



# NEWS RELEASE

## FOR IMMEDIATE RELEASE

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### **Inland Private Capital Corporation Fully Subscribes Single-Family Rental Community DST**

*IPC Expands its Single-Family Rental Portfolio to More than \$700 Million in AUM*

**Oak Brook, Ill.** – Inland Private Capital Corporation (“IPC”) today announced the private investment offering of Phoenix SFR DST, an IPC-sponsored Delaware statutory trust, has been fully subscribed by investors, bringing IPC’s total single-family rental (“SFR”) portfolio AUM to more than \$700 million.

“Pre-pandemic, IPC entered into the SFR market as an investment strategy focused primarily on the two largest generational cohorts, millennials and baby boomers,” commented Nati Kiferbaum, senior vice president – head of investment product strategy of IPC. “SFR communities began to exponentially grow in 2020 due to pandemic-induced disruptions on how we work and live. Today, demand continues to exceed supply, positioning it to be one of the strongest real estate asset classes.”

To date, IPC’s SFR gated-community portfolio includes 10 properties in Arizona, one in Florida and one in Colorado. On average, IPC’s SFR communities are approximately 95 percent occupied with 897 homes (per community), and 50 percent renewal rates. Each SFR has its own private entry and backyard with highly amenitized community features including pools, barbeque grills, dog parks and fitness centers.

“Our SFR portfolio has experienced outsized rent growth, when compared to the traditional multifamily segment of the residential market,” commented Keith Lampi, president and chief operating officer of IPC. “Performance to date has largely anchored on strong demand from millennials on the cusp of parenthood, hybrid employees wanting more WFH space and aging baby boomers seeking less homeownership responsibilities. We are thrilled to have provided our investor base access to another asset type that complements the diverse menu of alternatives IPC has consistently brought to market.”

IPC specializes in offering multiple-owner, tax-focused, private placement investments as well as Qualified Opportunity Zone investments throughout the U.S. In 2021, IPC monetized over \$1.5 billion in real estate on behalf of its 1031 exchange platform. Since inception, IPC has monetized in excess of \$3.5 billion in full-cycle transactions on behalf of its investors. Currently, IPC manages a diverse portfolio of more than \$10 billion across several asset classes spanning 43 states.

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## **About Inland Private Capital Corporation**

Inland Private Capital Corporation (IPC), headquartered in Oak Brook, IL, is a privately held, industry-leading alternative investment management firm, with an investment focus spanning across a broad range of asset types. As of September 30, 2021, the firm had sponsored 279 private placement real estate offerings, with investments and developments in the multifamily, self-storage, hospitality, healthcare, student housing, retail, corporate office, senior living, and industrial sectors. Many of IPC's offerings have been designed for investors seeking replacement property to complete an IRS Section 1031 exchange. IPC is recognized as the largest provider of securitized 1031 exchange opportunities in the country, with assets under management (AUM) of more than \$10 billion, which includes a diverse national footprint of properties, spanning 43 states across various sectors. Past performance is not indicative of future performance.