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Inland Private Capital Corporation Successfully Sells Mariano's Fresh Market in Palatine, Illinois

Sale Completes Investment Program that Resulted in a Substantial Return for Inland Private Capital Investors

Oak Brook, Ill. – Inland Private Capital Corporation (“IPC”) today announced the sale of a Mariano’s Fresh Market in Palatine, Illinois, for a gross sale price of \$29.025 million. IPC, through its subsidiary which serves as asset manager, facilitated the sale of the property on behalf of one of its 1031 investment programs.

Located at 545 North Hicks Road in Palatine, a suburb located approximately 30 miles northwest of Chicago, the 71,324-square-foot building is situated on a total land area of approximately 6.5 acres.

Constructed in 2011, the property is 100 percent leased to Roundy’s Supermarkets, Inc. (“Roundy’s”). In December 2015, Kroger Co. purchased Roundy’s which includes names such as Copp’s, Pick ‘n Save and Mariano’s Fresh Market.

“We are pleased that the sale of the Palatine location completed our Chicagoland Fresh Market Venture DST investment program, which also included a Mariano’s Fresh Market in Vernon Hills, Illinois that previously sold for \$36.4 million,” said Keith Lampi, president and chief operating officer of IPC. “We began purchasing Mariano’s locations on behalf of investors beginning in 2011, and as early adopters of what has been the fastest-growing grocery brand in the Chicagoland area, our investors reaped the benefits through substantial returns with the sale of both properties.”

The sale resulted in a total return to the investors of 157.61 percent (calculated based on the aggregate amount of original capital invested in this property). In addition, the sale resulted in a 12.26 percent average annual return (calculated using the cash flow from the property’s operations, the proceeds from the sale, and the duration of the hold period to determine an annualized rate of return, inclusive of all fees and expenses).

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About Inland Private Capital Corporation

Inland Private Capital Corporation, based in Oak Brook, Ill., offers replacement property investments for persons participating in a 1031 tax deferred exchange, as well as opportunities for accredited investors who are seeking a real estate investment. Inland Private Capital Corporation is a part of the Inland Real Estate Group of Companies, Inc., which is comprised of independent legal entities, some of which may be affiliates, share some common ownership or have been sponsored or managed by Inland Real Estate



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Investment Corporation or its subsidiaries. As of September 30, 2017, IPC had sponsored 216 private placement programs. The 216 private placement programs include 584 properties, comprised of over 36.84 million square feet of gross leasable area, and including 11,200 residential units, for an aggregate offering price of more than \$6.99 billion.