



# NEWS RELEASE

## FOR IMMEDIATE RELEASE

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CONTACT: Alyssa Campbell, Inland Communications  
630.218.2887 or [alyssa.campbell@inlandgroup.com](mailto:alyssa.campbell@inlandgroup.com)

### **Inland Expands Power-5 Student Housing Portfolio Raising \$125 Million For Two DSTs Serving University of Tennessee & Clemson University**

**Oak Brook, Ill.** – Inland Real Estate Investment Corporation (“Inland Investments”), an industry-leading real estate investment manager, today announced the completion of more than \$125 million in capital raised for two private investment offerings. The capital includes more than \$49 million for the private investment offering of Knoxville Student Housing DST, and a more than \$77 million capital raise for the private investment offering of Epoch Student Housing DST, both Inland Private Capital Corporation-sponsored Delaware statutory trusts. The offerings have been fully subscribed by investors and are now closed.

The Knoxville Student Housing DST owns The Knox, a 101-unit, 383-bed student housing complex located at 1511 Clinch Avenue in Knoxville, Tennessee, serving students at the University of Tennessee (“UT”). Situated directly across from a UT dormitory and a short walk from the Student Union center, the property is ideally positioned to attract and meet the ongoing demand from students transitioning out of freshman housing.

Residents of The Knox enjoy community amenities including an outdoor courtyard, outdoor grills, game lounges, a 24-hour fitness center, a resident clubhouse with a fireplace, private study rooms and a media café computer center.

The Epoch Student Housing DST owns Epoch Clemson Student Living (“Epoch Clemson”), a 994-bed, 298-unit student housing complex located at 8110 Jacobs Road in Seneca, South Carolina. Situated on Lake Hartwell, the property was built in 2019/2020 and is comprised of a unique mix of 119 cottages, garden, townhome and brownstone-style buildings.

Residents of Epoch Clemson also have access to community amenities including boat slips on Lake Hartwell, a hammock farm, sand volleyball and basketball courts, spa-style pool, rooftop terraces, dog park, a yoga room, a fully equipped fitness center, bike storage and a grab and go cafe.

“The sector’s performance has been stable, and one that is not directly tied to the broader macroeconomic backdrop,” said Nati Kiferbaum, chief strategy officer of Inland Investments. “More specifically, Tier 1 Universities at Power 5 schools like Clemson and University of Tennessee that have had record enrollments are showcasing that there is significant value in education and the experience that comes with it.”



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Inland Investments' current student housing portfolio spans more than \$1.4 billion in assets under management. The portfolio is comprised of 15 properties in Alabama (1), Arkansas (1), Arizona (1), California (1), Florida (1), Georgia (1), Indiana (1), Missouri (2), North Carolina (3), South Carolina (2) and Tennessee (1), totaling 7,656 beds.

Named a Top Workplace by the Chicago Tribune for the past four years, Inland Investments specializes in offering public and private tax-advantaged, growth and income real estate solutions spanning virtually every sector of the commercial real estate market. Inland member companies have facilitated more than \$55 billion in acquisitions since inception and currently manage a diverse real estate portfolio of approximately \$17 billion across 43 states.

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## **About Inland Real Estate Investment Corporation**

Inland Real Estate Investment Corporation ("Inland Investments"), headquartered in Oak Brook, IL, is an industry-leading real estate investment manager and a member company of The Inland Real Estate Group of Companies, Inc. ("Inland"), one of the nation's largest commercial real estate and finance groups. Named a Top Workplace by the Chicago Tribune for the past four years, Inland Investments specializes in offering public and private tax-advantaged, growth and income real estate solutions spanning virtually every sector of the commercial real estate market. Since 1968, Inland has engaged in the diverse facets of real estate, including property management, leasing, marketing, acquisition, real estate brokerage, development, redevelopment, construction, real estate financing and other related services. Inland member companies have facilitated more than \$55 billion in acquisitions since inception and currently manage a diverse real estate portfolio of approximately \$17 billion across 43 states. Past performance is not a guarantee of future results.