



INLAND MOKENA SENIOR LIVING DST

CONFIDENTIAL

Interests are speculative, illiquid and involve a high degree of risk. This material is neither an offer to sell, nor the solicitation of an offer to buy any security, which can be made only by the Private Placement Memorandum, dated March 17, 2026 (as may be supplemented from time to time, the Memorandum), and may be sold only by broker dealers and registered investment advisors authorized to do so. All potential investors must read the Memorandum, and no person may invest without acknowledging the receipt and complete review of the Memorandum. Capitalized terms used but not defined herein shall have the meanings set forth in the Memorandum.

Investments are suitable for accredited investors only. Please see the following page of this brochure for important disclosures. This communication is being provided to investors solely for informational purposes at the request of their financial professionals. In making any decision to invest, an investor will be required to acknowledge that Inland (as defined herein) is not making any investment recommendations and that the investor is relying solely on advice provided by his, her, or its financial professional (including but not limited to his, her, or its broker dealer, registered representative, or registered investment advisor).

Summary Risk Factors

An investment in the Interests of Inland Mokena Senior Living DST (the Trust) involves significant risk and is suitable only for investors who have adequate financial means, desire a relatively long-term investment and who will not need immediate liquidity for their investment and can afford to lose their entire investment. Investors must read and carefully consider the discussion set forth in the section of the Memorandum captioned “Risk Factors.” The risks involved with an investment in the Trust include, but are not limited to:

- The Interests are being offered in reliance on an exemption from the registration requirements of the Securities Act of 1933, as amended, and are not required to comply with specific disclosure requirements that apply to registration under the Securities Act of 1933, as amended.
- The Securities and Exchange Commission has not passed upon the merits of or given its approval to the Interests, the terms of the offering, or the accuracy or completeness of any offering materials.
- The Interests are subject to legal restrictions on transfer and resale and Investors should not assume they will be able to resell their Interests.
- Investing in Interests involves risk, and Investors should be able to bear the loss of their investment.
- Investors will have no control over the management of the Trust and the operation of the Property.
- The Trustees have limited duties to Investors and limited authority.
- There are economic risks associated with a fluctuating U.S. and world economy. There are also risks of investor confidence related to public health concerns.
- There are inherent risks with real estate investments.
- An investment in the Interests will not be diversified as to the type of asset, geographic location or tenant mix.
- The Trust depends on the Master Tenant for revenue, and the Master Tenant depends on the Residents under the Residential Leases for revenue. Any default by the Master Tenant or the Residents will adversely affect the operations of the Trust.
- The Property is operated as a senior living facility, and senior living facilities have certain unique risks. Adverse trends in the senior living industry may negatively affect the Trust’s revenues.
- Circumstances that adversely affect the ability of seniors or their families to pay for senior living services, such as economic downturns, softness in the U.S. housing market, higher levels of unemployment among resident family members, lower levels of consumer confidence, stock market volatility and/or changes in demographics, could cause the Property’s occupancy rates, revenues and results of operations to decline.
- The senior living business is subject to extensive regulation, which requires the Trust to incur significant costs and may cause it to experience losses.
- The nature of the senior living business exposes the Trust, the Master Tenant and the Property Manager to litigation and regulatory and government proceedings.
- The Investors could suffer adverse consequences from the exercise of rights of the Bridge Lender in respect of the Bridge Loan that was made to Inland Private Capital Corporation (IPC) in connection with the acquisition of the Property.
- The costs of complying with environmental laws and other governmental laws and regulations may adversely affect the Trust.
- The Property Manager is subject to certain conflicts of interests.
- There is a potential for property value loss. All real estate investments have the potential to lose value during the life of the investment.
- There is no public market for the Interests.
- The Interests are not registered with the Securities and Exchange Commission (the SEC) or any state securities commissions.
- Investors may not realize a return on their investment for years, if at all.
- The Trust is not providing any prospective Investors with separate legal, accounting, or business advice or representation.
- Various tax risks, including the risk that an acquisition of an Interest may not qualify as replacement property in a Section 1031 Exchange.

IMPORTANT NOTES

The Inland name and logo are registered trademarks being used under license. “Inland” refers to some or all of the entities that are part of The Inland Real Estate Group of Companies, Inc. one of the nation’s largest commercial real estate and finance groups, which is comprised of independent legal entities, some of which may be affiliates, share some common ownership or have been sponsored and managed by such entities or subsidiaries thereof. Inland has been creating, developing and supporting real estate-related companies for more than 55 years.

This brochure contains statements about operating plans, terms and performance of the Property and other projections of future results. Forward-looking statements may be identified by the use of words such as “expects,” “anticipates,” “intends,” “plans,” “will,” “may” and similar expressions. The “forward-looking” statements are based on various assumptions—for example, the growth and expansion of the economy, projected financing environment and real property market value trends—and these assumptions may prove to be incorrect. Accordingly, these forward-looking statements might not accurately predict future events or the actual performance of an investment in the Interests. In addition, Investors must disregard any projections and representations, written or oral, which do not conform to those contained in the Memorandum.

The companies depicted in the photographs or graphics herein may have proprietary interests in their trade names and trademarks. Nothing herein shall be considered an endorsement, authorization or approval of IPC or the Trust by such companies. Further, none of these companies are affiliated with IPC or the Trust in any manner.

Certain images and visual elements in this brochure were enhanced or modified using artificial intelligence tools for illustrative purposes only. As a result, some photographs in this brochure may differ from the actual property.

Each prospective investor should consult with his, her or its own tax advisor regarding an investment in the Interests and the qualification of his, her or its transaction under Internal Revenue Code Section 1031 for his, her or its specific circumstances.



OFFERING HIGHLIGHTS

Beneficial Interests: **\$86,840,527**

Offering Price: **\$86,840,527**

Offering Reserve: **\$4,781,000**

Minimum Purchase
(1031): **\$100,000**

Minimum Purchase
(cash): **\$25,000**

Inland Mokena Senior Living DST

Senior Living Community with Multiple Care Levels

The Trust is a newly formed Delaware statutory trust and an affiliate of Inland Private Capital Corporation. The Trust owns a senior living community located at 21536 Wolf Road, Mokena, Illinois known as Clarendale of Mokena (the Property). On approximately 11.40 acres of land, the three-story building provides a total of 156 units consisting of independent living, assisted living, and memory care units (collectively, the Units).

The Trust is offering (the Offering) to sell to certain qualified, accredited investors 100 percent of the beneficial interests in the Trust. The Offering is designed for accredited investors seeking to participate in a tax-deferred exchange as well as those seeking a quality, multiple-owner real estate investment. For more information, see “*Summary of the Offering*” and “*The Offering*” in the Memorandum.

You should read the Memorandum in its entirety before making an investment decision. Capitalized terms used but not defined herein shall have the meanings set forth in the Memorandum.

Clarendale of Mokena recognized by A Place for Mom as “2026 Best of Senior Living” – an award determined by residents and families for excellent care and support.¹

¹ Clarendale of Mokena website 2026.

Potential Key Investment Benefits

Thoughtfully Designed Senior Living Facility Providing Lifestyle Choices to Aging Americans

- Well-leased independent living, assisted living, and memory care community with engaging environment encouraging social connection supported by dependable care
- Modern amenities designed to provide carefree and active living for aging residents
- Number of Americans 65+ is projected to increase to 82 million by 2050 (approximately 41 percent increase from 2022)²

Desirable Chicagoland Location

- Located in a residential suburban setting in Mokena, approximately 30 miles southwest of downtown Chicago³
- Just six miles from Silver Cross Hospital⁴, which is ranked 21st “Best Regional Hospital” in Illinois and ranked 20th in Chicago by U.S. News & World Report 2025⁵
- Conveniently accessible via major roads and interstates, ensuring ease of travel for families and visitors

Experienced Property Manager

- Life Care Services, LLC d/b/a Life Care Services[®] (LCS) is a renowned senior living community operator and serves as the Property’s manager⁶
- Most awarded independent senior living operator in history of J.D. Power U.S. Senior Living Satisfaction Study⁷
- LCS provides senior living solutions to more than 120 communities nationwide, serving approximately 32,000 residents*

Finance-Free Opportunity

- Property is not encumbered by permanent financing, which will allow the Trust flexibility to hold the Property without any lender restrictions
- Trust has the option to sell the Property at a time which maximizes value

Master Lease Structure

- Master Lease structure allows the Master Tenant to operate the Property on behalf of the Trust
- 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 re-leasing the Property

*IPC prepared this summary in reliance on information provided by LCS, including information contained on the public website maintained by LCS (<https://www.lcsliving.com/>). Investors are encouraged to visit this website to review the most up-to-date information regarding LCS.

² Population Reference Bureau. Fact Sheet: Aging in the United States. January 2024.

³ Village of Mokena website 2026.

⁴ CBRE Appraisal Report January 16, 2026.

⁵ Silvercross.org. Silver Cross Named to U.S. News & World Report’s ‘Best Regional Hospitals’ Ranking. August 8, 2025.

⁶ Life Care Services website 2026.

⁷ JDPOWER. JD Power Syndicated Benchmark Awards. 2026.

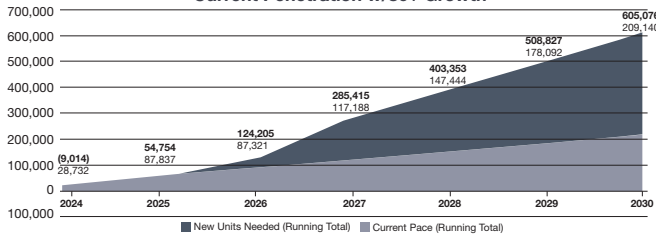
Senior Living Spotlight

The 75+ population is projected to grow 8.3x faster than the broader population, at approximately 4.1% annually over the next five years.⁸

Key Trends Expected to Drive Senior Living Performance

- Baby boomer generation aging into retirement homes⁹
- Asking rents continue to rise⁹
- Low levels of construction leading to limited new supply⁹
- Occupancies continue to rise above long-term averages¹⁰

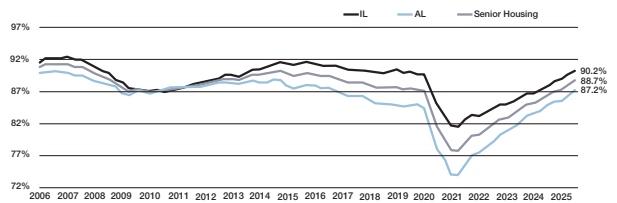
Aggregate New Units to Maintain 90% Occupancy Based on Current Penetration w/80+ Growth



Source: NIC MAP Data(R), powered by NIC MAP Vision.

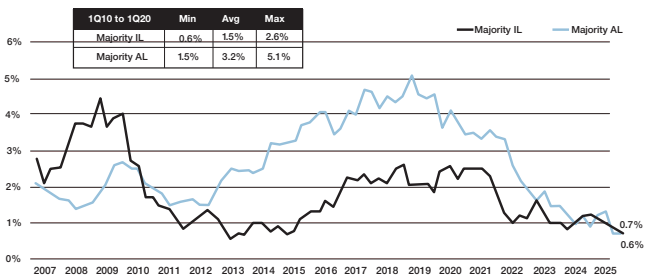
Assisted Living Occupancy Gains Outpacing Independent Living in Recent Quarters

Senior Housing & Majority Property Type Occupancy | Primary Markets 3Q25 to 4Q25



Source: 4Q25 NIC MAP Data.

Inventory Growth Below 1.0% for Third Consecutive Quarter
Senior Housing Annual Inventory Growth Rate | Primary Markets 4Q06 to 4Q25

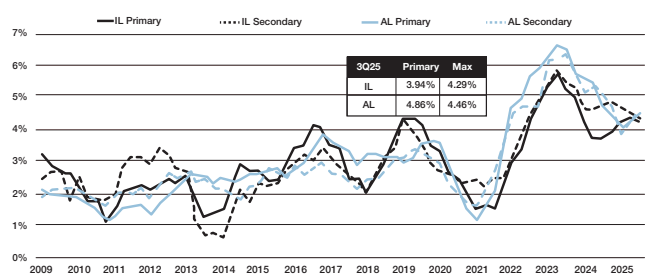


4Q25 NIC MAP Data.

Note: IL=Independent Living; AL=Assisted Living.

Independent Living Asking Rent Growth Decelerated, Assisted Living Moved Higher

Annual Asking Rent Growth | Primary Markets Secondary Markets & U.S. 1Q09-4Q25



4Q25 NIC MAP Data.

⁸ Worldbank.org. Population Estimates and Projections. December 2025.

⁹ Medsien. The aging baby boomer generation and the growing demand for senior care. May 20, 2025.

¹⁰ NIC MAP Data 4Q25.



| Lifestyle-Oriented Senior Community

The Property is a welcoming, resort-style senior living retirement community featuring 156 units, including 60 independent living units, 56 assisted living units, and 40 memory care units for residents with Alzheimer’s disease or other related dementias. Offering a range of thoughtfully designed layouts from studios to two-bedrooms, this community provides ample amenities and services to residents. With a focus on “connected living”, the Property is designed to support diverse resident lifestyles allowing for engagement with friends and family.¹¹

Clarendale of Mokena

21536 Wolf Road, Mokena, Illinois 60448

Year Built: 2015 | Acreage: 11.40

Community Amenities

- First-floor bistro & open-air pub
- Landscaped grounds & outdoor patio
- Dining room with fireplace
- Fitness studio
- Full-service salon & spa
- Library
- Health & wellness programs

Unit Amenities

- Light & airy living spaces
- Fully equipped kitchens
- Ample closet space
- Balconies
- Safety features in bathrooms
- 24-hour emergency call system

Premier Services




- Housekeeping & linens
- Residence & grounds maintenance
- Scheduled local transportation
- 24-hour security
- All utilities included (except telephone and cable television)
- Light, handyman services

¹¹ Clarendale of Mokena website 2026.



Property Composition

Unit Mix

	Total Units	Layout Mix	Avg. Square Footage
 Independent Living	60	Studio: 2 1 BR: 48 2 BR: 10	Studio: 442 S.F. 1 BR: 837 S.F. 2 BR: 1,152 S.F.
 Assisted Living	56	Studio: 24 1 BR: 27 2 BR: 5	Studio: 442 S.F. 1 BR: 679 S.F. 2 BR: 1,052 S.F.
 Memory Care	40	Studio: 40	Studio: 323 S.F.

Unit Mix Breakdown



Mokena Offers Best-in-Class Senior Living¹²

The Property is located in the Chicago-Naperville-Elgin, IL-IN Metropolitan Statistical Area with a population of more than nine million and an average household income of \$128,243. Approximately 30 miles southwest of downtown Chicago, the Property is situated in the suburban community of Mokena and is surrounded by established retail and commercial development. Some notable retailers include Mariano's, Office Depot, and Kohl's with other vibrant areas that offer coffee shops, barbers, salons and dentists. The surrounding area features multiple parks, including Hickory Creek Preserve, with Silver Cross Hospital conveniently located just six miles from the Property.

The Property is well-positioned to access Interstate 80, allowing for convenient visits from family and friends, with additional connections to Interstates 57 and 355. Both Chicago Midway International and O'Hare International Airports are within an hour's drive.



¹² CBRE Appraisal Report January 16, 2026..

Senior Living Pioneer¹³

The Property is operated and managed by LCS, a nationally recognized leading brand of high-quality senior lifestyle products and services. Making a difference in the lives of seniors has been LCS's sole focus since day one. The dedicated LCS Family of Companies was designed to help fulfill each community's unique mission, creating the best senior living experience possible for residents and employees. LCS has a long track record of excellence through their comprehensive portfolio of support services and expertise in managing Life Plan Communities and Rental Communities.

Most awarded independent senior living company and #1 in resident satisfaction for 7th year in a row by J.D. Power U.S. Senior Living Satisfaction Study¹⁴

Designed around comfort and service, Clarendale of Mokena promotes "connected living", encouraging residents to stay actively engaged with family, friends, and their community. LCS Signature Experiences cover a full spectrum of care and help their senior living communities provide resident-first safety and wellness initiatives.¹⁵



¹³ LCS Website 2026.

¹⁴ JDPOWER. Senior Living Providers Experience Major Year-Over-Year Gains in Satisfaction Despite Rising Costs, JD Power Finds. November 19, 2025.

¹⁵ Clarendale of Mokena website. 2026.

Inland's Senior Living Portfolio

With approximately \$1.26 billion of senior living assets under management, Inland's portfolio includes 18 properties with 2,800 units offering independent living, assisted living and memory care options.

Property	Units	City, State	Occupancy as of 3/6/2026	Purchase Price
Clarendale of Algonquin*	186	Algonquin, IL	94.2%	\$63,000,000
Clarendale of Ann Arbor*	152	Ann Arbor, MI	100%	\$66,250,000
Clarendale of Chandler*	232	Chandler, AZ	94.9%	\$98,370,146
Clarendale at Indian Lake*	189	Hendersonville, TN	95.3%	\$66,054,214
Clarendale of Mokena*	156	Mokena, IL	95.5%	\$72,000,000
Clarendale of St. Peters*	214	St. Peters, MO	92.6%	\$88,575,640
The Delaney of Bridgewater*	228	Bridgewater, NJ	89.0%	\$144,000,000
Independence Village	159	Peoria, IL	97.5%	\$24,000,000
Jackson Creek	132	Monument, CO	88.6%	\$60,800,000
The Montclair	157	Springfield, MO	76.4%	\$40,750,000
Mountain Park Senior Living	134	Phoenix, AZ	90.3%	\$47,100,000
Silvercrest at College View	136	Lenexa, KS	98.5%	\$47,000,000
The Waters on 50th	90	Minneapolis, MN	100%	\$ 31,884,137
The Waters of Edina	139	Edina, MN	95.0%	\$ 47,028,657
The Waters of Kingsley Shores	156	Lakeville, MN	91.0%	\$49,500,000
The Waters on Mayowood	175	Rochester, MN	97.7%	\$67,400,000
The Waters of Plymouth	92	Plymouth, MN	94.6%	\$ 28,356,700
The Waters of Savage at Fen Pointe	122	Savage, MN	96.7%	\$33,435,552

*Properties managed by LCS.

Note: Includes current Property being offered.

As of the date of the Memorandum, Inland has not sold any senior living assets.

Track Record - Private Investments

Approximately **\$13.1 Billion** Assets Under Management

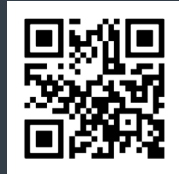
328 Sponsored Programs	149 Completed Program Dispositions	\$5.2+ Billion in Full-Cycle Asset Dispositions	974 Properties Acquired	\$18+ Billion in Acquisitions
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Data as of 12/31/2024

The information above reflects the performance of all Inland programs offered to investors through December 31, 2024 by Inland Private Capital Corporation (IPC) and Inland Venture Partners, LLC (IVP). Past performance is not indicative of future results. Investments in offerings sponsored by IPC and IVP involve certain risks including but not limited to tax risks, general real estate risks, risks relating to the financing on the applicable property (if any), risks relating to the ownership and management of the property, risks relating to private offerings and the lack of liquidity, and risks relating to the Delaware statutory trust structure or qualified opportunity fund structure, as applicable. In addition, IPC and IVP can give no assurance that their sponsored programs will be able to pay or maintain distributions, or that distributions will increase over time. IPC and IVP sponsored programs invest in a diversified portfolio of properties in terms of type of assets, locations of properties, and industries. The data shown above aggregates these properties for an overall snapshot of the portfolio.



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