

Artist's rendering



TARGETED BENEFITS

Potential Monthly Cash Flow
Appreciation Potential
Tax Shelter and Advantages

ALL-CASH/DEBT-FREE DST INVESTMENT

1031 EXCHANGE + CASH INVESTMENT OPPORTUNITY

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INDICATION OF INTEREST

COVE CAPITAL
— INVESTMENTS, LLC —

COVE COCOA DIALYSIS 31 DST

874 DIXON BLVD. | COCOA, FL 32127



**FRESENIUS
MEDICAL CARE**

- ✓ All-cash/debt-free offering
- ✓ Long-term net lease thru July 30, 2031 with three 5-year renewal options
- ✓ 100% occupied
- ✓ Investment grade tenant
- ✓ Income Tax Free State

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
- 100% occupied long-term net lease
- The lease is corporately guaranteed by parent company Fresenius Medical Care Holdings (NYSE:FMS)
- Fresenius is an investment grade company with a BBB- rating by S&P
- Net leased through July 30, 2031
- Scheduled 1.5% annual rent increases after year 3
- Income Tax Free State of Florida

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 COCOA DIALYSIS 31 DST ACQUISITION SUMMARY

PROPERTY/TENANT OVERVIEW

Property Address	874 DIXON BLVD., COCOA, FL 32127
Year Built/Renovated	2021
Rentable Building Area	8,863 SF
Tenant Name: Fresenius Kidney Care	Stock Symbol: NYSE: FMS
Annual Revenue: \$20B+ worldwide	Employees: 150,000

OFFERING DETAIL

Loan-To-Value	0.00%
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INVESTMENT HIGHLIGHTS

LONG-TERM NET LEASE

- 1 > New 10-year lease term expires in July 2031
- > Scheduled 1.5% annual rent increases after year three provide attractive rent growth during the lease term

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 > Excellent Access and Visibility – Cocoa is part of Florida’s Space Coast, just 40-miles east of Orlando, the 29th largest city in the US. The clinic is situated on Dixon Blvd (Traffic Count: 11,680 VPD) with direct access to major coastal Hwy-1: Cocoa Blvd (38,000 VPD) and Clearlake Road (24,000 VPD)
- > Superior Location - Surrounded by national retailers and local hospitals; Rockledge Medical center (298 beds) Healthfirst (150 patient beds) and Wuesthoff Health System and in close proximity to Orlando International Airport and Eastern Florida State College
- > Exceptional demographics - over 94,000 residents and an average household income exceeding \$73K within a five-mile radius

ALL-CASH/DEBT-FREE OFFERING

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



Sources: FMC Laplace brochure

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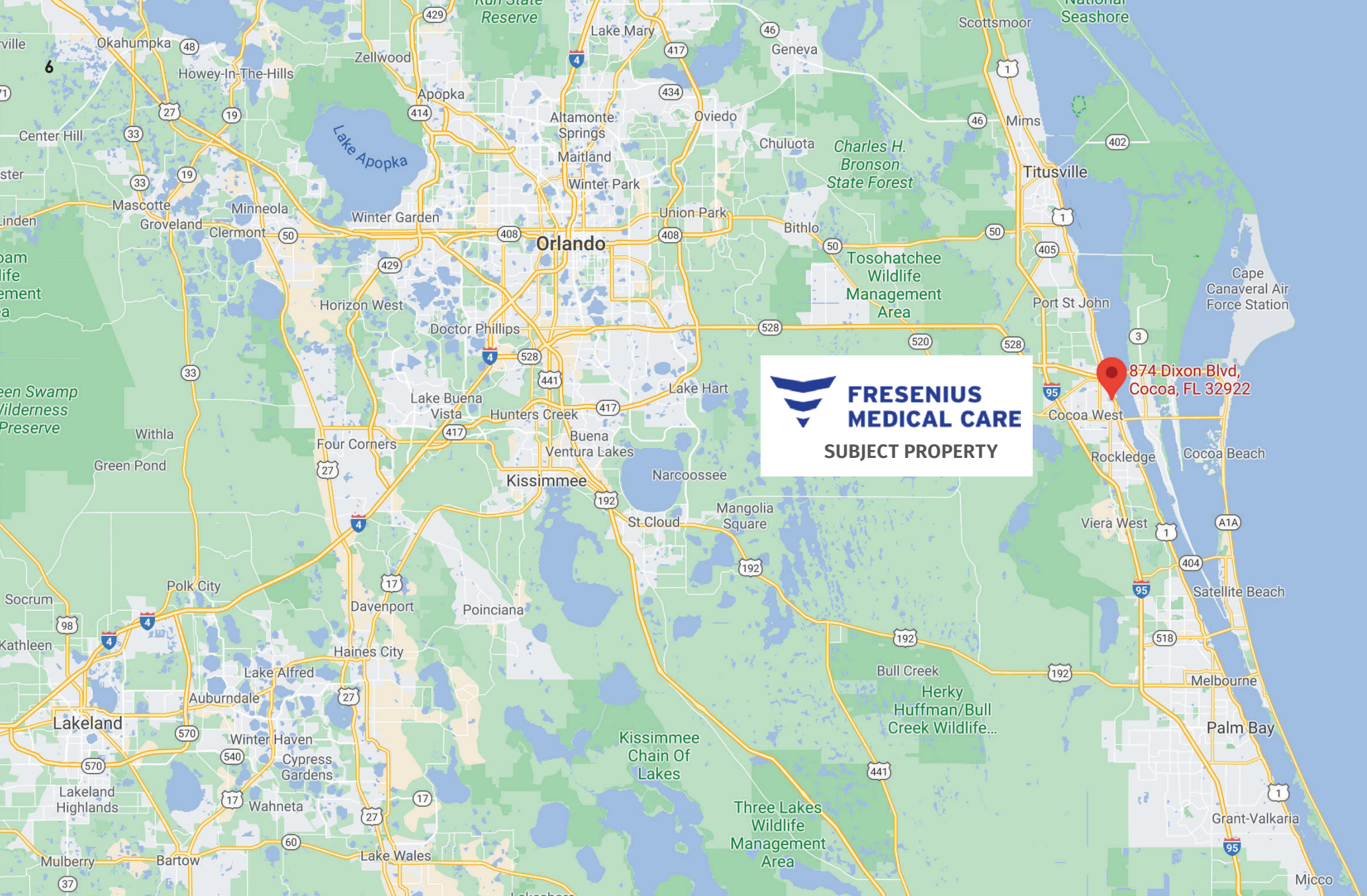
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ABOUT FRESENIUS

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/>



representative photo

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

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FRESENIUS IN THE NEWS:

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-idUKKCN24V0JN>

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NORTH AMERICA DIALYSIS MARKET TO SURPASS USD 37.5 BILLION BY 2026

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

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



representative photo

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

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

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

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THE MARKET: COCOA FLORIDA

Cocoa is located in Brevard County, Florida, part of the Palm Bay - Melbourne - Titusville MSA. As of 2020, the estimated population of Cocoa stood at 19,110 residents in an overall county population of 616,481. The populations of Cocoa and Brevard County are expected to increase by 4.4% and 6.2%, respectively, by 2025. The population of Cocoa is relatively younger compared to Brevard County with the median ages of 40.1 and 47.9 years, respectively. The area maintains a median household income of \$39,735 which is expected to increase at an annual rate of 1.62% to \$43,062 by 2025, while the median age of 40.1 is expected to increase to 40.7. The number of households is expected to increase from 7,956 to 8,280, an annual rate of change of 0.80% by 2025. According to Costar, Cocoa has 3,735,528 SF of retail space. The overall vacancy stands at a low 5.8% as of December. There are currently no projects under construction, and 142,000 SF of proposed for near future construction.

Cocoa is rich in history and offers many unique experiences. The City has a historic charm and boasts several historic landmarks such as the Historic Cocoa Village Playhouse, Porcher House, Derby Street Chapel, and the Moore Center to name a few. The City of Cocoa is ideally located in Central Brevard County accessible by Interstate 95, State Roads 528, 520 and 524 and within minutes to Port Canaveral, Kennedy Space Center, and beautiful beaches. The City is just a short drive to Orlando International Airport and area attractions. There is a historic downtown shopping district with a variety of stores and restaurants with waterfront views and historic venues for any special occasion. Historic Cocoa Village is a thriving downtown with special events taking place nearly every weekend, including family friendly events such as July 4th, BBQ & Blues, Halloween in the Village, Craft Fairs and more. The City of Cocoa has a lot to offer to the Space Coast community, for businesses, residents and tourists alike. Construction and retail trade are the two largest industries by employment in Cocoa. Kel-Tec CNC Industries, located in Cocoa, was the third-largest manufacturer of pistols in the United States. Cocoa hosts one of the facilities building SpaceX Starship.

Source: FKC_Cocoa brochure

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MELBOURNE QUICK FACTS



ECONOMY

The largest industry is Health Care & Social Assistance. Cocoa has seen the job market increase by 1.9% over the last year. ¹



POPULATION

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



TOURISM

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



TRANSPORTATION

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



"SPACE COAST"

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



ORLANDO

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

ECONOMIC IMPACT

SPACE COAST TOURISM & TRAVEL ³

\$2.1B
YEARLY ECONOMIC
IMPACT

\$129.8M
YEARLY TAX REV

26,000+
JOBS YEARLY

2018 FLORIDA TOURISM & TRAVEL

126.1M
VISITORS IN
FLORIDA

1.5M+
TOURISM
RELATED JOBS

\$91.3B
TOTAL ECONOMIC
IMPACT

\$26.1B
FED, STATE &
LOCAL TAX REV

**ORLANDO
INT'L
AIRPORT ⁸**
\$41B+
AVG ECONOMIC
IMPACT

**PORT CANAVERAL
CRUISES ⁹**
\$3.85B
AVG ECONOMIC IMPACT
32,650 JOBS

NASA ¹⁰
\$64.3B
AVG ECONOMIC IMPACT
312K JOBS

Sources: 1_ <https://www.bestplaces.net/economy/city/florida/cocoa> + <https://datausa.io/profile/geo/cocoa-fl>; 2_ <https://citypopulation.de/en/usa/metropolmbay/>; 3_ https://issuu.com/spacecoast/docs/18spring_scotourism_mag_digital; 4_ <http://www.mlbair.com/PassengerInformation/MapsParkingGroundTransportation/GroundTransportation.aspx>; 5_ www.visitflorida.org/media/30679/florida-visitor-economic-large-impact-study.pdf; 6_ Orlando - <https://www.globenewswire.com/news-release/2019/05/10/1821626/0/en/Orlando-Announces-Record-75-Million-Visitors-Solidifies-Ranking-as-No-1-U-S-Travel-Destination.html>; 7_ <https://www.visitflorida.org/media/30679/florida-visitor-economic-large-impact-study.pdf>; 8_ <https://orlandoairports.net/press/2019/04/03/orlando-international-airport-delivers-41b-in-economic-impact-to-central-florida/>; 9_ Port Canaveral - <https://www.globenewswire.com/news-release/2019/05/10/1821626/0/en/Orlando-Announces-Record-75-Million-Visitors-Solidifies-Ranking-as-No-1-U-S-Travel-Destination.html>; 10_ <https://spacecoastdaily.com/2020/09/nasas-first-ever-economic-impact-report-details-how-agency-significantly-benefits-u-s-economy/>

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**ORLANDO
INTERNATIONAL
AIRPORT**
**38 MILES
34 MIN. DRIVE
FROM FRESENIUS**
YEARLY ECONOMIC ACTIVITY:

ON-AIRPORT IMPACTS	VISITOR SPENDING IMPACTS	JOB	PAYROLL
\$7.3B+	\$13.9B+	343K+	\$13.5B+

ACCOMMODATES YEARLY ON AVERAGE OVER 47.5M PASSENGERS

Source: <https://orlandoairports.net/press/2019/04/03/orlando-international-airport-delivers-41b-in-economic-impact-to-central-florida/>

**ORLANDO INTERNATIONAL AIRPORT
WELCOMES INCREASED TRAFFIC WITH
FOCUS ON EMPLOYEES**

April 1, 2021 — With positive rebounds in passenger traffic during spring break and the anticipation of continued increases into the upcoming summer months, Orlando International Airport (MCO) is putting its best face forward. MCO is highlighting some dedicated airport personnel committed to providing superior customer service, and a safe and healthy traveling experience.

Source: <https://orlandoairports.net/press/2021/04/01/orlando-international-airport-welcomes-increased-traffic-with-focus-on-employees/>



Orlando International Airport, located in Central Florida, serves several of the nation's leading tourist destinations and is the largest and busiest airport in the state of Florida. The airport has four parallel runways, two of which are over 12,000 feet. Facilities at the airport are capable of supporting a full range of commercial aircraft for both domestic and international flights, and will be able to accommodate new large aircraft, including the Airbus A380 and Boeing B747-800.

Orlando International Airport serves a mix of personal, leisure, and business-related travel. Over 17 million enplaning commercial passengers flow through the airport each year; almost 75 percent are visitors to Florida, whose spending helps to contribute to the airport's economic impact and to that of Central Florida. Orlando International's proximity to world-renowned tourist attractions, easy access, variety of carriers, and competitive air fares all help to fuel demand for the airport. Orlando International is one of the busiest domestic Origin and Destination (O&D) passenger airports in the nation.

Most of the airport's on-site tenants are dedicated to supporting the airlines, world class cargo facilities, and commercial passenger travel. The annual economic impact of Orlando International Airport is associated with direct impacts that come from tenants/businesses located at the airport and on-airport construction projects. Indirect impacts are associated with spending from visitors who arrive in the area via commercial and general aviation aircraft.

Source: <https://www.florida-aviation-database.com/dotsite/economicimpact/MCO.pdf>

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**14 MILES
21 MINUTE DRIVE
FROM FRESENIUS**

**YEARLY
ECONOMIC
IMPACT:
\$64.3B**

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)



NASA'S FIRST EVER ECONOMIC IMPACT REPORT DETAILS HOW AGENCY SIGNIFICANTLY BENEFITS U.S. ECONOMY

GENERATED MORE THAN \$64.3 BILLION IN ECONOMIC OUTPUT, SUPPORTED
OVER 312,000 JOBS

September 26, 2020 — The report shows that, through all NASA activities, the agency generated more than \$64.3 billion in total economic output during the fiscal year 2019, supported more than 312,000 jobs nationwide, and generated an estimated \$7 billion in federal, state, and local taxes throughout the United States.

"In this new era of human spaceflight, NASA is contributing to economies locally and nationally, fueling growth in industries that will define the future, and supporting tens of thousands of new jobs in America," said NASA Administrator Jim Bridenstine.

"With an investment of just one-half of 1% of the federal budget, NASA generates significant total economic output annually. This study confirms, and puts numbers, to what we have long understood – that taxpayer investment in America's space program yields tremendous returns that strengthen our nation on several fronts – a stronger economy, advances in science and technology, and improvements to humanity."

The agency commissioned an economic impact study to better understand how the U.S. economy benefited in FY2019 from America's lunar and Mars exploration efforts.

The study found the agency's Moon to Mars exploration approach generated more than \$14 billion in total economic output and supported more than 69,000 jobs nationwide in fiscal year 2019.

Source: <https://spacecoastdaily.com/2020/09/nasas-first-ever-economic-impact-report-details-how-agency-significantly-benefits-u-s-economy/>

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BREVARD COUNTY/SPACE COAST RANKINGS:


MILKEN INSTITUTE
**BREVARD COUNTY — MOST
CONCENTRATED HIGH-TECH ECONOMY**
#1 IN FLORIDA

#6 IN THE USA

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

BREVARD COUNTY
#2
**NATION'S BEST-PERFORMING
COMMUNITIES FOR ECONOMIC
GROWTH 2021**

Source: <https://omny.fm/shows/florida-news-briefs-florida/new-study-finds-brevard-has-second-strongest-econo>

**PALM BAY-MELBOURNE-
TITUSVILLE**
#2
BEST PERFORMING CITIES OF 2021

Source: <https://spacecoastdaily.com/2021/03/palm-bay-melbourne-titusville-ranked-no-2-in-milken-institutes-best-performing-cities/>

SPACE COAST
#10
BEST PERFORMING CITIES OF 2020

Source: <https://spacecoastdaily.com/2020/03/space-coast-area-ranked-no-10-in-milken-institutes-best-performing-cities-of-2020/>

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

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

NICHE
2021
#68
PLACES WITH THE BEST PUBLIC SCHOOLS IN FLORIDA

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


USA TODAY
2020
#5
10 BEST ZOOS - READERS' CHOICE AWARDS

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

#1
BREVARD COUNTY — STEM EMPLOYMENT IN FLORIDA

**THE
BROOKINGS
INSTITUTE**
**NUMBER OF PATENTS (11 PATENTS FOR
EVERY 10,000 WORKERS):**
IN FLORIDA
#1
IN THE U.S.
#53
#7
**MOST ADVANCED INDUSTRY SHARE OF TOTAL
EMPLOYMENT IN THE US**

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

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

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

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

19 FLORIDA COMPANIES MAKE FORTUNE 500 LIST FOR 2019

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

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

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

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

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

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

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

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

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

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

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

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

The Brevard Zoo has a substantial impact on the economy—approximately **\$59.5 MILLION EACH YEAR** as of 2017.

Read the full article: <https://brevardzoo.org/the-aquarium-project-measuring-economic-impact/>

NORTH AMERICAN PROPERTIES ACQUIRES 21 ACRES NEAR KENNEDY SPACE CENTER

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

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

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