

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

FORM 1-U

CURRENT REPORT
Pursuant Regulation A of the Securities Act of 1933

February 20, 2018
(Date of Report (Date of earliest event reported))

GENERATION INCOME PROPERTIES, INC.
(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation or organization)

47-4427295
(I.R.S. Employer
Identification No.)

401 East Jackson, Suite 3300
Tampa, FL 33602
(Full mailing address of principal executive offices)

Telephone: (813)-448-1234
(Issuer's telephone number, including area code)

Common Shares
(Title of each class of securities issued pursuant to Regulation A)

Item 9. Other Events***Declaration of Dividend***

On February 13, 2018, Generation Income Properties, Inc. (the “Company”) announced that its board of directors authorized a \$0.10 per share cash dividend for shareholders of record of the Company’s common stock as of January 2, 2018. The Company expects to pay this dividend on or before March 31, 2018. David Sobelman, the President and founder of Generation Income Properties, and owner of approximately 58% of the Company’s common stock outstanding, has waived his dividend for this period.

Preliminary Financing JV Partnership

On February 13, 2018, Generation Income Properties, Inc. (“GIP”), issued a press release announcing that GIP, has entered into a preliminary financing arrangement with affiliates of Oak Street Real Estate Capital, LLC (“Oak Street”). Oak Street recently closed its fourth fund at \$1.25 billion in September 2017 and has agreed to provide up to \$15 million of preferred equity capital to a to-be-formed partnership, in joint venture with GIP (the “JV”). The JV intends to acquire high quality, investment grade net leased commercial real estate.

Safe Harbor Statement

This Current Report on Form 1-U contains forward-looking statements within the meaning of the federal securities laws. You can identify these forward-looking statements by the use of words such as “outlook,” “believes,” “expects,” “potential,” “continues,” “may,” “will,” “should,” “could,” “seeks,” “projects,” “predicts,” “intends,” “plans,” “estimates,” “anticipates” or the negative version of these words or other comparable words. Such forward-looking statements are subject to various risks and uncertainties, including those described under the section entitled “Risk Factors” in our Offering Circular, as such factors may be updated from time to time in our periodic filings and Offering Circular supplements filed with the SEC, which are accessible on the SEC’s website at www.sec.gov. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these statements. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in our filings with the SEC. We undertake no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments or otherwise, except as required by law.

Item 10. Exhibits**Number Description of Exhibit**

- | | |
|------|---|
| 15.1 | Press release dated February 13, 2018 – Oak Street JV |
| 15.2 | Company newsletter dated February 13, 2018 |
| 15.3 | Press release dated February 19, 2018 – Dividend |

SIGNATURES

Pursuant to the requirements of Regulation A, the issuer has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

GENERATION INCOME PROPERTIES, INC.

Date: February 20, 2018

By: /s/ David Sobelman
Name: David Sobelman
Title: Chief Executive Officer
Chief Financial Officer



FOR IMMEDIATE RELEASE

**GIP TO PARTNER WITH
OAK STREET REAL ESTATE CAPITAL**

Generation Income Properties, Inc. ("GIP"), the public real estate investment trust founded by David Sobelman, has entered into a preliminary financing arrangement with affiliates of Oak Street Real Estate Capital, LLC ("Oak Street"). Oak Street recently closed its fourth fund at \$1.25 billion in September 2017 and has agreed to provide up to \$15 million of preferred equity capital to a to-be-formed partnership, in joint venture with GIP (the "JV"). The JV intends to acquire high quality, investment grade net leased commercial real estate.

About Generation Income Properties

Generation Income Properties, Inc., located in Tampa, Florida, is an internally managed real estate investment trust formed to acquire and own, directly and jointly, real estate investments focused on retail, office and industrial net lease properties located primarily in major United States cities, with an emphasis on the major coastal markets. We invest primarily in freestanding, single-tenant commercial retail, office and industrial properties.

About Oak Street Real Estate Capital

Oak Street Real Estate Capital, LLC is a real estate investment firm founded in 2009 and based in Chicago, Illinois, Oak Street primarily focuses on real estate acquisitions with net-leases to investment grade tenants. The firm specializes in and seeks to provide capital solutions to a variety of credit tenants (e.g. corporations, healthcare systems, universities, and governmental entities) primarily through sale-leaseback and build-to-suit transactions across the United States, while additionally providing advisory services and comprehensive real estate solutions.

Forward-Looking Statement

This press release, whether or not expressly stated, may contain "forward-looking" statements as defined in the Private Securities Litigation Reform Act of 1995. It reflects the company's expectations regarding future events and economic performance and are forward-looking in nature and, accordingly, are subject to risks and uncertainties. Such forward-looking statements include risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such forward-looking statements which are, in some cases, beyond the Company's control which could have a material adverse effect on the company's business, financial condition, and results of operations.

CONTACT:

Generation Income Properties, Inc.

David Sobelman

President

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GIP to Partner with Oak Street Real Estate Capital



Generation Income Properties, Inc. (“GIP”), the public real estate investment trust founded by David Sobelman, has entered into a preliminary financing arrangement with affiliates of Oak Street Real Estate Capital, LLC (“Oak Street”). Oak Street recently closed its fourth fund at \$1.25 billion in September 2017 and has agreed to provide up to \$15 million of preferred equity capital to a to-be-formed partnership, in joint venture with GIP (the “JV”). The JV intends to acquire high quality, investment grade net leased commercial real estate.

[Read Full Story Here: https://www.gipreit.com/single-post/2018/02/13/GIP-to-Partner-with-Oak-Street-Real-Estate-Capital](https://www.gipreit.com/single-post/2018/02/13/GIP-to-Partner-with-Oak-Street-Real-Estate-Capital)



Starbucks is Opening So We're Closing

With our forward purchase commitment for the newly constructed Starbucks in Tampa, FL, the opening date of the store has been set to February 16, 2018. With that timing trigger in place, GIP is preparing to close on the purchase of this property in March 2018 which would add another high quality, credit-worthy property to GIP's portfolio.



Dividends for Shareholders

The board of directors of Generation Income Properties, Inc. (the "Company") authorized a dividend to the stockholders of record as of January 2, 2018. The Company expects to pay this dividend on or before March 31, 2018.



GIP Stock to List

GIP has engaged a transfer agent which is the beginning of the process to being a listed company; implementing the strategy in which it originally set out to accomplish. Estimated timing for listing is the second quarter 2018.



DAVID SOBELMAN
CEO of Generation Income Properties, a public net lease REIT.
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813.448.1234

This newsletter, whether or not expressly stated, may reflect the company's expectations regarding future events and economic performance and are forward-looking in nature and, accordingly, are subject to risks and uncertainties. Such forward-looking statements include risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such forward-looking statements which are, in some cases, beyond the company's control which could have a material adverse effect on the company's business, financial condition, and results of operations.



FOR IMMEDIATE RELEASE

**GENERATION INCOME PROPERTIES, INC.
ANNOUNCES FIRST CASH DIVIDEND**

Tampa, FL - February 19, 2018, Generation Income Properties, Inc. (the "Company") announced today that its board of directors authorized a \$0.10 per share cash dividend for shareholders of record of the Company's common stock as of January 2, 2018. The Company expects to pay this dividend on or before March 31, 2018.

David Sobelman, the President and founder of Generation Income Properties, and owner of approximately 58% of the Company's common stock outstanding, has waived his dividend for this period.

About Generation Income Properties

Generation Income Properties, Inc., located in Tampa, Florida, is an internally managed real estate investment trust formed to acquire and own, directly and jointly, real estate investments focused on retail, office and industrial net lease properties located primarily in major United States cities, with an emphasis on the major coastal markets. We invest primarily in freestanding, single-tenant commercial retail, office and industrial properties.

Additional information about Generation Income Properties, Inc. can be found at the Company's corporate website: www.gipreit.com.

Forward-Looking Statement

This press release, whether or not expressly stated, may contain “forward-looking” statements as defined in the Private Securities Litigation Reform Act of 1995. It reflects the company’s expectations regarding future events and economic performance and are forward-looking in nature and, accordingly, are subject to risks and uncertainties. Such forward-looking statements include risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such forward-looking statements which are, in some cases, beyond the Company’s control which could have a material adverse effect on the company’s business, financial condition, and results of operations. For example, this press release states that the Company’s dividend rate on the Company’s common stock is \$0.10 per share. A possible implication of this statement is that the Company will continuously pay dividends on the Company’s common stock of \$0.10 per share. The Company’s dividend rates are set and may be reset from time to time by its board of directors. In addition, David Sobelman, the Company’s president, waived his dividend so that shareholders would receive a greater dividend for this period. Mr. Sobelman shall be entitled to receive future dividends and his waiver for this dividend shall not act as a waiver for future dividends. The Company’s board of directors will consider many factors when setting dividend rates, including the Company’s historical and projected income, normalized funds from operations, the then current and expected needs and availability of cash to pay the Company’s obligations, distributions which may be required to be paid to maintain the Company’s tax status as a real estate investment trust and other factors deemed relevant by the board of directors in its discretion. Accordingly, future dividend rates may be increased or decreased and there is no assurance as to the rate at which future dividends will be paid. For these reasons, among others, investors are cautioned not to place undue reliance upon any forward-looking statements in this press release. Additional factors are discussed in the Company’s filings with the U.S. Securities and Exchange Commission, which are available for review at www.sec.gov. The Company undertakes no obligation to publicly revise these forward-looking statements to reflect events or circumstances that arise after the date hereof.

CONTACT:

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