Inland Real Estate Income Trust, Inc. ("Inland Income Trust"), is a nonlisted Real Estate Investment Trust (REIT) that is focused on the acquisition of high-quality, multi-tenant, necessity-based retail shopping centers primarily in major regional markets and growing secondary markets throughout the United States. The portfolio properties generally will have above-average occupancy rates with leases that provide for market rental rates with staggered maturity dates and anchor tenants with strong credit ratings. For more information on Inland Income Trust, please visit our website at: www.inlandincometrust.com.

Transaction Date 1/27/17
Purchase Price $40,799,339
Leasable Area 311,030 Square Feet
Portfolio Sector Retail
Tenants • Harris Teeter
• Belk
• PetSmart
• Best Buy
• Bed Bath & Beyond
• Ross Dress for Less

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Important Risk Factors to Consider
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; inflation and other increases in operating costs; adverse changes in laws and regulations; relative illiquidity of real estate investments; changing market demographics; acts of God such as earthquakes, floods or other uninsured losses; interest rate fluctuations; and availability of financing.

An investment in Inland Income Trust's shares involves significant risks. If Inland Income Trust is unable to effectively manage these risks, it may not meet its investment objectives and investors may lose some or all of their investment. Some of the risks related to investing in Inland Income Trust 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 is longer than five years; 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; and failure to continue to qualify as a REIT and thus being required to pay federal, state and local taxes. Please consult Inland Income Trust's most recent Annual Report on Form 10-K and any subsequent Quarterly Reports on Form 10-Q for more information on the specific risks.

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