Inland's 1031/DST Investment Process
Roadmap to Success

To aid in a smooth investment experience with 1031 Delaware statutory trusts (DSTs), below is an outline of key details and action items for each phase of the process. Please note that not all processes are the same and can be adjusted accordingly. Contact us directly to discuss the specifics of your situation.

Pre-Closing of Relinquished Property
Main Contacts: Inland SVP / Exchange Solutions Consultants

1. 1031/Delaware Statutory Trust Education
    a. Schedule a meeting with Inland team
2. Information Gathering
    a. Review 1031 exchange / DST rules, timeline, and client's specific situation
        i. Qualifying Questions
        ii. Cash Flow Worksheet
    b. Discuss client goals for investment proceeds
    c. Preliminary Case Design completed
3. Exchange Recommendations
    a. Confirm 1031 exchange language is included sale contract
    b. Choose Qualified Intermediary (QI) 30 days prior to closing date
        i. Inland can provide list of QIs upon request

Post-Closing of Relinquished Property / Pre-Closing of DST
Main Contacts: Exchange Solutions Consultants / Inland Closer

1. Case Design Finalized (if not already finalized prior to closing of relinquished property)
    a. DSTs reviewed and selected by client
    b. Identification process
    c. Investor to provide property ID information for replacement real estate to QI (Inland can help facilitate if needed)
    d. Investor or Advisor must complete QI Identification Notice form before 45th day fromclosing
2. Investment Documents
    a. Investor Subscription Agreement (ISA) to be completed and in good order to secure DST selection by client (can be submitted up to 30 days prior to relinquished property closing date)
        i. RIAs - ISA completed in preferred platform (CAIS, iCapital, SEI, AIX, etc.) or sent manually to investments@inlandprivatecapital.com
3. DST Investment Closing
    a. Inland DST closer assigned to case
    b. ISA reviewed and declared in good order (or NIGO) by Inland
    c. Inland DST closer coordinates with QI to provide information for closing and wiring instructions
    d. QI prepares Exchange Documents for client to sign to release funds to Inland Private Capital Corporation in the name of DST selection(s)

Timeline Reminder

Client has **45 days** to identify new property and **180 days** from date of closing to complete exchange

Closing of DST Transaction

Main Contacts: Inland Closer

1. Funds transfer to Inland Private Capital Corporation from QI
2. Investment closed and clients receive closing statement
3. Distributions payable in accordance with the offering memorandum on or around 8th of each month

Operational Considerations

Investment Paperwork Options:
- ISA completed in preferred platform (CAIS, iCapital, SEI, AIX, etc.) or can be emailed to investments@inlandprivatecapital.com
- PDF available on **Inland Investments Marketplace** under specific DST or by request

Custody Options:
- Inland (Default Custodian)
- RIAs - Schwab (not all investments may be approved for custody)

Distribution Options:
- Mail to client, direct to client account, direct to cash account at custodian

Statements and Reporting:
- Closing statement
- Quarterly distribution communication
- Substitute 1099 year-end tax statement
- Account statements provided upon request
  – Data feeds available to consolidation platforms such as Orion, Black Diamond,etc.
  – Not all data feeds are direct with Inland Private Capital Corporation and require DST FanMail, please contact us for more information