



# NEWS RELEASE

## FOR IMMEDIATE RELEASE

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CONTACT: Nancy Gofis, Inland Communications

630.586.6693 or [Nancy.gofis@inlandgroup.com](mailto:Nancy.gofis@inlandgroup.com)

### **Inland Fully Subscribes \$37 Million Self-Storage DST**

**Oak Brook, Ill.** – Inland Private Capital Corporation (“IPC”), an industry leading real estate investment manager, today announced the completion of a more than \$37 million capital raise for the private investment offering of IPC Self-Storage Portfolio XXI DST (the “Trust”). The offering has been fully subscribed by investors and is now closed.

The Trust owns two self-storage properties totaling 1,618 units located in New Jersey and Wisconsin. The properties operate under the Devon Self Storage (“Devon”) brand name.

Both self-storage properties offer cutting-edge amenities, including climate-controlled units, drive thru aisles, exterior drive-up units and advanced security features.

“The durability, secular and demographic tailwinds continue to support our high conviction and long-term outlook for the self-storage sector,” commented Nati Kiferbaum, senior vice president - head of investment product strategy at Inland Private Capital Corporation.

IPC’s current self-storage portfolio spans more than \$1.7 billion in assets under management. As of June 30, 2024, the portfolio was comprised of 182 properties across 30 states, totaling 97,120 units.

IPC specializes in offering multiple-owner, tax-focused, private placement investments including Qualified Opportunity Zone investments throughout the U.S. Since inception, IPC has monetized more than \$4.7 billion in full-cycle transactions on behalf of its investors. Currently, IPC manages a diverse portfolio of more than \$12.3 billion across several asset classes spanning 43 states.

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#### **About Inland Private Capital Corporation**

Inland Private Capital Corporation (IPC), headquartered in Oak Brook, IL, is a member company of The Inland Real Estate Group of Companies, Inc., an industry-leading alternative investment management firm, with an investment focus spanning across a broad range of asset types. As of June 30, 2024, IPC had sponsored 317 private placement real estate offerings, with investments and developments in the multifamily, self-storage, hospitality, healthcare, student housing, retail, corporate office, senior living, and industrial sectors. Many of IPC’s offerings have been designed for investors seeking replacement property to complete an IRS Section 1031 exchange. IPC is recognized as a leading provider of securitized 1031 exchange opportunities, with assets under management (AUM) of more than \$12.2 billion, which includes a diverse national footprint of properties, spanning 43 states across various sectors. Past performance is not indicative of future performance.



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## **About Devon Self Storage**

Devon Self Storage, one of the largest privately owned national self-storage developers and operators, manages over 183 properties. Founded in 1988 by Ken Nitzberg, and now a member of The Inland Real Estate Group of Companies, Inc., Devon has established itself as a leader in the self-storage industry having owned, managed, or developed more than 350 self-storage facilities in 36 states and three European countries. Inland and Devon are headquartered in Oak Brook, Illinois.

For more information on Devon Self Storage, please visit [www.devonselfstorage.com](http://www.devonselfstorage.com).

For more information on The Inland Real Estate Group of Companies, Inc., please visit [www.inlandgroup.com](http://www.inlandgroup.com).