



INDICATION OF INTEREST

COVE CAPITAL
— INVESTMENTS, LLC —

**COVE FLORIDA
DIALYSIS 22 DST**

U.S. RENAL CARE

- ✓ All cash debt-free 7,000 SF dialysis clinic
- ✓ 100% occupancy, long-term net lease
- ✓ Located in Melbourne, FL
- ✓ 3% annual rental increases
- ✓ Guaranteed by parent company, Fresenius Medical Care Holdings

8041 Spyglass Hill Rd | Melbourne, FL

TARGETED BENEFITS

Potential Monthly Cash Flow
Appreciation Potential
Tax Shelter and Advantages

There is no guarantee such objectives will be met.

LONG-TERM LEASE

MELBOURNE, FL

INCOME TAX-FREE STATE

1031 EXCHANGE +

CASH INVESTMENT
OPPORTUNITY

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.
- **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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INVESTMENT SUMMARY

- Dialysis clinic in Melbourne, FL
- 100% occupied
- Corporately guaranteed by parent company Fresenius Medical Care Holdings (NYSE:FMS)
- Net leased through June 30, 2030
- Rental increases: 3% annually

Source: US Renal_Melbourne brochure

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 FLORIDA DIALYSIS 22 DST ACQUISITION SUMMARY

PROPERTY DETAILS

| | |
|------------------------|-----------------------|
| Address | 8041 Spyglass Hill Rd |
| Location | Melbourne, FL |
| Year Built | 2010 |
| Rentable building area | 7,000 SF |

ACQUISITION DETAILS

| | |
|----------------|-------|
| Leverage Ratio | 0.00% |
|----------------|-------|



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INVESTMENT HIGHLIGHTS

LONG-TERM NET LEASE

- 1
 - › Tenant has been at this location for 10 years and just signed a new 10 year lease
 - › 3% annual rent increases during lease term and option periods
 - › 2010 built-to-suit for US Renal Care
 - › Guaranteed by parent company, Fresenius Medical Care Holdings

RESISTANT TO E-COMMERCE

- 2
 - › Florida is a tax-free state
 - › Given the nature of the product, healthcare-related real estate has been one of the least affected by the demand of e-commerce
 - › Fresenius Kidney Care has an S&P investment grade rating of BBB- and has a net worth of \$10.533 Billion
 - › Melbourne is the economic engine of Brevard County and is part of the Florida Space Coast, which is 45 minutes from Orlando; the 23rd largest MSA in the United States



3 ALL-CASH/DEBT-FREE OFFERING

LOCATION

- 4
 - › The facility is located in a medical office park and is easily accessible from US Route 96 and Highway 1
 - › Two miles to Viera Hospital (100 beds) and 14 miles to Holmes Regional Hospital (546 beds)
 - › Near a variety of national retailers such as CVS Pharmacy, Subway TJ Maxx, WalMart, Chik-Fil-A, McDonald's, Target and Starbucks

DIALYSIS INVESTMENT MARKET

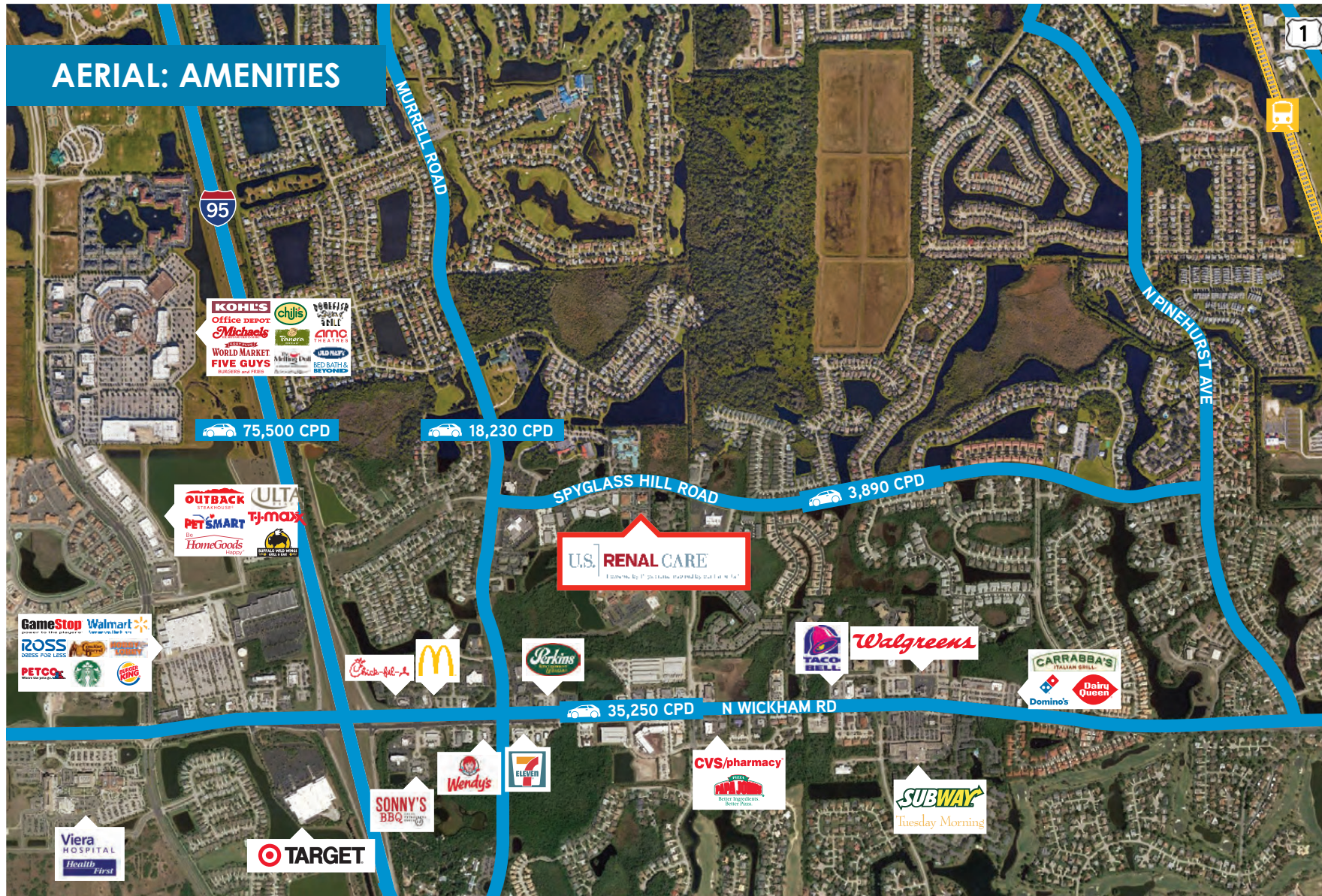
- 5
 - › Global Dialysis Market size was valued at \$86,621 million in 2016, and is estimated to reach \$118,512 million by 2023, registering a CAGR of 4.5% from 2017 to 2023.
 - › North America accounted for the highest market share in the dialysis market in 2016, and is expected to maintain its dominance throughout the forecast period.
 - › Fresenius Medical Care, the tenant's parent company and lease backer, is one of the leaders in the industry.

Sources: US Renal_Melbourne brochure;
<https://www.alliedmarketresearch.com/dialysis-market>

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MELBOURNE LOCATION

EXCELLENT DEMOGRAPHICS

1

Over 70,000 residents within 5-mile radius and the average household income exceeds \$100K within a 3 & 5-mile radius. With a 2020 population of 85,166, it is the 31st largest city in Florida and the 409th largest city in the United States. Melbourne is currently growing at a rate of 1.39% annually and its population has increased by 11.96%. The median age in Melbourne is 43.5 years.

2

MAJOR MSA

As of 2020, the estimated Melbourne MSA population is 614,017 with an annual growth rate of 1.40%.

EXCELLENT RETAIL LOCATION/WALMART ADJACENT

3

The US Renal Care clinic in Melbourne, FL is a 2010 build-to-suit, state-of-the-art medical facility that is 100% leased to US Renal Care. The lease features a rare parent guaranty from Fresenius Medical Care Holdings via a new 10-year lease term, with three five-year option periods and 3% annual rent increases, commencing in August 2020.

PROPERTY DETAILS

This location provides kidney dialysis services and consists of 7,000 square feet housing 16 patient stations, plus 1 private station located in a separate room. The clinic is located in a medical office park and is ideally located, surrounded by dense residential neighborhoods and national retail tenants, with excellent access and visibility. It is just east of Highway 95 (Traffic Count: 75,500 VPD) a major north-south highway which provides direct access to Ft. Lauderdale and Miami, and is located west of Highway 1 (Traffic Count: 50,000 VPD). The clinic is also 2.2 miles from the 100-bed Health First's Viera Hospital and 14 miles to Holmes Regional Medical Center which holds 546 beds. Furthermore, the population within a 5-mile radius of the facility exceeds 70,839 residents and is a part of the Florida Space Coast, which is 45 minutes east of Orlando, the 29th largest city in the United States. The Average household income exceeds \$100k within a 3 & 5-mile radius.

Source: US Renal_Melbourne; <https://worldpopulationreview.com/us-cities/melbourne-fl-population>

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ABOUT U.S. RENAL CARE

US Renal Care is a leading provider of chronic and acute renal care in the United States, delivering dialysis services and education to patients and their families.

US Renal Care is headquartered in Plano, TX. As of 2020, US Renal Care has provided services in 32 states and Guam Territory with more than 400 outpatient, home and specialty dialysis programs. In each location, the company works closely with elected leaders, nearby hospitals, physicians and advocacy groups.

Source: www.usrenalcare.com

ABOUT FRESENIUS (PARENT CO.)

Fresenius Medical Care is the world's leading provider of products and services for people with chronic kidney failure. Around 3.5 million patients worldwide with this disease regularly undergo dialysis treatment. Dialysis is a life-saving blood cleansing procedure that substitutes the function of the kidney in case of kidney failure.

Fresenius cares for more than 348,000 patients in their global network of more than 4,000 dialysis clinics. At the same time, operating 45 production sites in more than 20 countries, to provide dialysis products such as dialysis machines, dialyzers and related disposables.

Source: <https://www.freseniusmedicalcare.com/en/about-us/company-profile/>



4 REASONS WHY WE LIKE U.S. RENAL CARE



**U.S. Renal Care
Operates 400 Locations**
In 32 states + Guam



Patients
U.S. Renal Care serves
approximately 26,000
patients



Home Care
U.S. Renal Care also offers
in-home treatment



Parent Company Fresenius
Fresenius Kidney Care has an S&P
investment grade rating of BBB- and has a
net worth of \$10.533 Billion

Sources: <https://www.usrenalcare.com>; <https://news.yahoo.com/u-renal-care-announces-mark-100000832.html>

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MERCY MEDICAL CENTER PARTNERS WITH US RENAL CARE TO EXPAND DIALYSIS SERVICES

July 06, 2020 — Mercy Medical Center has partnered with U.S. Renal Care to “enhance and grow” the dialysis services the center provides to patients, according to a press release.

The release further noted that Mercy’s staff and management will remain intact, with Fadi Yacoub, MD, FASN, and Anwar Ahmed, MD, continuing in their leadership positions.

“U.S. Renal Care and Mercy have a shared commitment to clinical excellence and quality patient experience,” Mary Dittrich, MD, FASN, chief medical officer of U.S. Renal Care, said in the release. “Partnering with renowned physicians like Dr. Yacoub and Dr. Ahmed is a great benefit to our network as we all work to constantly evolve our clinical best practices across the entire spectrum of kidney care.”

Yacoub, who serves as medical director for Mercy Dialysis, also provided his perspective on the partnership.

“Our local continuity and long-standing reputation, coupled with U.S. Renal Care’s extensive network and expertise, will provide a unique and exceptional experience for our patients,” he said. “Mercy looks forward to the evolution of our dialysis program and the benefits it will provide to patients who have entrusted us with their kidney care for 35 years.”

Source: <https://www.zacks.com/stock/news/1036055/fresenius-medical-fms-q2-earnings-amp-revenues-top-estimates>

FRESENIUS MEDICAL (FMS) Q2 EARNINGS & REVENUES TOP ESTIMATES

August 05, 2020 — **Fresenius Medical Care AG & Co. KGaA** reported adjusted earnings per share (EPS) of 66 cents in second-quarter 2020, which beat the Zacks Consensus Estimate of 54 cents by 22.2%. Moreover, the bottom line improved 26.9% year over year.

Revenues improved 2.7% year over year to \$5.02 billion. The top line also surpassed the Zacks Consensus Estimate by 0.3%.

In the second quarter, Fresenius Medical reported through two segments — Health Care Services and Health Care Products.

Health Care Services revenues improved 5% on a year-over-year basis and 4% at constant currency (cc). The improvement came on the back of growth in same market treatments, and contributions from acquisitions.

Source: <https://www.zacks.com/stock/news/1036055/fresenius-medical-fms-q2-earnings-amp-revenues-top-estimates>

FRESENIUS MEDICAL CARE REPORTS SECOND-QUARTER BEAT AS PANDEMIC EFFECTS EASE

JULY 30, 2020 — (Reuters) - German dialysis specialist Fresenius Medical Care (FMEG.DE) beat second-quarter net income expectations on Thursday, citing lower negative impact of the coronavirus pandemic compared to the previous quarter and strong underlying business performance.

Second-quarter net income of the world’s largest provider of dialysis treatments came in at 351 million euros (318.33 million pounds), above analysts’ average forecast of 325 million euros according to a company-provided poll.

The company confirmed its 2020 targets of mid to high single digit growth in both revenue and net income, based on the neutral net impact from the pandemic it had seen in the first half of the year.

Source: <https://uk.reuters.com/article/uk-fresenius-care-results/fresenius-medical-care-reports-second-quarter-beat-as-pandemic-effects-ease-idUKKCN24V0JN>

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NORTH AMERICA DIALYSIS MARKET TO SURPASS USD 37.5 BILLION BY 2026

July 16, 2020 — According to MarketStudyReport North America dialysis market is projected to reach a valuation of USD 37.5 billion by the year 2026. Rising cases of end stage renal disease (ESRD) owing to poor dietary habits and excessive alcohol intake serves as a major growth impetus for the industry. Furthermore, increased pervasiveness of diabetes which leads to renal disorder in every 1 out of 4 patients, coupled with lack of kidney donors and favorable reimbursement policies are expected to add significant momentum to the growth of dialysis market in North America, cites the report.

Source: <https://www.globenewswire.com/news-release/2020/07/16/2063141/0/en/North-America-Dialysis-Market-to-surpass-USD-37-5-Billion-by-2026.html>

THE GLOBAL DIALYSIS MARKET SIZE WAS USD 90.33 BILLION IN 2019 AND IS PROJECTED TO REACH USD 177.56 BILLION BY 2027, EXHIBITING A CAGR OF 7.7% DURING THE FORECAST PERIOD.

JUL 11 2019 — Dialysis market growth is driven by significant rise in the prevalence of chronic kidney diseases, which in turn has increased patient visits in renal therapy clinics over the last decade. Moreover, improved reimbursement policies for renal therapy by private as well as public institutions is boosting the expansion of the market at a remarkable rate. For instance, according to the End-Stage Renal Disease (ESRD) PPS final rule, Centers for Medicare & Medicaid Services (CMS) expects to pay around US\$ 10.3 billion in Medicare reimbursements to approximately 7,000 ESRD providers in 2020 for the costs of delivering renal hemodialysis services. Moreover, the market is projected to witness a boost in growth owing to the recent COVID-19 outbreak.

Source: <https://www.fortunebusinessinsights.com/dialysis-market-102367>

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THE MARKET - MELBOURNE, FL

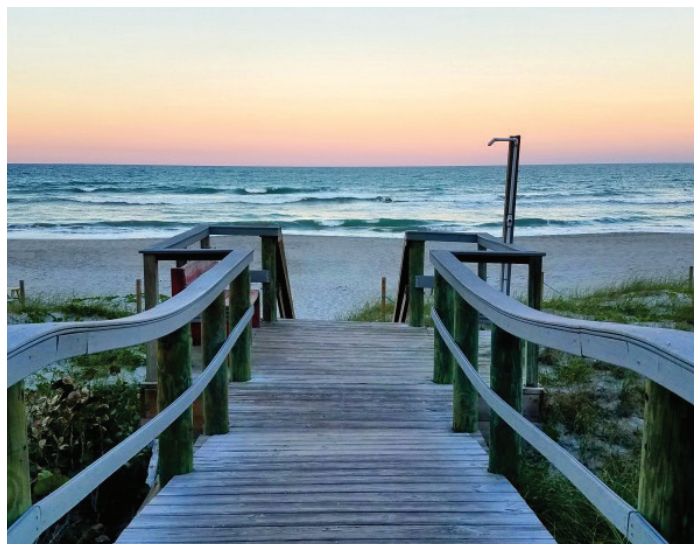
The City of Melbourne is located in southern Brevard County, southeast of Orlando on Florida's east coast. It sits astride the Indian River Lagoon, with a large portion of the City located on Florida's mainland, and a portion located on a barrier island. The Indian River Lagoon separates the mainland from the beach side barrier island.

The City of Melbourne is the economic engine of Brevard County, capitalizing on high-tech industries, location on the Space Coast and our established relationships with the region's educational and research leaders. Melbourne's historic downtowns provide ever increasing entertainment options and unique retail choices. Melbourne's unparalleled natural amenities and a strong sense of community stewardship make the City one of the best places to live, work and raise a family.

Melbourne is one of several cities on Florida's Space Coast, which also includes Titusville, Cape Canaveral, Cocoa, Cocoa Beach, Viera, Melbourne Beaches, and Palm Bay. The Space Coast is just 45-minutes east of Orlando, Florida and the Orlando International Airport and is also home to the Orlando-Melbourne International Airport. Florida's Space Coast is a coastal area of 72 miles of accessible ocean beaches; space-age attractions; America's most diverse estuary; and the largest sea turtle nesting area in the country. The Space Coast is home to the Kennedy Space Center Visitor Complex where NASA's space program has a long history of where our nation's rocket and space shuttle have launched.

Source: US Renal_Melbourne brochure

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MELBOURNE QUICK FACTS



ECONOMY

Melbourne is the economic and business hub for South and Central Brevard County. ¹



POPULATION

The estimated Palm Bay - Melbourne - Titusville MSA population is 543,372 ²



TOURISM

Melbourne is a major tourist destination. Tourism in Brevard county is a \$2.1B-a-year industry ³



TRANSPORTATION

Space Coast Area Transit (SCAT) is Brevard County's public mass-transit system. ⁴



"SPACE COAST"

There are over 72 miles of coastline that include the Kennedy Space Center, serving as Orlando's closest beaches. ⁵



ORLANDO

Melbourne is less than 1 hour from all of the attractions in Orlando, which welcomed 75M visitors in 2018. ⁶

TOURISM ECONOMIC IMPACT

MELBOURNE TOURISM & TRAVEL ³

\$2.1B
YEARLY ECONOMIC
IMPACT

\$129.8M
YEARLY TAX REV

26,000+
JOBS YEARLY

2018 FLORIDA TOURISM & TRAVEL

126.1M
VISITORS IN
FLORIDA

1.5M+
TOURISM
RELATED JOBS

\$91.3B
TOTAL ECONOMIC
IMPACT

\$26.1B
FED, STATE &
LOCAL TAX REV

ORLANDO MELBOURNE INT'L AIRPORT ⁸

\$1.1B
AVG ECONOMIC IMPACT

PORT CANAVERAL CRUISES ⁹

\$2.2B
AVG ECONOMIC IMPACT

Sources: 1_ <https://www.melbourneflorida.org/departments/community-development/economic-development>; 2_ <https://citypopulation.de/en/usa/metropolmbay/>; 3_ https://issuu.com/spacecoast/docs/18spring_scotourism_mag_digital; 4_ <http://www.mlbair.com/PassengerInformation/MapsParkingGroundTransportation/GroundTransportation.aspx>; 5_ www.visitspacecoast.com; 6_ Orlando - <https://www.globenewswire.com/news-release/2019/05/10/1821626/0/en/Orlando-Announces-Record-75-Million-Visitors-Solidifies-Ranking-as-No-1-U-S-Travel-Destination.html>; 7_ <https://www.visitflorida.org/media/30679/florida-visitor-economic-large-impact-study.pdf>; 8_ <http://www.mlbair.com/AirportOperations/Newsroom/FactsFigures.aspx>; <https://www.dropbox.com/s/3akft4bzy525fuq/Airport%20CAFR%203%202%2020.pdf?dl=0>; 9_ Port Canaveral - <https://www.globenewswire.com/news-release/2019/05/10/1821626/0/en/Orlando-Announces-Record-75-Million-Visitors-Solidifies-Ranking-as-No-1-U-S-Travel-Destination.html>

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ORLANDO • MELBOURNE INTERNATIONAL AIRPORT • MLB

12.9 MILES
22 MINUTE DRIVE
 FROM U.S. RENAL CARE

YEARLY ECONOMIC
ACTIVITY:
\$1.1B

THE FACILITY CAN ACCOMMODATE 2M PASSENGERS YEARLY

Source: <http://www.mlair.com/AirportOperations/Newsroom/FactsFigures.aspx>; <https://www.dropbox.com/s/3akft4bzy525fuq/Airport%20CAFR%203%202%2020.pdf?dl=0>

\$3.9 MILLION MELBOURNE AIRPORT GRANT MAY HELP CREATE 500 JOBS

Nov. 13, 2019 — The \$3.9 million grant will initiate construction of taxiway, stormwater, utility and road improvements that will open a 59-acre parcel of land — one of the airport's largest — for development just west of Embraer's campus, said Greg Donovan, the airport's executive director.

"We're short-listed for several major aerospace projects that are being considered as we speak. These are high-paying, high-skill jobs," Donovan said during the news conference.

"And, in fact, it's going to bring not only the ability of jobs here to MLB. But it also brings the investment of hundreds of millions of dollars in capital in the facilities," he said.

Source: <https://www.floridatoday.com/story/news/2019/11/13/gov-desantis-announces-3-9-million-melbourne-airport-grant-that-may-help-create-500-jobs/4176821002/>

Melbourne International Airport (MLB) is located on Florida's Space Coast, in southern Brevard County. Established in 1929, the airport is funded entirely through airline fees, tenant leases and federal, state and local grants and receives no direct tax dollars.

MLB generates more than \$1.1 billion annually in economic activity. With more than 6,000 people currently working daily at the airport, MLB ranks as one of Brevard County's top employment centers. Recent additions to the tenant family will add nearly 2,000 new, high-paying jobs at the airport.

Located less than a half hour from Port Canaveral, one of the country's largest cruise ports; less than an hour from Orlando's world-famous theme parks; 30 minutes from historic Kennedy Space Center; and a short drive to 72 miles of white sandy beaches.

A growing number of businesses have discovered the benefits of expanding or relocating to Melbourne International Airport. Its rapidly growing aviation-manufacturing-and-maintenance cluster has made it one of the major centers of aviation commerce in the United States.

The airport serves as the southern hub for Foreign Trade Zone 136, headquartered at the port.

The airport's 200,000-square-foot main terminal serves legacy carriers Delta Air Lines, American Airlines, Porter Airlines, Elite Airways and Baer Air. The passenger terminal has 8 gates and can accommodate 2 million travelers annually. MLB has three runways and serves as the diversion runway for the space shuttle because of its unique length and capabilities. The main runway and associated taxiways and ramps can accommodate general-aviation, commercial aircraft as large as a Boeing 747 or L-1011 and cargo aircraft as large as a C-5, C-17, Antonov 124 or Antonov 225.

MLB has its own Police Department staffed by full-time Florida Certified Law Enforcement Officers.

Home to Embraer's assembly center for its Phenom 100 and Phenom 300, with their new Legacy 450 and Legacy 500 aircraft manufacturing facility scheduled to open in 2016. Northrop Grumman, GE Transportation, L3 Communications, Thales Group, Rockwell Collins, General Dynamics and the world headquarters of Harris Corporation are all airside at MLB.

Source: <http://www.mlair.com/AirportOperations/AirportOverview/AirportataGlance.aspx>

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MELBOURNE IN THE RANKS:



#2

BEST PLACES TO LIVE IN FLORIDA

#9

FASTEST GROWING PLACES

#16

BEST PLACES TO LIVE FOR QUALITY OF LIFE

#19

BEST PLACES TO RETIRE

#25

BEST PLACES TO LIVE

Source: <https://realestate.usnews.com/places/florida/melbourne>


MILKEN INSTITUTE
**BREVARD COUNTY — MOST
CONCENTRATED HIGH-TECH ECONOMY**

#1

IN FLORIDA

#6

IN THE USA

Source: <https://www.melbourneflorida.org/departments/community-development/why-melbourne>

TechAmerica

#5

**MOST CONCENTRATED HIGH-TECH
WORKFORCE IN THE UNITED STATES**

Source: <https://www.melbourneflorida.org/departments/community-development/why-melbourne>

NICHE
2020

#54

PLACES WITH THE BEST PUBLIC SCHOOLS IN FLORIDA

Source: <https://www.niche.com/places-to-live/melbourne-brevard-fl/>


USA TODAY 2020

#5

10 BEST ZOOS - READERS' CHOICE AWARDS

Source: <https://www.10best.com/awards/travel/best-zoo/>

#1

BREVARD COUNTY — STEM EMPLOYMENT IN FLORIDA

**NUMBER OF PATENTS (11 PATENTS FOR
EVERY 10,000 WORKERS):**

IN FLORIDA

#1

IN THE U.S.

#53

#7

**MOST ADVANCED INDUSTRY SHARE OF TOTAL
EMPLOYMENT IN THE US**

Source: <https://www.melbourneflorida.org/departments/community-development/why-melbourne>

**TOP
3**
**METROPOLITAN AREAS IN THE U.S.: CONCENTRATION OF
ELECTRICAL ENGINEERS AND TECHNICIANS**

Source: <https://www.melbourneflorida.org/departments/community-development/why-melbourne>

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MELBOURNE RANKS IN US NEWS' 'BEST PLACES TO LIVE'

Apr 10, 2019 — MELBOURNE, Fla. — Two Florida metro areas, including one in Central Florida, are in the top 25 of U.S. News & World Report's best places to live.

The publication on Tuesday ranked Sarasota as No. 18 and Melbourne as No. 25.

Melbourne on Florida's Space Coast was cited for its access to the 155-mile-long Indian River Lagoon and regular viewings of space launches from nearby launch pads.

Source: <https://www.wesh.com/article/oldest-living-marine-celebrates-105th-birthday-stockton/33502049>

CRUISE INDUSTRY CONTRIBUTES NEARLY \$53 BILLION TO U.S. ECONOMY IN 2018

April 24, 2020 — In the State of Florida, the cruise industry brings in \$8.49B in direct spending, 154,646 jobs, \$7.69B in wages, with 7.51M total embarks carrying 2.27M source passengers.

Read the full article: <https://cruising.org/en/news-and-research/press-room/2019/november/cruise-industry-contributes-nearly-53-billion-to-us-economy-in-2018>

19 FLORIDA COMPANIES MAKE FORTUNE 500 LIST FOR 2019

Nov. 14, 2019 — Fortune Magazine has released its annual list of the 500 top companies in America, which represent two-thirds of the U.S. GDP and have a total of \$13.7 trillion in revenue, the magazine says. Of those 500 companies, 19 are based in Florida.

Making the list at number 474 is Melbourne-based global aerospace and defense technology innovator, Harris Corporation.

Read the full article: <https://patch.com/florida/miami/19-florida-companies-make-fortune-500-list-2019>

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AEROSPACE FIRM AERION TO BUILD SUPERSONIC BUSINESS JETS IN MELBOURNE, BRINGING 675 JOBS

April 24, 2020 — Aerospace company Aerion Supersonic has selected Melbourne as its global headquarters, where it will manufacture the world's first privately built supersonic aircraft — a business jet that can fly at more than 1,000 mph.

The project is expected to bring at least 675 jobs to the Space Coast by 2026

Read the full article: <https://www.floridatoday.com/story/money/business/2020/04/24/aerospace-firm-build-supersonic-business-jets-melbourne-add-675-jobs/3017045001/>

NORTH AMERICAN PROPERTIES ACQUIRES 21 ACRES NEAR KENNEDY SPACE CENTER

July 22, 2020 — National real estate developer North American Properties (NAP) has acquired 21 acres of land within Titusville's Riverfront Center development at the southeast corner of U.S. 1 and NASA Causeway. The parcel is located at the entrance to Kennedy Space Center, between aerospace giants Boeing and Lockheed Martin. Preliminary phase one plans call for multiple buildings totaling 135,000 square feet of traditional office, office warehouse and manufacturing space, plus commercial outparcels to serve the growing area market. This move marks the Cincinnati-based company's first project on Florida's Space Coast, with more to come.

Read the full article: <https://finance.yahoo.com/news/north-american-properties-acquires-21-140000043.html>

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ACCORDING TO AN INDEPENDENT REPORT, THE AQUARIUM AND CONSERVATION CENTER WOULD HAVE AN ANNUAL ECONOMIC IMPACT OF \$85.5 MILLION IN AREA SALES.

The Brevard Zoo has a substantial impact on the economy—approximately **\$59.5 MILLION EACH YEAR** as of 2017—and generates labor income and consumer spending that benefit our local, regional and state economies. The proposed aquarium and conservation center at Port Canaveral would make that impact even larger.

In 2017, the Economic Development Commission (EDC) of Florida's Space Coast completed a report pro bono with estimates of this project's potential economic effects in Brevard County. Based on the data available at that time, the report states the following:

- The aquarium and conservation center would have an estimated **TOTAL ECONOMIC IMPACT OF \$85.5 MILLION** in area sales
- It would generate a **LOCAL INCOME OF \$26 MILLION AND SUPPORT 937 JOBS**
- **\$66.1 MILLION** of the total annual estimated impact would be attributable to spending by out-of-area visitors on lodging, dining, souvenirs and other purchases in connection to their visit
- Of the annual operations impact:
 - Direct output, or sales, will average \$11,851,568
 - Indirect output, or sales, will average \$4,984,760
 - Induced output, or sales, will average \$2,585,095
 - Direct jobs supported will average 57
 - Indirect jobs supported will average 44
 - Induced jobs supported will average 22

Source: <https://brevardzoo.org/the-aquarium-project-measuring-economic-impact/>

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U.S. NEWS & WORLD REPORT RATES BREVARD ZOO AMONG NATION'S BEST

April 4, 2019 — U.S. News & World Report has released its list of the country's 30 best zoos and Brevard Zoo is one of them. According to U.S. News & World Report, "The Brevard Zoo, which sits roughly 60 miles southeast of Orlando's theme parks and about 35 miles southwest of the Kennedy Space Center Visitor Complex, offers fun and delightfully educational activities in a manageable setting."

Source: <https://spacecoastdaily.com/2019/04/u-s-news-world-report-rates-brevard-zoo-among-nations-best/>

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