer 2019

Cove Dulles Frito Lay
Distribution DST
Sterling, VA
Under Contract Closing Summer 2019

Cove Maryland Medical
Davita Dialysis DST
Baltimore, MD

Cove Charlotte
Walgreens Pharmacy DST
Charlotte, NC

Cove Winston Salem FedEx
Distribution DST
Winston-Salem, NC

Cove Atlanta Medical
Fresenius Dialysis DST
Atlanta, GA

Cove Maplewood FedEx
Distribution DST
Maplewood, MO

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Debt Free 1031 DST Properties



Cove Charlotte Walgreens
Pharmacy DST – [Charlotte, NC](#)



Cove Winston Salem FedEx Distribution
DST – [Winston-Salem, NC](#)



Cove Maryland Medical Davita
Dialysis DST – [Baltimore, MD](#)



Cove Tacoma Davita Dialysis Data
Center DST – [Tacoma, WA](#)



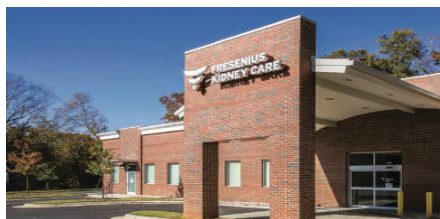
Cove Washington Walgreens
Pharmacy DST – [Port Orchard, WA](#)



Cove Maplewood FedEx Distribution
DST – [Maplewood, MO](#)

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Debt Free 1031 DST Properties



Cove Atlanta Medical Fresenius
Dialysis DST – [Atlanta, GA](#)

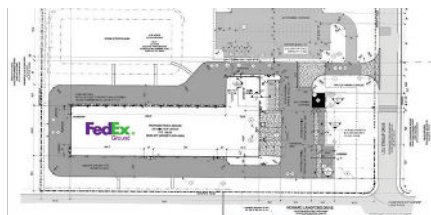


Cove Phoenix Walgreens
Pharmacy DST – [Phoenix, AZ](#)



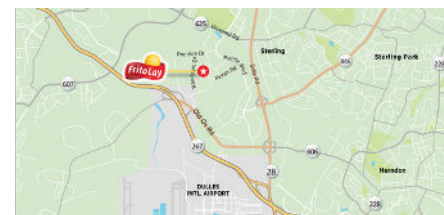
Cove CSL Plasma Collection DST –
[Chicago, IL](#)

Under Contract Closing Summer 2019



Cove Texas FedEx Industrial DST
[Uvalde, TX](#)

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Cove Dulles Frito Lay Distribution DST
[Sterling, VA](#)

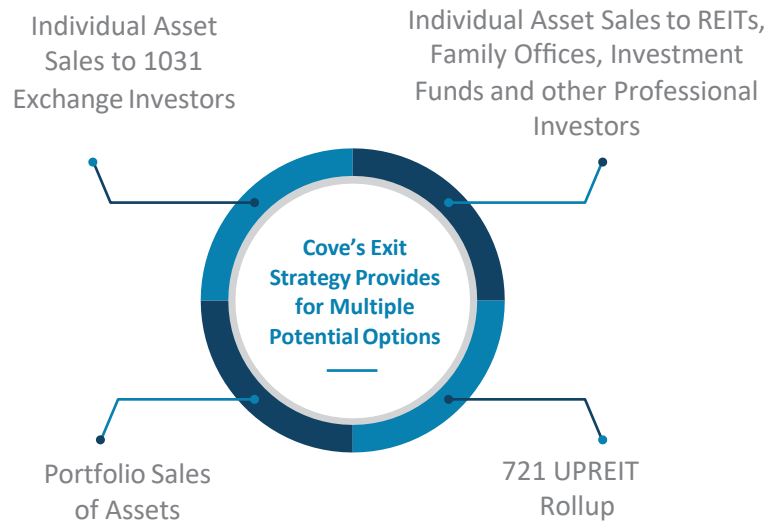
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The Cove Exit Strategy

At Cove, due to our debt free DST 1031 offerings, we are free to pursue whichever exit strategy provides the most potential opportunity to our investors.

We are not constricted by lender prepayment penalties, lender maintenance and vast defeasance costs that other DSTs with loans are bound to, allowing us to be more flexible in selling assets when the right opportunities present themselves.



* 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.

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Thank You and
Please Contact Us
For More Details



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Risks and Disclosures

Cove Capital Offerings are made only to Accredited Investors per Regulation D, Rule 506c.

Cove Capital offerings are available to Accredited Investors only, which is 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.

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.

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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, Master Tenant, Trustees 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 WealthForge Securities, LLC, 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.

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