



Inland Real Estate Investment Corporation

Prior REIT Investment Track Record

This is neither an offer to sell nor a solicitation of an offer to buy any security, which can be made only by an offering memorandum or prospectus that has been filed or registered with appropriate state and federal regulatory agencies, and sold only by broker dealers and registered investment advisors authorized to do so. An offering is made only by means of the applicable offering memorandum or prospectus in order to understand fully all of the implications and risks of the offering of securities to which it relates. A copy of the applicable offering memorandum or prospectus must be made available to you in connection with any offering.

Important Risk Factors to Consider

Commercial Real Estate

Some of the risks related to investing in commercial real estate include, but are not limited to: market risks such as local property supply and demand conditions; tenants' inability to pay rent; tenant turnover; economic matters such as inflation and interest rate fluctuations; increases in operating costs; changes in laws and regulations; relative illiquidity of real estate investments; changing market demographics; acts of God such as earthquakes, tornadoes or floods; and availability of financing.

REIT

Some of the risks specifically related to investing in a nonlisted real estate investment trust (REIT) include, but are not limited to:

- The board of directors, rather than the trading market, determines the offering price of shares; there is limited liquidity because shares are not bought and sold on an exchange; repurchase programs may be modified or terminated; a typical time horizon for an exit strategy may be longer than five years; and there is no guarantee that a liquidity event will occur.
- Distributions cannot be guaranteed and may be paid from sources other than cash flow from operations, including borrowings and net offering proceeds. Payments of distributions from sources other than cash flow from operations may reduce the amount of capital a REIT ultimately invests in real estate assets and a stockholder's overall return may be reduced.
- Failure to qualify as a REIT and thus being required to pay federal, state and local taxes, which may reduce the amount of cash available for distributions.
- Principal and interest payments on borrowings will reduce the funds available for other purposes, such as distributions to stockholders. In addition, rates on floating rate loans can adjust to higher levels, and there is a potential for default on loans.
- Conflicts of interest with, and payments of significant fees to, a business manager, real estate manager or other affiliates.
- Tax implications are different for each stockholder. Stockholders should consult a tax advisor.

Private Placement

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 IPC-sponsored programs will be able to pay or maintain distributions, or that distributions will increase over time.

Inland: Defining the Era of Real Estate Investing

The Inland Real Estate Group of Companies, Inc. (Inland) has been delivering value to stockholders for 50 years. Established in 1968 by four Chicago Public School teachers, Inland is involved in every aspect of commercial real estate. Since inception, Inland has sponsored **732 real estate investment programs** serving more than **490,000 investors** across all major commercial real estate sectors, and has completed¹ 527 of those programs, comprised of:

732 Total Programs

- 8 Real Estate Investment Trusts (REITs)
- 217 Section 1031 Exchange Programs
- 507 Private/Public Limited Partnerships

527 Completed Programs

- 5 REITs
- 59 Section 1031 Exchange Programs
- 463 Private/Public Limited Partnerships

Inland’s four founding principals, Dan Goodwin, Bob Baum, Joe Cosenza and Bob Parks, began investing in real estate part-time to earn extra cash while working full-time as school teachers. In the early 1970’s, the group took a leap of faith and started full-time careers in real estate. Their first investors were other teachers, family members and friends. This personal connection and responsibility to investors created a culture of putting stockholders first, which endures today across Inland’s business entities.

Inland’s early investments consisted of limited partnerships including private, single asset, and tax-sheltered partnerships, as well as multiple asset, publicly registered funds including mortgage, monthly income, growth and land funds. By 1979, the company owned 10,000 apartment units and partnered with broker dealers to raise capital selling private placements. Inland offered its first public investment in 1985. Recognizing an investor need, in 1986, Inland began strategically utilizing Section 1031 like-kind real estate exchanges. Through its affiliate, Inland Private Capital Corporation, Inland is now known as the industry leader in the 1031 exchange industry.

Inland’s founders next championed the nonlisted REIT concept, and began offering these investments in 1994. Nonlisted REITs make owning an interest in a large-scale, income-producing commercial real estate portfolio accessible to retail investors through ownership of shares in the REIT.



“ We take great pride in the fact that Inland has never lost sight of its humble beginnings. Our team dedicates their lives to investor satisfaction by using our decades of business experience and providing broad-based support whenever needed.”

Daniel L. Goodwin
Principal & Chairman
The Inland Real Estate Group of Companies, Inc.

¹ Inland Real Estate Investment Corporation (Inland Investments), for the purposes of this brochure, considers a program to be complete at the earlier of the time when affiliates of Inland Investments are no longer serving as the business manager, the program lists its shares of common stock for trading on a national exchange, sells all or substantially all of its assets, or merges with a third party and is not the surviving entity in that merger.



Headquartered in Oak Brook, Illinois, a suburb of Chicago, Inland is led by an experienced and award-winning management team.

Inland and Dan Goodwin, Principal & Chairman, have received numerous awards noting their strong commitment to the commercial real estate industry, customers, the community, affordable housing, and more.

Awards include:

- **Better Business Bureau's Ethics in Business (3x Award Winner)**
- **Chicago Association of REALTORS® Corporate Hall of Fame**
- **Investment Program Association (IPA) Lifetime Achievement**
- **National Association of REALTORS® National Commercial Award**
- **Women's Council of REALTORS® Elevate Award**
- **Illinois REALTORS® Lifetime Achievement**
- **National Association of Women Business Owners Corporate Partner**
- **Catholic Charities Affordable Housing Leader**
- **PADS, Inc. Transitional Housing for the Homeless**
- **YWCA Commitment to the Advancement of Women in the Workplace**

Inland Real Estate Investment Corporation

Inland Real Estate Investment Corporation (Inland Investments) and its subsidiaries serve as a sponsor for Inland's real estate investments and income solution programs.

Assets Under Management	Own and Manage Properties in	Own and Manage
\$9.9 Billion	44 States	602 Properties

Recent Successes

Inland Investments and its subsidiaries completed 30 full-cycle programs in 2016 and 2017, comprised of: **20 Section 1031 Exchange Programs and 10 Private/Public Limited Partnerships.**

REIT Products

Inland Investments has sponsored **eight nonlisted REITs** since 1994 and was the first sponsor to list a nonlisted REIT on the New York Stock Exchange (NYSE). Inland Investments has completed **four full-cycle nonlisted REIT programs** across three exit strategies² – **listing, merger and sale** – that have provided liquidity to stockholders. The status of other Inland Investments-sponsored REITs includes **one self-managed, two closed offerings and one private.**

² For purposes of this discussion, the exit strategy used by Inland Retail Real Estate Trust, Inc. is considered a sale because the consideration paid to stockholders was comprised primarily of cash; and the exit strategy used by Inland Diversified Real Estate Trust, Inc. is considered a merger because the consideration paid to stockholders was comprised solely of the stock of the surviving entity.

Creative. Well-Structured. Differentiated Products.

Investment Strategy



There is no guarantee that investment objectives will be met or that properties will be sold.

Inland Investments’ strategy is to build value and to provide investors with income opportunity.

Our approach is:

- rooted in real estate asset management fundamentals³
- distinguished by a disciplined process, as shown above
- executed by experienced professionals



“ Inland provides deep institutional experience and real estate operating expertise. We know how to create value from real estate. It comes from years of participating in every aspect of real estate investment and management. We bring a level of experience and competency that we believe is unrivaled by our industry peers.”

Mitchell A. Sabshon
Chief Executive Officer
Inland Real Estate Investment Corporation

³ Real estate asset management fundamentals is comprised of functions such as property management, asset management, property accounting, capital markets, risk management and real estate tax services.

Prior Public REIT Performance

REIT	Inland-Managed Annual Return	Annual Return Through Full Liquidity
Inland Real Estate Corporation	13.16%	13.51%
Inland Retail Real Estate Trust, Inc.	10.41%	15.34%
Inland Western Retail Real Estate Trust, Inc.	9.79%	1.03%
Inland Diversified Real Estate Trust, Inc.	10.98%	10.98%
Inland American Real Estate Trust, Inc.	3.12%	N/A

N/A = Not Applicable. This REIT has not had a full-cycle liquidity event.

The Median Annual Leverage as of the last full quarter prior to completion for Inland Real Estate Corporation, Inland Retail Real Estate Trust, Inc., Inland Western Retail Real Estate Trust, Inc., Inland Diversified Real Estate Trust, Inc., and Inland American Real Estate Trust, Inc. was 31.95%, 49.75%, 48.74%, 47.95%, and 42.37%, respectively. Aggregate compensation paid or reimbursed to Inland Investments or its affiliates as of the last full quarter prior to completion for Inland Real Estate Corporation, Inland Retail Real Estate Trust, Inc., Inland Western Retail Real Estate Trust, Inc., Inland Diversified Real Estate Trust, Inc., and Inland American Real Estate Trust, Inc., in thousands, was \$78,410, \$286,281, \$636,317, \$165,722, and \$1,373,955, respectively. Aggregate compensation paid or reimbursed to Inland Investments or its affiliates includes selling commissions and dealer manager fees, the majority of which was reallocated to third-party soliciting dealers. Factors that affect aggregate compensation include the amount of primary offering gross proceeds, length of time Inland managed the REIT and number of properties purchased by the REIT.

Current Public REIT Products

REIT	Status
Inland Real Estate Income Trust, Inc.	Closed; in operational phase
Inland Residential Properties Trust, Inc.	Closed; in operational phase

About the Return Data in Chart

The chart set forth above is being provided for historical purposes only. The returns stated are net of sales load and based on certain assumptions, including that distributions were paid in cash, no redemptions were made during the holding period and the investment was relinquished or sold on the date of (i) self-management at the internalization value or net asset value (NAV), as applicable, of such stock or (ii) the liquidity event at the liquidation value of such stock. Internalization value means the value of the stock of the REIT as determined in connection with the self-management transaction which was a transaction among the REIT, its advisor and property management and not a liquidity event available to all stockholders. Returns can vary significantly depending on when an investment was made and sold in the program. See pages 6 through 12 for more detail.

Explanation of Calculations

Inland-Managed Annual Return = Total consideration (distributions plus internalization value or NAV at self-management) to an investor who invested on the first day of the REIT's primary offerings, minus the offering price, divided by the offering price, divided by the total period of time from the first day of the REIT's primary offerings to date of self-management.

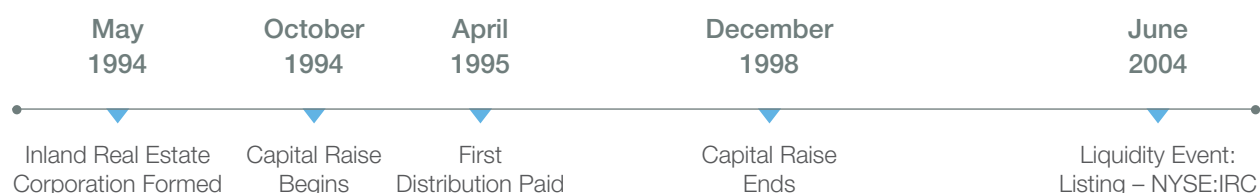
Annual Return Through Full Liquidity = Total consideration (distributions plus liquidation value of stock) to an investor who invested on the first day of the REIT's primary offerings, minus the offering price, divided by the offering price, divided by the total period of time from the first day of the REIT's primary offerings to date of liquidity event. With respect to Inland Real Estate Corporation, Inland Retail Real Estate Trust, Inc. and Inland Western Retail Real Estate Trust, Inc., Inland no longer managed the REIT as of the date of the liquidity event.

Past performance is not a guarantee of future results. An investment in any of Inland Investments' programs is not an investment in any other Inland-related entity. Returns from an investment in an Inland Investments-sponsored program may differ materially from the returns of an investment in any other entity owned, controlled or sponsored by Inland Investments. Please consult the program prospectus or other offering document for a complete discussion of risk factors that can affect distributions to investors.

Inland Real Estate Corporation

Inland Real Estate Corporation (IRC), the first REIT sponsored by Inland Investments and the first nonlisted REIT to be listed on the NYSE, was formed in May 1994. IRC, now known as IRC Retail Centers LLC, is a privately held real estate company owned by funds managed by DRA Advisors LLC that acquires, owns and manages open-air shopping centers primarily in the Central and Southeastern United States. IRC internalized the functions performed by Inland, as the REIT's business manager, in July 2000. As of June 30, 2000, the last full quarter prior to the time that IRC internalized the functions performed by the business manager, the portfolio was comprised of ownership interests in 119 retail properties. IRC shared the Inland name during the time that it was listed on the NYSE solely due to a licensing agreement and was otherwise an independent company.

On June 9, 2004, IRC listed its shares on the NYSE (NYSE:IRC). IRC was self-managed as of the date of the liquidity event. The acquisition of IRC by funds managed by DRA Advisors LLC was completed in March 2016.



Initial Per Share Purchase Price	\$10.00⁴
Primary Offering Gross Proceeds	\$533 million
Approximate Total Distributions	\$365 million
Total Distributions Plus Liquidation Value	\$1.0 billion

Explanation of Calculation on This and the Following Pages

Approximate Total Distributions = Summation of total program distributions through the date of the liquidity event described herein, unless otherwise noted.

Total Distributions Plus Liquidation Value = Approximate Total Distributions, plus the aggregate value of all IRC shares outstanding as of the date of the liquidity event described above, based upon the stock's closing price of \$11.95.

⁴ Purchase price per share in IRC's follow-on offering prior to listing was \$11.00 per share.

IRC terminated its share repurchase program at the time it listed its shares in June 2004.

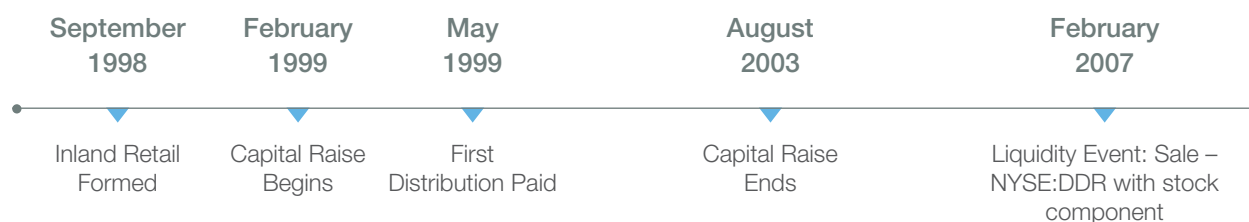
Inland is not affiliated with IRC Retail Centers LLC. This communication, which was prepared solely by Inland Investments, was neither authorized, directed nor approved by IRC Retail Centers LLC. IRC Retail Centers LLC has provided no opinion on its truth or accuracy.

With respect to any REIT that has not had a liquidity event, there is no guarantee that a liquidity event will occur. Past performance is not a guarantee of future results.

Inland Retail Real Estate Trust, Inc.

Inland Retail Real Estate Trust, Inc. (Inland Retail) was a publicly-registered, nonlisted REIT formed in September 1998 to acquire and manage a diversified portfolio of shopping centers located east of the Mississippi River and single-tenant retail properties in locations throughout the United States. Inland Retail internalized the functions performed by Inland, as the REIT's business manager, in December 2004. As of September 30, 2004, the last full quarter prior to the time Inland Retail internalized the functions performed by the business manager, the portfolio was comprised of 274 retail properties.

On February 27, 2007, Inland Retail completed a sale of substantially all of its assets to Developers Diversified Realty Corporation, now known as DDR Corp. (NYSE:DDR). As a result of the sale, Inland Retail stockholders received \$12.50 in cash and \$1.50 in common shares of DDR for each share of common stock held, which equated to a 0.021569 common share of DDR. Inland Retail was self-managed as of the date of the liquidity event.



Initial Per Share Purchase Price	\$10.00
Primary Offering Gross Proceeds	\$2.1 billion
Approximate Total Distributions	\$827 million
Total Distributions Plus Liquidation Value	\$4.5 billion

Total Distributions Plus Liquidation Value = Approximate Total Distributions, plus the aggregate consideration received by all Inland Retail stockholders as of the date of the liquidity event described above.

On January 22, 2004, the Inland Retail board of directors increased the limitation on the number of shares that could be acquired by the company through the share repurchase program to two percent (2%) of the weighted average of the company's outstanding shares as of the end of the prior calendar year. Inland Retail adopted an amended and restated share repurchase program, effective March 15, 2005, and again amended and restated the program, effective February 7, 2006, each time to set the repurchase price of shares. Inland Retail suspended its share repurchase program, effective October 20, 2006, and terminated the program at the time it sold its portfolio to DDR in February 2007, as described in the prospectus of Inland Investments' most recent sponsored offering.

Inland is not affiliated with DDR Corp. This communication, which was prepared solely by Inland Investments, was neither authorized, directed nor approved by DDR Corp. DDR Corp. has provided no opinion on its truth or accuracy.

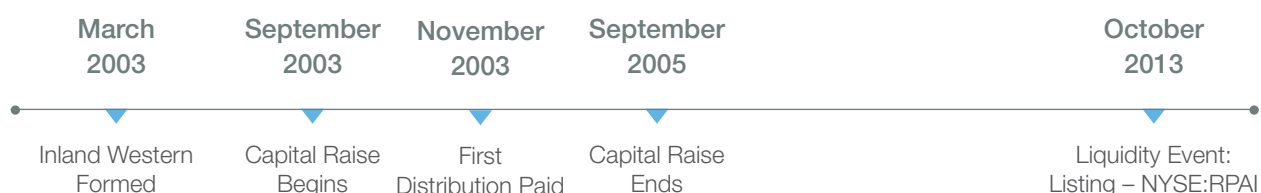
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Inland Western Retail Real Estate Trust, Inc.

Inland Western Retail Real Estate Trust, Inc. (Inland Western) was the third nonlisted REIT sponsored by Inland Investments. Inland Western, now known as Retail Properties of America, Inc. (NYSE:RPAI), is a fully integrated, self-administered and self-managed real estate company that owns and operates strategically located shopping centers in the United States. Inland Western internalized the functions performed by Inland, as the REIT's business manager, in November 2007. As of September 30, 2007, the last full quarter prior to the time that Inland Western internalized the functions performed by the business manager, the portfolio was comprised of 305 retail properties.

On March 20, 2012, RPAI effectuated a 10-to-1 reverse stock split of its then outstanding common stock. On March 21, 2012, RPAI paid a stock dividend pursuant to which each then-outstanding share of RPAI's Class A Common Stock entitled the holder to receive one share of Class B-1 Common Stock, one share of Class B-2 Common Stock and one share of Class B-3 Common Stock. The Class B-1, Class B-2 and Class B-3 Common Stock automatically converted into Class A Common Stock on October 5, 2012, April 5, 2013 and October 7, 2013, respectively. As a result of these transactions, RPAI essentially effectuated a 2.5-to-1 reverse stock split and phased-in liquidity program. Inland Western was self-managed as of the date of the liquidity event.

RPAI Class A Common Stock began trading on the NYSE under the symbol RPAI on April 5, 2012, and October 7, 2013 was the first day on which all of its Class A Common Stock was traded on the NYSE.



Initial Per Share Purchase Price	\$10.00
Primary Offering Gross Proceeds	\$4.2 billion
Approximate Total Distributions	\$1.7 billion
Total Distributions Plus Liquidation Value	\$5.0 billion

Total Distributions Plus Liquidation Value = Approximate Total Distributions, plus the aggregate value of all RPAI shares outstanding as of the date the stock was fully listed on the NYSE, based upon the stock's closing price of \$13.75 (which, without giving effect to the reverse stock split or stock dividend described above, is equivalent to \$5.50 per share).

Inland Western suspended its share repurchase program, until further notice, effective November 19, 2008, and terminated the program at the time it listed its Class A Common Stock in April 2012.

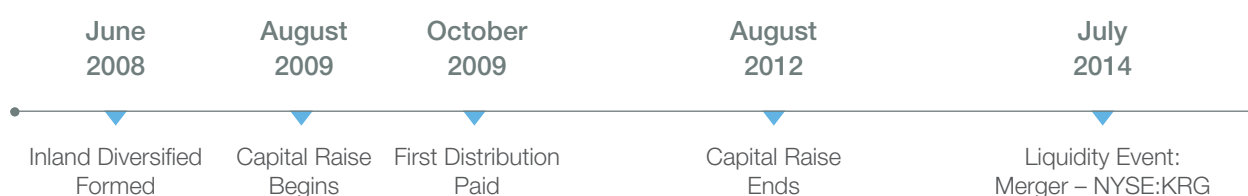
Inland is not affiliated with RPAI. This communication, which was prepared solely by Inland Investments, was neither authorized, directed nor approved by RPAI. RPAI has provided no opinion on its truth or accuracy.

With respect to any REIT that has not had a liquidity event, there is no guarantee that a liquidity event will occur. Past performance is not a guarantee of future results.

Inland Diversified Real Estate Trust, Inc.

Inland Diversified Real Estate Trust, Inc. (Inland Diversified), Inland Investments' most recent full-cycle sponsored REIT, was a public, nonlisted REIT that owned a diversified portfolio of commercial real estate assets including grocery-anchored shopping centers, necessity-based retail assets, single-tenant offices and multifamily properties. As of June 30, 2014, the last full quarter prior to the time that Inland Diversified merged with Kite Realty Group Trust (NYSE:KRG), the portfolio was comprised of 57 retail properties.

On July 2, 2014, Inland Diversified merged with KRG. As a result of the merger, each share of Inland Diversified common stock was converted into the right to receive 1.707 newly issued shares of KRG common stock.



Initial Per Share Purchase Price	\$10.00
Primary Offering Gross Proceeds	\$1.1 billion
Approximate Total Distributions	\$193 million
Total Distributions Plus Liquidation Value	\$1.5 billion

Total Distributions Plus Liquidation Value = Approximate Total Distributions, plus the aggregate value of the KRG shares received by all Inland Diversified stockholders as of the date of the liquidity event described above, based upon a closing price of \$6.40 per KRG share.

Inland Diversified suspended its share repurchase program, effective December 13, 2013, in connection with its merger with KRG.

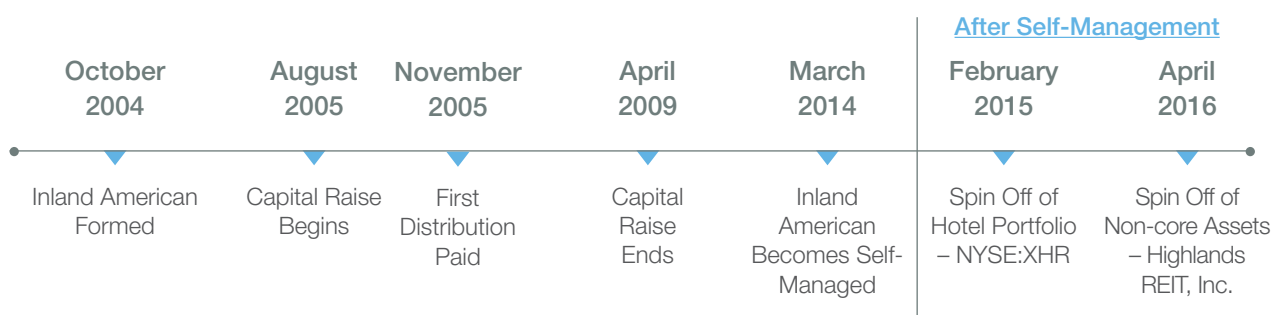
Inland is not affiliated with KRG. This communication, which was prepared solely by Inland Investments, was neither authorized, directed nor approved by KRG. KRG has provided no opinion on its truth or accuracy.

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Inland American Real Estate Trust, Inc.

Inland American Real Estate Trust, Inc. (Inland American), a nonlisted REIT formed in October of 2004, focused on acquiring and managing a diversified portfolio of commercial real estate, including primarily retail, lodging and student housing properties across the United States. As of December 31, 2013, the last full quarter prior to the time that Inland American internalized the functions performed by Inland, as the REIT's business manager, the portfolio was comprised of 277 properties including retail, hotel, student housing, office and industrial.

On March 12, 2014, Inland American became self-managed and was subsequently renamed as InvenTrust Properties Corp. (InvenTrust) in April 2015. The hotel portion of its portfolio was listed on February 4, 2015 as Xenia Hotels & Resorts, Inc. (NYSE:XHR). In addition, InvenTrust completed the disposition of 22 non-core assets through the spin-off of Highlands REIT, Inc. (Highlands).



Initial Per Share Purchase Price	\$10.00
Primary Offering Gross Proceeds	\$7.9 billion
Approximate Total Distributions	\$5.4 billion⁵
Total Distributions Plus Implied Value	\$8.0 billion

⁵ Inland American's Approximate Total Distributions is a summation of the program's cash distributions through December 31, 2017, plus distributions of XHR common stock and Highlands common stock pursuant to the spin-offs described above.

Total Distributions Plus Implied Value = Approximate Total Distributions, plus the aggregate value of all InvenTrust shares outstanding as of June 30, 2017, based upon the estimated value of \$3.29 per InvenTrust share as of May 1, 2017.

Inland American suspended its share repurchase program, effective March 30, 2009, but later adopted an amended and restated program, which became effective on April 11, 2011, to repurchase shares upon the death of a beneficial owner, and again amended its program, effective February 1, 2012, for repurchases in connection with a qualifying disability or confinement to a long-term care facility. Inland American's board voted to suspend the second amended program on January 29, 2014 in connection with its issuer tender offer as described in the prospectus of Inland Investments' most recent sponsored offering.

Inland is not affiliated with InvenTrust, XHR or Highlands. This communication, which was prepared solely by Inland Investments, was neither authorized, directed nor approved by InvenTrust, XHR or Highlands. InvenTrust, XHR and Highlands have provided no opinion on its truth or accuracy. Questions regarding InvenTrust should be directed to InvenTrust Investor Services at (855) 377-0510. For InvenTrust's 2017 estimated per share value of its Common Stock, please refer to InvenTrust's Current Report on Form 8-K filed with the Securities and Exchange Commission (SEC) on May 5, 2017.

There is no guarantee that a liquidity event will occur. Past performance is not a guarantee of future results.

Inland Real Estate Income Trust, Inc.

Inland Real Estate Income Trust, Inc. (Inland Income Trust) commenced its public offering on October 18, 2012 and closed its offering to the public on October 16, 2015. Inland Income Trust was formed in August 2011 to acquire or develop a diversified portfolio of commercial real estate including retail properties, office buildings, multifamily properties and industrial/distribution and warehouse facilities. Inland Income Trust primarily has focused on acquiring multi-tenant, necessity-based retail properties located in the United States and has also invested in a joint venture to develop three transitional care/rapid recovery centers in Texas. As of December 31, 2017, the portfolio was comprised of 59 retail properties located in 24 states, collectively totaling approximately 6.9 million square feet.



Initial Per Share Purchase Price	\$10.00
Primary Offering Gross Proceeds	\$834 million

There is no guarantee that a liquidity event will occur. Past performance is not a guarantee of future results.

Inland Residential Properties Trust, Inc.

Inland Residential Properties Trust, Inc. (Inland Residential Trust) commenced its public offering on February 17, 2015 and closed its offering to the public on January 3, 2018. Inland Residential Trust was formed in December 2013 to acquire a portfolio primarily of stabilized Class A and B multifamily properties in the top 100 U.S. metropolitan statistical areas with the intention to invest in suburban, commuter locations.

Since inception, Inland Residential Trust has acquired three apartment communities totaling 623 units and more than 677,000 square feet.



Initial Per Share Purchase Price	\$25.00⁶
Primary Offering Gross Proceeds	\$50 million

⁶Inland Residential Trust's Initial Per Share Purchase Price of \$25.00 represents Class A shares. Inland Residential Trust also offered Class T shares at \$23.95 per share and Class T-3 shares at \$24.14 per share.

There is no guarantee that a liquidity event will occur. Past performance is not a guarantee of future results.



EXPERTISE INTEGRITY INNOVATION

To better align our interests with our investors
**NO REAL ESTATE-RELATED
TRANSACTION FEES***

* Effective as of August 8, 2016 for currently offered and future nonlisted Inland REITs



Data as of December 31, 2017 unless otherwise noted.

The Inland name and logo are registered trademarks being used under license. Inland refers to some or all of the entities that are part of The Inland Real Estate Group of Companies, Inc., one of the nation's largest commercial real estate and finance groups, which is comprised of independent legal entities, some of which may be affiliates, share some common ownership or have been sponsored and managed by such entities or subsidiaries thereof. Inland has been creating, developing and supporting real estate-related companies for 50 years.

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First publication date: 2/22/2017
Current publication date: 5/18/2018