



INLAND PRIVATE CAPITAL CORPORATION



PHARMACY PORTFOLIO II DST

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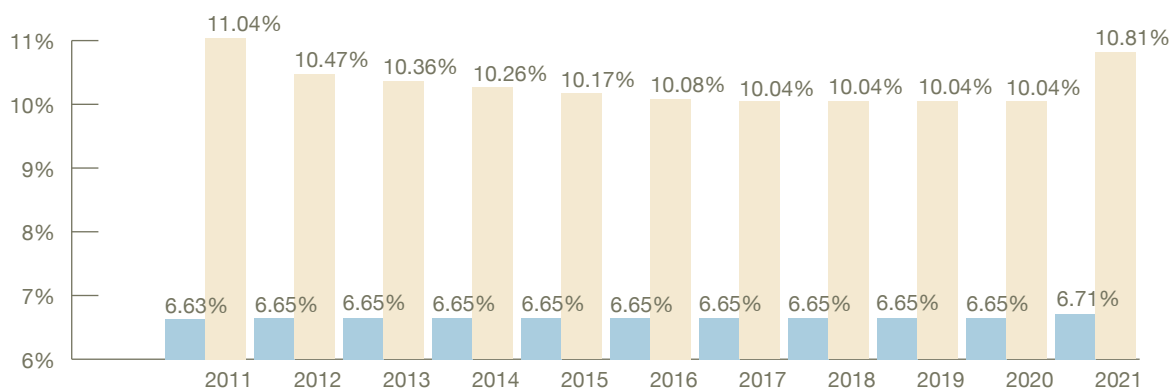
OFFERING HIGHLIGHTS

Pharmacy Portfolio II DST (the “Trust”) is a portfolio of six Walgreen Pharmacies located in Gallup, NM, Normal, IL, Somerset, MA, Spokane, WA, Villa Rica, GA and Waynesburg, PA (collectively, the “Properties”). This 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.

Delaware Statutory Trust (DST) Interests:	\$ 14,490,228
Minimum Purchase for Section 1031 Investors:	\$ 100,000
Minimum Purchase for Cash Investors:	\$ 25,000
Maximum Purchase:	\$ 5,122,808

Forecasted Cash-on-Cash Returns⁽¹⁾ (Paid Monthly)

■ Forecasted Cash-on-Cash Return ■ Tax Equivalent Yield*



¹ These forecasts are estimates which are based on certain assumptions and may vary. Please consult the Private Placement Memorandum for factors that may cause the actual results to differ.

* The TAX EQUIVALENT YIELD represents the yield required to achieve an equivalent after tax cash flow on an interest-bearing investment, which has no shelter from depreciation and would be taxed at the effective tax rate.



Financing:

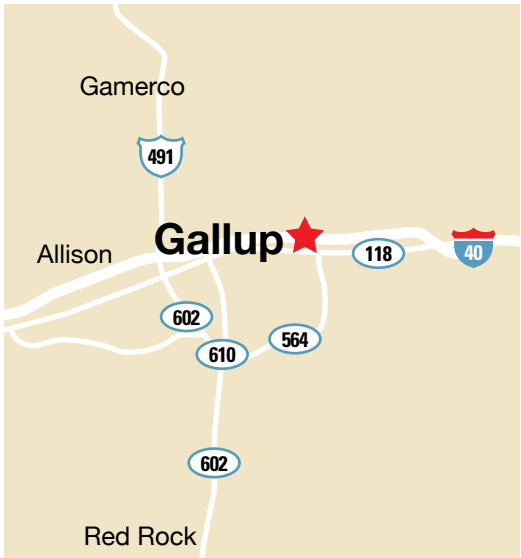
The Trust funded the acquisition of the portfolio with a mortgage loan on the Properties from Starwood Property Mortgage BC, L.L.C., a Delaware limited liability company, in the principal amount of \$21,635,300 (the “Loan”). Each Investor will be allocated a pro rata share of the Loan, estimated to be \$145,483 per \$100,000 Interest. The Loan is non-recourse to the Trust (subject to certain carve-outs to the Trust and IPC Corp.). The Loan has a term of approximately 15 years with a maturity date of July 5, 2026 but the anticipated prepayment date is July 5, 2021. Prior to the anticipated prepayment date, the interest rate is fixed at 5.65%. The loan to value ratio is 59.65%.

The Tenants

Walgreen Co. (“Walgreens”) is either the tenant or the guarantor of the tenants under the leases. Walgreens, together with its subsidiaries, operates the largest drugstore chain in the United States. Walgreens sells prescription and non-prescription drugs as well as general merchandise, including household products, convenience foods, personal care, beauty care, candy, photofinishing and seasonal items. Walgreens’ pharmacy services includes retail, specialty, infusion, medical facility, long-term care and mail service, along with pharmacy benefit solutions and respiratory services. Walgreens’ Take Care Health Systems subsidiary is a manager of worksite health centers and in-store convenient care clinics, with more than 700 locations throughout the United States. As of August 31, 2010, Walgreens operated 8,046 locations in 50 states, the District of Columbia, Puerto Rico and Guam. In 2010, Walgreens opened or acquired 670 locations for a net increase of 550 locations after relocations and closings.

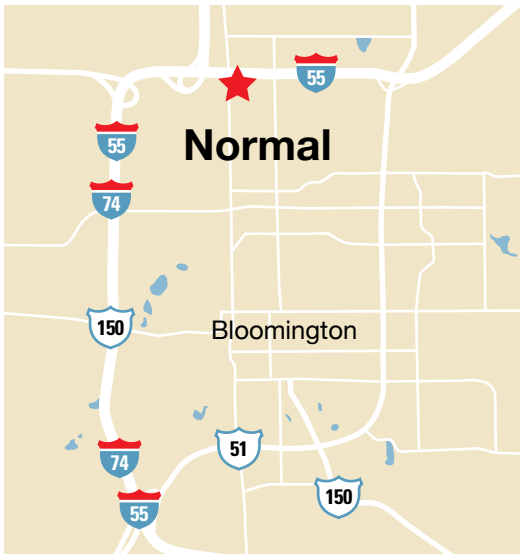
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GALLUP PROPERTY



Location	1870 East Highway 66 Gallup, New Mexico 87301
The Tenant	Walgreen Co.
Building	14,744 Sq. Ft.
Year Built	2005
Lease Term	7/30/2005-7/31/2080
Lease Termination Option	7/31/2030, and every 5 years thereafter
Annual Rent Per Sq. Ft.	\$22.79

NORMAL PROPERTY



Location	505 West Raab Road Normal, Illinois 61761
The Tenant	Walgreen Co.
Building	14,486 Sq. Ft.
Year Built	2009
Lease Term	3/22/2010-3/31/2085
Lease Termination Option	3/31/2035 or on the last day of any month thereafter
Annual Rent Per Sq. Ft.	\$25.13



SOMERSET PROPERTY



Location	296 Buffinton Street Somerset, Massachusetts 02726
The Tenant	Walgreen Eastern Co., Inc.
Building	13,569 Sq. Ft.
Year Built	2011
Lease Term	6/6/2011-6/30/2086
Lease Termination Option	6/30/2036 or on the last day of any month thereafter
Annual Rent Per Sq. Ft.	\$34.27

SPOKANE PROPERTY



Location	12 East Empire Avenue Spokane, Washington 99207
The Tenant	Walgreen Co.
Building	14,400 Sq. Ft.
Year Built	2002
Lease Term	9/26/2002-9/30/2077
Lease Termination Option	9/30/2027 and every 5 years thereafter
Annual Rent Per Sq. Ft.	\$28.82

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VILLA RICA PROPERTY



Location	684 West Bankhead Highway Villa Rica, Georgia 30180
The Tenant	Walgreen Co.
Building	13,650 Sq. Ft.
Year Built	2008
Lease Term	6/9/2008-6/30/2083
Lease Termination Option	6/30/2033 or on the last day of any month thereafter
Annual Rent Per Sq. Ft.	\$24.18

WAYNESBURG PROPERTY

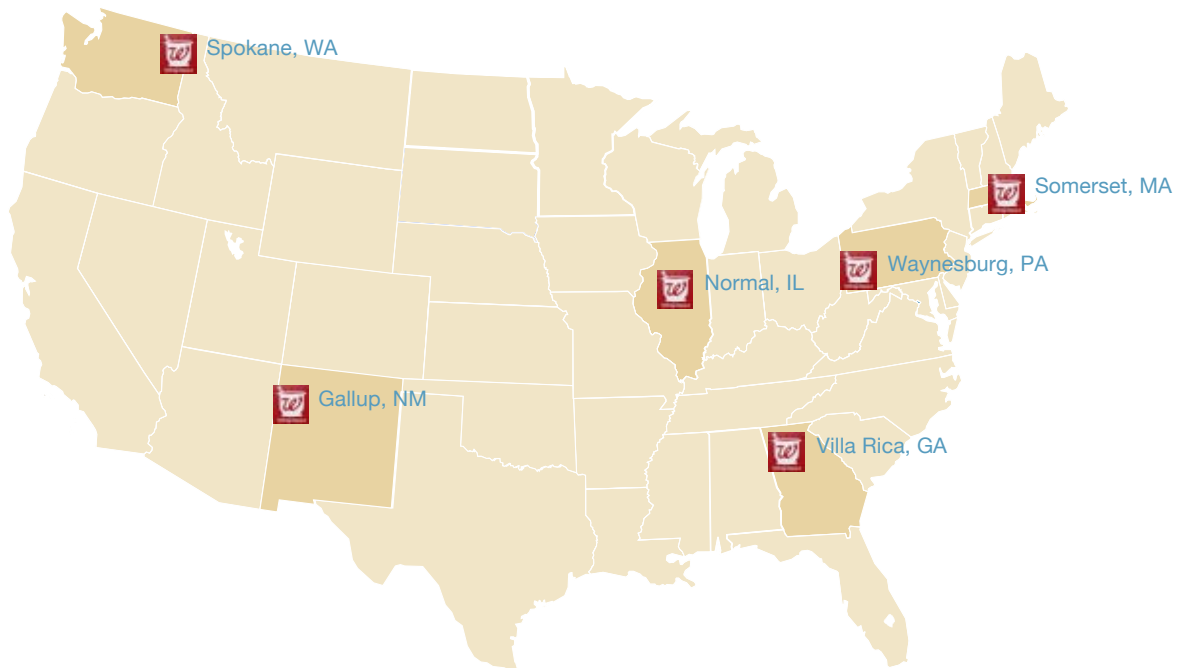


Location	1395 East High Street Waynesburg, Pennsylvania 15370
The Tenant	Walgreen Eastern Co., Inc.
Building	14,820 Sq. Ft.
Year Built	2008
Lease Term	10/13/2008-10/31/2083
Lease Termination Option	10/31/2033 or on the last day of any month thereafter
Annual Rent Per Sq. Ft.	\$26.25



THE LOCATIONS

Location	Population within a Five-Mile Radius	2010 Estimated Average Household Income	Major City Distance
Gallup, NM	190,732	\$108,506	Albuquerque – 136
Normal, IL	113,397	\$66,133	Peoria – 37
Somerset, MA	118,526	\$55,126	Providence RI – 16
Spokane, WA	204,008	\$52,419	Spokane CBD – 3
Villa Rica, GA	33,262	\$52,810	Atlanta – 34
Waynesburg, PA	13,961	\$51,061	Pittsburgh – 52



This material must be preceded or accompanied by a Private Placement Memorandum, which fully discloses the potential benefits and risks of the investment. There can be no assurance the investment objectives will be achieved. These investments are subject to risks including those real estate risks associated with the operation and leasing of retail properties. There is no guarantee investors will receive distributions or the return of their capital. Consult the Private Placement Memorandum for a discussion of risks.

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SOURCES

CBRE Self Contained Appraisal Report dated April 23, 2011 – Spokane, WA
CBRE Self Contained Appraisal Report dated May 3, 2011 – Gallup, NM
CBRE Self Contained Appraisal Report dated April 27, 2011 – Waynesburg, PA
CBRE Self Contained Appraisal Report dated April 27, 2011 – Villa Rica, GA
CBRE Self Contained Appraisal Report dated April 26, 2011 – Normal, IL
CBRE Self Contained Appraisal Report dated April 26, 2011 – Somerset, MA



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The Inland Real Estate Group of Companies, Inc.
Torch Award Winner for Ethics in the Marketplace
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