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Inland Private Capital Corporation Delivers 192% Total Return to Investors with Sale of BJ's Wholesale Club in Virginia

Oak Brook, Ill. – Inland Private Capital Corporation (“IPC”) today announced the sale of a BJ’s Wholesale Club property located in Gainesville, Virginia. IPC, through its subsidiary that serves as asset manager, facilitated the sale of the property on behalf of DC MSA Retail DST, one of IPC’s 1031 investment programs.

The sale resulted in a total return to investors of 192.80 percent of their original investment.

The single-story, 76,267-square-foot retail building is located at 5100 Wellington Road and was acquired by IPC in 2012. The property is 100 percent leased to BJ’s Wholesale Club, Inc., a membership-only warehouse club chain based in Westborough, Massachusetts, which primarily operates on the East Coast of the United States.

“Warehouse clubs have performed incredibly well since the onset of the pandemic and have cemented their importance in the retail landscape,” said Dan Zatloukal, EVP Head of Asset Management of Inland Real Estate Investment Corporation. “This has led to increased investor demand which we were able to capitalize to provide another profitable disposition for our investors.”

Similar to many of IPC’s previous dispositions, this transaction provided liquidity to investors, while also providing investors with the option to utilize their sales proceeds to complete a subsequent tax-deferred exchange. Since 2021, IPC has monetized over \$2.2 billion in real estate on behalf of its 1031 exchange platform.

IPC specializes in offering multiple-owner, tax-focused, private placement investments as well as Qualified Opportunity Zone investments throughout the U.S. Since inception, IPC has monetized in excess of \$3.7 billion in full-cycle transactions on behalf of its investors. Currently, IPC manages a diverse portfolio of more than \$12 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, 2022, the firm had sponsored 301 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



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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 \$12 billion, which includes a diverse national footprint of properties, spanning 43 states across various sectors. Past performance is not indicative of future performance.