

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

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

(Address of principal executive offices, including zip code)

(813)-448-1234

(Registrant's telephone number, including area code)

Common Shares

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

Item 9. Other Events

Asset Acquisition

On December 20, 2018, Generation Income Properties, Inc. (the “Company” or “GIP”) today announced that it has purchased, through a joint venture with Generation Income Properties, L.P., a 63,000/SF Industrial building in Huntsville, Alabama, that is net leased to Pratt & Whitney, a subsidiary of United Technologies.

The total purchase price was \$8.3 million plus closing costs and expenses, and was purchased using a combination of cash from the Company, funds from a joint venture partner and debt. The \$8.3 million purchase is GIP’s largest to date and adds another investment-grade credit tenant to its portfolio, increasing the Company’s annual gross-revenue by \$685,000.

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 December 20, 2018](#)

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: December 20, 2018

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



Generation Income Properties, Inc. Purchases 63,000/SF Industrial Building in Huntsville, AL For \$8.3 Million

FOR IMMEDIATE RELEASE

Tampa, FL – December 20, 2018 – Generation Income Properties, Inc. (the “Company” or “GIP”) today announced that it has purchased, through a joint venture with Generation Income Properties, L.P., a 63,000/SF Industrial building in Huntsville, Alabama, that is net leased to Pratt & Whitney, a subsidiary of United Technologies.

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David Sobelman, CEO, stated, “I am extremely excited about the purchase of this asset. I am pleased the Company continues to find value in stabilized assets, growing both GIP’s portfolio and revenue for its shareholders.”

About Generation Income Properties, Inc.

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. 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.

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 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.

[Link to Full Press Release on SEC Filings Here.](#)

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