

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

**FORM 8-K**

**CURRENT REPORT  
Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934**

**Date of report (Date of earliest event reported) November 9, 2015**

**Jones Lang LaSalle Income Property Trust, Inc.**

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(Exact name of registrant as specified in its charter)

<u>Maryland</u> (State or other jurisdiction of incorporation)	<u>000-51948</u> (Commission File Number)	<u>20-1432284</u> (IRS employer Identification No.)
<u>333 West Wacker Drive, Chicago IL, 60606</u> (Address of principal executive offices)		<u>60601</u> (Zip Code)

Registrant's telephone number, including area code: (312) 782-5800

N/A

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(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

### **Item 1.01 - Entry into a Material Definitive Agreement**

On November 9, 2015, a wholly-owned subsidiary of JLL Income Property Trust (the “Company”) entered into an agreement to acquire a 100% fee simple interest in a 180-unit luxury apartment community located in the coastal town of Point Loma just north of San Diego, CA. The property is currently under construction with closing estimated to occur in the second quarter of 2016. The purchase price is approximately \$90 million and is subject to normal closing pro rations and adjustments. The Company has deposited \$3 million of initial earnest money and will deposit an additional \$1 million of earnest money at the completion of each of the three phases of construction. The closing is conditioned on the satisfaction of matters that are usual and customary for a real estate development transaction. The seller, an affiliate of Monarch Group, is a prominent local residential developer.

The Company expects to fund the transaction using cash on hand. There is no assurance that the Company will close the acquisition on the terms described above, or at all.

### **Item 7.01 Regulation FD Disclosure**

On November 12, 2015, the Company issued a press release announcing its board of directors declared for the fourth quarter of 2015 a gross dividend in the amount of \$0.12 per share to holders of the Company's common stock of record as of December 30, 2015. The dividend is payable on or around February 5, 2016. Stockholders will receive \$0.12 per share less applicable class-specific fees, if any. Any future dividends will be made at the discretion of the board and will depend on the Company's earnings, financial condition, maintenance of its REIT status and such other factors as the board of directors may deem relevant from time to time.

The full text of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated by reference herein.

The information in this Current Report is furnished pursuant to Item 7 and shall not be deemed to be “filed” for the purpose of Section 18 of the Securities Exchange Act of 1934 or otherwise subject to the liabilities of that section. This information will not be deemed an admission as to the materiality of any information contained herein that is required to be disclosed solely by Regulation FD.

### **Item 9.01 - Financial Statements and Exhibits**

(d) Exhibits.

<u>Exhibit Number</u>	<u>Description</u>
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99.1	Press release issued by JLL Income Property Trust on November 12, 2015 announcing dividend for fourth quarter 2015.
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## EXHIBIT INDEX

<u>Exhibit Number</u>	<u>Description</u>
99.1	Press release issued by JLL Income Property Trust on November 12, 2015 announcing dividend for fourth quarter 2015.

Contact	Molly Schlax	Date	November 12, 2015
Telephone	+1 312 729 3661	Email	molly.schlax@fleishman.com

### JLL Income Property Trust Declares 16<sup>th</sup> Consecutive Quarterly Dividend

**Chicago** (November 12, 2015) - JLL Income Property Trust (the “Company”), an institutionally-managed, non-listed, daily valued perpetual life REIT ([NASDAQ: ZIPTAX; ZIPTMX; ZIPIAX; ZIPIMX](#)), announced that on November 5, 2015 its board of directors declared a regular quarterly dividend of \$0.12 per share for the fourth quarter 2015. The Company has paid sixteen consecutive quarterly dividends to its stockholders beginning with the first quarter 2012.

The dividend is payable on or around February 5, 2016 to stockholders of record on December 30, 2015. On an annualized basis, this gross dividend is equivalent to \$0.48 per share and represents a yield of approximately 4.3% on a NAV per share of \$11.27 as of November 6, 2015. All stockholders will receive \$0.12 per share less applicable share class specific fees and the annualized yield will differ based on the share class.

“We continue to offer to our investors dividend payments fully covered by cash flow from operations and at one of the highest dividend coverage ratios in the non-listed REIT industry. Offering an attractive level of current income for distribution to our stockholders is one of our primary investment objectives. In addition, we continue to see opportunities to acquire high quality, income-producing properties to add to our portfolio for that purpose,” commented Allan Swaringen, President and CEO of JLL Income Property Trust.

A third quarter dividend of \$0.12 per share, less applicable share class specific fees, was paid according to the table below on November 6, 2015 to stockholders of record as of the close of business on September 29, 2015.

	M-I Share <sup>1</sup>	A-I Share <sup>2</sup>	M Share <sup>3</sup>	A Share <sup>4</sup>
<b>Q3 Quarterly Gross Dividend per Share</b>	\$0.12000	\$0.12000	\$0.12000	\$0.12000
<b>Less: Dealer Manager Fee per Share</b>	(\$0.00123)	(\$0.00791)	(\$0.00797)	(\$0.02499)
<b>Q3 Quarterly Net Dividend per Share</b>	\$0.11877	\$0.11209	\$0.11203	\$0.09501
<b>NAV per Share as of September 29, 2015</b>	\$11.24	\$11.23	\$11.23	\$11.19
<b>Annualized Net Dividend Yield Based on NAV as of September 29, 2015</b>	4.2%	4.0%	4.0%	3.4%

*1 A dealer manager fee equal to 1/365th of 0.05% of NAV is allocated to Class M-I stockholders daily and reduces the quarterly dividend paid.*

*2 A dealer manager fee equal to 1/365th of 0.30% of NAV is allocated to Class A-I stockholders daily and reduces the quarterly dividend paid.*

*3 A dealer manager fee equal to 1/365th of 0.30% of NAV is allocated to Class M stockholders daily and reduces the quarterly dividend paid.*

*4 A dealer manager fee equal to 1/365th of 1.05% of NAV is allocated to Class A stockholders daily and reduces the quarterly dividend paid.*

JLL Income Property Trust is a non-listed, daily valued perpetual life real estate investment trust (REIT) that gives investors access to a growing portfolio of commercial real estate investments selected by an institutional investment management team and sponsored by one of the world's leading real estate services firms.

For more information on JLL Income Property Trust, please visit our website at [www.jllipt.com](http://www.jllipt.com).

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#### **About JLL Income Property Trust (NASDAQ: ZIPTAX; ZIPTMX; ZIPIAX; ZIPIMX)**

Jones Lang LaSalle Income Property Trust, Inc. is a non-listed, daily valued perpetual life real estate investment trust (REIT) that owns and manages a diversified portfolio of high quality, income-producing office, retail, industrial and apartment properties located primarily in the United States. JLL Income Property Trust expects to further diversify its real estate portfolio over time, including on a global basis.

#### **About LaSalle Investment Management**

LaSalle Investment Management, Inc., a member of the JLL group and advisor to JLL Income Property Trust, is one of the world's leading global real estate investment managers with nearly 700 employees in 16 countries worldwide and approximately \$57 billion of assets under management of private and public property equity and debt investments. LaSalle's diverse client base includes public and private pension funds, insurance companies, governments, endowments and private individuals from across the globe. For more information, visit [www.lasalle.com](http://www.lasalle.com).

#### **Forward Looking Statements**

*This press release may contain forward-looking statements with respect to JLL Income Property Trust. Forward-looking statements are statements that are not descriptions of historical facts and include statements regarding management's intentions, beliefs, expectations, plans or predictions of the future. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from those expressed or implied by such forward-looking statements.*