

> Defer Capital Gains Tax with 1031 Exchange

Section 1031 of the Internal Revenue Code allows an investor to defer the payment of capital gains taxes that may arise from the sale of a business or investment property. By using the proceeds of the sale of such property to purchase “like-kind” real estate, taxes may be deferred, as long as the investor satisfies certain conditions.

Delaware Statutory Trusts (DSTs) are the Partial Ownership Structure of Choice

DSTs permit fractional ownership where multiple investors can share ownership in a single property or a portfolio of properties. Interests in a DST qualify as replacement property as part of an investor’s 1031 exchange transaction. DSTs take decision-making out of the hands of investors and place it into the hands of an experienced sponsor-affiliated trustee.

Three Basic Steps for Investors with a Property to Exchange

1. Exchanger sells property, known as the relinquished property, and proceeds are escrowed with a Qualified Intermediary (QI)
2. Qualified Intermediary, through a written agreement with the investor, transfers funds for purchase of replacement property
3. Exchanger receives beneficial interest in a DST

1031 Exchange Timeline

There are specific timelines and procedures that must be followed to take advantage of the benefits of a 1031 exchange. The entire 1031 exchange timeline can take no longer than 180 days, including a 45-day identification period.



All days are calendar days, regardless of whether the day falls on a holiday or weekend.

A Few Key Benefits of DST 1031 Exchanges

- ✓ No Management Responsibilities
- ✓ Access to Institutional-Quality Property
- ✓ Limited Personal Liability
- ✓ Lower Minimum Investments
- ✓ Diversification
- ✓ Estate Planning

See reverse side for Important Risk Factors

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

Investments in offerings sponsored by Inland Private Capital Corporation (IPC) involve certain risks including but not limited to tax risks, general real estate risks, risks relating to the financing on the applicable property, if any, risks relating to the ownership and management of the property, risks relating to private offerings and the lack of liquidity, and risks relating to the Delaware statutory trust structure. In addition, IPC can give no assurance that it will be able to pay or maintain distributions, or that distributions will increase over time. Investments are suitable for accredited investors only.

This communication includes a brief and general description of certain section 1031 guidelines. Prospective investors should consult their own tax advisor regarding in investment in an IPC-sponsored program.

Important Risk Factors to Consider

An investment in an IPC-sponsored program is subject to various risks, including but not limited to:

- No public market currently exists, and one may never exist, for the interests of any IPC-sponsored program. The purchase of interests in any IPC-sponsored program is speculative and is suitable only for persons who have no need for liquidity in their investment and who can afford to lose their entire investment.
- IPC-sponsored programs offer and sell interests pursuant to exemptions from the registration provisions of federal and state law and, accordingly, those interests are subject to restrictions on transfer.
- There is no guarantee that the investment objectives of any particular IPC-sponsored program will be achieved.
- The actual amount and timing of distributions paid by IPC-sponsored programs is not guaranteed and may vary. There is no guarantee that investors will receive distributions or a return of their capital.
- Investments in real estate are subject to varying degrees of risk, including, among other things, local conditions such as an oversupply of space or reduced demand for properties, an inability to collect rent, vacancies, inflation and other increases in operating costs, adverse changes in laws and regulations applicable to owners of real estate and changing market demographics.
- IPC-sponsored programs depend on tenants for their revenue, and may suffer adverse consequences as a result of any financial difficulties, bankruptcy or insolvency of their tenants.
- IPC-sponsored programs may own single-tenant properties, which may be difficult to re-lease upon tenant defaults or early lease terminations.
- Continued disruptions in the financial markets and challenging economic conditions could adversely affect the ability of an IPC-sponsored program to secure debt financing on attractive terms and its ability to service that indebtedness.
- The prior performance of other programs sponsored by IPC should not be used to predict the results of future programs.
- The acquisition of interests in an IPC-sponsored program may not qualify under Section 1031 of the Internal Revenue Code of 1986, as amended (the "Code") for tax-deferred exchange treatment.
- Certain of the programs previously sponsored by IPC have experienced adverse developments in the past.
- Disruptions in the financial markets and challenging economic conditions, including those resulting from the novel coronavirus and resulting pandemic, could adversely affect the operating results of properties owned by IPC-sponsored programs and the ability of such programs to service the indebtedness on their properties.

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