

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM 8-K

**CURRENT REPORT
Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934**

Date of report (Date of earliest event reported) January 25, 2018

Jones Lang LaSalle Income Property Trust, Inc.

(Exact name of registrant as specified in its charter)

<u>Maryland</u> (State or other jurisdiction of incorporation)	<u>000-51948</u> (Commission File Number)	<u>20-1432284</u> (IRS employer Identification No.)
<u>333 West Wacker Drive, Chicago, IL</u> (Address of principal executive offices)		<u>60606</u> (Zip Code)

Registrant's telephone number, including area code: (312) 897-4000

N/A

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (17 CFR §230.405) or Rule 12b-2 of the Securities Exchange Act of 1934 (17 CFR §240.12b-2). Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 7.01 - Regulation FD Disclosure.

On January 25, 2018, JLL Income Property Trust issued a press release announcing the income tax treatment of its 2017 dividends. For the tax year ended December 31, 2017, 100 percent of the distributions paid in 2017 will qualify as a non-dividend distribution or return of capital.

The full text of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated by reference herein.

The information in this Current Report is furnished pursuant to Item 7 and shall not be deemed to be “filed” for the purpose of Section 18 of the Securities Exchange Act of 1934 or otherwise subject to the liabilities of that section. This information will not be deemed an admission as to the materiality of any information contained herein that is required to be disclosed solely by Regulation FD.

Item 9.01 - Financial Statements and Exhibits.

(d) Exhibits.

Exhibit Number Description

[99.1](#) Press release issued by JLL Income Property Trust on January 25, 2018 announcing the tax treatment of 2017 distributions.

EXHIBIT INDEX

<u>Exhibit Number</u>	<u>Description</u>
99.1	Press release issued by JLL Income Property Trust on January 25, 2018 announcing the tax treatment of 2017 distributions.



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Contact	Matt Schuler	Date	January 25, 2018
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JLL Income Property Trust Announces Tax Treatment of 2017 Distributions

Chicago (January 24, 2018) - JLL Income Property Trust, an institutionally managed, daily valued perpetual life REIT (NASDAQ: [ZIPTAX](#); [ZIPTMX](#); [ZIPIAX](#); [ZIPIMX](#)), today announced the income tax treatment of its 2017 dividends. For the tax year ended December 31, 2017, 100 percent of the distributions paid in 2017 will qualify as a non-dividend distribution or return of capital.

“We are pleased to once again report having paid out highly tax-efficient distributions to our stockholders,” commented Allan Swaringen, President & CEO of JLL Income Property Trust. “While our primary investment objectives remain durability of income distributions and preservation of capital, for our taxable investors, we also strive to provide them with a longer-term source of tax-advantaged income.”

The table below summarizes the income tax treatment of distributions paid to stockholders during the year ended December 31, 2017:

Class A

Record Date	Payment Date	Net Distribution per share (1)	Ordinary Income	Capital Gain Income	Return of Capital
12/29/2016	2/1/2017	\$ 0.09799	\$ — —%	\$ — —%	\$ 0.09799 100.00%
3/30/2017	5/1/2017	0.09699	— —	— —	0.09699 100.00
6/29/2017	8/1/2017	0.09660	— —	— —	0.09660 100.00
9/28/2017	11/1/2017	0.09623	— —	— —	0.09623 100.00
Total		\$ 0.38781	\$ — —%	\$ — —%	\$ 0.38781 100.00%

(1) Distributions per share are net of dealer manager fees of 1.05% of net asset value.

Class M

Record Date	Payment Date	Net Distribution per share (2)	Ordinary Income		Capital Gain Income		Return of Capital	
12/29/2016	2/1/2017	\$ 0.11694	\$ —	—%	\$ —	—%	\$ 0.11694	100.00%
3/30/2017	5/1/2017	0.11684	—	—	—	—	0.11684	100.00
6/29/2017	8/1/2017	0.11677	—	—	—	—	0.11677	100.00
9/28/2017	11/1/2017	0.11663	—	—	—	—	0.11663	100.00
Total		<u>\$ 0.46718</u>	<u>\$ —</u>	<u>—%</u>	<u>\$ —</u>	<u>—%</u>	<u>\$ 0.46718</u>	<u>100.00%</u>

(2) Distributions per share are net of dealer manager fees of 0.30% of net asset value.

Class A-I

Record Date	Payment Date	Net Distribution per share (3)	Ordinary Income		Capital Gain Income		Return of Capital	
12/29/2016	2/1/2017	\$ 0.11753	\$ —	—%	\$ —	—%	\$ 0.11753	100.00%
3/30/2017	5/1/2017	0.11686	—	—	—	—	0.11686	100.00
6/29/2017	8/1/2017	0.11607	—	—	—	—	0.11607	100.00
9/28/2017	11/1/2017	0.11649	—	—	—	—	0.11649	100.00
Total		<u>\$ 0.46695</u>	<u>\$ —</u>	<u>—%</u>	<u>\$ —</u>	<u>—%</u>	<u>\$ 0.46695</u>	<u>100.00%</u>

(3) Distributions per share are net of dealer manager fees of 0.30% of net asset value.

Class M-I

Record Date	Payment Date	Net Distribution per share (4)	Ordinary Income		Capital Gain Income		Return of Capital	
12/29/2016	2/1/2017	\$ 0.12372	\$ —	—%	\$ —	—%	\$ 0.12372	100.00%
3/30/2017	5/1/2017	0.12366	—	—	—	—	0.12366	100.00
6/29/2017	8/1/2017	0.12365	—	—	—	—	0.12365	100.00
9/28/2017	11/1/2017	0.12361	—	—	—	—	0.12361	100.00
Total		<u>\$ 0.49464</u>	<u>\$ —</u>	<u>—%</u>	<u>\$ —</u>	<u>—%</u>	<u>\$ 0.49464</u>	<u>100.00%</u>

(4) Distributions per share are net of dealer manager fees of 0.05% of net asset value.

The dollar amount reported on each investor's respective 1099-DIV will depend on the total amount of distributions received throughout the year which can be affected by the share class held and the length of time the shares were owned. The distribution declared on November 17, 2017, payable on or around February 1, 2018, will be a 2018 tax event and is not reflected in the 2017 tax allocation.

This release is based on the preliminary results of work on the Company's tax filings and may be subject to adjustment. The income tax allocation for the distributions discussed above has been calculated using the best available information as of the date of the release. The Company is releasing information at this time to aid those required to distribute Forms 1099 on the Company's distributions. Tax treatment of distributions is dependent on a number of factors and there is no guarantee that future distributions will qualify as a nondividend distribution or return of capital.

JLL Income Property Trust is an institutionally managed, daily NAV REIT that gives investors access to a growing portfolio of commercial real estate investments selected by an institutional investment management team and sponsored by one of the world's leading real estate services firms.

For more information on JLL Income Property Trust, please visit our website at www.jllipt.com.

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About JLL Income Property Trust (NASDAQ: [ZIPTAX](#); [ZIPTMX](#); [ZIPIAX](#); [ZIPIMX](#)),

Jones Lang LaSalle Income Property Trust, Inc. is a daily valued perpetual life real estate investment trust (REIT) that owns and manages a diversified portfolio of high quality, income-producing office, retail, industrial and apartment properties located primarily in the United States. JLL Income Property Trust expects to further diversify its real estate portfolio over time, including on a global basis. For more information, visit www.jllipt.com.

About LaSalle Investment Management

LaSalle Investment Management, Inc., a member of the JLL group and advisor to JLL Income Property Trust, is one of the world's leading global real estate investment managers with nearly 700 employees in 17 countries worldwide and approximately \$58 billion of assets under management of private and public property equity and debt investments. LaSalle's diverse client base includes public and private pension funds, insurance companies, governments, endowments and private individuals from across the globe. For more information, visit www.lasalle.com.

Forward Looking Statements and Future Results

This press release may contain forward-looking statements with respect to JLL Income Property Trust. Forward-looking statements are statements that are not descriptions of historical facts and include statements regarding management's intentions, beliefs, expectations, research, market analysis, plans or predictions of the future. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from those expressed or implied by such forward-looking statements. Past performance is not indicative of future results.