

Nontraded REIT Industry Review: Third Quarter 2012



Jones Lang Lasalle Income Property Trust, Inc.

Total Assets.....	\$725.9 Million
Real Estate Assets	\$628.6 Million
Cash.....	\$40.9 Million
Securities	\$0.0 Million
Other	\$56.4 Million



Initial Offering Date:	October 1, 2012
Number of Months Fundraising:	0
Anticipated Offering Close Date:	Perpetual Life
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$10.00

Cash to Total Assets Ratio:	5.6%
Asset Type:	Diversified
Number of Properties:	33
Square Feet / Units / Rooms / Acres:	6,235,000 Sq. Ft.
Percent Leased:	90%
LifeStage.....	Growth
Investment Style	Core

Historical Price



Gross Dollars Raised*

Not Applicable

*See Notes

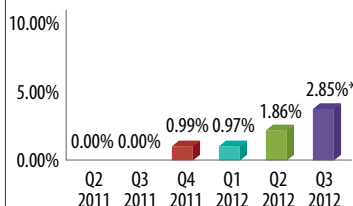
Current Distribution

Current Distribution Yield: .. 2.85%*



*See Notes

Historical Distribution

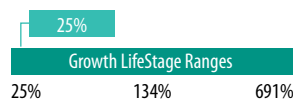


*See Notes

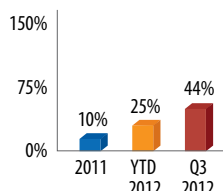
Contact Information

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Jones Lang LaSalle Income
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200 East Randolph Drive
Chicago, IL 60601
(312) 782-5800

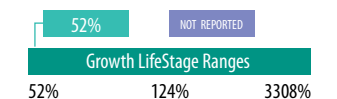
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO:.....25%YTD Distributions Paid:.... \$4,565,000
YTD FFO: \$18,144,000

Historical FFO Payout Ratio

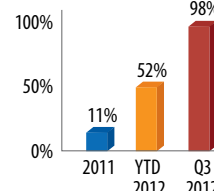


Year to Date MFFO Payout Ratio

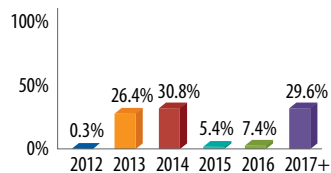
MFFO Payout Ratio:
YTD Distributions/YTD MFFO:.....52%YTD Distributions Paid:....\$4,565,000
YTD MFFO: \$8,757,000

■ BVP Adjusted-See Notes ■ Company reported

Historical MFFO Payout Ratio

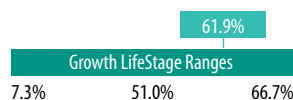


Debt Repayment Schedule



Current Debt Ratio

Debt to Total Assets Ratio: ... 61.9%



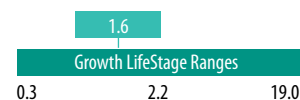
Debt Breakdown



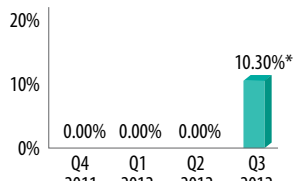
Total:\$449.1 Million
 Fixed:\$449.1 Million
 Variable:\$0.0 Million
 Rate: 5.15% – 6.14%
 Term: 1 – 15 yrs

Interest Coverage Ratio

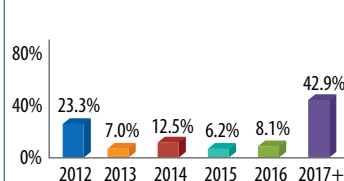
YTD Interest Coverage Ratio: 1.6

Adjusted EBITDA:\$31,640,000
Interest Expense:\$19,850,000

Redemptions



Lease Expirations*



*As of 12/31/11 for consolidated properties.

Trends and Items of Note

- On October 1, 2012, the SEC declared effective the Company's continuous public offering of up to \$3,000,000 in any combination of Class A and Class M shares of common stock. In order to facilitate the offering, on January 20, 2012, the Company's stockholders approved an amendment and restatement of the charter that would, among other things, (i) designate the outstanding common stock as Class E common stock, and (ii) create two new classes of Class A and Class M common stock.
- On October 1, 2012, the Company declared a stock dividend to all Class E stockholders at a ratio of 4.786-to-1. As a result, the Company's total number of Class E shares outstanding increased to 26,451,063 and the Company's NAV per share was reduced to \$10.00. Class E shares will convert into Class M shares of common stock on October 1, 2013 and will become eligible for repurchase under the Company's share repurchase plan on October 1, 2014. Class E stockholders are not eligible to participate in the Company's distribution reinvestment plan.
- While the Company's new offering of shares did not become effective until October 1, 2012, metrics have been included in this report due to the fact that the REIT had existing operations through September 30, 2012.
- See additional notes on page 99 for information regarding the source of distributions.