



CELEBRATING
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Cove Capital Investments sets record in 2024 with \$166.5m equity raised and ranking as number 9 for total capital raised in DST sector

March 14, 2025 - Front Section

Los Angeles, CA Cove Capital Investments, LLC, a leading DST sponsor company specializing in debt-free 1031 exchange options, reported a record-breaking performance in 2024, raising \$166.5 million in equity, earning the number 9 spot in total capital raised within the securitized 1031 exchange Delaware Statutory Trust (DST) sector, and solidifying its position as a reliable investment partner for accredited investors, broker-dealers, registered representatives, and registered investment advisors nationwide.*

“We are immensely grateful to our investors and the Cove Capital selling group, including broker/dealers, registered representatives, and RIAs, for making 2024 an amazing performance and landmark year,” said Dwight Kay, of Cove Capital Investments. “The capstone to this accomplishment is that Cove Capital Investments now ranks as the ninth most successful securitized 1031 exchange Delaware Statutory Trust investment firm nationwide in fundraising efforts, reemphasizing our role as an investment leader in the 1031 exchange and Delaware Statutory Trust sponsorship arena.”

Cove 2024 Achievements - a Symphony of Successes

Since its founding, Cove Capital has created a business model that continues to solidify its reputation as a leader in debt-free Delaware Statutory Trust (DST) investments.

*Past performance does not guarantee future results. Please read full disclosures of risk in each offerings Private Placement Memorandum (PPM) prior to considering any DST investment.

Led by founding partners Kay and Chay Lapin, seasoned DST investment professionals, Cove Capital expanded its portfolio in 2024 with a series of strategic acquisitions. Each new addition brought unique value and diversification to the firm’s growing collection of debt-free DST offerings. A sample of 2024 acquisitions included:

- A newly constructed, 27,000 s/f debt-free industrial distribution facility, 100% occupied by a global soft drink brand, in Luling, LA raising \$12.4 million in equity.
- A value-add debt-free multi-tenant retail center DST in Birmingham, AL raising \$22.8 million in equity.

- A 9,000 s/f multi-tenant, flex industrial debt-free asset in Pearland, TX raising \$8.6 million in equity.
- A multi-tenant small bay flex industrial and mixed-use business park in Fulshear, TX raising \$23 million in equity.
- A debt-free portfolio of three net-lease properties located in FL, GA and NC occupied by three iconic brands targeting \$19 million in equity.
- A debt-free essential net lease asset DST located in the Dallas, TX MSA targeting \$6.4 million in equity.
- A 102-unit, class-A apartment community DST located in San Antonio, TX raising \$18.7 million in equity.
- A 13,000 s/f industrial asset in Athens, GA raising \$16.5 million in equity.
- A 68,400 s/f small bay industrial asset in San Antonio, TX raising \$15.3 million in equity.

With these additions, Cove Capital's portfolio now includes 102 properties totaling 2.757 million s/f across 33 states. This DST portfolio continues to attract over 2,000 accredited investors, many of whom are repeat clients drawn to the firm's debt-free real estate offerings.

Furthermore, this collection of offerings continues to attract admirers to the existing audience of more than 2,000 accredited investors—many of whom are returning loyal fans.

The Power of Debt-Free DST Offerings

Cove Capital's signature debt-free DST offerings are purposefully designed to mitigate risk for their investors. By eliminating leverage, Cove Capital removes risks such as cash flow sweeps, lender foreclosure, balloon payments, and prepayment penalties, providing investors with a more secure and stable investment option.

"We've seen a growing demand for high-quality, 1031 exchange DST offerings, and 2024's success reflects our ability to meet that demand," said Chay Lapin, managing member and founding partner of Cove Capital Investments. "Our investors benefit from a well-diversified portfolio that aims to deliver stability and consistent returns, even in challenging market conditions."

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