# Inland Private Capital Corporation's Full Cycle Residential Activity[1]

Inland Private Capital Corporation

## As of December 31, 2021, IPC had **sold more than $1.6 billion** within the residential sector (multifamily and student housing), producing a **weighted ARR of 16.98%**[2]

| Program Name | Offering Price | Sale Price | Hold Period (Years) | Average Rate of Return (ARR)[3] |
|---|---|---|---|---|
| Austin Lakeshore Multifamily DST | $45,451,864 | $50,500,000 | 3.01 | 10.90% |
| Bradenton Multifamily DST | $44,038,085 | $50,500,000 | 4.67 | 11.39% |
| Carmel Multifamily DST | $29,252,246 | $32,200,000 | 6.08 | 9.12% |
| Cary Custom 1031, L.L.C. | $27,771,102 | $31,350,000 | 3.67 | 9.05% |
| Chicagoland Multifamily DST | $13,779,945 | $15,240,000 | 6.92 | 8.26% |
| Colorado Multifamily Portfolio DST | $184,873,551 | $206,500,000 | 4.42 | 9.57% |
| Colorado Multifamily Portfolio II DST | $59,040,631 | $72,500,000 | 3.83 | 13.86% |
| Dallas Multifamily DST | $22,631,637 | $53,400,000 | 4.75 | 3.54% |
| Dallas MSA Multifamily DST | $80,998,164 | $86,000,000 | 3.92 | 6.54% |
| Denver MSA Multifamily DST | $49,092,573 | $56,750,000 | 1.75 | 22.23% |
| Denver MSA Multifamily II DST | $53,962,913 | $127,000,000 | 4.33 | 9.90% |
| Denver Multifamily Portfolio DST | $20,478,099 | $21,850,000 | 3.42 | 9.17% |
| FL-NY Multifamily DST | $61,154,443 | $206,192,000 | 5.75 | 20.69% |
| Ft. Collins Multifamily Portfolio DST | $39,012,526 | $108,987,000 | 5.41 | 12.01% |
| Ft. Collins Multifamily III DST | $51,680,585 | $61,013,000 | 5.08 | 13.17% |
| Indianapolis Multifamily DST | $65,417,840 | $63,250,000 | 5.92 | 2.83% |
| Jacksonville Multifamily DST | $45,674,330 | $48,500,000 | 4.33 | 6.39% |
| Louisville Multifamily DST | $40,446,295 | $45,500,000 | 4.58 | 8.88% |
| Naples Multifamily DST | $18,043,793 | $20,250,000 | 1.92 | 24.08% |
| Orlando Student Housing DST | $78,240,475 | $81,721,250 | 2.67 | 10.62% |
| Park Creek Steeple Multifamily DST | $48,566,140 | $193,750,000 | 6.42 | 29.51% |
| Pearland Multifamily DST | $56,388,081 | $57,500,000 | 4.75 | 5.62% |
| San Antonio Multifamily DST | $53,365,096 | $46,000,000 | 4.58 | -2.47% |
| San Antonio Multifamily II DST | $34,783,958 | $34,500,000 | 4.33 | 2.82% |

**This table reflects all residential programs that were sold as of December 31, 2021. Past performance is not indicative of future performance.**

Inland Private Capital Corporation is the leader in the securitized 1031 exchange industry[4] and offers a diverse menu of investment opportunities across a range of asset classes and leverage points. As an active asset manager, IPC aims to produce a greater return for investors by selling properties at the optimal time in the market cycle.

[1] Full-Cycle Programs are those programs that no longer own any assets. However, in certain limited situations in which the subject property(ies) were in foreclosure, IPC has negotiated with the lenders and advanced funds to the investors to allow the investors to exchange their beneficial interest in the original program for a proportionate beneficial interest in a new program, in order to continue their Section 1031 exchanges and avoid potential capital gains and/or forgiveness of debt tax liabilities. Because such exchanges result in an investment continuation, the original programs are not considered full-cycle programs for these purposes.

[2] Weighted Average Annualized Rate of Return (ARR) is determined for each residential program by multiplying the program's ARR (calculated as set forth in footnote (3) below) by the capital invested in that program, divided by the total capital invested in all full-cycle programs within the residential class since inception (2001). For a full list of program dispositions, see "Prior Performance of IPC Affiliates" set forth in the applicable Memorandum.

[3] Average Annualized Rate of Return (ARR) For each full-cycle program, the ARR is calculated by dividing (a) the sum of (i) total cash flows distributed during the term of the investment program, plus (ii) any net sales proceeds distributed less the investors' original capital, by (b) the investors' original capital; with the result then further divided by (c) the investment period (in years) for that program.

[4] Mountain Dell Consulting 1031 DST/TIC Market Equity Update 2021 Year-End Report. Statement based on total equity raised.

**IMPORTANT DISCLOSURES**