



NEWS RELEASE

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Inland Private Capital Corporation Completes \$134 Million Sale of Two Home Depot Stores in Latest DST Full-Cycle Transaction

Oak Brook, Ill. – Inland Private Capital Corporation (“IPC”) today announced the sales of two Home Depot properties located in Massachusetts and Washington. Combined, the properties sold for \$134.95 million, a premium to the offering price paid by investors. IPC, through its subsidiary that serves as asset manager, facilitated the sales of the properties on behalf of Bi-Coastal Home Improvement DST, one of IPC’s 1031 investment programs.

The sales resulted in a total return to investors of 147.47 percent of their original investment, and an average annual return of 7.48 percent. Both properties were purchased in June 2015.

“Given the robust investor demand for pandemic-resistant retail, IPC was able to capitalize on the opportunity to proactively monetize on behalf of investors and, in turn, mitigate risk associated with lease renewal,” said Keith Lampi, president and chief operating officer of IPC. “Similar to many of IPC’s previous dispositions, the sale of the properties owned by Bi-Coastal Home Improvement DST provided liquidity to investors, while also providing investors with the option to utilize their sales proceeds to complete a subsequent tax-deferred exchange.”

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 \$9 billion, which includes a diverse national footprint of properties, spanning 43 states across various sectors. Past performance is not indicative of future performance.