

**FRESENIUS  
MEDICAL CARE**

INDICATION OF INTEREST

**COVE CAPITAL**  
— INVESTMENTS, LLC —

**COVE LAPLACE  
DIALYSIS 26 DST**

704 BELLE TERRE BLVD | LAPLACE, LA

- ✓ All-cash/debt-free offering
- ✓ Long-term net lease thru December 31, 2031 with three 5-year renewal options
- ✓ 100% occupied
- ✓ Investment grade tenant

**TARGETED BENEFITS**

Potential Monthly Cash Flow  
Appreciation Potential  
Tax Shelter and Advantages

**ALL-CASH/DEBT-FREE  
DST INVESTMENT**

**1031 EXCHANGE +  
CASH INVESTMENT  
OPPORTUNITY**

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 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. 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 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.

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

- 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.**

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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.

## INVESTMENT SUMMARY

- All-Cash/Debt-Free
- Long-term net lease
- The lease is corporately guaranteed
- Tractor Supply Co. is an investment grade company with a BBB rating by S&P
- Long-term 15 year net lease
- Rental increases: 5% every 5 years

Source: FMC Laplace 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 ESSENTIAL MISSOURI 27 DST

### PROPERTY/TENANT OVERVIEW

Property Address	TBD
Year Built/Renovated	2021
Rentable Building Area	19,097SF
Tenant Name: Tractor Supply Co.	Stock Symbol: NYSE: TSCO
Annual Revenue: \$8.3B+	Employees: 32,000

### OFFERING DETAIL

Loan-To-Value	0.00%
---------------	-------

*Artist's rendering of future property building*



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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.

## INVESTMENT HIGHLIGHTS

### LONG-TERM NET LEASE

- 1
  - › 11 years remaining on a 15-year lease term with two, 5-year options
  - › Scheduled 10% annual rent increases every five years plus
  - › 2016 Built-to-suit construction for Fresenius, a state-of-the-art dialysis clinic

### ESSENTIAL, RECESSION-RESISTANT TENANT

- 2
  - › Investment Grade Tenant - Fresenius Kidney Care has an S&P investment grade rating of BBB- and has a net worth of \$10.533 Billion
  - › Fresenius, due to its vital medical services, is considered by many to be a recessionary resistant tenant as well as a pandemic resistant tenant, as it remained open and paying rent during COVID-19



### PROXIMITY

- 3
  - › Superior location next door to South Lake Surgery Center
  - › Excellent access and visibility on Belle Terre Blvd and direct access to Route 10 and Route 55
  - › The location is about 30 minutes from New Orleans and its hospitals, infrastructure, etc.

### ALL-CASH/DEBT-FREE OFFERING

- 4
  - › No long-term mortgages associated with the offering

Sources: FMC Laplace brochure

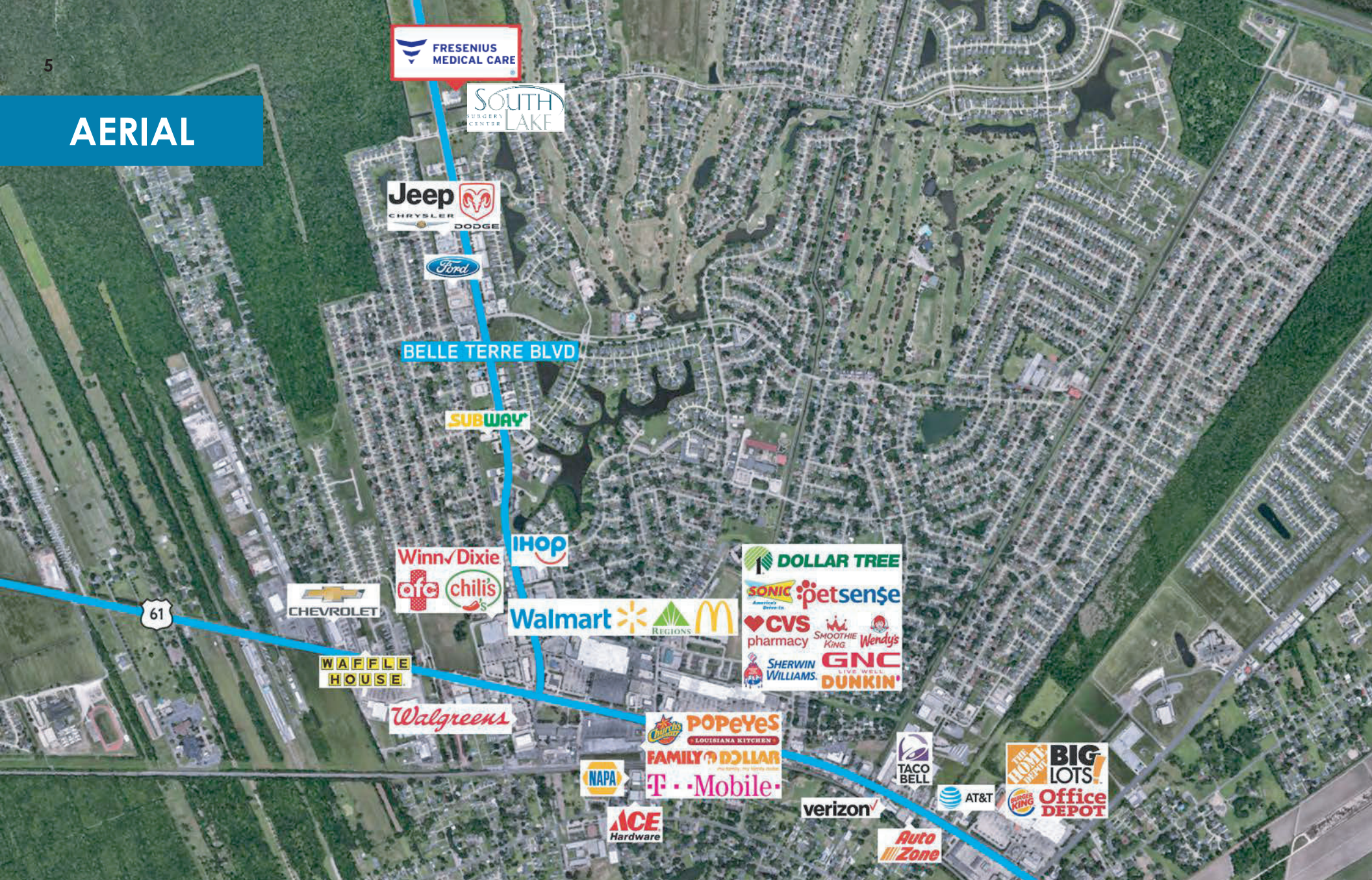
Location information is provided for educational purposes and is general in nature. It may not predict the performance of the property.

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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.



# AERIAL



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 offering's 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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.





## PROPERTY DETAILS

This location provides kidney dialysis services and consists of 7,090 square feet. The clinic features a favorable location, next door to South Lake Surgery Center on busy Belle Terre Blvd., which hosts over 16,000 CPD and allows for direct access to Route 10, which leads for 30 miles into New Orleans.

*Source: FMC Laplace brochure*

*Location information is provided for educational purposes and is general in nature. It may not predict the performance of the property.*

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 offering's 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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.


**FRESENIUS  
MEDICAL CARE**

## ABOUT FRESENIUS

Underscoring its commitment to improve the lives of people with chronic kidney disease (CKD) and end stage renal disease (ESRD), Fresenius Medical Care North America (FMCNA) branded its kidney and dialysis services division as Fresenius Kidney Care (FKC) in 2015. Vascular services, pharmacy services, lab services, urgent care centers, physician practice solutions and dialysis devices and equipment are also offered by FMCNA.

Fresenius Kidney Care has the most top rated dialysis centers in America. Today, FKC is the worldwide leader in the treatment of renal disease and an innovative leader in kidney disease research with 50,000 employees serving over 190,000 patients in over 2,400 facilities nationwide. Free educational support, nutritional counseling, social work services, home training programs and clinical care is offered through Fresenius Kidney Care to support emotional, medical, dietary and financial needs of patients.

Non-dialysis options include Kidney transplant or supportive care without dialysis treatment. Fresenius Kidney Care centers are equipped with air-conditioned waiting rooms and treatment areas. Many centers also offer individual TVs with cable or satellite service, private areas, internet access, reclining treatment chairs, and beds for nocturnal dialysis.

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



### 4 REASONS WHY WE LIKE FRESENIUS



#### Investment Grade

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



#### Patients

Fresenius serves approximately 190,000 patients



#### Employees

Fresenius is served by 50,000 employees



#### Fresenius Operates over 2,400 Locations

Nationwide

Sources: FMC Laplace brochure

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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.



## FRESENIUS MEDICAL CARE CONTINUES SOLID REVENUE AND STRONG EARNINGS GROWTH IN THE THIRD QUARTER

**October 29, 2020 —**

- Operations maintained despite COVID-19, impact on patients minimized
- Q3 development impacted by currency headwinds and expected lower reimbursement for calcimimetics
- Financial targets for FY 2020 confirmed inclusive of anticipated COVID-19 effects

*"The global COVID-19 pandemic has posed further challenges to us in the third quarter; and it will be a sizable challenge to be managed also in the months to come", said Rice Powell, Chief Executive Officer of Fresenius Medical Care. "It is at times like these that the value of our strong network, of our vertically integrated, resilient business model and of the commitment of our entire Fresenius Medical Care team becomes evident – and proves to be decisive for fostering the wellbeing of our patients as well as creating value for our shareholders. On the back of our strong earnings development in the first nine months, we confirm our outlook for the financial year 2020. Thanks to the lessons learned from the first phase of the pandemic and our highly committed team, I am very confident that our company will successfully cope with COVID-19."*

Fresenius Medical Care continues to expect both revenue and net income to grow at a mid to high single digit rate in 2020. These targets are inclusive of anticipated COVID-19 effects, in constant currency and exclude special items. They are based on the adjusted results 2019, including the effects of the operations of the NxStage acquisition and the IFRS 16 implementation.

Source: <https://www.freseniusmedicalcare.com/en/news/fresenius-medical-care-continues-solid-revenue-and-strong-earnings-growth-in-the-third-quarter/>

## FRESENIUS MEDICAL CARE INCLUDED FOR 11TH TIME IN DOW JONES SUSTAINABILITY INDEX

**November 16, 2020 —** Fresenius Medical Care, the world's leading provider of products and services for people with chronic kidney failure, has been recognized for the 11th time as a sustainability leader with inclusion in the Dow Jones Sustainability Index (DJSI Europe). The DJSI Europe index represents the top 20 percent of the largest 600 European companies in the S&P Global BMI, based on the international investment company S&P Global's analysis of their economic, environmental and social performance.

Source: <https://www.fresenius.com/8645>

## 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-idUKKCN24VQJN>

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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.



## 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>

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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.

# THE MARKET

## LA PLACE & ST. JOHN THE BAPTIST PARISH, LOUISIANA

LaPlace is a census-designated place in St. John the Baptist Parish, Louisiana. LaPlace is situated along the east bank of the Mississippi River, a community that is located 25 miles west of New Orleans and is part of the New Orleans metropolitan area. The Port of South Louisiana is headquartered in LaPlace, and transportation assets for residents and distribution companies include Interstates 10 and 55 along with U.S. Route 51. Students can attend high-ranking St. John the Baptist Parish Schools. The city's nickname is "Andouille Capital of the World" that refers to a variety of spicy sausage.

Source: FMC Laplace brochure



## NEW ORLEANS

New Orleans, city, southeastern Louisiana, U.S. Unquestionably one of the most distinctive cities of the New World, New Orleans was established at great cost in an environment of conflict. Its strategic position, commanding the mouth of the great Mississippi-Missouri river system, which drains the rich interior of North America, made it a pawn in the struggles of Europeans for the control of North America. As a result, the peoples of New Orleans evolved a unique culture and society, while at the same time blending many heritages. Its citizens of African descent provided a special contribution in making New Orleans the birthplace of jazz.

New Orleans is a city of paradox and contrast: while it shares the urban problems afflicting other U.S. cities, it has nevertheless preserved an exuberant and uninhibited spirit, perhaps best exemplified by its Carnival season, which culminates in the famous annual Mardi Gras, when more than a million people throng the streets. The city also has a solid economic base: it is the largest city in Louisiana, one of the country's most important ports, a major tourist resort, and a medical, industrial, and educational centre.

Source: <https://www.britannica.com/place/New-Orleans-Louisiana>



## WHY YOU NEED TO EXPERIENCE OLD LOUISIANA IN ST. JOHN THE BAPTIST PARISH

### THE PARISH RIGHT OUTSIDE OF NEW ORLEANS OFFERS THE SIGHTS, SOUNDS AND TASTES OF OLD LOUISIANA

**April 17, 2018** — Visitors to New Orleans often are encouraged to venture outside the French Quarter in order to experience everything the city has to offer. And for those who want to take it a step further, a trip to St. John the Baptist Parish less than 30 miles to the west will provide tourists with a taste of old Louisiana.

"St. John's location west of New Orleans and east of Baton Rouge makes it perfect for a day trip to the

country," Parish President Natalie Robottom says. This is the land of beautiful plantations and rustic swamps. A place popular with outdoor enthusiasts for the abundance of fishing, hunting and hiking opportunities. A distinctive-looking region that provides the scenic setting for a number of movies and television shows.

And, of course, it is an area filled with the sounds of Cajun music and the aroma of Creole cooking. This is, after all, Louisiana. In fact, some might say this is true Louisiana.

Source: <https://livability.com/la/laplace/experiences-adventures/why-you-need-to-experience-old-louisiana-in-st-john-the-baptist>

*Location information is provided for educational purposes and is general in nature. It may not predict the performance of the property.*

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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.





## NEW ORLEANS QUICK FACTS



### ECONOMY

The New Orleans economy is dominated by four major sectors: oil/gas and related activities, tourism, the port and ship/boat building, and aerospace manufacturing <sup>1</sup>



### TOURISM

New Orleans is a major tourist destination with a \$9B+ a year industry <sup>3</sup>



### MUSIC AND ENTERTAINMENT

Music and entertainment are the heart of New Orleans, making the city a cultural hub for people all over the world. <sup>5</sup>



### POPULATION

In 2019 the New Orleans MSA population was 1.27M <sup>2</sup>



### TRANSPORTATION

New Orleans is served by Louis Armstrong International Airport, cruise lines, Greyhound bus system, Amtrak, with a trolley and other options for exploring the city. <sup>4</sup>



One of the highlights—also referred to as called the Crown Jewel—of New Orleans, the French Quarter is one of NOLA's most historic neighborhoods with an abundance of amenities. <sup>6</sup>

## ECONOMIC IMPACT

### 2018 NEW ORLEANS TOURISM & TRAVEL <sup>3</sup>

\$9.1B	18.51M	92,800+
YEARLY ECONOMIC IMPACT	VISITORS	JOBS YEARLY

### LOUIS ARMSTRONG INTERNATIONAL AIRPORT <sup>7</sup>

13M	64K	\$6.4M
PASSENGERS	JOBS	EST. ANNUAL ECONOMIC IMPACT

### PORT NOLA (PORT OF NEW ORLEANS) <sup>8</sup>

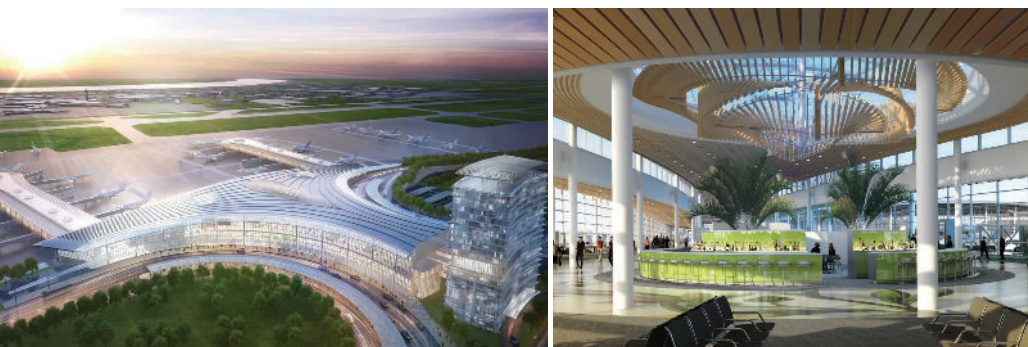
\$2.3B	\$1.0B	8.8K	\$609M	\$91.5M
OUTPUT	VALUE-ADDED	JOBS	WAGES	LOCAL TAXES

### CRUISE INDUSTRY <sup>8</sup>

\$129.1M	\$125.2M
PASSENGER AND CREW REGIONAL SPENDING	LOCAL CRUISE LINE SPENDING

<sup>1</sup> <http://www.city-data.com/us-cities/The-South/New-Orleans-Economy.html>; <sup>2</sup> [https://citypopulation.de/en/usa/metro/35380\\_\\_new\\_orleans\\_metairie/](https://citypopulation.de/en/usa/metro/35380__new_orleans_metairie/); <sup>3</sup> <https://www.neworleans.com/membership/facts-and-stats/>; <sup>4</sup> <https://www.neworleans.com/plan/transportation/>; <sup>5</sup> <https://www.neworleans.com/things-to-do/music/>; <sup>6</sup> <https://www.neworleans.com/plan/neighborhoods/french-quarter/>; <sup>7</sup> [https://www.neworleans.com/listing/louis-armstrong-new-orleans-international-airport-\(msy\)/1160/](https://www.neworleans.com/listing/louis-armstrong-new-orleans-international-airport-(msy)/1160/); <sup>8</sup> <https://www.portnola.com/community/economic-development>

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 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. 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 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.



# *Louis Armstrong*

## New Orleans International Airport

**18.4 MILES**  
**19 MINUTE DRIVE**  
**FROM FRESENIUS**

**YEARLY ECONOMIC  
 ACTIVITY:**  
**\$6.4B**

Source: [https://www.neworleans.com/listing/louis-armstrong-new-orleans-international-airport-\(msy\)/1160](https://www.neworleans.com/listing/louis-armstrong-new-orleans-international-airport-(msy)/1160)

Louis Armstrong New Orleans International Airport (MSY) is the gateway to one of the most exciting cities in the world – New Orleans, legendary for its history, food and good times. MSY provides a passenger-friendly environment that welcomes millions of travelers each year from around the world.

In the mid 1930's, it became apparent to the City of New Orleans that the municipal airport located on the south shore of Lake Pontchartrain was no longer large enough to service the City's growing air transportation needs. Expansion of the lakefront facilities was considered too costly. An Aviation Division of the Department of Public Property of the City of New Orleans was formed to coordinate with the Civil Aviation Authority (CAA, now the Federal Aviation Administration -FAA) to establish a New Orleans Airport.

In May 1946, commercial air service began at Moisant Field, named for aviation pioneer John Bevins Moisant. By January 1947, the airport was considered to be one of the largest commercial airports in the nation encompassing 1360 acres of land that included three 5,000 foot runways and one 7,000 foot runway. In addition, it was the first airport to install an Instrument Landing System. In 1959, a new terminal and two new concourses were dedicated. The official name of the airport was changed in 1960 from Moisant Field to New Orleans International Airport.

The first major expansion occurred in 1974 with the addition of two new concourses at the east end of the main terminal. This brought the total number of gates to 42.

In August 2001, the Airport's name was changed to the Louis Armstrong New Orleans International Airport in honor of the famous native-born musician's 100th birthday.

In August 2005, Hurricane Katrina struck the Louisiana-Mississippi Gulf coastline resulting in massive destruction and loss of life. The airport played a vital role in evacuating over 30,000 evacuees to safety. For three days, Armstrong International Airport was the busiest airport in the world. Commercial flights resumed service in September 2005, while the airport continued to play a variety of support roles in the rescue and recovery effort of the region.

On November 6, 2019, the new world-class terminal at Louis Armstrong New Orleans International Airport officially opened to the public.

The three letter identifier for Louis Armstrong New Orleans International Airport is MSY. It stands for Moisant Stock Yards.

Source: <https://flymsy.com/passengers/history/>

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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.





**PORT NOLA**  
THE PORT OF NEW ORLEANS

**32.5 MILES**  
**33 MINUTE DRIVE**  
**FROM FRESENIUS**

**YEARLY VALUE-  
ADDED:**  
**\$1.0B**

Source: [https://www.neworleans.com/listing/louis-armstrong-new-orleans-international-airport-\(msy\)/1160](https://www.neworleans.com/listing/louis-armstrong-new-orleans-international-airport-(msy)/1160)

## PORT NOLA DRIVES LOCAL, STATE AND NATIONAL ECONOMY, CREATES JOBS AND TAX REVENUE

**April 11, 2019** — The Port of New Orleans (Port NOLA), a multi-billion-dollar multimodal gateway for international trade and a bustling embarkation port for cruise passengers, creates and supports more than 119,500 jobs and \$29.8 billion of economic output nationwide, according to a study conducted by the LSU Economics & Policy Research Group and JLL Ports, Airports and Global Infrastructure.

“From thousands of jobs to hundreds of thousands of cargo containers and millions of cruise passengers, the Port of New Orleans helps to power the Louisiana economy,” Louisiana Gov. John Bel Edwards said. “The Port plays a fundamental role in generating economic activity for the New Orleans region and our State, supporting jobs and generating revenue that gets multiplied again and again across our economy.”

The report determined Port NOLA-based activity, including tenant and cruise activity, directly creates 8,880 jobs, including \$609 million in income, \$1 billion in value-added services, and \$2.3 billion of economic output. Within Port NOLA’s three-Parish jurisdiction, which includes Orleans, Jefferson, and St. Bernard, Port NOLA activity generates 19,050 jobs and \$3.9 billion of economic output annually. Statewide, those numbers increase to 21,700 jobs and \$4.3 billion in economic output.

“Port NOLA’s mission is to drive economic prosperity by maximizing the flow of international trade and commerce,” said Brandy D. Christian, President and CEO of Port NOLA and CEO of the New Orleans Public Belt Railroad. “Port related activity supports a wide range of family-supporting jobs, from skilled labor to professional, with an average salary of \$74,000 – well above the local average.” Each of Port NOLA’s four lines of business – cargo, rail, industrial real estate and cruise – drives these economic opportunities.

“Louisiana is the gateway to the global economy for 38 states, and activities around shipping are growing rapidly,” said Louisiana Economic Development Secretary Don Pierson. “The Port of New Orleans is well-positioned to capture and support many emerging opportunities, from intermodal container growth to agriculture and many chemical commodities. We can always count on the Port of New Orleans as a great partner and valuable asset for the attraction and support of economic development in our State.”

Source: <https://www.neworleans.com/articles/post/port-nola-drives-local-state-and-national-economy-creates-jobs-and-tax-revenue/>

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 offering’s 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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.

## NEW ORLEANS IN THE RANKS:



#3

BEST PLACES TO LIVE IN LOUISIANA

#1

BEST PLACES TO TRAVEL IN FEBRUARY

#2

BEST FOODIE CITIES IN THE U.S.

#8

BEST PLACES TO VISIT IN THE U.S.

Source: [https://travel.usnews.com/New\\_Orleans\\_LA/](https://travel.usnews.com/New_Orleans_LA/)

**TRAVEL  
+LEISURE**  
**2020**

#2

BEST CITIES IN THE U.S.

Source: <https://www.travelandleisure.com/worlds-best/cities-in-us>


**Tripadvisor 2019**

#10

MOST EXCELLENT CITIES IN THE WORLD


**2020**

#34

BEST CITIES FOR YOUNG PROFESSIONALS IN AMERICA

Source: <https://www.niche.com/places-to-live/new-orleans-orleans-la/rankings/>

**Southern Living**

#1

SOUTH'S BEST FOOD CITY 2020


**TRAVVY AWARD  
WINNER**

#1

BEST CULINARY DESTINATION  
IN THE USA 2020
**Condé Nast  
Traveler**

2019

BEST PLACES TO SPEND  
CHRISTMAS IN THE U.S.

**TRAVELER**

#1

MUSIC CITIES IN THE USA 2018

**BUSINESS  
INSIDER**
TOP  
3PLACES TO TRAVEL EVERY  
MONTH 2019

Source: <https://www.neworleans.com/press-media/press-kit/new-orleans-accolades/>

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 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. 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 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.

Securities offered through Growth Capital Services, member FINRA, SIPC Office of Supervisory Jurisdiction located at 582 Market Street, Suite 300, San Francisco, CA 94104.



## NEW ORLEANS NAMED A 2019 “MOST EXCELLENT CITY OVERALL” BY TRIPADVISOR

**May 19, 2020** — New Orleans was recently named to TripAdvisor’s “Most Excellent City Overall” list. This designation is based on New Orleans having earned the highest percentage of TripAdvisor Certificate of Excellence recipients. Certificates of Excellence are given to accommodations, restaurants and experiences that deliver great service and consistently achieve high traveler reviews on TripAdvisor. New Orleans is listed among international destinations such as Reykjavik, Iceland, Edinburgh, UK, and Marrakech, Morocco on the “Most Excellent City Overall” list.

Source: <https://www.neworleans.com/articles/post/new-orleans-named-a-2019-most-excellent-city-overall-by-tripadvisor/>

## NEW ORLEANS AIRPORT AWARDED ADDITIONAL \$39.3 MILLION IN FEDERAL GRANTS TO EXTEND TAXIWAYS

**Sep 25, 2020** — The City of New Orleans and the Louis Armstrong New Orleans International Airport (MSY) announced today that the Federal Aviation Administration awarded an additional \$39.3 million in grants to MSY, which will be used to help fund an extension to its current taxiway infrastructure. The grant comes as a part of the FAA’s Airport Improvement Program (AIP), which funds airport infrastructure projects, including runways, taxiways, airport signage, lighting, markings and other critical infrastructure. The Airport was previously notified that it would be awarded \$15.2 million in AIP funds for the taxiway project, and this announcement brings the total federal funding for this project to \$54.5 million.

Read the full article: <https://flymsy.com/new-orleans-airport-awarded-additional-39-3-million-in-federal-grants-to-extend-taxiways/>

Location information is provided for educational purposes and is general in nature. It may not predict the performance of the property.

## PORT OF NEW ORLEANS NABS 15 AAPA COMMUNICATIONS AWARDS

**Aug 20, 2020** — The American Association of Port Authorities (AAPA) honored the Port of New Orleans (Port NOLA) with 15 communications awards as part of the trade association’s 54th annual Communications Awards Program recognizing member seaports for exemplary communications projects and programs. This year for the first time, each of Port NOLA’s entries received an award, and the 15 awards also represents Port NOLA’s largest number of wins in a single year.

Read the full article: <https://portnola.com/info/news-media/press-releases/port-of-new-orleans-nabs-15-aapa-communications-awards>

## NEW ORLEANS, BATON ROUGE AREA PEOPLE IN BUSINESS FOR NOV. 22, 2020

**Nov 22, 2020** — Sean P. Sullivan has been named a partner with Florida-based multipractice business law firm Kelley Kronenberg, leading its expansion into New Orleans.

The New Orleans office will be the firm’s 12th, driven by the expansion of the firm’s business and client services within the insurance sector.

Read the full article: [https://www.nola.com/news/business/article\\_4e572c3a-2c03-11eb-8b4c-cf7b6f65c6b1.html](https://www.nola.com/news/business/article_4e572c3a-2c03-11eb-8b4c-cf7b6f65c6b1.html)

## DALLAS-BASED PRIVATE EQUITY FIRM BUYS MAJORITY STAKE IN GENERAL INFORMATICS; HIRES PRESIDENT

**NOV 18, 2020** — General Informatics, a Baton Rouge-based technology company, has sold a majority stake to Dallas-based private equity firm Rosewood Private Investments.

The company is among the fastest growing businesses in Louisiana, according to the Inc. 5000 list for 2020. The company grew its revenue of at least \$2 million by 127% between 2016 and 2019, according to Inc. 5000 data.

Read the full article: [https://www.theadvocate.com/baton\\_rouge/news/business/article\\_4d8fca70-29c2-11eb-b574-63224888db2c.html](https://www.theadvocate.com/baton_rouge/news/business/article_4d8fca70-29c2-11eb-b574-63224888db2c.html)

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 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. 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 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.

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 —

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

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

877.899.1315