



PROPERTY TYPE

Retail

AT A GLANCE

ACQUIRED	September 2016
SQUARE FEET	92,000
YEAR BUILT	2015
PURCHASE PRICE	\$42.6M
PURCHASE PRICE PSF	\$470
ESTIMATED CAP RATE ¹	5.1%

SELECT TENANTS

Market of Choice

HEALTHY GROCERY 40,000 SQ FT

Pharmaca Integrative Pharmacy

PHARMACY 4,500 SQ FT

Mud Bay

PET PRODUCTS 3,700 SQ FT

Timberland Town Center

Beaverton (Portland), OR

Newly constructed, upscale neighborhood shopping center located within a 105-acre master-planned community within walking distance of over 2,600 residential units.

INVESTMENT RATIONALE

- Grocery-anchored, 92,000 square foot property, leased to a mix of grocery, retail, restaurant and professional service tenants.
- Located in the affluent Portland suburb of Beaverton, Oregon which is home to several large employers including Intel, the region's top employer with a staff of more than 17,000, and Nike's World headquarters with more than 8,000 workers.
- The property fits well within JLL Income Property Trust's approach to increase the portfolio's allocation to high quality, grocery-anchored centers in top nationally ranked retail markets.
- Beaverton boasts favorable income and education demographics, an unemployment rate of less than 4%, and close proximity to NW Sunset Highway / Route 26 which carries over 127,000 cars daily while being serviced by Portland's efficient light rail system and bus routes.

1. Estimated Cap Rate is calculated as the Year 1 NOI based upon in-place leases and estimated expenses divided by the purchase price.



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SUMMARY OF RISK FACTORS

You should read the prospectus carefully for a description of the risks associated with an investment in JLL Income Property Trust. Some of these risks include but are not limited to the following:

Since there is no public trading market for shares of our common stock, repurchases of shares by us after a one-year minimum holding period will likely be the only way to dispose of your shares. After a required one-year holding period, we limit the amount of shares that may be repurchased under our repurchase plan to approximately 5% of our net asset value (NAV) per quarter and 20% of our NAV per annum. Because our assets will consist primarily of properties that generally cannot be readily liquidated, we may not have sufficient liquid resources to satisfy repurchase requests. Further, our board of directors may modify or suspend our repurchase plan if it deems such action to be in the best interest of our stockholders. As a result, our shares have limited liquidity and at times may be illiquid.

The purchase and redemption price for shares of our common stock will be based on the NAV of each class of common stock and will not be based on any public trading market. Because valuation of properties is inherently subjective, our NAV may not accurately reflect the actual price at which our assets could be liquidated on any given day.

We are dependent on our advisor to conduct our operations. We will pay substantial fees to our advisor, which increases your risk of loss. We have a history of operating losses and cannot assure you that we will achieve profitability. Our advisor will face conflicts of interest as a result of, among other things, time constraints, allocation of investment opportunities, and the fact that the fees it will receive for services rendered to us will be based on our NAV, which it is responsible for calculating.

The amount of distributions we make is uncertain and there is no assurance that future distributions will be made. We may pay distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, or offering proceeds. Our use of leverage increases the risk of your investment. If we fail to maintain our status as a REIT, and no relief provisions apply, we would be subject to serious adverse tax consequences that would cause a significant reduction in our cash available for distribution to our stockholders and potentially have a negative impact on our NAV.

FORWARD-LOOKING STATEMENT DISCLOSURE

This literature contains forward-looking statements within the meaning of federal securities laws and regulations. These forward-looking statements are identified by their use of terms such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "plan," "predict," "project," "should," "will," and other similar terms, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties, and other factors that may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made. These risks, uncertainties, and contingencies include, but are not limited to, the following: our ability to effectively raise capital in our offering; uncertainties relating to changes in general economic and real estate conditions; uncertainties relating to the implementation of our investment strategy; and other risk factors as outlined in our registration statement on Form S-11 (Registration No. 333-196886) and periodic reports filed with the Securities and Exchange Commission. Although we believe the expectations reflected in such forward-looking statements are based upon reasonable assumptions, we can give no assurance that the expectations will be attained or that any deviation will not be material. We undertake no obligation to update any forward-looking statement contained herein to conform the statement to actual results or changes in our expectations.

An investment in shares of JLL Income Property Trust is subject to risks, including those related to lack of a public trading market, repurchase limitations, calculation of net asset value and conflicts of interests. See the prospectus for more details about these and other risks. LaSalle Investment Management Distributors, LLC (member FINRA/SIPC), an affiliate of Jones Lang LaSalle Incorporated and LaSalle Investment Management, Inc., is the dealer manager for this offering.