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DATE: August 25, 2021
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Inland Private Capital Corporation Delivers Investor Liquidity, 167% Total Return with Fort Collins Multifamily Property Sale

Oak Brook, Ill. – Inland Private Capital Corporation (“IPC”) today announced the \$61.013 million sale of The Preserve at the Meadows, a 220-unit multifamily property located in Fort Collins, Colorado. IPC, through its subsidiary which serves as asset manager, facilitated the sale of the property on behalf of Ft. Collins Multifamily III DST, one of IPC’s 1031 investment programs.

The sale resulted in a total return to the investors of 167.45 percent (calculated based on the aggregate amount of original capital invested in the property).

Located at 350 Riva Ridge Drive, The Preserve at the Meadows consists of more than 12 acres of land with 10 three-story residential buildings, a clubhouse and 11 detached garage buildings. Constructed in 2002, the property features community amenities including a resort-style pool and spa, a sun deck with a lounge, grills and gas fire pit, a 24-hour fitness center, an updated clubhouse, business center and nature trail access.

“Situated in the heart of the rapidly growing Fort Collins market, The Preserve at the Meadows provided IPC investors an opportunity to capitalize on the market’s robust growth and increased investor demand that has occurred over the past several years,” said Keith Lampi, president and chief operating officer of IPC. “We purchased the property in July 2016, and through proactive asset management and value-add renovations, the property provided a substantial profit on sale, resulting in a 13.17 percent average annualized return to investors. The sale provided liquidity to investors, many of which have elected to utilize their sales proceeds to complete a subsequent tax-deferred exchange.”

As of the date of the sale, The Preserve at the Meadows was 99.09 percent leased.

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 \$2.4 billion in full-cycle transactions on behalf of its investors. Currently, IPC manages a diverse portfolio of more than \$9 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



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range of asset types. As of March 31, 2021, the firm had sponsored 269 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.