Inland Private Capital Corporation

National Net Lease Portfolio VII DST

Private Placement Memorandum

www.inlandprivatecapital.com

The Date of this Private Placement Memorandum is November 19, 2015

CONFIDENTIAL

Investing in DST Interests involves a high degree of risk. Before investing you should review the entire Private Placement Memorandum including the "Risk Factors" beginning on page 23.

National Net Lease Portfolio VII DST

National Net Lease Portfolio VII DST is a portfolio of five properties, with a total of six tenants diversified across four states. The tenants consist of a mix of sports, fitness and necessity-based retail.

National Net Lease Portfolio VII DST, a newly formed Delaware statutory trust (the "Parent Trust") and an affiliate of Inland Private Capital Corporation ("IPCC") is hereby offering (the "Offering") to sell to certain qualified, accredited investors (the "Investors") pursuant to this Private Placement Memorandum (the "Memorandum") 100% of the beneficial interests (the "Interests") in the Parent Trust.

The Parent Trust owns, or will acquire, the beneficial interests in five separate Delaware statutory trusts (collectively, the "Operating Trusts," and each, an "Operating Trust"), which own the properties described herein (each, a "Property" and collectively, the "Properties"). The Operating Trusts, together with the Parent Trust, are collectively referred to herein as the "Trusts," and each may be referred to as a "Trust," which terms may either be a generic reference to one or more of the Trusts or may mean and refer to a particular Trust, as the context requires.

An investment in the Parent Trust offers the following benefits:

- **Long-term Leases** – The Leases have a weighted average remaining Lease term of 16.07 years (although two of the Leases have remaining base terms, not including extension options, of less than 10 years), and three of the six Leases provide for rent escalations during the initial term of the Lease. Each Lease also provides for numerous renewal options, each with an additional increase in rent.
- **Net Leases** – All of the Leases are "net" leases. See "Summary of the Leases" in the Memorandum.
- **National Tenant and Location Diversification** – The Tenants represented in this portfolio include two retail department stores, a sporting and outdoor store, a warehouse club and a fitness club. Additionally, each Property is located in a distinct metropolitan statistical area.
- **Long-term, Fixed-Rate, Amortizing Financing** – With the exception of the New York Property, which will not be encumbered by debt, the Properties are, or will be, financed with loans that have terms of up to 10 years each and bear interest at fixed rates. Each Loan will provide for at least five years' of amortizing debt. See "Financing Terms" in the Memorandum.
- **Passive Income Benefits** – An Investor's passive income, if any, from an investment in the Interests may be offset by the Investor's other passive losses, and an Investor's passive losses, if any, from an investment in the Interests may be used to offset the Investor's other passive income.

The Retail Sector

Retail is an economic growth engine for the United States. As an industry, it supports one in four jobs[1], and consumer spending accounts for nearly 70 percent of gross domestic product (GDP). As a sector of commercial real estate, it is the largest in terms of equity with $220 billion of assets[2] and over 7.5 billion square feet[3]. As an investment, retail real estate has the highest total return performance[4] compared to the other "core" sectors of real estate: office, industrial and multifamily (apartments).

As its name suggests, necessity-based retail provides shoppers with essential, everyday goods and services. These include items like groceries, clothing or pet supplies.

Fundamentals that support the retail real estate sector - retail sales, consumer spending, consumer confidence and employment for example - are steadily improving and are poised to capture growth in today's recovering economy.

1. National Retail Federation. "NRF revises annual economic forecast, expects stronger second half of the year." July 23, 2014.
2. National Association of Real Estate Investment Trusts, May 2014.
3. ICSC - U.S. Shopping Center Classification and Characteristics. Sources: Appraisal Institute, CoStar Realty Information, Inc. and the International Council of Shopping Centers. August 2014.
4. National Council of Real Estate Investment Fiduciaries (NCREIF) Property Index (NPI), January 2014. Index = 100 in 1982

Property Summaries

General information about the Properties is summarized below:

Property and Address	Approx. Land Area	Approximate Leasable Building Area	Year Built
Colorado Property 4224 Centerplace Drive Greeley, Colorado 80634	10.31 acres	88,677 sq. ft.	2003
Nevada Property 10721 West Charleston Blvd. Las Vegas, Nevada 89135	6.09 acres	143,286 sq. ft.	2011
New York Property 40 Graham Road West Ithaca, New York 14850	6.67 acres	85,188 sq. ft.	2012
Tennessee (Chattanooga) Property 5929 & 5953 Highway 153 Hixson, Tennessee 37343	9.40 acres	Academy Building: 67,280 sq. ft. Kohl's Building: 64,298 sq. ft. Total: 131,578 sq. ft.	Academy Building: 2010 Kohl's Building: 2011
Tennessee (Knoxville) Property 2501 University Commons Way Knoxville, Tennessee 37916	2.74 acres	119,355 sq. ft.	2014

Tenant	Property
Academy, Ltd.	Tennessee (Chattanooga)
BJ's Wholesale Club, Inc.	New York
Healthy Way of Life II, LLC	Nevada
Kohl's Department Stores, Inc.	Colorado and Tennessee (Chattanooga)
Wal-Mart Stores, Inc.	Tennessee (Knoxville)

The Properties

The Colorado Property

The Colorado Property is part of a retail development, commonly known as the Centerplace of Greeley, and consists of a standalone single-tenant building located on an approximately 10.31 acre parcel of land, which is 100% leased to Kohl's Department Stores, Inc., a Delaware corporation ("Kohl's"), operating a Kohl's department store.

The Nevada Property

The Nevada Property consists of an approximately 6.09 acre parcel of land, a three-story fitness center, a large outdoor in-ground concrete swimming pool and a three-story parking garage. The Nevada Property is 100% leased to Healthy Way of Life II, LLC, a Delaware limited liability company ("Fitness Tenant"), operating a LIFE TIME FITNESS® center. The guarantor of the lease on the Nevada Property is Life Time Fitness, Inc., a Minnesota corporation ("Life Time").

The New York Property

The New York Property is adjacent to, but not a part of, a retail development, commonly known as The Shops at New York Mall, and consists of approximately 6.67 acres of land and a standalone single-tenant building, which is 100% leased to BJ's Wholesale Club, Inc. ("BJ's"), operating a BJ's wholesale discount store. The New York Property also includes a 12 pump refueling station with a small attendant's structure, which is owned by BJ's during the term of its lease, and which BJ's is required to remove upon the expiration or sooner termination of such lease.

The Tennessee (Chattanooga) Property

The Tennessee (Chattanooga) Property is part of a retail development, commonly known as The Fountains, and consists of two side-by-side standalone single-tenant buildings located on an approximately 9.40 acre parcel of land. One of the buildings is 100% leased to Academy, Ltd., a Texas limited partnership ("Academy"), operating an Academy Sports + Outdoors store. The other building is 100% leased to Kohl's.

The Tennessee (Knoxville) Property

The Tennessee (Knoxville) Property is Unit 1 of "University Commons, a Condominium," which includes seven units with an aggregate floor area of approximately 208,073 square feet, located on an approximately 12.28-acre parcel of land. Unit 1 of the Condominium is 100% leased to Wal-Mart Stores, Inc., a Delaware corporation ("Wal-Mart"), operating a Wal-Mart discount department store. The other six units of the Condominium are not included in the Tennessee (Knoxville) Property. One of the other units is a Publix grocery store and the remaining five units consist of several smaller retail tenants which jointly comprise a retail center, commonly known as University Commons.

Specifically, the Tennessee (Knoxville) Property includes (1) a 119,355 square-foot, single-tenant building located on the second level of the retail center on an approximately 2.74 acre tract of land; and (2) an undivided 57.016% interest in the common areas and facilities of the Condominium.

The Leases

In connection with the acquisition of the Properties, each Operating Trust accepted an assignment of the landlord's interest in the respective lease or leases, each of which is described below.

General information about the leases is summarized below.

Property Tenant	Approx. Leased SF	Intitial Term	Renewal Options	Current Annual Base Rent	Base Rent PSF
Colorado Property Kohl's Department Stores, Inc.	88,677	04/16/2004* - 01/31/2025 *rent commencement date	8 five-year options	$707,264	$7.98
Nevada Property Healthy Way of Life II, LLC	143,286	06/10/2015 - 06/30/2035	4 five-year options	Note: rent may not be disclosed per confidentiality clause of lease.	N/A
New York Property BJ's Wholesale Club, Inc.	85,188	01/28/2012* – 01/28/2032 *rent commencement date	Successively: 1 ten-year option; 3 five-year options; and1 three-year, 11 month option	$1,043,553	$12.25
Tennessee (Chattanooga) Property Academy, Ltd.	67,280	07/01/2010* - 06/30/2025 *rent commencement date	3 five-year options	$555,060	$8.25
Tennessee (Chattanooga) Property Kohl's Department Stores, Inc.	Please see important note below.	Please see important note below.	Please see important note below.	Please see important note below.	Please see important note below.
Tennessee (Chattanooga) Property Wal-Mart Stores, Inc.	119,355	08/06/2014* - 01/31/2036 *rent commencement date	14 five-year options	$2,387,100	$20.00

IMPORTANT NOTE TO PROSPECTIVE INVESTORS: The Kohl's lease for the Tennessee (Chattanooga) Property prohibits any disclosure of the terms and provisions of such lease, unless the prospective Investor has first signed a confidentiality agreement with the Parent Trust. If the prospective Investor desires to review this lease, as well as a summary of the material terms of this lease, he, she or it must execute a confidentiality agreement in the form included on the CD enclosed with the Memorandum. See "The Offering – How to Purchase the Interests" in the Memorandum for additional information regarding the submission of the confidentiality agreement. It is highly recommended that each potential Investor review and evaluate all of the leases, including the Kohl's lease for the Tennessee (Chattanooga) Property, prior to purchasing Interests in the Parent Trust.

> The Tenants

Additional information regarding each of the Tenants and Life Time is set forth below.

Please note that as of the date of the Memorandum, each of Academy, BJ's and Life Time is a privately held company, and therefore does not file periodic reports with the SEC. The descriptions of these tenants are based on, and qualified in their entirety by, the information provided by the tenants on their websites. IPCC did not independently verify such information and cannot assure you of its accuracy or completeness. Investors are encouraged to visit these web sites on a regular basis to review the most up to date information regarding such tenants.

Academy, Ltd.

One of the tenants at the Tennessee (Chattanooga) Property is Academy, Ltd., doing business as "Academy Sports + Outdoors." Academy is a premier sports, outdoor and lifestyle retailer with a broad assortment of quality hunting, fishing and camping equipment and gear along with sports and leisure products, footwear and apparel. Based in Texas, Academy is one of the nation's largest sporting goods and outdoor stores and operates over 200 stores throughout Alabama, Arkansas, Florida, Georgia, Indiana, Kansas, Kentucky, Louisiana, Mississippi, Missouri, North Carolina, Oklahoma, South Carolina, Tennessee and Texas. Academy was started over 70 years ago when the first store opened in 1938 in San Antonio, Texas. The privately-held company is currently owned by funds advised by Kohlberg, Kravis Roberts & Co. L.P., a leading global investment firm. Prior to 2011, Academy was owned by the Gochman Family. Over the last several decades, Academy has grown substantially, reaching sales of approximately $1 billion in 2004, $2 billion in 2007 and $3 billion in 2012. As of 2015, annual sales exceed $4 billion.

BJ's Wholesale Club, Inc.

The tenant at the New York Property is BJ's Wholesale Club, Inc., a Delaware corporation. Headquartered in Westborough, Massachusetts, BJ's is a leading operator of warehouse clubs in the eastern United States. BJ's is dedicated to providing members with high-quality, brand-name food and general merchandise at prices that are significantly lower than supermarkets, supercenters, department stores, drug stores and specialty retail stores. BJ's carries the most product variety of any wholesale club with more than 7,000 items, including supermarket-sized staples, USDA Choice meats and stock-up items. BJ's operates 205 warehouse clubs in fifteen states in the eastern United States and employs more than 25,000 individuals.

On September 30, 2011, BJ's was acquired by Beacon Holding, Inc., a Delaware corporation ("Beacon") which is a joint venture between Leonard Green & Partners, a private equity firm based out of Los Angeles, California, and CVC Capital Partners, a private equity firm with a network of offices throughout Europe, Asia, and the United States, and was delisted from the New York Stock Exchange. The acquisition ($51.25 per share of common equity, approximately $2.8 billion in the aggregate) was financed through equity from Beacon, borrowings under existing liens on BJ's, and proceeds of sale-leaseback transactions.

Healthy Way of Life II, LLC and Life Time Fitness, Inc.

The tenant at the Nevada Property is Healthy Way of Life II, LLC, a Delaware limited liability company, and the guarantor of such lease is Life Time Fitness, Inc., a Minnesota corporation and an affiliate of the tenant. Life Time was organized in Minnesota in 1990 and is headquartered in Chanhassen, Minnesota. As of September 1, 2015, Life Time operated 117 centers in 26 states and 34 major markets under the LIFE TIME FITNESS® and LIFE TIME ATHLETIC® brands in the United States and Canada. In addition to traditional health club offerings, most Life Time centers include an expansive selection of premium amenities and services in a resort-like setting. Amenities include indoor and outdoor swimming pools, basketball and racquet courts, personal training and group fitness programming, child care centers, cafes and spas. As of February 19, 2015, Life Time had 24,600 employees.

One June 10, 2015, Life Time announced the completion of its acquisition by an investor group led by affiliates of Leonard Green & Partners, a private equity firm based out of Los Angeles, California, and TPG, a global investment firm. Other key investors include LNK Partners and Life Time Chairman, President and Chief Executive Officer, Bahram Akradi. Life Time's shareholders approved the acquisition on Thursday, June 4, 2015.

Kohl's Department Stores, Inc.

The tenant at the Colorado Property, and the other tenant at the Tennessee (Chattanooga) Property, is Kohl's Department Stores, Inc., a Delaware corporation and wholly-owned subsidiary of Kohl's Corp., a Wisconsin corporation ("Kohl's Parent"). Kohl's Parent was organized in 1988. As of August 1, 2015, Kohl's Parent operated 1,164 family-focused, value-oriented department stores and a website (www.kohls.com) that sell moderately priced exclusive and national brand apparel, footwear, accessories, beauty and home products. Kohl's Parent's stores are located in 49 states. Kohl's Parent opened 7 new stores in 2014 and expects to open 4 new stores in 2015. The Kohl's Parent website includes merchandise which is available in the Kohl's Parent stores, as well as merchandise that is available only on-line. As of January 31, 2015, Kohl's Parent employed approximately 137,000 associates, including approximately 32,000 full-time and 105,000 part-time associates. The common stock of Kohl's Parent is listed on the New York Stock Exchange under the symbol "KSS."

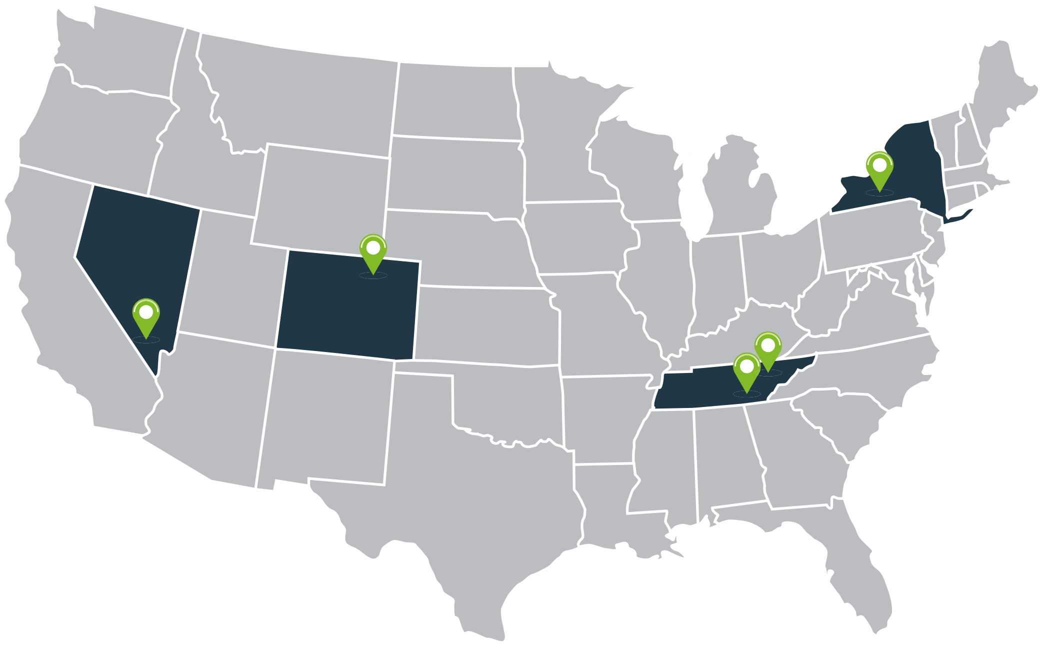
As of the date of the Memorandum, Kohl's Parent has credit ratings of BBB from Standard & Poor's last updated as of November 13, 2014, Baa1 from Moody's last updated as of September 24, 2007 and BBB+ from Fitch last updated as of April 22, 2015.

Wal-Mart Stores, Inc.

The Tenant under Knoxville Lease is Wal-Mart Stores, Inc., a Delaware corporation. Wal-Mart was organized in 1969. As of January 31, 2015, Wal-Mart operated over 11,000 retail department stores under 72 banners in 27 countries and e-commerce websites in 11 countries. Wal-Mart operates in three reportable segments, Walmart U.S., Walmart International and Sam's Clubs. Wal-Mart also operates a website (www.Walmart.com) to sell online. The strategy of Wal-Mart is to lead on price, invest to differentiate on access and be competitive on assortment of quality merchandise and services at everyday low prices. Wal-Mart does business in six strategic merchandise units, grocery, health and wellness, entertainment, hardlines, apparel and home. As of January 31, 2015, Wal-Mart and its subsidiaries employed approximately 2.2 million associates worldwide, with nearly 1.4 million associates in the U.S. and 0.8 million associates internationally. The common stock of Walmart is listed on the New York Stock Exchange under the symbol "WMT."

As of the date of the Memorandum, Wal-Mart has a credit rating of AA from Standard & Poor's last updated as of July 9, 1999 and Aa2 from Moody's last updated as of October 14, 2015.

The Locations



Property	Location	Estimated 2015 population within a five-mile radius of the Property *	Estimated 2015 Average Household Income within a five-mile radius of the Property *
Colorado	49 miles NE of Denver	124,719	$57,849
Nevada	10 miles W of Las Vegas CBD	259,964	$76,732
New York	In Ithaca, 222 miles NW of New York City	60,159	$79,086
Tennessee (Chattanooga)	9 miles NW Chattanooga CBD	$45,148	$76,884
Tennessee (Knoxville)	2 miles W Knoxville CBD	138,833	$45,148

***Source: Appraisal Reports prepared for each of the Properties by CBRE, Inc.**

The Financing

The Colorado Property and the Tennesee (Chattanooga) Property have been financed by a single, cross-collateralized loan in the principal amount of $14,236,800. The Tennessee (Knoxville) Property has been financed by a single loan in the principal amount of $27,360,000.

It is anticipated that the Nevada Property will be financed by a single loan in the principal amount of $19,000,000. Financing arrangements for the Nevada Property have yet to be finalized.

The New York Property will not be encumbered by debt.

With the exception of a single loan on both the Colorado Property and the Tennessee (Chattanooga) Property, the loans will not be cross-collateralized or cross-defaulted, meaning a default under one of the loans will allow the applicable lender to recover against only the particular Property(ies) securing the particular loan and will not trigger a default under any other loan.

Lender	Principal Loan Amount	Maturity Date	Annual Interest Rate	Required Monthly Payments	Prepayment Penalties
Colorado Property and Tennessee (Chattanooga) Property					
Barclays Bank PLC, a public company registered in England and Wales	$14,236,800	11/06/2025	4.503%	Interest only through November 6, 2018; principal and interest thereafter (based on 30-year amortization)	Any prepayment prior to August 6, 2025 will be subject to a prepayment penalty equal to a "Yield Maintenance Premium;" no prepayment is permitted prior to December 6, 2017
Tennessee (Knoxville) Property					
Santander Bank, N.A.	$27,360,000	12/10/2025	3.505% (fixed per swap arrangement)	Interest only through November 10, 2020; principal and interest thereafter (based on 30-year amortization)	No prepayment penalty
Nevada Property - Anticipated Loan Terms					
Parkway Bank and Trust Company, an Illinois banking corporation	$19,000,000	Anticipated initial term of 5 years, with 5-year extension option	4.65% (years 1-3), 4.85% (years 4-5), and new fixed rate during extension period	Principal and interest (based on 25-year amortization)	No prepayment penalty expected

The Offering

The Offering is designed for accredited investors seeking to participate in a tax-deferred exchange as well as those seeking a quality, multiple owner real estate investment. Only accredited investors may purchase interests in this Offering. See *"Summary of the Offering"* and *"The Offering."*

Beneficial Interests:	$89,357,629
Loan Proceeds:	$60,525,616
Offering Price:	$149,883,245
Loan-to-Offering Price Ratio:	40.38%
Minimum Purchase (1031):	$100,000
Minimum Purchase (cash):	$25,000
Current Cash Flow:	5.10%
Current Yield:	5.56%

Summary Risk Factors

An investment in the Interests of the Parent Trust involves significant risk and is suitable only for Investors who have adequate financial means, desire a relatively long-term investment and who will not need immediate liquidity from their investment and can afford to lose their entire investment. Investors must read and carefully consider the discussion set forth in the section of the Memorandum captioned *"Risk Factors."* Please note that capitalized terms not defined herein shall have the meanings ascribed to such terms in the Memorandum. The risks involved with an investment in Interests include, but are not limited to:

- The Interests may be sold only to accredited investors, which for natural persons, are Investors who meet certain minimum annual income or net worth thresholds.
- The Interests are being offered in reliance on an exemption from the registration requirements of the Securities Act and are not required to comply with specific disclosure requirements that apply to registration under the Securities Act.
- The Securities and Exchange Commission has not passed upon the merits of or given its approval to the Interests, the terms of the Offering, or the accuracy or completeness of any Offering materials.
- The Interests are subject to legal restrictions on transfer and resale and Investors should not assume they will be able to resell their Interests.
- Investing in Interests involves risk, and Investors should be able to bear the loss of their investment.
- Investors may not realize a return on their investment for years, if at all.
- Investors have limited control over the Parent Trust and the Operating Trusts.
- The Trustees have limited duties to Investors, and limited authority.
- There are inherent risks with real estate investments.
- The Operating Trusts will depend on the tenants for revenue, and any default by the tenants will adversely affect the Operating Trusts' operations.
- The Colorado Lease and the Academy Lease each have a remaining term of less than ten years. As a result, the Colorado Trust and the Tennessee (Chattanooga) Trust may experience more difficulty in trying to sell their respective Properties and to repay their loan, all of which could diminish the return on your investment.
- Certain of the tenants are private companies, and their financial statements are not publicly available for Investors to review.
- The Trusts may suffer adverse consequences due to the financial difficulties, bankruptcy or insolvency of any tenant or guarantor of a lease.
- Certain tenants have rights of first offer or first refusal to purchase their respective premises, which could make such Properties less attractive to a potential future purchaser.
- The Nevada Lease provides certain restrictions which prohibit the sale of the Nevada Property to certain competitors of Fitness Tenant.
- The Properties have been designed for use by the tenants, which could result in substantial re-leasing costs or a lower sale price.
- The Tennessee (Knoxville) Trust may suffer adverse consequences in the event of a default by UC Retail, LLC (or its transferee) under, or a permitted termination of, the Slippage Agreement.
- The Tennessee (Knoxville) Trust may suffer adverse consequences in the event of a default by the Tennessee (Knoxville) Seller under the Side Letter Agreement.
- The cost of complying with environmental laws and other governmental laws and regulations may adversely impact the Trusts.
- The loans will reduce the funds available for distribution and increase the risk of loss.
- If an Operating Trust is unable to sell or otherwise dispose of its Property before the maturity date of its respective loan, as applicable, such Operating Trust may be unable to repay its loan and may have to cause a Transfer Distribution.
- The loan documents contain, or will contain, various restrictive covenants, and if an Operating Trust fails to satisfy or violates these covenants, the lenders may declare the applicable loan to be in default.
- The Barclays Loan is subject to specific additional risks, including that the Barclays Loan is cross-collateralized, that repayment of the Barclays Loan subjects the borrowers to a prepayment penalty and that the Barclays Loan provides for cash management events.
- The terms of the Parkway Loan may be different than what is discussed in the Memorandum.
- If the Nevada Trust or the New York Trust is unable to fund the repayment of its respective Bridge Loan, Bank of the Ozarks may foreclose on the respective Property and the Parent Trust may terminate the Offering.
- There is no public market for the Interests.
- The Interests are not registered with the Securities and Exchange Commission (the "SEC") or any state securities commissions.
- Investors may not realize a return on their investment for years, if at all.
- The Parent Trust is not providing any prospective Investor with separate legal, accounting or business advice or representation.
- Various tax risks, including the risk that an acquisition of an Interest may not qualify as a Section 1031 exchange.

Each prospective Investor should consult with his, her or its own tax advisor regarding an investment in the Interests and the qualification of his, her or its transaction under Section 1031 for his, her or its specific circumstances.

Inland Private Capital Corporation

In March 2001, Inland Private Capital Corporation was formed to provide replacement properties for investors wishing to complete a tax-deferred exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, as well as investors seeking a quality, multiple-owner real estate investment. The programs sponsored by IPCC offer securities to "accredited" investors on a private placement basis. As of October 15, 2015, IPCC had sponsored 178 private placement programs, which have offered more than $2.407 billion in equity to over 7,250 investors. IPCC was the recipient of the 2006 and 2015 ACE (A Champion of Excellence) Awards given by the Alternative and Direct Investment Securities Association ("ADISA"), formerly known as the Real Estate Investment Securities Association, a trade association of the real estate securities industry. IPCC is a founding member of ADISA.

IPCC is a subsidiary of Inland Real Estate Investment Corporation ("IREIC"). IREIC is part of The Inland Real Estate Group of Companies, Inc., which is comprised of independent legal entities that are either subsidiaries of the same entity, affiliates of each other, share some common ownership or were previously sponsored and managed by subsidiaries of IREIC, some or all of which are sometimes referred to herein as "Inland."

The Inland Real Estate Group of Companies, Inc., headquartered in Oak Brook, Illinois, is one of the nation's largest commercial real estate and finance groups, representing more than 45 years of expertise and integrity in the industry. As a business incubator, Inland specializes in creating, developing and supporting member companies that provide real estate-related investment funds, including limited partnerships, institutional funds and nonlisted and listed REITs, and real estate services for both third parties and Inland member companies. As of June 30, 2015, Inland affiliates or related parties had acquired over $40 million in commercial real estate and had raised over $21 billion in capital from investors. In addition, as of June 30, 2015, Inland affiliates or related parties managed 31.8 million square feet of commercial property located in 43 states. Inland was named a recipient of the 2009 and 2014 Torch Award for Marketplace Ethics by the Better Business Bureau serving Chicago and Northern Illinois, which award spotlights companies that exemplify ethical business practices, as selected by an independent panel of judges.

Inland's expertise in acquiring, financing, and managing quality properties is a key component to the value-added service that Inland offers. Because Inland is first and foremost a real estate company, it is in a position to capitalize on its expertise to cut operating costs through economies of scale to effectively manage properties. Investor communication is also a critical component of the services IPCC provides. Communication methods include, but are not limited to, written correspondence, financial reports, scheduled conference calls, communications with investment representatives and one-on-one dialog with the Investors and their registered representatives.