

# Cove Net Lease Income Fund 18, LLC

- ✓ All-Cash/Debt-Free
- ✓ Long-Term, Corporate-Backed Net Leases
- ✓ Targeted Monthly Distributions
- ✓ Offering Size: \$50,000,000
- ✓ Minimum Investment: \$50,000
- ✓ 8% Preferred Return\*
- ✓ Accredited Investors Only, Regulation D, Rule 506 C

\*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.

The content of this presentation is proprietary and confidential information of Cove Capital Investments, LLC. It is not intended to be distributed to any third party without the written consent of Cove Capital Investments, LLC or its representatives. All real estate 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. 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. By accepting this material, you agree to 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. Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.

# RISKS AND DISCLOSURES

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- ▶ 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 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 Fund.
- ▶ 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.
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- ▶ **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.**



# 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\*

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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# TARGETED TENANTS

Representative of the types of properties/tenants the Fund seeks to acquire. Investors in the Fund will not necessarily have an ownership interest in the properties/tenants shown.

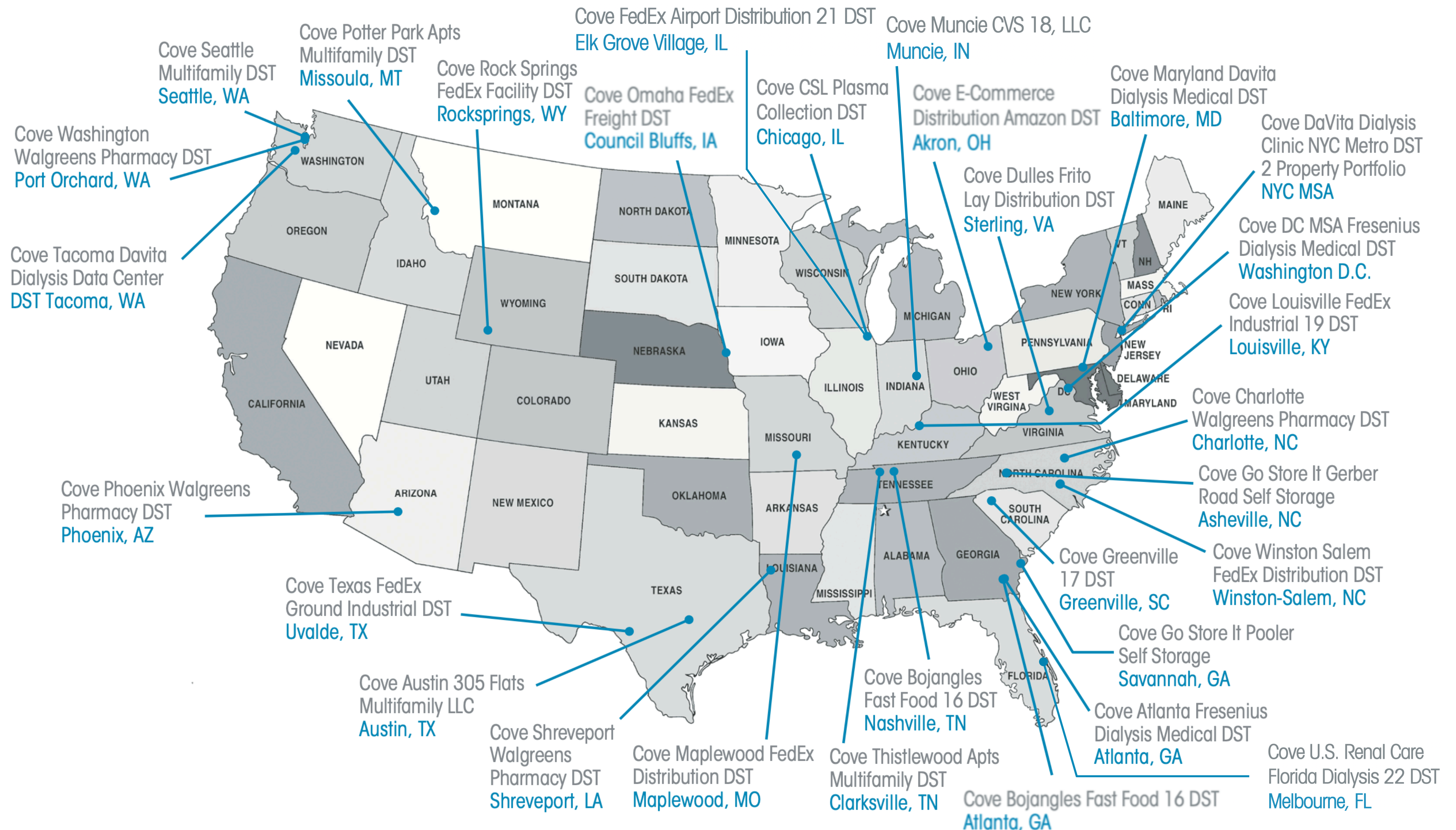


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# CURRENT COVE CAPITAL PORTFOLIO

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**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 AIRPORT  
DISTRIBUTION 21 DST**

Debt-free Fedex Offering in Elk Grove Village, IL



**COVE MUNCIE 18, LLC**

Debt-free CVS Pharmacy in Muncie, IN



**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 FLORIDA  
DIALYSIS 22 DST**

Debt-free U.S. Renal Care in Melbourne, FL



**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 MARYLAND  
MEDICAL DST**

Long Term Net Lease DaVita Dialysis clinic in Baltimore, MD



# CURRENT COVE CAPITAL PORTFOLIO

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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



**COVE WINSTON SALEM  
DISTRIBUTION DST**

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



**COVE GREENVILLE  
17 DST**

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



**COVE NYC METRO DST**

Two Long Term Net Lease DaVita Dialysis clinics in NYC Metro



**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

# 8 REASONS TO CONSIDER ALL-CASH/DEBT FREE REAL ESTATE OFFERINGS

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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. <i>*Diversification does not guarantee profits or protect against losses.</i>
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 offerings 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 the debt-free nature of the offering.
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 / 0% loan-to-value offerings can have lower fees/commissions than leveraged offerings.



# POTENTIAL EXIT STRATEGY

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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

# ABOUT COVE CAPITAL INVESTMENTS

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Cove Capital Investments creates 1031 exchange DST and direct 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.

[www.covecapitalinvestments.com](http://www.covecapitalinvestments.com)

[info@covecapitalinvestments.com](mailto:info@covecapitalinvestments.com)

(877) 899 - 1315

## 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 real estate investments. The principals of Cove Capital Investments have sponsored and co-sponsored the syndication of over 2.2 million square feet of DST 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.

### The Cove Exit Strategy:

At Cove, due to our debt free real estate offerings, we are free to pursue whichever exit strategy provides the most potential opportunity to our investors. We also are not constricted by lender prepayment penalties, lender 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.

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\* 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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## COVE NET LEASE INCOME FUND 18, LLC: TARGET TENANT PROFILES

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Photos and tenant profiles are representative of the types of properties/tenants the Fund seeks to acquire. Investors in the Fund will not necessarily have an ownership interest in the properties/tenants shown.

<b>Founded</b>	1994
<b>Headquarters</b>	Seattle, WA
<b># of Employees</b>	1 Million
<b>Stock Ticker</b>	AMZN (Nasdaq)
<b>Market Cap</b>	\$1.6 Trillion
<b>2019 Revenue</b>	\$280 Billion
<b>Notable Subsidiaries</b>	Whole Foods, Zappos, IMDb, Audible, Twitch, Ring, PillPack
<b>Industry</b>	Technology

Amazon.com, Inc. is an American multinational technology company based in Seattle that focuses on e-commerce, cloud computing, digital streaming, and artificial intelligence. It is considered one of the Big Four technology companies, along with Google, Apple, and Microsoft. It has been referred to as “one of the most influential economic and cultural forces in the world” as well as the world’s most valuable brand.

Amazon is known for its disruption of well-established industries through technological innovation and mass scale. It is the world’s largest online marketplace, AI assistant provider, live-streaming platform and cloud computing platform as measured by revenue and market capitalization. Amazon is the largest Internet company by revenue in the world. It is the second largest private employer in the United States and one of the world’s most valuable companies.





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<b>Founded</b>	1971
<b>Headquarters</b>	Memphis, TN
<b># of Employees</b>	~500,000
<b>Stock Ticker</b>	FDX (NYSE)
<b>Market Cap</b>	\$74 Billion
<b>FY20 Revenue</b>	\$69 Billion
<b>Daily Package Volume</b>	~16 Million
<b>Industry</b>	Shipping & Logistics

FedEx Corp. provides a broad portfolio of transportation, e-commerce and business services under the FedEx brand. These companies are included in the following reportable business segments:

- **FedEx Express:** the world's largest express transportation company, offering time-definite delivery to more than 220 countries and territories, connecting markets that comprise more than 99% of the world's gross domestic product.
- **FedEx Ground:** a leading North American provider of small package ground delivery services.
- **FedEx Freight:** a leading North American provider of less-than-truckload ("LTL") freight services across all lengths of haul.
- **FedEx Services:** provides sales, marketing, information technology, communications, customer service, technical support, billing and collection services, and certain back-office functions that support its transportation segments.





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DaVita is a Fortune 500® health care provider focused on transforming care delivery to improve quality of life for patients around the globe. The company is the largest provider of kidney care services in the U.S. and has been a leader in clinical quality and innovation for 20 years. Through DaVita Kidney Care, the company treats patients with chronic kidney failure and end stage renal disease. DaVita is committed to bold, patient-centric care models, implementing the latest technologies and moving toward integrated care offerings for all. As of June 30, 2020, DaVita served 205,000 patients at 2,795 outpatient dialysis centers in the United States. The company also operated 287 outpatient dialysis centers in ten countries across the world. DaVita has reduced hospitalizations, improved mortality, and worked collaboratively to propel the kidney care industry to adopt an equitable and high-quality standard of care for all patients, everywhere.

<b>Founded</b>	1979
<b>Headquarters</b>	Denver, CO
<b># of Employees</b>	~65,000
<b>Stock Ticker</b>	DVA (NYSE)
<b>Market Cap</b>	\$11 Billion
<b>FY19 Revenue</b>	\$11.4 Billion
<b>Industry</b>	Healthcare





# FRITO-LAY, INC.



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Frito-Lay North America is the convenient foods business unit of PepsiCo (NASDAQ: PEP), which is headquartered in Purchase, N.Y. Frito-Lay makes some of the most popular and high-quality snacks available in the marketplace today using 100% sustainably sourced corn and potatoes. Frito-Lay manages a portfolio of 29 brands, including: Lay's and Ruffles potato chips, Doritos tortilla chips, Cheetos snacks, Tostitos tortilla chips and branded dips, Funyuns, Grandma's Cookies, Stacy's Pita Chips, Smartfood, SunChips multigrain snacks and Fritos corn chips.

<b>Founded</b>	1932
<b>Headquarters</b>	Purchase, NY
<b># of Employees</b>	55,000
<b>Parent</b>	PepsiCo, Inc.
<b>FY19 Revenue</b>	\$16+ Billion
<b>Industry</b>	Consumer Staples



Source: Company filings, Bloomberg



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Fresenius Medical Care (FMC) is the world's leading provider of products and services for people with chronic kidney failure. Around 3.5 Million patients with this disease worldwide regularly undergo dialysis treatment. Dialysis is a vital blood cleansing procedure that substitutes the function of the kidney in case of kidney failure. Fresenius Medical Care offers products and services along the entire dialysis value chain from a single source. FMC cares for more than 347,000 patients in a global network of more than 4,000 dialysis clinics. At the same time, it operates 45 production sites on all continents, to provide dialysis products such as dialysis machines, dialyzers and related disposables. Fresenius Medical Care has more than 120,000 employees in around 50 countries, and it aims to continuously improve the quality of life of patients with kidney disease by offering innovative products and treatment concepts of the highest quality.

<b>Founded</b>	1912
<b>Headquarters</b>	Bad Homburg vor der Höhe, Germany
<b># of Employees</b>	120,000
<b>Stock Ticker</b>	FMS (NYSE)
<b>Market Cap</b>	\$24 Billion
<b>FY19 Revenue</b>	\$13.6 Billion
<b>Industry</b>	Healthcare





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Walgreens Boots Alliance (Nasdaq: WBA) is a global leader in retail and wholesale pharmacy, touching millions of lives every day through dispensing and distributing medicines, and through its convenient retail locations, digital platforms and health and beauty products. The company has more than 100 years of trusted healthcare heritage and innovation in community pharmacy and pharmaceutical wholesaling. WBA is one of the world's largest purchasers of prescription drugs and many other health and well-being products. The company's size, scale and expertise will help position it to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

The company's portfolio of retail and business brands includes Walgreens, Duane Reade, Boots and Alliance Healthcare, as well as increasingly global health and beauty product brands, such as No7, Soap & Glory, Liz Earle, Botanics, Sleek MakeUP and YourGoodSkin.

<b>Founded</b>	1901
<b>Headquarters</b>	Deerfield, IL
<b># of Employees</b>	450,000
<b>Present in</b>	25+ countries
<b>Stock Ticker</b>	WBA (Nasdaq)
<b>Market Cap</b>	\$32 Billion
<b>FY19 Revenue</b>	\$139.5 Billion
<b>Industry</b>	Retail





# UNITED PARCEL SERVICE, INC.



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UPS United Parcel Service, Inc. (“UPS”) was founded in 1907 as a private messenger and delivery service in Seattle, Washington. Today, UPS is the world’s largest package delivery company, a leader in the U.S. less-than-truckload industry and a premier provider of global supply chain management solutions. UPS operates one of the largest airlines in the world, as well as the world’s largest fleet of alternative-powered vehicles. The Company delivers packages each business day for 1.6 million shipping customers to 9.9 million receivers in over 220 countries and territories. In 2019, UPS delivered an average of 21.9 million pieces per day, or a total of 5.5 billion packages. Total revenue in 2019 was \$74.094 billion. UPS serves the global market for logistics services, which includes transportation, distribution, contract logistics, ground freight, ocean freight, air freight, customs brokerage, insurance and financing. UPS has three reporting segments: U.S. Domestic Package and International Package, and Supply Chain & Freight.

<b>Founded</b>	1907
<b>Headquarters</b>	Sandy Springs, GA
<b># of Employees</b>	495,000
<b>Service in</b>	220+ nations and territories
<b>Stock Ticker</b>	UPS (NYSE)
<b>Market Cap</b>	\$151 Billion
<b>FY19 Revenue</b>	\$79 Billion
<b>Industry</b>	Shipping & Logistics



Source: Company filings, Bloomberg



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CVS Health Corporation is an integrated pharmacy health care provider. The Company's offerings include pharmacy benefit management services, mail order, retail and specialty pharmacy, disease management programs, and retail clinics. The Company operates drugstores throughout the U.S., the District of Columbia, and Puerto Rico.

<b>Founded</b>	1963
<b>Headquarters</b>	Woonsocket, RI
<b># of Employees</b>	300,000
<b>Locations</b>	9,900
<b>Stock Ticker</b>	CVS (NYSE)
<b>Market Cap</b>	\$78 Billion
<b>FY19 Revenue</b>	\$256.8 Billion
<b>Industry</b>	Healthcare





# IN-N-OUT BURGER



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In-N-Out Burgers Inc. is a leading fast-food retail chain with more than 300 locations in California, Utah, Texas, Oregon, Arizona, and Nevada. Known for its made-to-order hamburgers, fresh ingredients, and efficient service, it has maintained the same basic menu and a simple, customer-friendly philosophy since its founding in 1948.

Type	Private
Founded	1948
Headquarters	Irvine, CA
# of Employees	16,000
Locations	358
Industry	Restaurant



Source: Company filings, Bloomberg





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7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 71,100 stores in 17 countries, including 11,800 in North America. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites, at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than 38 million members.

<b>Founded</b>	1927
<b>Headquarters</b>	Dallas, TX
<b># of Employees</b>	~50,000
<b>Locations</b>	71,000
<b>Parent</b>	Seven & I Holdings Co, Ltd.
<b>Industry</b>	Retail





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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 more than \$67 billion in net revenue in 2019, driven by a complementary food and beverage portfolio that includes Frito-Lay, Gatorade, Pepsi-Cola, Quaker and Tropicana. PepsiCo's product portfolio includes a wide range of enjoyable foods and beverages, including 23 brands that generate more than \$1 billion each in estimated annual retail sales.

<b>Founded</b>	1920
<b>Headquarters</b>	Harrison, NY
<b># of Employees</b>	267,000
<b>Service in</b>	More than 200 countries
<b>Stock Ticker</b>	PEP (Nasdaq)
<b>Market Cap</b>	\$193 Billion
<b>FY19 Revenue</b>	\$67 Billion
<b>Industry</b>	Consumer Staples





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The Coca-Cola Company (NYSE: KO) is a total beverage company, offering over 500 brands in more than 200 countries and territories. In addition to the company’s Coca-Cola brand, its portfolio includes AdeS, Ayataka, Costa, Dasani, Del Valle, Fanta, Georgia, Gold Peak, Honest, innocent, Minute Maid, Powerade, Simply, smartwater, Sprite, vitaminwater and ZICO. Coca-Colas is constantly transforming its portfolio, from reducing sugar in its drinks to bringing innovative new products to market. The Company is also working to reduce its environmental impact by replenishing water and promoting recycling. With its bottling partners, Coca-Cola employs more than 700,000 people, helping bring economic opportunity to local communities worldwide.

Founded	1892
Headquarters	Atlanta, GA
# of Employees	700,000
Service in	More than 200 countries
Stock Ticker	KO (NYSE)
Market Cap	\$215 Billion
FY19 Revenue	\$37 Billion
Industry	Consumer Staples





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Dollar General Corporation has been delivering value to shoppers for more than 80 years through its mission of Serving Others. Dollar General helps shoppers Save time. Save money. Every day! by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,720 stores in 46 states as of July 31, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

<b>Founded</b>	1939
<b>Headquarters</b>	Goodlettsville, TN
<b># of Employees</b>	143,000
<b>Locations</b>	16,720
<b>Stock Ticker</b>	DG (NYSE)
<b>Market Cap</b>	\$55 Billion
<b>FY19 Revenue</b>	\$27 Billion
<b>Industry</b>	Retail





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Atlanta-based Chick-fil-A, Inc. is a family owned and privately held restaurant company founded in 1967 by S. Truett Cathy. Devoted to serving the local communities in which its franchised restaurants operate, and known for its original chicken sandwich, Chick-fil-A serves freshly prepared food in more than 2,500 restaurants in 47 states, Washington, D.C., and Canada. A leader in customer service satisfaction, Chick-fil-A was named top fast food restaurant in Newsweek’s 2019 America’s Best Customer Service report and received several honors in QSR’s 2019 Reader’s Choice Awards, including “The Most Respected Quick-Service Brand” and “Best Brand for Overall Experience”. Additionally, **Glassdoor** named Chick-fil-A one of the top 100 best places to work in 2020.

Founded	1967
Type	Private
Headquarters	College Park, GA
# of Employees	5,000
Locations	2,500
Service in	47 states
2019 Revenue	\$3.8 Billion
Industry	Restaurant





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AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the United States. Each AutoZone store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories, and non-automotive products. Many stores also have a commercial sales program that provides commercial credit and prompt delivery of parts and other products to local, regional and national repair garages, dealers, service stations, and public sector accounts. AutoZone also sells the ALLDATA brand diagnostic and repair software through [www.alldata.com](http://www.alldata.com). Additionally, AutoZone sells automotive hard parts, maintenance items, accessories, and non-automotive products through [www.autozone.com](http://www.autozone.com) and its commercial customers can make purchases through [www.autozonepro.com](http://www.autozonepro.com). As of May 9, 2020, AutoZone had 5,836 stores in the U.S., 610 stores in Mexico and 38 stores in Brazil for a total store count of 6,484.

<b>Founded</b>	1979
<b>Headquarters</b>	Memphis, TN
<b># of Employees</b>	96,000
<b>Stores</b>	6,484
<b>Stock Ticker</b>	AZO (NYSE)
<b>Market Cap</b>	\$27.5 Billion
<b>FY19 Revenue</b>	\$11.9 Billion
<b>Industry</b>	Retail





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Advance Auto Parts, Inc., is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of July 11, 2020, Advance operated 4,819 stores and 167 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves 1,262 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos and British Virgin Islands. Additional information about Advance, including employment opportunities, customer services and online shopping for parts, accessories, and other offerings can be found at [www.AdvanceAutoParts.com](http://www.AdvanceAutoParts.com).

<b>Founded</b>	1932
<b>Headquarters</b>	Raleigh, NC
<b># of Employees</b>	67,000
<b>Stores</b>	4,819
<b>Stock Ticker</b>	AAP (NYSE)
<b>Market Cap</b>	\$10.6 Billion
<b>FY19 Revenue</b>	\$9.7 Billion
<b>Industry</b>	Retail





# McDONALD'S CORPORATION



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McDonald's is the world's leading global foodservice retailer with over 38,000 locations in over 100 countries. McDonald's serves a variety of menu options made with quality ingredients to more than 25 million customers every day. Approximately 95% of McDonald's of 14,000 U.S. restaurants are independently owned and operated by business men and women.

<b>Founded</b>	1940
<b>Headquarters</b>	Chicago, IL
<b># of Employees</b>	205,000
<b>Service in</b>	100+ countries
<b>Locations</b>	38,000
<b>Stock Ticker</b>	MCD (NYSE)
<b>Market Cap</b>	\$170 Billion
<b>FY19 Revenue</b>	\$21 Billion
<b>Industry</b>	Restaurant





# TRACTOR SUPPLY COMPANY



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Tractor Supply Company (NASDAQ: TSCO), the largest rural lifestyle retailer in the United States, has been passionate about serving its unique niche, as a one-stop shop for recreational farmers, ranchers and all those who enjoy living the rural lifestyle, for more than 80 years. Tractor Supply offers an extensive mix of products necessary to care for home, land, pets and animals with a focus on product localization, exclusive brands and legendary customer service that addresses the needs of the Out Here lifestyle. With more than 40,000 Team Members, the Company leverages its physical store assets with digital capabilities to offer customers the convenience of purchasing products they need anytime, anywhere and any way they choose at the everyday low prices they deserve. At September 26, 2020, the Company operated 1,904 Tractor Supply stores in 49 states and an e-commerce website at [www.TractorSupply.com](http://www.TractorSupply.com).

Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services. At September 26, 2020, the Company operated 183 Petsense stores in 25 states.

<b>Founded</b>	1938
<b>Headquarters</b>	Brentwood, TN
<b># of Employees</b>	40,000
<b>Stores</b>	1,904
<b>Stock Ticker</b>	TSCO (Nasdaq)
<b>Market Cap</b>	\$16.3 Billion
<b>FY19 Revenue</b>	\$8.4 Billion
<b>Industry</b>	Retail



Source: Company filings, Bloomberg



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CSL (ASX:CSL) is a leading global biotechnology company with a dynamic portfolio of life-saving medicines, including those that treat hemophilia and immune deficiencies, as well as vaccines to prevent influenza. Since its start in 1916, CSL has been driven by its promise to save lives using the latest technologies. Today, CSL — including its two businesses, CSL Behring and Seqirus - provides life-saving products to more than 70 countries and employs 27,000 people. CSL’s unique combination of commercial strength, R&D focus and operational excellence enables it to identify, develop and deliver innovations so its patients can live life to the fullest.

<b>Founded</b>	1916
<b>Headquarters</b>	King of Prussia, PA
<b># of Employees</b>	27,000
<b>Service in</b>	70+ countries
<b>Stock Ticker</b>	CSL (ASX)
<b>Market Cap</b>	\$96 Billion
<b>FY19 Revenue</b>	\$8.5 Billion
<b>Industry</b>	Retail





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Dollar Tree (NASDAQ: DLTR), a Fortune 200 Company, operated 15,479 stores across 48 states and five Canadian provinces as of August 1, 2020. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. To learn more about the Company, visit [www.DollarTree.com](http://www.DollarTree.com).

As one of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions — all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget

<b>Type</b>	Subsidiary
<b>Parent</b>	Dollar Tree
<b>Founded</b>	1986
<b>Headquarters</b>	Chesapeake, VA
<b># of Employees</b>	193,000
<b>Stores</b>	15,479
<b>Stock Ticker</b>	DLTR (Nasdaq)
<b>Market Cap</b>	\$22.3 Billion
<b>FY19 Revenue</b>	\$22.8 Billion
<b>Industry</b>	Retail





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BioLife Solutions is the leading developer, manufacturer and supplier of proprietary clinical grade cell and tissue hypothermic storage and cryopreservation freeze media for cells and tissues. Its proprietary HypoThermosol® and CryoStor® platform of solutions are highly valued in the regenerative medicine, biobanking and drug discovery markets. Its biopreservation media products are serum-free and protein-free, fully defined, and are formulated to reduce preservation-induced cell damage and death; offering commercial companies and clinical researchers significant improvement in shelf life and post-preservation viability and function.

<b>Founded</b>	1987
<b>Headquarters</b>	Bothell, WA
<b>Stock Ticker</b>	BLFS (Nasdaq)
<b>Market Cap</b>	\$927 Million
<b>FY19 Revenue</b>	\$27.4 Million
<b>Industry</b>	Retail





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O'Reilly Automotive, Inc. (NASDAQ: ORLY) was founded in 1957 by the O'Reilly family and is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States, serving both the do-it-yourself and professional service provider markets. Visit the Company's website at [www.OReillyAuto.com](http://www.OReillyAuto.com) for additional information about O'Reilly, including access to online shopping and current promotions, store locations, hours and services, employment opportunities and other programs. As of June 30, 2020, the Company operated 5,562 stores in 47 U.S. states and 21 stores in Mexico.

<b>Founded</b>	1957
<b>Headquarters</b>	Springfield, MS
<b># of Employees</b>	~82,000
<b>Stores</b>	5,562
<b>Stock Ticker</b>	ORLY (Nasdaq)
<b>Market Cap</b>	\$34.1 Billion
<b>FY19 Revenue</b>	\$10.2 Billion
<b>Industry</b>	Retail





# RISKS AND DISCLOSURES

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- ▶ 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.
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- ▶ 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 Fund.
- ▶ 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 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.**



# Cove Net Lease Income Fund 18, LLC

- ✓ All-Cash/Debt-Free
- ✓ Long-Term, Corporate-Backed Net Leases
- ✓ Targeted Monthly Distributions
- ✓ Offering Size: \$50,000,000
- ✓ Minimum Investment: \$50,000
- ✓ 8% Preferred Return\*
- ✓ Accredited Investors Only, Regulation D, Rule 506 C

\*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.

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