



## LOST CREEK RESORT AT LAKEWOOD RANCH

11140 Lost Creek Terrace  
Lakewood Ranch, Bradenton, Florida



Bradenton Multifamily DST, a Delaware statutory trust and an affiliate of Inland Private Capital Corporation (“IPCC”), is offering for sale beneficial interests in Bradenton Multifamily DST, which owns the property known as Lost Creek Resort at Lakewood Ranch in Bradenton, Manatee County, Florida.

## The Property

The property, is a 23.7928-acre (1,036,414 square foot) parcel of land upon which are 23 buildings, including nine freestanding residential apartment buildings consisting of 272 total units; ten garage buildings; a clubhouse building; a storage building; a maintenance building; and a gatehouse building. Construction of the buildings began in 2011 and was completed in 2012.



The apartment units consist of ninety-two (92) one bedroom-one bathroom units, each approximately 877 square feet, one hundred twenty-four (124) two bedroom-two bathroom units, each approximately 1,142 square feet, and fifty-six (56) three bedroom-three bathroom units, each approximately 1,374 square feet. As of October 10, 2012, the apartment units were 98.9% occupied. See *“The Property – Summary Description of the Property,” “Summary of the Lease,” and “Risk Factors – Real Estate Risks.”*

## The Apartment Units

Type	Number of Units	Average Square Footage	Average Monthly Rental Income Per Unit
1 Bed / 1 Bath	16	877	\$990
1 Bed / 1 Bath	40	877	\$977
1 Bed / 1 Bath	36	877	\$1,003
2 Bed / 2 Bath	76	1,142	\$1,181
2 Bed / 2 Bath	24	1,142	\$1,225
2 Bed / 2 Bath	12	1,206	\$1,183
2 Bed / 2 Bath	12	1,206	\$1,213
3 Bed / 3 Bath	40	1,374	\$1,487
3 Bed / 3 Bath	16	1,374	\$1,538
<b>Total</b>	<b>272</b>	<b>1,106</b>	<b>\$1,187</b>





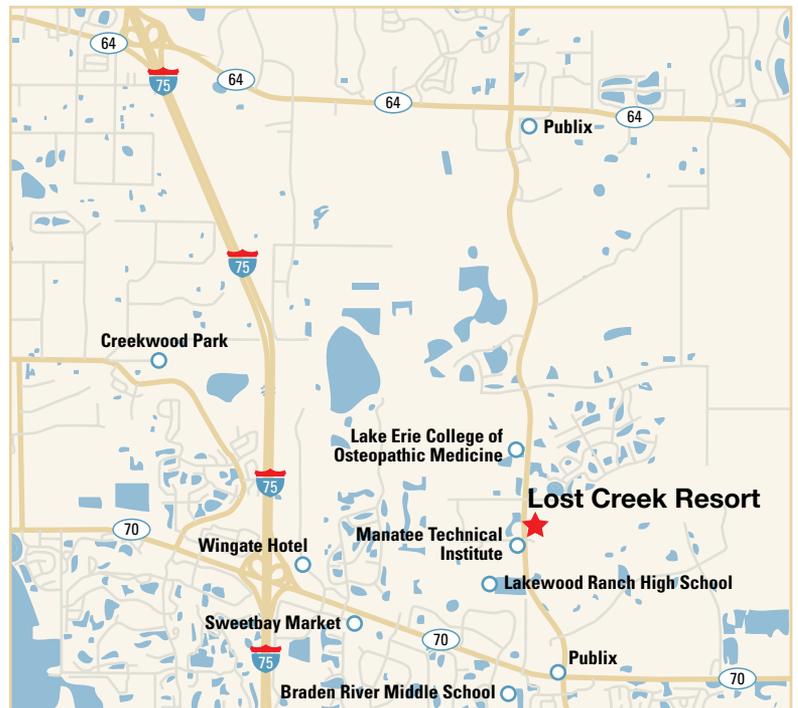
## The Tenant

The tenant under the Master Lease is Bradenton Multifamily LeaseCo, L.L.C. (“Master Tenant”), a Delaware limited liability company, wholly-owned by IPCC. The Trust assigned its interest in the Residential Leases to the Master Tenant and entered into the Master Lease with the Master Tenant. See “Summary of the Offering – The Leases” and “Summary of the Leases.” IPCC has capitalized the Master Tenant through a Demand Note in the amount of \$200,000. The purpose of the Master Lease is to permit the Master Tenant to operate the Property on behalf of the Trust and to enable actions to be taken with respect to the Property that the Trust would be unable to take due to tax law-related restrictions, including but not limited to, a restriction against releasing the Property.

## The Location

The following market information is excerpted from a Self Contained Appraisal Report dated August 13, 2012 performed by CBRE, Inc., with respect to the property (the “Appraisal”), a copy of which is included on the enclosed CD.

The property is located in Lakewood Ranch, which is an unincorporated 8,500-acre master planned community in southeastern Manatee County, approximately 9 miles northeast of Sarasota. The Appraisal describes it as an “up-and-coming” family-oriented community, consisting of seven villages with a variety of housing types.



The most recognizable feature of Lakewood Ranch is its award-winning green community, elected as the largest green-certified community in the United States as of 2009. Some other features of this neighborhood include recreation, shopping, dining, events and festivals, health and fitness, arts and culture, schools and colleges, employment, and worship opportunities.

The Lakewood Ranch Golf and Country Club offers three courses - King's Dunes, Cypress Links and Royal Lakes - that challenge players at every level of play. Respect for its natural surroundings has deservedly earned the Lakewood Ranch Golf and Country Club certification as an Audubon International Sanctuary. And while each of the three courses plays differently, each is reminiscent of a nature preserve, home to deer, red-tailed hawks, river otter and an abundance of other wildlife and nesting birds.



Within a three to four mile radius of the property there are multiple shopping centers, including stores such as Home Depot, Lowe's, Kohl's, Michael's, Sports Authority, and Publix. The development along the secondary roads throughout the neighborhood consists of a variety of residential neighborhoods that were established in the 1980's and early 1990's, although new residential development continues to occur.

One of the most significant developments in the neighborhood is Lakewood Ranch Medical Center. This 120-bed acute care hospital has an extensive system of fully-integrated inpatient and outpatient services. Patients have access to a medical staff of over 400 physicians and allied health professionals with a comprehensive range of specialties.

The most recent development in the neighborhood is the LECOM School of Dental Medicine, a 100,000-square-foot, two-story, \$52 million facility which opened in July 2012. The school spans 36 acres along Lakewood Ranch Boulevard and 44th Avenue E. and sits just north of LECOM's Bradenton campus.

The 2012 population within a five-mile radius of the property is 63,688 with a 2012 estimated average household income of \$90,844. The Appraisal notes that the outlook for the neighborhood is for continued strong performance due to Lakewood Ranch Community's strong growth and also Bradenton-Sarasota-Northport area's strong job growth. As a result, the Appraisal indicates that the demand for existing developments is expected to continue to be good. See "Market Analysis and Overview."



## Business Strategy

- Monitor comparable properties and create a business plan for rental increases
- Reduce operating expenses and increase net operating income to hedge inflation
- Maintain new lease closing ratios and retention rates by providing a remarkable tenant experience through excellent customer service
- Maintain the community's amenities, in-unit amenities, and overall reputation through our property management expertise
- Identify an opportune time to list the property for sale

### Apartment Features

- Privacy alarms (monitoring not included)
- Nine-foot ceilings
- Designer lighting
- Full size washer and dryer
- Spacious walk-in closets
- Linen closets
- Gourmet kitchens
- Side-by-side refrigerator with water and ice dispenser
- Deep kitchen sinks with disposal
- Breakfast bar
- Glass shower doors
- Large soaking tubs
- Ample utility outlets
- High-speed internet
- Fabulous views
- Ceramic tiled entries, kitchens and baths

- 50 gallon water heaters
- Ceiling fans in bedrooms
- Digital thermostats
- Lowered kitchen cabinets with adjustable shelving
- Fire sprinklers/fire extinguishers/smoke alarms
- Curved shower curtain rods
- Energy efficient appliances

### Community Features

- Fitness center – treadmills with attached flat screen TV's, free weights, cardio vision, state of the art machines, flat screen TV's, mirrored wall, satellite music, and towel valet service with child playroom in view
- Indoor air-conditioned basketball court

- Computer lounge – high-speed internet stations with wireless available
- Gourmet coffee bar – with a complimentary selection of delicious coffees, teas, fruits, cookies and popcorn
- Game room – billiards, 3 large screen TVs, and a DVD Now machine.
- Pet friendly – off-leash fully fenced pet walk available
- Two-station pet wash for both large and small dogs. Treats available in the office daily
- Complimentary Saturday morning breakfast for residents
- Sparkling pool with spa and private cabanas including valet towel service and hammock trellis
- Car care center – with a foamy brush wash and vacuum cleaners



## The Offering

The Offering is designed for accredited Investors seeking to participate in a tax-deferred exchange as well as accredited Investors seeking a quality multiple owner real estate investment. See “Summary of the Offering-Interest Offered” and “The Offering.”

Delaware Statutory Trust interests:	\$ 22,450,085
Loan Proceeds:	\$ 21,588,000
Offering Price:	\$ 44,038,085
Loan-to-Offering Ratio:	49.02%
Minimum Investment (1031):	\$ 100,000
Minimum Investment (cash):	\$ 25,000



## Financing

The Trust obtained a mortgage loan from PNC Bank, National Association under the Federal National Mortgage Association Delegated Underwriting and Servicing loan program, in the principal amount of \$21,588,000. The loan is non-recourse to the Trust, has a term of approximately ten years, with a maturity date of October 1, 2022, and an annual interest rate that is fixed at 3.49% through the last day of the loan. The loan may be prepaid in whole at any time during the loan term, subject to a prepayment penalty. See “Risk Factors – Risks Relating to the Loan,” and “Acquisition, Financing, and Operation of the Property – Financing Terms.”

There can be no assurance the investment objectives will be achieved. This investment is subject to risks including those real estate risks associated with operation and leasing of residential properties including tenant defaults and environmental risks. There is no guarantee that investors will receive a return of capital or distributions. This investment is subject to general and specific risks related to the financing of the property. Mortgage debt increases the risk of loss since defaults on indebtedness secured by a property may result in lenders initiating foreclosure actions and a potential loss of value. The Master Tenant is a newly-formed entity and has limited capitalization. In the event that the Master Tenant is unable to pay rent or satisfy its obligations under the Master Lease, the Trust may experience loss of income. The Inland name and logo are registered trademarks being used under license.

