



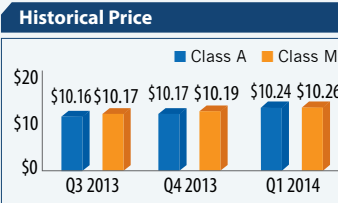
Jones Lang Lasalle Income Property Trust, Inc.

Total Assets.....	\$833.5 Million
Real Estate Assets	\$728.5 Million
Cash	\$44.3 Million
Securities	\$0.0 Million
Other	\$60.8 Million



Initial Offering Date:	October 1, 2012
Offering Status.....	Perpetual Life
Number of Months Fundraising:	18
Anticipated Offering Close Date:	Perpetual Life
Current Price per Share:	See Below
Reinvestment Price per Share:	See Below

Cash to Total Assets Ratio:	5.3%
Asset Type:	Diversified
Number of Properties:.....	27
Square Feet / Units / Rooms / Acres:.....	6,643,000 Sq. Ft.
Percent Leased:	97%
Weighted Average Lease Term Remaining:.....	Not Applicable
LifeStage:.....	Stabilizing
Investment Style:	Core
Weighted Average Shares Outstanding:.....	42,717,549



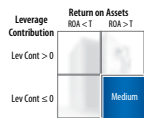
Contact Information

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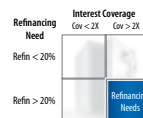
Performance Profiles

Operating Performance



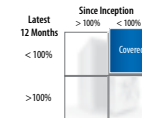
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is not increasing returns to shareholders.

Financing Outlook



Interest coverage ratio is above the 2.0X benchmark but more than 20% of the REIT's debt matures within two years or is at unhedged variable rates. The REIT may face difficulties in refinancing its borrowings or interest rate risk from increasing rates, but earnings currently provide coverage of interest expense.

Cumulative MFFO Payout

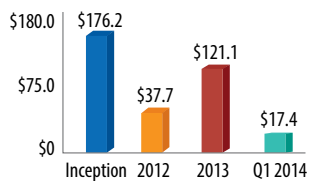


Cumulative MFFO since inception exceeds the cumulative cash distributions to common shareholders, indicating the REIT has fully funded cash distributions from its real estate operations. At the current distribution rate and level of modified funds from operations, trends suggest the distributions can be maintained.

Summary

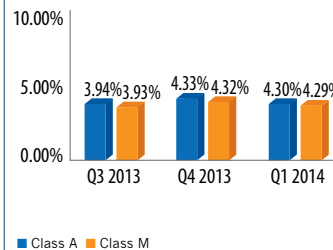
The REIT's return on assets over the last four quarters was 2.57%, not much above the yield on 10-Year Treasuries of 1.87%, providing a small additional return to shareholders. It had a negative leverage contribution with its average cost of debt of 4.30% and 47.4% debt ratio. Only 5.4% of the REIT's debt matures within two years but 27.8% is at unhedged variable rates, indicating minimal refinancing need but potential interest rate risk. Its trailing 12-month interest coverage ratio at 2.6X was above the 2.0X benchmark. Since inception the REIT has paid out 60% of estimated MFFO in cash distributions excluding DRP proceeds, and this rate was 53% over the last four quarters, a very sustainable payout ratio.

Gross Dollars Raised*

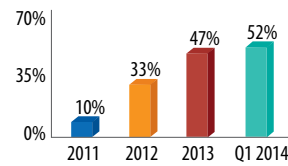


*Includes reinvested distributions (in millions)

Historical Distribution

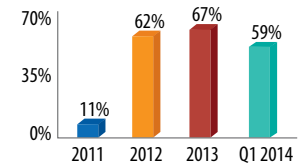


Historical FFO Payout Ratio



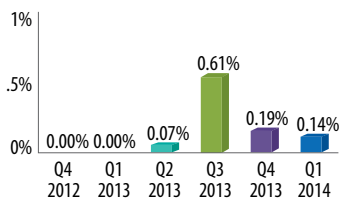
2014 YTD Dist. Paid: \$3,850,000
 2014 YTD FFO: \$7,441,000

Historical MFFO Payout Ratio



2014 YTD Dist. Paid: \$3,850,000
 2014 YTD MFFO: \$6,564,000
 BVP Adjusted MFFO - see notes

Redemptions

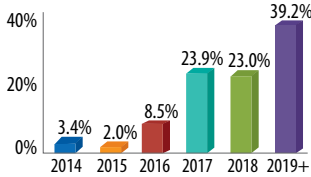


Debt Breakdown

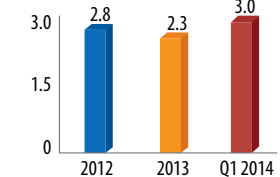


Debt to Total Assets Ratio:.....47.4%
 Total: \$395.5 Million
 Fixed: \$285.6 Million
 Variable: \$109.9 Million
 Avg. Wtd. Rate:4.3%
 Loan Term: <1 - 13 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- During 1Q 2014 the Company acquired three properties for a purchase price of approximately \$61.8 million.
- As of March 31, 2014, 15 out of the total 27 properties owned are invested in office and industrial properties.
- On May 6, 2014, our board of directors approved a gross dividend for the second quarter of 2014 of \$0.11 per share to stockholders of record as of June 27, 2014, payable on August 1, 2014.
- The REIT's Cash to Total Assets ratio decreased to 5.3% as of 1Q 2014 compared to 6.3% as of 1Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 47.4% as of 1Q 2014 compared to 55.9% as of 1Q 2013.
- The Company did not report MFFO for 1Q 2014 in the 10-Q. The ratios reported above were estimated by Blue Vault Partners based on the IPA Guidelines.
- For the quarter ending March 31, 2014, the Company paid cash distributions to stockholders of \$3.85 million compared to cash flow from operations of \$7.77 million.