

9.75% *

Annualized Distribution

Potential w/ Monthly ACH Payments



Indication of Interest

Cove Acquisition Fund 4, LLC

- ✓ 9.75% Debentures*
- ✓ Monthly Payments via ACH
- ✓ Offering Size: \$25,000,000
- ✓ Minimum Investment: \$50,000

Past performance does not guarantee future results.*

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RISKS AND DISCLOSURES

PLEASE READ

- 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.
- 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.
- Please speak with your CPA and attorney prior to considering an investment.
- There can be no assurance that the Cove Acquisition Fund 4, LLC (the Offering and the Company) will accomplish its goals and objectives.
- Distributions are not guaranteed and may be lower than anticipated.
- The offering may result in a complete loss of investment principal. Investors should not invest unless they can afford a complete loss of their investment.
- There are substantial limitations on an Investor's ability to transfer their investment in the offering.
- Investors in the offering LLC will not be investing in Cove Capital Investments, LLC (Cove). All information provided on Cove Capital Investments, LLC is for informational purposes only.
- Please note that investing in the offering exposes investors to all the risks of the underlying real estate which include, but are not limited to, illiquidity, potential loss of principal invested, adverse tax consequences and that real estate has no guarantees for income/ returns/appreciation.
- Long-term investment – The investment has an anticipated 4 year time horizon, however, the maturity date could be extended up to 2 additional years.
- Principals and associates of Cove, which are registered representatives of FNEX Capital, may represent investors considering an investment in the offering and may make offers and sales of the offering, thereby receiving an economic benefit from the sale of the offering interests.
- Illiquidity – The offering is an illiquid investment with no secondary market. Do not invest unless you can hold for the entire life of the offering.
- The Company's ability to repay investors their investment amount depends largely on the sponsor being able to locate properties and investments, package them as real estate securities and then successfully raise the entire offering amount. If the sponsor is unsuccessful the investors may not receive back their investment amount and may lose their entire investment principal.
- There are material risks associated with investing in the offering. These include the risks inherent with investments in real estate, including tenant vacancies, general market conditions and competition, lack of operating history, interest rate risks, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial and multifamily properties and general economic risks.
- Prior to investing please read the entire Private Placement Memorandum (PPM) paying careful attention to the risk factors section for a full understanding of the risks associated with an investment.
- The offering is not a diversified investment. The properties supporting the offering may not be diversified geographically or across different segments of the market.
- Investors will rely entirely on the offering, and its management, to identify properties or other investment opportunities.
- By accepting this material, you agree to keep all terms and provisions of this offering confidential, and you will not share or disseminate any of the information in this offering.
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BUSINESS PLAN

COVE ACQUISITION FUND 4, LLC



The Cove Acquisition Fund 4, LLC was formed to facilitate the acquisition and inventory of long-term net leased assets, multifamily assets and private equity real estate investments which will ultimately be offered to high net worth accredited investors under various Delaware Statutory Trust (DST) and real estate securities offerings. The offering provides investors with the ability to participate in Cove Capital's inventorying of Real Estate Assets prior to syndication. We intend to continue our DST and Real Estate Securities offering creation and this offering allows investors seeking current income potential to participate.

**Company may in its sole discretion extend the date of maturity through two one year extensions. During any such extension period, the non-compounded rate on the principal shall be 9.75% per annum. *The Debentures will bear non-compounded interest at the annual rate of 9.75% per annum (365- day year basis) on the outstanding principal, payable monthly on between the twentieth and twenty fifth day of the following month. An investment in the Debentures will begin accruing interest upon acceptance and closing of the Investor's Subscription Agreement. There is a risk Investors may not receive distributions, along with a risk of loss of principal invested.*

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INVESTMENT HIGHLIGHTS

Cove Acquisition Fund 4, LLC



Offering Name

Cove Acquisition
Fund 4, LLC

Offerings Size

\$25,000,000

Annualized Debenture
Coupon Rate

9.75%*

Distribution Frequency

Monthly via ACH

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\$50,000

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COVE CAPITAL INVESTMENTS SPONSOR OVERVIEW*

Cove Capital Investments, LLC creates 1031 Exchange DST Investments and Private Equity Real Estate Offerings for Accredited Investors



COVE CAPITAL® INVESTMENTS, LLC — SNAPSHOT*

- ✓ 1,642 Investments Nationwide And Counting
- ✓ 73 Buildings Nationwide In The Cove Portfolio
- ✓ 1,333,952 Square Feet Of Real Estate Managed By Cove Capital
- ✓ High quality tenants include Amazon, FedEx, FedEx Ground, FedEx Freight, CSL Plasma, Fresenius, Davita, Frito Lay, Walgreens, Dollar General, CVS, Bojangles, Advance Auto Parts, DCI Dialysis, Blinds.com and Family Dollar
- ✓ Cove Capital Is Believed To Be The First DST Sponsor To Fully Subscribe A Debt Free Multifamily DST Offering
- ✓ Robust Current Inventory Of DST And Private Equity Real Estate Offerings
- ✓ Fully integrated Real Estate company with Acquisitions, Asset Management, Accounting, In-House Counsel, Marketing and Capital Markets

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COVE CAPITAL®
— INVESTMENTS, LLC —

Our Tenants



And Many More...

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Representative of the types of assets that Cove acquires for syndication to accredited high net worth investors. Investors in the Fund will not have an ownership interest in the properties shown.

FULLY SUBSCRIBED PORTFOLIO



COVE E-COMMERCE DISTRIBUTION DST

Long Term Net Lease Amazon fulfillment center in Akron, OH



COVE LOUISVILLE INDUSTRIAL 19 DST

Long Term Net Lease FedEx facility in Louisville, KY



COVE PORT ORCHARD PHARMACY DST

Long Term Net Lease Walgreens Pharmacy in Port Orchard, WA



COVE SEATTLE MULTIFAMILY DST

Debt-free multifamily offering in Seattle, WA



COVE MISSOULA MULTIFAMILY DST

Debt-free multifamily offering in Missoula, MT



COVE TACOMA DATA CENTER DST

Long Term Net Lease DaVita Data Center in Tacoma, WA



COVE PHOENIX PHARMACY DST

Long Term Net Lease Walgreens Pharmacy in Phoenix, AZ



COVE WYOMING DISTRIBUTION DST

Long Term Net Lease FedEx Express Facility in Rock Springs, WY



COVE TEXAS INDUSTRIAL DST

Long Term Net Lease Fed Ex Ground facility in Uvalde, TX

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COVE OMAHA MSA DST

Long Term Net Lease Fed Ex Freight in Council Bluffs, IA



COVE ATLANTA MEDICAL DST

Long Term Net Lease Fresenius in Atlanta, GA



COVE SHREVEPORT PHARMACY DST

Long Term Net Lease Walgreens Pharmacy in Shreveport, LA



COVE MAPLEWOOD DST

Long Term Net Lease Fed Ex facility in Maplewood, MO



COVE AIRPORT MEDICAL DST

Long Term Net Lease CSL Plasma Medical Facility in Chicago, IL



COVE THISTLEWOOD TOWNHOMES DST

Debt-free Thistlewood Townhomes offering in Clarksville, TN



COVE FAST FOOD 16 DST

Absolute NNN Lease Bojangles Fast Food Portfolio in Nashville, TN and Atlanta, GA



COVE AUSTIN 305 FLATS LLC

Multifamily value-add in Austin, TX

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COVE HOUSTON MULTIFAMILY 42 DST

Multifamily in Houston, TX



COVE LA PLACE, LA FRESENIUS

Long Term Net Lease Fresenius
Kidney Care facility in La Place, LA



COVE CHARLOTTE PHARMACY DST

Long Term Net Lease Walgreens
Pharmacy in Charlotte, NC



COVE DC MSA DST

Long Term Net Lease Fresenius Kidney
Care facility in Capital Heights, MD



COVE DULLES DISTRIBUTION DST

Long Term Net Lease Frito Lay
Distribution Center in Sterling, VA
next to Dulles International Airport



COVE MARYLAND MEDICAL DST

Long Term Net Lease DaVita
Dialysis clinic in Baltimore, MD



COVE NYC METRO DST

Two Long Term Net Lease DaVita Dialysis clinics in NYC Metro



COVE ESSENTIAL NET LEASE 24 DST

Geographically Diversified Single
Tenant Net Lease Portfolio

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FULLY SUBSCRIBED PORTFOLIO



COVE ESSENTIAL NET LEASE 25 DST

Geographically Diversified Single
Tenant Net Lease Portfolio



COVE WEST PLAINS, MO TRACTOR SUPPLY CO.

Long Term Net Lease Tractor Supply Co.
in West Plains, MO



COVE SAN ANTONIO, TX MULTIFAMILY TIC

Debt-free multifamily offering in
San Antonio, TX



COVE MEDICAL NET LEASE 43 DST

Single Tenant Net Lease DCI Dialysis
facility in Columbus, GA



COVE COCOA DIALYSIS 31 DST

Single Tenant Net Lease Fresenius Kidney
Care facility in Cocoa, FL



COVE ESSENTIAL NET LEASE 32 DST

Geographically Diversified Single
Tenant Net Lease Portfolio



COVE SAN ANTONIO MULTIFAMILY 33 DST

Multifamily in San Antonio, TX



COVE ESSENTIAL NET LEASE 30 DST

Geographically Diversified Single Tenant
Net Lease Portfolio



COVE GREENVILLE 17 DST

Single Tenant Net Lease Zip's Car Wash
in Greenville, SC

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**COVE ESSENTIAL NET LEASE
41 DST**

Geographically Diversified Single
Tenant Net Lease Portfolio



**COVE TRACTOR NET LEASE
45 DST**

Single Tenant Net Lease Tractor Supply
Co. in Blairsville, GA



**COVE HOUSTON CORPORATE
49 DST**

Single Tenant Corporate Headquarters of
Blinds.com - A Home Depot Company in
Houston, TX



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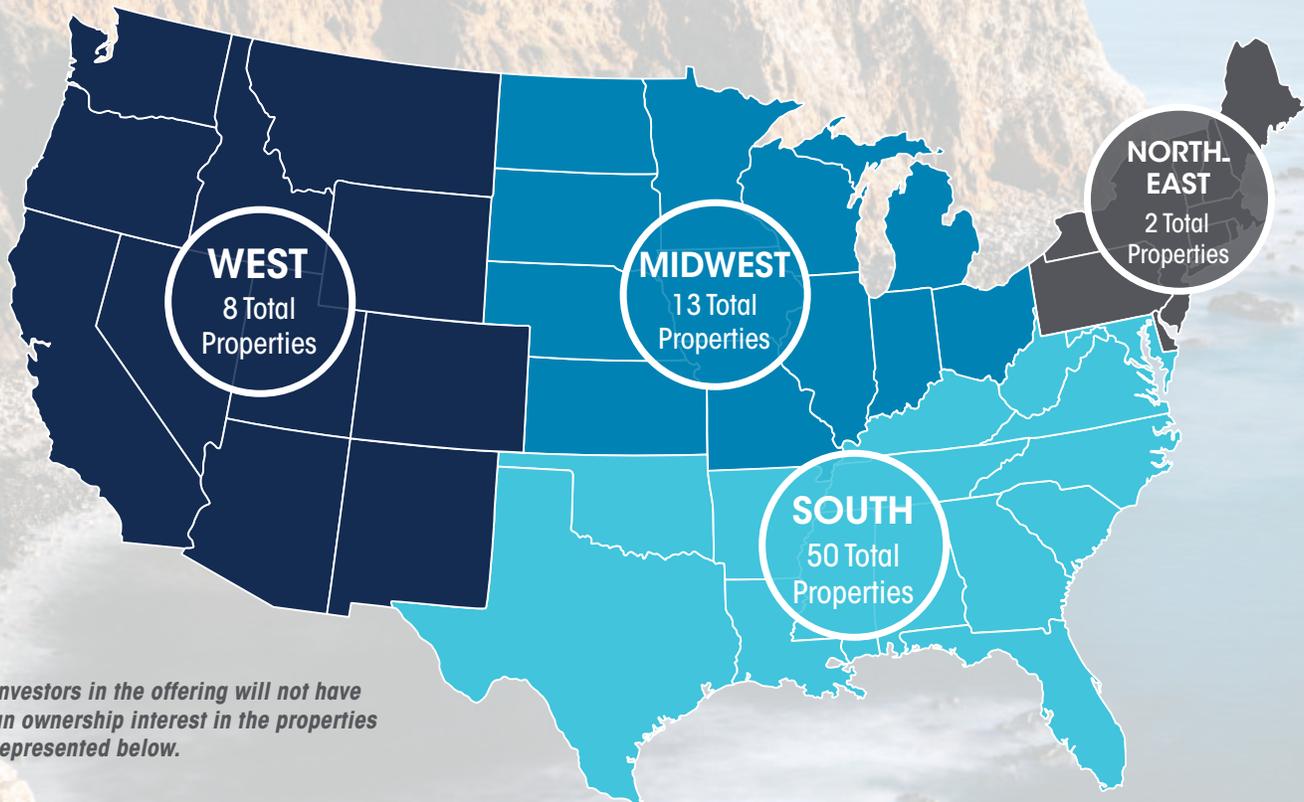
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1,333,952

Square Feet of Real Estate Managed

73

Properties in the CovePortfolio



Investors in the offering will not have an ownership interest in the properties represented below.

WEST		MIDWEST		SOUTH		NORTHEAST	
4	Medical	2	Medical	20	Medical	1	Medical
1	Net Lease	11	Net Lease	25	Net Lease	1	Net Lease
3	Multifamily			5	Multifamily		

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Press Release

Cove Capital Takes Another DST Offering Full Cycle on Behalf of Investors

One of Cove Capital's DST offerings located in Greenville, SC has gone full-cycle delivering an annualized return of 12.60%* after providing uninterrupted monthly distributions throughout the COVID-19 Pandemic

Torrance, CA

Cove Capital Investments, LLC, a nationally recognized DST real estate sponsor company, announced it had successfully brought another one of its debt-free DST investments full cycle to deliver successful returns on behalf of investors.

According to Dwight Kay, managing member and co-founder of Cove Capital Investments, the DST property was sold on behalf of a large group of DST accredited investors. "Full Cycle" is the name used to describe a

Delaware Statutory Trust property that is purchased and then sold on behalf of a group of accredited investors after a period of time. The recent full-cycle DST offerings sale generated a 12.60% Annualized Return*.

"We are very pleased to have provided our investors with a full cycle liquidity event, uninterrupted monthly distributions throughout the entire COVID-19 pandemic, return of their entire equity amount invested as well as appreciation on that equity upon sale. While past performance does not guarantee

or indicate the likelihood of future results and all real estate investments could result in a full loss of principal, this DST Offering is a good example of how Cove Capital Investments does everything it can to provide our clients with investments that have a lower risk profile with assets that are potentially resilient to pandemics and recessions, and often offered as debt free DST offerings without long-term mortgages," said Kay.

Chay Lapin, Cove Capital Investments managing member and co-founder, explained that

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the Greenville, SC DST property performed as per the business plan in the Private Placement Memorandum (PPM) which sought to provide investors with monthly distributions, a full cycle liquidity event and a profitable sale all while maintaining the lower-risk profile of an all-cash/debt-free DST investment**.

“Our investors were attracted to this Delaware Statutory Trust offering because it provided them the potential for a risk adjusted durable income stream, a high-quality tenant, risk mitigation via a debt-free offering with no balloon mortgage, and multiple exit strategies,” said Lapin.

In the case of the Cove Greenville 17 DST, the asset was 100 percent occupied and secured with a long-term, absolute NNN lease that was corporately backed.

“Investors liked that the asset had a long-term,

corporately-backed lease, annual rent increases, and a tenant with an established track record. It is a good example of a DST real estate offering that was managed in accordance with our business plan and our investors were very satisfied with the results**. Of course, going forward we hope that all of our offerings perform as well as or even better than this particular DST however that is never guaranteed, and investors should understand that all real estate and DST investments contain multiple risk factors. We always encourage all Cove Capital investors to read each offering’s PPM paying careful attention to the risk factors prior to considering an investment.” said Lapin.

Cove Capital continues to purchase more net lease, industrial and multifamily properties for its DST investment program as well as its private real estate investment funds. ■

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Cove Capital Investments Announces a Successful Return for Investors in a Debt-Free DST Offering That Has Gone Full Cycle

Torrance, CA

Cove Capital Investment, a nationally recognized DST real estate sponsor, announced it had successfully brought one of its debt-free DST investments full cycle on behalf of a group of accredited investors.

“Full Cycle” is the name used to describe a Delaware Statutory Trust property that is purchased and then sold on behalf of a group of accredited investors after a period of time.

According to Dwight Kay,

co-founder of Cove Capital Investments, the property, Tacoma Data Center DST, sold for \$9,800,000 million on behalf of a group of DST accredited investors.

“We are proud to have provided this successful DST investment opportunity to our clients that resulted in a full-cycle and profitable program. While past performance does not guarantee or indicate the likelihood of future results and all real estate investments could result in a full loss of principal, this particular DST investment is an example of how Cove Capital Investments

does everything it can to provide investments that potentially have a lower risk profile due to oftentimes being debt free with no long-term mortgages and are potentially resilient to pandemics and recessions,” said Kay.

As a result, investors in this DST offering were provided uninterrupted monthly distributions throughout the entire hold period and throughout the COVID-19 pandemic. This was a factor that many of the investors involved in the offering were incredibly grateful for and a reason that many of them reinvested with

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Cove Capital in a subsequent 1031 exchange.

“Investor’s monthly distributions were uninterrupted as the investment distributions performed exactly as per the business plan in the Private Placement Memorandum (PPM). We were able to provide our investors with a full cycle liquidity event and profitable sale all while maintaining the lower-risk profile of an all-cash/debt-free DST investment with no long-term mortgage encumbering the asset. It is important to note that distributions and cash flow are never guaranteed in any real estate investment, and we always encourage each investor to read the offering PPM for a full discussion on the business plan and risk factors of every Delaware Statutory Trust prior to investing which include the fact that real estate values can go up and can go down. Investors need to understand that there is always a possibility of the loss of their entire principal amount invested when participating in any real estate offering,” said Kay.

According to Cove Capital

Investments co-founder Chay Lapin, the Cove Debt Free Tacoma Data Center DST was acquired in December 2018 for a total DST offering cost of \$8,398,000

“When we acquired the Tacoma Data Center DST in 2019, it was 100 percent leased and occupied by a Fortune 500 company that provides lifesaving dialysis treatments to its patients. It was a mission critical data center facility that housed data center operations for the company’s entire West Coast operations. The three-story, 18,733 square foot building was in the Greater Seattle-Tacoma region, a steadily growing data center market and income tax-free state. It is a solid example of a DST real estate offering that was managed in accordance with our business plan and our investors were very satisfied with the results*. Of course, going forward we hope that all of our offerings perform as well as or even better than this particular DST but we always encourage all Cove Capital investors to read each offerings PPM paying careful attention to the risk factors prior to considering an investment. After

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having purchased and managed millions of square feet of investment real estate as a DST sponsor company, myself, my business partner and co-founder of Cove Capital, Dwight Kay, and the entire Cove Capital team are very focused on providing full overview and discussion of all risk factors to each and every one of our investors. We have personally been involved in over \$25 billion DST offerings and investors must be aware of all risk factors prior to investing as well as they must understand the various strategies and options available to them to help potentially mitigate risk factors,” said Lapin.

Following the successful sale of the Cove Debt Free Tacoma Data Center DST, many of the Delaware Statutory Trust offerings original investors reinvested into other debt-free DST investments offered through Cove as well as Cove founding principals were able to refer a number of the clients to other DST sponsor companies that they have worked closely with over many years of being immersed in the DST investment industry. In recent years, DSTs have become a popular choice for exchangers looking to reinvest sales proceeds

into multifamily, industrial, net-leased, medical and self-storage properties that can potentially provide a steady stream of income without property management responsibilities.

“Cove Capital Investments LLC creates 1031 exchange DST investments and private equity real estate offerings for accredited investors. Many of these offerings are attractive to those investors seeking to mitigate risk through debt free offerings with no long-term mortgages encumbering the properties, which is a contrarian investment approach to most other DST investments in the market. Cove Capital seeks to provide investors with both debt free and leveraged DST investment options as well as direct cash investment opportunities. To date, Cove Capital has sponsored or co-sponsored the syndication of more than 1.3 million square feet of DST properties and other real estate holdings in the multifamily, net lease, industrial, and office sectors. More than 75 percent of our original investors from the Cove Tacoma Data Center DST reinvested in other Cove debt-free DSTs,” said Karen Brown, Investor Relations Associate with Cove Capital Investments. ■

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Press Release

Cove Capital Investments Announces Another Successful Return For Investors In A Debt Free DST Property That Has Gone Full Cycle*

The all-cash/debt-free distribution facility DST offering in Elk Grove Village, IL goes full cycle to post total returns of 121.08% for accredited investors



Torrance, CA

Key Highlights:

- Cove Capital Investments takes custom logistics/distribution DST property full-cycle
- Cove Capital Investments correctly anticipated the O'Hare Airport adjacent location combined with the lack of quality warehouse space nationwide created a favorable investment environment.
- The debt free DST offering realized a 12.37% annualized return for investors.*

Cove Capital Investments, a private equity real estate firm and DST sponsor company known for providing accredited investors access to 1031 exchange eligible Delaware Statutory Trust offerings as well as other real estate investment offerings, announced it has successfully brought one of its debt

free DST offerings full cycle on behalf of multiple 1031 exchange and cash investors.

“Full Cycle” is the name used to describe a Delaware Statutory Trust property that is purchased and then sold on behalf of a group of accredited investors after a period of time.

According to Chay Lapin, Managing Director of Cove Capital Investments, the property, Airport Distribution 21 DST located in Elk Grove Village, IL sold on behalf of a group of DST accredited investors who, for those investors that closed simultaneously on the DST investment the same day that the property was purchased, realized a 121.08% total return

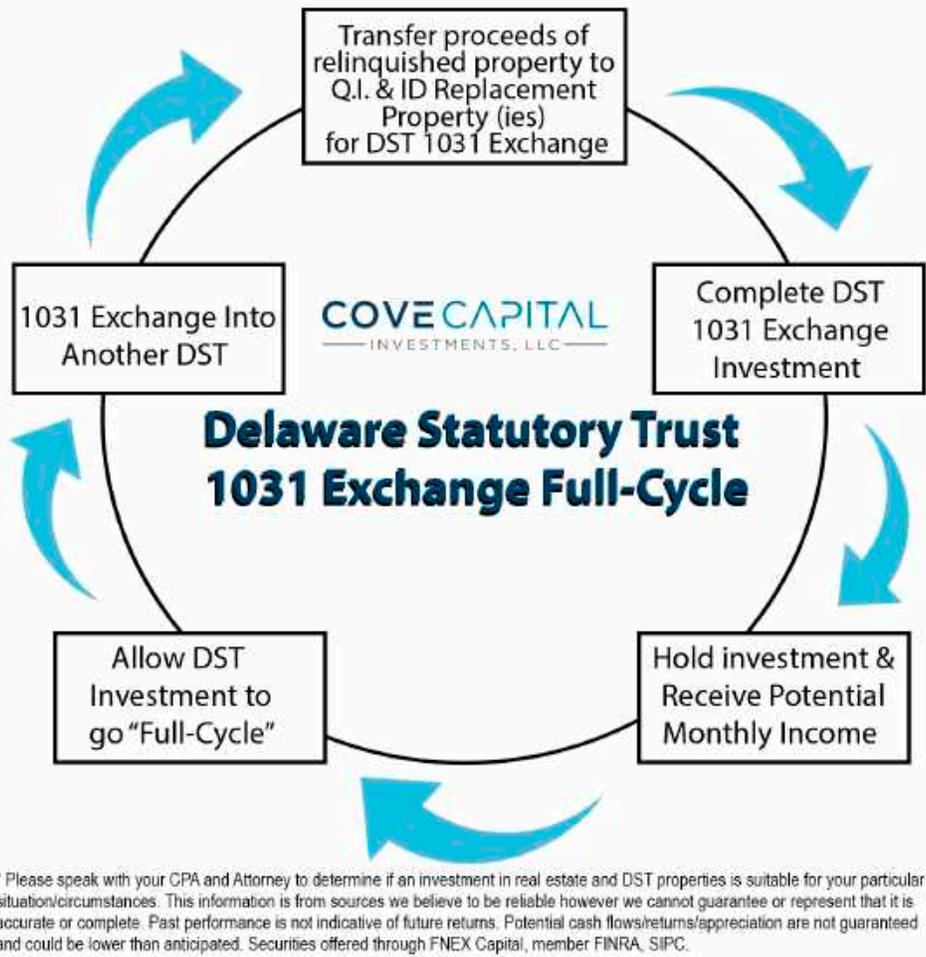
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on their investments, or a 12.37% annualized return from their DST 1031 investment*.

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Investments, the property, Airport Distribution 21 DST located in Elk Grove Village, IL sold on behalf of a group of DST accredited investors who, for those investors that closed simultaneously on the DST investment the same day that the property was purchased, realized a 121.08% total return on their investments, or a 12.37% annualized return from their DST 1031 investment*. ■

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