

Photo not of actual property - for reference only



INDICATION OF INTEREST
COVE CAPITAL
— INVESTMENTS, LLC —

COVE ESSENTIAL MISSOURI 27 DST

West Plains, Missouri



- ✓ All-cash/debt-free offering
- ✓ Long-term 15 year net lease with 5% increases every 5 years
- ✓ Brand New 2021 Upgraded Block Construction
- ✓ Investment grade tenant

TARGETED BENEFITS

Potential Monthly Cash Flow
Appreciation Potential
Tax Shelter and Advantages

ALL-CASH/DEBT-FREE DST INVESTMENT

BRAND NEW 2021 CONSTRUCTION

1031 EXCHANGE + CASH INVESTMENT OPPORTUNITY

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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.
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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

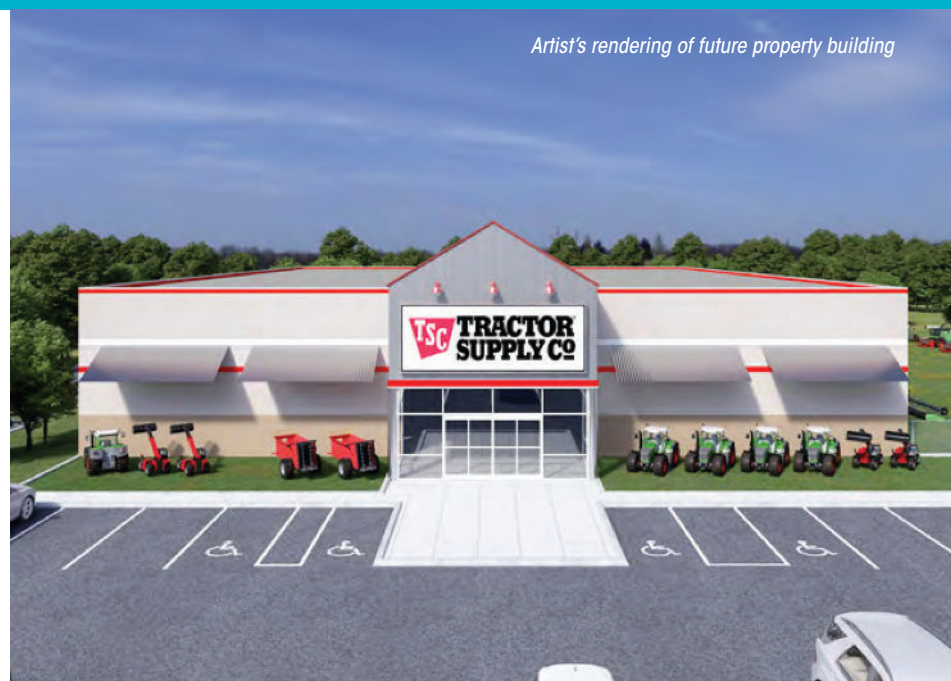
PROPERTY/TENANT OVERVIEW

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%
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Artist's rendering of future property building



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INVESTMENT HIGHLIGHTS

1 ATTRACTIVE INVESTMENT OPPORTUNITY

- › 15-year lease with 5% increase every 5 years
- › Minimal landlord responsibilities, 15-year roof warranty
- › Investment grade credit tenant rated BBB by S&P
- › Corporate guaranty, \$8.35B in revenue with 1,800+ locations
- › New 2020 block construction with upgraded design
- › E-commerce resistant tenant, 70% of online orders fulfilled in-store

2 STRONG MARKET FUNDAMENTALS

- › Strategically positioned along highway 160 with 19,587 cars/day
- › Nearby a 24-hour Walmart Supercenter, located in regional retail trade area
- › 2 Miles to Missouri State University West Plains with 2,000 students
- › Minutes to Ozarks Medical Center, a regional hospital undergoing a \$70M expansion with 1,100 employees
- › West Plains is the largest community within 100 miles



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Source: TSC (West Plains, MO) brochure

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5 AERIAL



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PROPERTY DETAILS

The property is located in West Plains, Missouri, which is 2 hours from Springfield, Missouri. West Plains is considered to be part of the Ozarks, with rolling hills, land ideal for raising cattle, and long growing seasons, its conditions are favorable for farms and ranches, making Tractor Supply Co an essential business for the area.

The property will be brand new construction in 2021. The site is conveniently positioned along highway Route 160, just up the road from several major retailers including Walmart, Big Lots, Taco Bell, KFC, Arby's, Burger King, McDonalds, O'Reilly Auto Parts, Ace Hardware, Holiday Inn, Walgreens, and many more, which are also surrounded by residential neighborhoods.

Source: TSC (West Plains, MO) brochure; <https://selectharris.com/west-plains-mo-farms-ranches/>

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ABOUT TRACTOR SUPPLY CO.

Tractor Supply Company is the largest operator of rural lifestyle retail stores in America. TSC stores are located primarily in towns outlying major metropolitan markets and in rural communities. The typical Tractor Supply store has about 15,500 square feet of selling space inside, with a similar amount of outside space. TSC's products include: clothing, equine and pet supplies, tractor/trailer parts and accessories, lawn and garden supplies, sprinkler/irrigation parts, power tools, fencing, welding and pump supplies, riding mowers, and more.

As of June 29, 2019, the Company operated 1,844 Tractor Supply stores and employs more than 32,000 team members and is headquartered in Brentwood, Tennessee. Its stock is traded on the NASDAQ exchanging under the symbol "TSCO." In 2018 Tractor Supply was #391 on the Fortune 500. The company operates its retail stores under the Tractor Supply Company, Del's Feed & Farm Supply, and HomeTown Pet Names. It also operates an e-commerce website, TractorSupply.com. The company was founded in 1938 as a mail order catalog business offering tractor parts to America's family farmers. Today Tractor Supply is the leading edge retailer with trailing 12-month revenues of approximately \$8.35B.

Source: TSC (West Plains, MO)

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4 REASONS WHY WE LIKE TRACTOR SUPPLY CO.



Investment Grade

Tractor Supply Co. has an S&P investment grade rating of BBB and has a net worth of \$15.93 Billion



Revenue

Tractor Supply Co. 2019 revenue was \$8.35B



Employees

Tractor Supply Co. is served by 32,000 employees



1,844+ Locations

In 49 States

Sources: TSC (West Plains, MO) brochure; <https://www.macrotrends.net/stocks/charts/TSCO/tractor-supply/net-worth>

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TRACTOR SUPPLY COMPANY REPORTS RECORD THIRD QUARTER

Oct 23, 2020 — Tractor Supply Co., the nation's largest rural lifestyle retailer, continues to post record-setting numbers as the company navigates the Covid-19 pandemic.

During its third quarter earnings call on Thursday, Tractor Supply (NASDAQ: TSCO) announced that net sales for the quarter increased 31.4% to \$2.61 billion from \$1.98 billion in the third quarter of 2019. Net income increased 56.1% to \$190.6 million from \$122.1 million. Gross profit increased 36.6% to \$948.0 million from \$694.2 million in the prior year's third quarter.

"We were very pleased with the overall performance of our business in the third quarter, which exceeded our expectations," Hal Lawton, Tractor Supply's president and CEO, said in a news release. "My sincere thanks and appreciation go out to the more than 40,000 team members of Tractor Supply for their extraordinary efforts to serve our customers with dedication and passion in the midst of the ongoing challenges of the COVID-19 pandemic and multiple natural disasters in the quarter.

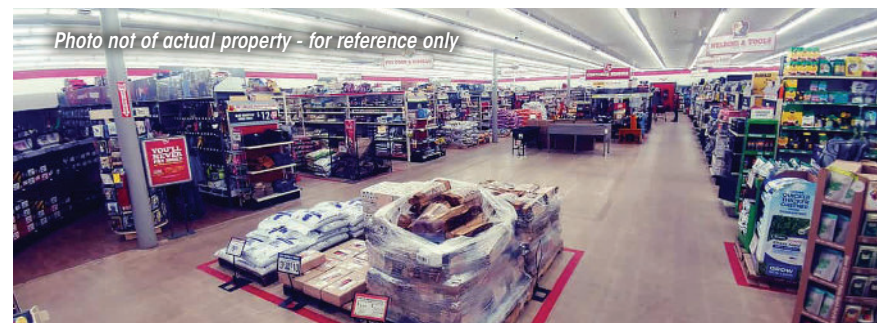
The company opened 23 new Tractor Supply stores and three new Petsense stores in the third quarter of 2020. Comparable store sales increased 26.8%, as compared to an increase of 2.9% in the prior year's third quarter.

For the first nine months of 2020, net sales increased 25.7% to \$7.74 billion from \$6.16 billion in the first nine months of 2019. Gross profit increased 29.9% to \$2.77 billion from \$2.13 billion, and gross margin was 35.7%, compared to 34.6% in the first nine months of 2019.

Net income increased 46.6% to \$613.1 million from \$418.2 million, and diluted earnings per share increased 51.6% to \$5.23 from \$3.45 for the first nine months of 2019.

"Our fundamentals are strong as we continue to gain market share across existing, new and re-engaged customers. We are focused on advancing our capabilities to better serve our customers as we look to emerge from the pandemic even stronger," Lawton said in the release.

Source: <https://www.bizjournals.com/nashville/news/2020/10/23/tractor-supply-reports-record-third-quarter.html>



TRACTOR SUPPLY FINDS SWEET SPOT AS RECLUSES ITCH TO GET OUT

June 8, 2020 — Tractor Supply Co., a retailer focused on the rural lifestyle that sells everything from hoes to blackberry bushes to dog food, is resonating with a Covid-rattled, stir crazy population embracing the joys of backyard vegetable patches and time outside.

Shares last week hit an all-time high after the company forecast record profit in the current quarter and comps growth of as much as 25%. Several factors dovetailed to fuel demand: spending by restless Covid-shut ins, competitors' shuttered stores and stimulus cash.

"More people are staying at home, gardening. And you don't stop feeding your pets," Telsey analyst Joseph Feldman said. "Tractor Supply sells a lot of grease, but 40% to 45% of their business is selling the basic stuff that people buy every week. It's like going to the grocery store."

Tractor Supply's base is made up of recreational farmers, ranchers, gardeners and others who like to get outside and try their hand at backyard poultry, raising goats and even beekeeping. About half of the \$8 billion in sales last year came from livestock and pet supplies, with hardware and tools chipping in 21%, and seasonal items, clothing and agriculture making up the rest.

Source: <https://www.bloomberg.com/news/articles/2020-06-08/tractor-supply-finds-sweet-spot-as-recluses-itch-to-get-out>

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WHY TRACTOR SUPPLY STOCK GAINED 20% IN APRIL

May 4, 2020 — The stock of Tractor Supply (NASDAQ:TSCO) outperformed a strong market last month by rising 20% compared to a 13% increase in the S&P 500, according to data provided by S&P Global Market Intelligence.

The rally put more space between the market and the retailer's shares, which are up 7% so far in 2020.

April's bounce was supported by the generally strong earnings results the rural-lifestyle retailer announced late in the month. Comparable-store sales rose 4.3% in the first quarter, management said, in a period that included nearly two weeks of aggressive social-distancing efforts across the country.

"Our year-to-date results underscore the importance of Tractor Supply as an essential, needs-based retailer," CEO Hal Lawton said. The company is bucking several negative industry trends, including by adding employees and boosting profitability.

Source: <https://www.fool.com/investing/2020/05/04/why-tractor-supply-stock-gained-20-in-april.aspx>



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OPINION: 5 RETAIL INVESTMENTS THAT ARE PAYING OFF BIG IN THE AGE OF AMAZON

July 26, 2019 —

If you want an example of how a retailer can beat Amazon, then look no further than a recent profile of Tractor Supply Co. TSCO, -0.31% by MarketWatch's Tonya Garcia.

"We sell everything else but the tractor. Anything for an authentic rural lifestyle," a company rep said. "We like to say that our team members not only know our customers' names, we know their animals' names."

That sums up the appeal of this company, which offers boots and lawn mowers and pet food. However, a focus on in-store service and an unabashed embrace of a more rural lifestyle makes it pretty much the exact opposite of the detached Big Tech approach of Amazon.

Source: <https://www.marketwatch.com/story/5-retail-investments-that-are-paying-off-big-in-the-age-of-amazon-2019-07-25>

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THE MARKET

WEST PLAINS, MISSOURI

Missouri is a state in the Midwestern U.S. with more than six million residents, it is the 18th most populous state of the country. The largest urban areas are St. Louis, Kansas City, Springfield and Columbia, with the capital being Jefferson City. West Plains is a city in Howell County Missouri. The population was 11,986 at the 2010 census. It is the county seat of Howell County. The history of West Plains can be traced back

to 1832, when settler Josiah Howell (after whom Howell County is named) created the first settlement in the region, Howell Valley. West Plains was so named because the settlement was on a prairie in a westerly direction from the nearest town, Thomasville.

Tucked in the Ozark Mountains, near pristine wilderness areas and spring-fed streams, the City of West Plains attracts nature lovers, entrepreneurs, and families searching for a small-town feel with big-city conveniences. As the largest city within 100 miles of south central Missouri, West Plains provides the most options for lodging, dining, outfittering, and other services unavailable at the final destination.

Make It Happen Here is more than just a slogan to the local residents. . .thousands of people enjoy the comforts of great schools, quality healthcare, higher education, and the progressive spirit of entrepreneurship to make their own lives happen here.

Sources: TSC (West Plains, MO); <https://westplains.net/our-community/>



MOVE TO THESE 10 TOWNS IN MISSOURI IF YOU WANT TO GET AWAY FROM IT ALL

1. WEST PLAINS

Although West Plains has a population of just 11,986, it is actually the largest town within 100 miles and is the county seat of Howell County. It is tucked in the Ozark Mountains near wilderness areas and spring fed streams, and has a small-town feel with larger city conveniences. They host the Heart of the Ozarks Fair each year in July at their Fairgrounds, and they are home to many local amenities. A public library, pool, skate park, civic center, and many parks, West Plains is also situated around the Mark Twain National Forest. A low cost of living, a great education system and plenty to do make it a great place for families. To get away from the hustle and bustle without sacrificing convenience, West Plains is the way to go.

Closest Larger Cities/Towns: West Plains is around two hours away from Branson, Springfield, and Rolla.

Source: <https://www.onlyinyourstate.com/missouri/away-from-it-all-mo/>

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WEST PLAINS + MISSOURI QUICK FACTS



ECONOMY

The U.S. Department of Commerce's Bureau of Economic Analysis estimated Missouri's 2019 gross state product at \$290.9B—a 2.1% increase from 2018—ranking 25th among U.S. states. Per capita personal income in 2020 is \$53,036. Major industries include aerospace, transportation equipment, light manufacturing, financial services and beer. Missouri also has a growing science, agricultural technology and biotechnology field. Monsanto, one of the largest biotech companies in America, is based in St. Louis.



EDUCATION

There is one higher education institution located in West Plains. Missouri State University—West Plains is a community college spread across the center of town. The school has multiple degree programs but is primarily focused on its Associate of Arts degree program. The college has ca. 1,800 students enrolled in part-time or full-time studies. Private education is also provided in the area, primarily by religious institutions, including Crossroads Christian Academy and Ozarks Christian Academy.

Sources: TSC (West Plains, MO) brochure; <https://meric.mo.gov/>; <https://fred.stlouisfed.org/series/MOOPCI>



TRANSPORTATION

The West Plains area is served by U.S. Route 63, which runs along the western and southern edges of the city. U.S. 63 is a four-lane expressway from the 60/63 interchange near Cabool to Route ZZ in the extreme southeastern part of the West Plains, then becomes a 2+1 road going southeast. Route 63's path through the city is often referred to as "the bypass," and is officially known as Jan Howard Expressway between Porter Wagoner Boulevard and Bill Virdon Boulevard. There are eight traffic lights along U.S. 63. One exit exists on U.S. 63 in the city near McFarland Street, which allows drivers to exit onto Business Route 63.



ATTRACTIONS

Tourism, services and wholesale/retail trade follow manufacturing in importance. Tourism benefits from the many rivers, lakes, caves, parks, etc. throughout the state. In addition to a network of state parks, Missouri is home to the Gateway Arch National Park in St. Louis and the Ozark National Scenic Riverways National Park. A much-visited show cave is Meramec Caverns in Stanton, Missouri. The Courthouse Square Historic District, Elledge Arcade Buildings, International Shoe Company Building, Mount Zion Lodge Masonic Temple, W.J. and Ed Smith Building, and West Plains Bank Building are listed on the National Register of Historic Places.

ECONOMIC IMPACT:

2018 MISSOURI AGRICULTURE: \$10.1B¹

2019 MISSOURI TOURISM IMPACT: \$17.7B²

ANNUAL WEST PLAINS RETAIL IMPACT: \$225M³

2018 OZARKS MEDICAL CENTER SALES: \$166M⁴

Sources: 1_ <https://economic-impact-of-ag.uark.edu/missouri/>; 2_ <https://mdt-visitmo-cdn.s3.amazonaws.com/industry-files/OBP-Targeted-And-Nationwide-Markets-FEB-2020/1582739488-economicimpactreportfy2019-executivesummary.pdf>; 3_ <https://wpchamber.com/community-info/>; 4_ https://www.dnb.com/business-directory/company-profiles/ozarks_medical_center.f1b8c99ff9512223548511aa125253b9.html

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Artist's rendering of future OMC expansion

**OZARKS
HEALTHCARE**
(Formerly, Ozarks Medical Center)
**2018 SALES
REVENUE:
\$166M**
**EMPLOYEES: 1,000
COMPANIES IN THE OMC
CORPORATE FAMILY: 20**

Sources: https://www.dnb.com/business-directory/company-profiles/ozarks_medical_center.f1b8c99ff9512223548511aa125253b9.html

Ozarks Medical Center is a system of care encompassing nine family medicine and 17 specialty clinics, along with complete rehabilitation, behavioral healthcare, and home care services. While the 114-bed acute care hospital cares for more than 5,400 admissions, the entire medical system has more than 364,000 patient visits annually in South Central Missouri and Northern Arkansas.

Ozarks Healthcare first opened its doors in 1959 as West Plains Memorial Hospital as a 42-bed facility serving 40,000 people with 60 employees. With 114-beds, today Ozarks Healthcare serves an 11-county area, employs 1,200 people, and utilizes the services of more than 100 physicians, including a strong core of primary care physicians and numerous specialists.

Throughout its half-century of operation, Ozarks Healthcare has grown from a 42-bed hospital to a 114-bed complete health care system, which programs include heart care, cancer treatment, behavioral health care, and rehabilitation services.

Recognizing that the hospital was serving much more than the West Plains area, in 1985 the board of trustees changed the hospital's name to Ozarks Medical Center positioning the organization to become a regional medical referral center. In the 1990s, OMC underwent major growth, reaching out to outlying areas and expanding services.

The Shaw Medical Building opened in October of 1998 as home to the OMC Cancer Treatment Center, Rehabilitation Services and Imaging. The next big expansion for OMC was in 2001 when the OMC Surgical Services facility opened. The facility houses more than \$2 million worth of state-of-the-art surgical equipment.

In 2005, a major milestone was reached when open-heart surgeries began at OMC. Today, OMC Heart Care Services sees approximately 1,200 patients each month, including Cardiac Rehabilitation patients.

Ozarks Healthcare is currently embarking on the largest expansion in the history of the medical system with an investment of approximately \$70 million to expand the existing Ozarks Healthcare facility in West Plains along with upgrading the electronic health record to better serve more than 150,000 residents in south-central Missouri and northern Arkansas, who prefer to stay close to home to utilize quality healthcare services.

Sources: <https://www.ozarkshealthcare.com/app/files/public/183/2019-annual-report.pdf>;
<https://www.ozarkshealthcare.com/about-us/history/>

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Missouri State University™

W E S T P L A I N S

2 MILES / 5 MINUTE DRIVE
FROM TRACTOR SUPPLY CO.



ABOUT MISSOURI STATE-WEST PLAINS

Missouri State University-West Plains is a public, two-year, open admission, separately accredited campus of the Missouri State University System. A full college experience with quality instruction in a relaxed, personal atmosphere is the hallmark of Missouri State-West Plains. There's a great selection of University housing for students and a wide assortment of student activities, including intercollegiate athletics. Financial aid is available in the form of scholarships, grants, loans and the A-Plus state scholarship for eligible students.

BY THE NUMBERS

- › Located in a city of 12,000, West Plains is approximately 100 miles southeast of Springfield.
- › Approximately 1,800 students are enrolled in part-time or full-time studies.
- › The average class size* is 17.
- › Students* come from 61 counties, 29 states and 15 countries.
- › 90% percent of students** receive some form of financial aid
- › 93% of 2019 graduates were satisfied with the quality of instruction

*Fall 2018 **Fall 2018 full-time freshmen

Source: <https://wp.missouristate.edu/about/>

ENROLLMENT UP 5% FOR 2019 FALL SEMESTER

2019/2020 — A total of 1,963 students were enrolled in classes at the close of business on the 20th day of the fall 2019 semester. University officials pointed out it was good to see the increase at a time when enrollment trends at two-year colleges were falling. In addition to the students enrolled in Missouri State-West Plains courses last fall, 123 students were enrolled in bachelor's and master's level courses offered locally through Missouri State-Springfield's Outreach office.

Source: <https://wp.missouristate.edu/assets/About/annual-report-2019-2020.pdf>

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\$300,000 COMMITMENT FROM OMC WILL HELP EXPAND NURSING PROGRAM

2019/2020 — A \$300,000 commitment from Ozarks Medical Center (OMC) will help Missouri State-West Plains expand the Associate of Science in Nursing degree program.

The funds will be used to help underwrite the cost of expanding the university's nursing program to include an online LPN-to-RN bridge program for an additional 30 students, as well as a second cohort of the regular track RN program for 25 additional students. The new programs started with the 2020 spring semester.

"We're very appreciative of OMC's continuing commitment to our program, our university and this region," university officials said. "As a result of their generosity, Missouri State-West Plains is positioned to better meet the increasing need for trained nurses in this area for years to come."

Source: <https://wp.missouristate.edu/assets/About/annual-report-2019-2020.pdf>

LOCAL COMPANY MOVING IN TO FORMER REGAL-BELOIT PLANT; OTHER NEW BUSINESS COMING TO WEST PLAINS

Sept. 10, 2020 — Even during this pandemic there is some encouraging economic news that will bring business and jobs to town. The Regal-Beloit plant closed at the end of May, forcing 200 people out of work. But now, the plant has a new occupant that will begin to bring manufacturing jobs back to this area.

Favorite Fishing USA, which makes rods, reels and other fishing gear, will keep its current fulfillment center in Thayer, Mo. while expanding into a new plant in West Plains. *"That product will no longer come from China, it will be manufactured here in West Plains,"* Economic Development Corporation Director Dave Bossemeyer told KY3.

Creating immediate jobs with the possibility of more. "That should bring in about 40 to 50 jobs to start out with and they hope to go into a retail front as well and that will add some more," Bossemeyer added.

Work has started on a new Tractor Supply store along Highway 160 on the southern end of town. It will go in area that includes Southern Hills Shopping Center, which is undergoing its own renovation.

Source: <https://www.ky3.com/2020/09/11/local-company-moving-in-to-former-regal-beloit-plant-other-new-business-coming-to-west-plains/>

Artist's rendering of future OMC expansion



OZARKS MEDICAL CENTER (OMC) EXPANSION

June 1, 2018 — Ozarks Medical Center (OMC) is finalizing plans for a hospital expansion totaling 100,000 square feet and a new 15,000 square-foot Women's Center. This expansion brings almost all of OMC's specialty clinics and ancillary services to one location, creating a one-stop-shop for patients to register and schedule at one counter and use OMC's pharmacy, imaging center, laboratories, expanded cafeteria and retail restaurant, as well as other related services, in one building.

The hospital expansion of a Medical Office Building (MOB) will join the main hospital to the Shaw Medical Building. Patients and visitors will have one main entrance with all services under one roof.

"This will create a tremendous amount of economic development in West Plains and south central Missouri," said Josh Reeves, OMC Director of Facilities and Planning and Development. "Not only will jobs be created during the construction phase, but the potential for adding additional clinical services will create a sustainable pipeline of jobs for the OMC service area."

Source: <http://westplaineconomicdevelopment.net/ozarks-medical-center-announces-plan-for-40-million-dollar-project/>

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

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MISSOURI RANKINGS:


#9 NATURAL ENVIRONMENT

#11 OPPORTUNITY

#16 FISCAL STABILITY

#23 ECONOMY

#28 OVERALL RANKINGS

Source: <https://www.usnews.com/news/best-states/missouri>

Forbes
2020
#22 BEST STATES FOR BUSINESS 2019

#17 IN QUALITY OF LIFE

#18 IN GROWTH PROSPECTS

#20 IN BUSINESS COSTS

Source: <https://www.forbes.com/places/mo/?sh=69bd63d3ab18>

TRACTOR SUPPLY CO RANKINGS:

Forbes
#90 WORLD'S MOST INNOVATIVE COMPANIES 2015

#113 BEST EMPLOYERS FOR NEW GRADS 2020

#161 WORLD'S BEST EMPLOYERS 2019

#215 TOP REGARDED COMPANIES 2018

GLOBAL 2000 2020

Source: <https://www.forbes.com/companies/tractor-supply/?sh=22c36d5e616f>

Photo not of actual property - for reference only



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