

**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) November 18, 2020

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)

Securities registered pursuant to Section 12(b) of the Act: None

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 November 18, 2020, JLL Income Property Trust (the “Company”) issued a press release announcing the completion of financing for a recently-developed 273-unit apartment community in the prominent Phoenix suburb of Chandler, Arizona. The completed financing was for \$36 million, or approximately 50% loan-to-value, at an interest rate of 3.28%, which is fixed for a term of 10-years.

The full text of the letter to stockholders 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.

<u>Exhibit Number</u>	<u>Description</u>
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<u>99.1</u>	Press release issued by JLL Income Property Trust on November 18, 2020 announcing the completion of financing for an apartment community in Chandler, Arizona.
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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

JONES LANG LASALLE INCOME PROPERTY TRUST, INC.

By: /s/ Gregory A. Falk

Name: Gregory A. Falk

Title: Chief Financial Officer and Treasurer

Date: November 19, 2020

EXHIBIT INDEX

<u>Exhibit Number</u>	<u>Description</u>
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99.1	
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	Press release issued by JLL Income Property Trust on November 18, 2020 announcing the completion of financing for an apartment community in Chandler, Arizona.
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333 West Wacker Drive
Chicago IL 60606
Tel: +1 312 897-4000

Contact	Scott Sutton	Date	November 18, 2020
Telephone:	+1-224-343-5538	Email:	scott.sutton@lasalle.com

JLL Income Property Trust Completes Financing for Apartment Community in Suburban Phoenix

Chicago (November 18, 2020) – JLL Income Property Trust, an institutionally managed daily NAV REIT (NASDAQ: [ZIPTAX](#); [ZIPTMX](#); [ZIPIAX](#); [ZIPIMX](#)) with more than \$3 billion in assets under management, announced the completion of financing for a recently-developed 273-unit apartment community in the prominent Phoenix suburb of Chandler, Arizona.

The property is held in a Delaware Statutory Trust (DST) through [JLL Exchange](#), JLL Income Property Trust’s 1031 “like-kind” exchange platform that offers investors the opportunity to defer taxable gains from the sale of appreciated real estate by investing in interests of a DST, allowing their investment in real estate to continue to generate wealth in a tax efficient manner.

The financing of the Chandler, Arizona apartment community is another example of how real estate debt capital markets have remained vibrant and robust, even in light of the global health crisis triggered by COVID-19. The completed financing was for \$36 million, or approximately 50% loan-to-value, at an interest rate of 3.28% which is fixed for a term of 10-years.

“Real estate debt is still available on favorable terms for institutional borrowers and core stabilized assets,” said Allan Swaringen, President and CEO of JLL Income Property Trust. “Quite different than during the Global Financial Crisis time period of 2007 to 2009,” Swaringen noted, “real estate debt and equity markets have remained liquid during this pandemic-initiated recession – and we are seeing asset pricing and values hold, and debt spreads compress, making it an opportune time to lock in attractive long-term fixed interest rates.”

“We have been pleased that during this extraordinary environment, JLL Income Property Trust has continued to deliver on its investment objective to be a durable source of income for investors, recently passing our eight-year anniversary and declaring our thirty-sixth consecutive quarterly dividend”, commented Swaringen. “Further, JLL Exchange, our companion solution that offers investors ‘like-kind’ exchange opportunities, is seeing unprecedented demand.” “Demand for this product remains robust as high net worth and ultra-high net worth clients continue to recognize the value of investing in institutional quality tax deferred solutions sponsored by managers with strong track records,” said Drew Dornbusch, Head of the JLL Exchange 1031 Exchange Platform.

Through its operating partnership and affiliates, JLL Income Property Trust offers investors beneficial interests in a Delaware Statutory Trust as a “like-kind” exchange. Through JLL Exchange, investors may defer taxable gains from the sale of appreciated real estate by investing their proceeds in DST interests offered by JLL Income Property Trust.

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 NAV REIT that owns and manages a diversified portfolio of high quality, income-producing apartment, industrial, office and retail properties located 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 JLL Exchange

JLL Exchange is a 1031 tax-deferred exchange program designed to provide accredited investors with the opportunity to defer taxes on gains from the sale of appreciated real estate. The program offers a series of private placements through the sale of interests in Delaware Statutory Trusts (DSTs) holding real properties sourced from Income Property Trust’s portfolio or from third parties. JLL Exchange is a wholly owned subsidiary of JLL Income Property Trust, which owns and manages interests in 78 properties, located in 20 states with a fair market value of \$3.1 billion as of September 31, 2020.

About LaSalle Investment Management

LaSalle Investment Management is one of the world's leading real estate investment managers. On a global basis, LaSalle manages approximately \$65 billion of assets in private and public real estate property and debt investments as of Q3 2020. LaSalle's diverse client base includes public and private pension funds, insurance companies, governments, corporations, endowments and private individuals from across the globe. LaSalle sponsors a complete range of investment vehicles including separate accounts, open- and closed-end funds, public securities and entity-level investments. For more information please visit <http://www.lasalle.com>.

Valuations, 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 and there can be no assurance that future dividends will be paid.