



NEWS RELEASE

FOR IMMEDIATE RELEASE

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Inland Delivers 1.6x Equity Multiple to Investors with a Multifamily Sale in Brighton, Colorado

Oak Brook, Ill. – Inland Real Estate Investment Corporation (“Inland Investments”), an industry-leading real estate investment manager, today announced the sale of Solaire Apartments, a 252-unit multifamily community located in Brighton, Colorado. Inland Private Capital Corporation (“IPC”) acquired Solaire Apartments on November 10, 2016, on behalf of Brighton Multifamily DST. The sale resulted in a realized net equity multiple to investors of 1.6x.

Constructed in 2013 and located at 1287 South 8th Avenue in Brighton, Solaire Apartments consists of approximately 16.38 acres of land with 11 three-story residential apartment buildings and a single-story clubhouse building. The community features top-tier amenities, including a fully equipped 24-hour fitness center, a resort-style pool with a hot tub and lounge area, outdoor BBQ grilling stations, a fire pit, a dog park and playground area. The property also sits on one of the largest geothermal energy systems in the nation, saving residents on heating and cooling charges.

As of the date of the sale, Solaire Apartments was 96.42 percent occupied.

“We are pleased with the performance we were able to deliver to our investors,” said Dan Zatloukal, head of asset management for Inland Investments. “After managing stable performance throughout the eight-year hold period, our exit strategy provided a strong backend profit, and positive overall outcome.”

Similar to many of IPC’s previous dispositions, this transaction provided liquidity to investors, while also providing investors with the option to utilize their sales proceeds to complete a subsequent tax-deferred exchange. IPC’s current portfolio of multifamily assets spans more than \$4.8 billion as of December 31, 2024.

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 \$5.1 billion in full-cycle transactions on behalf of its investors. Currently, IPC manages a diverse portfolio of more than \$12.7 billion across several asset classes spanning 40 states.

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About Inland Real Estate Investment Corporation

Inland Real Estate Investment Corporation (“Inland Investments”), headquartered in Oak Brook, IL, is an industry-leading real estate investment manager and a member company of The Inland Real Estate Group of Companies, Inc. (“Inland”), one of the nation’s largest commercial real estate and finance groups. Named a Top Workplace by the Chicago Tribune for the past four years, Inland Investments specializes in offering public and private tax-advantaged, growth and income real estate solutions spanning virtually every sector of the commercial real estate market. Since 1968, Inland has engaged in the diverse facets of real estate, including property management, leasing, marketing, acquisition, real estate brokerage, development, redevelopment, construction, real estate financing and other related services. Inland member companies have facilitated more than \$55 billion in acquisitions since inception and currently manage a diverse real estate portfolio of approximately \$17 billion across 43 states. Past performance is not a guarantee of future results.