

Inland Private Capital Corporation Completes Record-Breaking Sale of Industry's Largest Securitized Full-Cycle 1031 Program

Inland Private Capital Corporation (IPC) continues to break records within the securitized 1031 sector. IPC recently sold a portfolio of three upscale multifamily properties, located in Colorado, for a gross sale price of \$206.5 million. This sale marked a successful and historic transaction, as it was the industry's largest securitized 1031 program to go full-cycle.

Purchased in 2014, the portfolio consisted of the Greens at Van de Water and Lake Vista at Centerra Apartments, both in Loveland, Colorado, and Arbour Square at Orchard Town Center in Westminster, Colorado.

The Greens at Van de Water is a 252-unit upscale multifamily community located within Loveland's Van de Water master-planned development. Lake Vista at Centerra Apartments is a 303-unit Class A luxury community located in the center of the award-winning Centerra master plan community. Arbour Square at Orchard Town Center is a 300-unit upscale, urban community located adjacent to Westminster's Orchard Town Center Mall.

Recognized as the leader in securitized 1031 exchange transactions, IPC has experienced explosive growth in recent years and currently commands approximately 28 percent of the market, according to Mountain Dell Consulting's first quarter 2019 report.

IPC was formed to provide a variety of private placement real estate investment solutions to accredited investors as an alternative to traditional stocks and bonds. Many of its offerings are designed to qualify as replacement property for an IRS Section 1031 exchange through a multiple-owner investment structure.

As an active asset manager, IPC aims to produce greater return of capital to its investors by selling properties at the optimal time in the market cycle. As of May 31, 2019, IPC had sold more than \$725 million within the residential sector, producing a weighted average annualized rate of return of 9.25 percent since inception.

LEADERSHIP



Keith Lampi
President, Chief Operating Officer and Director



Rahul Sehgal,
Chief Investment Officer and Director



Joe Binder,
Executive Vice President, Acquisition Structure and Finance



Nati Kiferbaum,
Senior Vice President, Head of Investment Product Strategy

IPC is a part of The Inland Real Estate Group of Companies, Inc. (Inland), which is one of the nation's largest commercial real estate and finance groups. For more than 50 years, Inland has been creating, developing and supporting real estate-related companies. As of May 30, 2019, Inland was the largest multifamily property owner and operator in Colorado, with more than 5,200 units under management across the state, according to data from CoStar.

In 2018, IPC celebrated a record-breaking year as it raised more than \$749 million in capital — a 24 percent increase from 2017. As of December 31, 2018, IPC had sponsored 232 private placement programs, which include over 18,000 residential units across 43 states, resulting in \$7.3 billion in assets under management.



The Greens at Van de Water
Loveland, Colorado

Lake Vista at Centerra Apartments
Loveland, Colorado



Arbour Square at Orchard Town Center
Westminster, Colorado

CORPORATE CONTACT



2901 Butterfield Road
Oak Brook, IL 60523
888-671-1031
www.inlandprivatecapital.com

THINGS TO NOTE

This is neither an offer to sell nor a solicitation of an offer to buy any security, which can be made only by a private placement memorandum and sold only by broker dealers and registered investment advisors authorized to do so.

Past performance is not necessarily indicative of future performance. Investors must consult the applicable private placement memorandum for a discussion of the risks specific to any investment program.

The Inland name and logo are registered trademarks being used under license. Inland refers to some or all of the entities that are part of The Inland Real Estate Group of Companies, Inc., one of the nation's largest commercial real estate and finance groups, which is comprised of independent legal entities, some of which may be affiliates, share some common ownership or have been sponsored and managed by such entities or subsidiaries thereof. Inland has been creating, developing and supporting real estate-related companies for 50 years.