

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

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**FORM 1-U**

**CURRENT REPORT**  
**Pursuant Regulation A of the Securities Act of 1933**

**September 6, 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 Street, 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)

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**Item 9. Other Events**

***Declaration of Dividend***

On September 6, 2018, Generation Income Properties, Inc. (the “Company”) announced that its board of directors authorized a \$0.105 per share cash dividend for shareholders of record of the Company’s common stock as of August 31, 2018. The Company expects to pay this dividend on or before November 15, 2018.

David Sobelman, the President and founder of Generation Income Properties, and owner of approximately 54% of the Company’s common stock outstanding, has waived his dividend for this period.

**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](http://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 September 10, 2018 - Dividend](#)

**SIGNATURE**

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: September 10, 2018

By: /s/ David Sobelman  
David Sobelman  
Chief Executive Officer



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## GENERATION INCOME PROPERTIES, INC. ANNOUNCES SECOND CASH DIVIDEND

FOR IMMEDIATE RELEASE

**Tampa, FL - September 10, 2018,** Generation Income Properties, Inc. (the "*Company*") announced on September 6, 2018 that its board of directors authorized a \$0.105, per share cash dividend for shareholders of record of the Company's common stock as of August 31, 2018, an increase from the first cash dividend paid in March of 2018. This dividend is expected to be paid in the fourth quarter of 2018.

### 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](http://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 \$0.105 per share. A possible implication of this statement is that the Company will continuously pay dividends on the Company's common stock of \$0.105 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](http://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:

### **Generation Income Properties, Inc.**

David Sobelman  
President  
(813) 448-1234  
[DS@gipreit.com](mailto:DS@gipreit.com)

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[GIPREIT.COM](http://GIPREIT.COM)

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