

0000950170-24-09728210-Q GENERATION INCOME PROPERTIES, INC. 2024081420240814175846175847175847 0 0000950170-24-097282 10-Q 72 232040630 20240815 20240814
GENERATION INCOME PROPERTIES, INC. 0001651721 6798 474427295 MD 1231 10-Q 34 001-40771 241209891 401 EAST JACKSON STREET SUITE 3300 TAMPA FL 33602 813-448-1234
401 EAST JACKSON STREET SUITE 3300 TAMPA FL 33602 10-Q 1 gipr-20240630.htm 10-Q 10-Q Q2false-12-3100016517215,758,541two years0001651721us-
gaap:RetainedEarningsMember2023-06-300001651721us-gaap:ParentMember2024-06-300001651721us-gaap:LeasesAcquiredInPlaceMember2023-04-012023-06-300001651721us-
gaap:WarrantMember2019-04-252019-04-250001651721gipr:PresidentAndCeoMember2023-04-012023-06-300001651721us-gaap:CommonStockMember2023-01-012023-03-
310001651721gipr:Gip13LlcMember2023-08-100001651721gipr:LesseeMember2024-01-012024-06-300001651721gipr:BrownFamilyTrustMember2023-03-
310001651721gipr:Lc2NnnPrefLlcMember2023-03-310001651721gipr:FreseniusChicagoIllinoisMemberus-gaap:MortgagesMember2024-01-012024-06-
300001651721gipr:DollarGeneralBigSpringTxMemberus-gaap:MortgagesMember2024-06-300001651721sr:MinimumMembergipr:SiteImprovementsMember2024-06-300001651721us-
gaap:InterestRateFloorMembergipr:PromissoryNotesMember2022-04-012022-04-010001651721us-gaap:MortgagesMembergipr:ExpUSServicesIncExpUSServicesIncMember2024-01-012024-
06-300001651721gipr:DividendTrancheThirteenMember2024-01-012024-06-300001651721gipr:BrownFamilyTrustMember2023-01-012023-03-310001651721us-
gaap:MortgagesMembergipr:CityOfSanAntonioPrekSanAntonioTxMember2024-01-012024-06-300001651721us-gaap:MortgagesMembergipr:DollarGeneralMarketBakersfieldCaMember2023-
12-310001651721us-gaap:SwapMember2020-11-300001651721gipr:ExercisePriceMember2019-04-252019-04-250001651721us-
gaap:MortgagesMembergipr:WalgreensSantaMariaCaMember2024-06-300001651721gipr:GreenwallLCMember2023-06-300001651721us-gaap:YearEndAdjustmentMember2023-06-
300001651721gipr:RentalRevenueMember2023-04-012023-06-3000016517212021-09-300001651721us-gaap:MortgagesMembergipr:DollarGeneralMountGileadOhMember2024-01-012024-06-
300001651721gipr:GipLpMember2022-12-310001651721gipr:BayportLoansMembergipr:PromissoryNotesMember2024-06-300001651721us-
gaap:MortgagesMembergipr:DollarGeneralMountGileadOhMember2024-06-300001651721gipr:Gip13LlcMember2023-08-102023-08-100001651721gipr:DividendTrancheEightMember2024-01-
012024-06-300001651721us-gaap:MortgagesMembergipr:DollarGeneralMarketBakersfieldCaMember2024-06-300001651721gipr:GreenwallLCMember2023-01-012023-03-
310001651721gipr:TwoThousandTwentyOmnibusIncentivePlanMember2024-06-300001651721us-gaap:YearEndAdjustmentMember2023-03-
310001651721gipr:SecuredMortgageLoanOneMember2024-01-012024-06-300001651721us-gaap:FairValueInputsLevel3Membergipr:RestrictedCashMember2023-12-
310001651721gipr:FreseniusChicagoIllinoisMemberus-gaap:MortgagesMember2024-06-300001651721gipr:JcwcFundingLlcMember2023-04-012023-06-300001651721us-
gaap:CommonStockMember2024-03-310001651721us-gaap:CommonStockMember2022-09-150001651721us-gaap:PreferredStockMember2024-01-012024-01-
310001651721gipr:DollarGeneralLakesideOhMemberus-gaap:MortgagesMember2024-01-012024-06-300001651721us-gaap:AboveMarketLeasesMember2023-12-310001651721us-
gaap:AdditionalPaidInCapitalMember2022-12-310001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMembergipr:TrancheFiveMember2024-12-
150001651721gipr:DollarGeneralLitchfieldMeMemberus-gaap:MortgagesMember2023-12-310001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2022-09-
300001651721gipr:LMBowentonLLCMember2023-01-012023-03-310001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2024-01-012024-03-
310001651721gipr:LazBoyIncRockfordILMemberus-gaap:MortgagesMember2024-01-012024-06-300001651721gipr:RiversideCrossingLCMember2023-06-
300001651721gipr:GreenwallLCMember2023-12-310001651721us-gaap:MortgagesMembergipr:GsaFbiManteoNorthCarolinaMember2024-06-
300001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2023-01-012023-03-310001651721us-gaap:DollarGeneralBigSpringTxMemberus-gaap:MortgagesMember2024-01-012024-
06-300001651721gipr:RedemptionAgreementMember2022-07-202022-07-200001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMemberus-gaap:CommonStockMember2022-09-
150001651721gipr:DividendTrancheSevenMember2024-01-012024-06-300001651721us-gaap:NoncontrollingInterestMember2024-04-012024-06-
300001651721gipr:ExercisePriceTwoMember2021-09-080001651721gipr:PromissoryNotesMember2022-04-010001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2024-03-
310001651721gipr:LoanAgreementsMembergipr:ThirteenPropertiesMember2024-06-
300001651721gipr:PromissoryNotesMembergipr:PromissoryNotesRequiredOnePointFiveZeroDebtServiceCoverageRatiosMember2024-06-
300001651721gipr:FreseniusChicagoIllinoisMemberus-gaap:MortgagesMember2023-12-310001651721gipr:RedemptionAgreementMember2022-09-130001651721us-
gaap:SalesRevenueNetMembergipr:TucsonArizonaMembergipr:KohlsCorporationMemberus-gaap:CustomerConcentrationRiskMember2023-01-012023-06-300001651721us-
gaap:RestrictedStockMember2023-01-012023-06-300001651721gipr:GeneralServicesAdministrationVacavilleCaMemberus-gaap:MortgagesMember2024-06-3000016517212024-06-
300001651721gipr:BrownFamilyTrustMember2024-03-310001651721us-gaap:NoncontrollingInterestMember2023-04-012023-06-300001651721us-
gaap:MortgagesMembergipr:SherwinWilliamsTampaFloridaMember2023-12-310001651721gipr:RiversideCrossingLCMember2023-04-012023-06-
300001651721gipr:ExercisePriceOneMember2021-09-302021-09-300001651721gipr:Lc2NnnPrefLlcMembergipr:ModivPortfolioMember2024-01-012024-06-
300001651721gipr:GroundLeaseMember2023-04-012023-06-300001651721us-gaap:AdditionalPaidInCapitalMember2023-01-012023-03-310001651721us-
gaap:MortgagesMembergipr:GsaFbiManteoNorthCarolinaMember2024-01-012024-06-300001651721gipr:RealEstateHeldForSaleMember2024-06-3000016517212024-01-012024-01-
310001651721us-gaap:RestrictedStockMembersrt:DirectorMember2024-06-012024-06-150001651721us-gaap:MortgagesMembergipr:IrbyConstructionPlantCityFloridaMember2024-01-
012024-06-300001651721us-gaap:NoncontrollingInterestMember2024-03-310001651721gipr:JcwcFundingLlcMember2024-04-012024-06-300001651721us-
gaap:NoncontrollingInterestMember2022-12-310001651721gipr:GeneralServicesAdministrationVacavilleCaMemberus-gaap:MortgagesMember2023-12-
310001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2022-07-200001651721gipr:IrbyPropertyPartnersMember2024-06-300001651721us-
gaap:RestrictedStockMember2024-01-012024-06-300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMemberus-gaap:CommonStockMember2022-09-
120001651721gipr:PreferredEquityAgreementMembergipr:PreferredEquityPartnersMembergipr:HornstromMember2024-01-012024-06-300001651721gipr:Lc2NnnPrefLlcMember2022-12-
310001651721gipr:RiversideCrossingLCMember2024-06-300001651721us-gaap:WarrantMember2020-11-132020-11-130001651721gipr:PromissoryNotesMember2023-12-310001651721us-
gaap:MortgagesMembergipr:DollarTreeStoresIncMorrowGaMember2024-01-012024-06-300001651721gipr:BestBuyGrandJunctionColoradoMemberus-gaap:MortgagesMember2023-12-
310001651721gipr:GipLpMember2023-01-012023-03-310001651721us-gaap:AdditionalPaidInCapitalMember2023-12-310001651721us-gaap:LeasesAcquiredInPlaceMember2024-06-
300001651721us-gaap:MortgagesMember2023-01-012023-06-300001651721gipr:GsaFbiManteoNorthCarolinaMember2023-12-310001651721us-gaap:CommonStockMemberus-gaap:OverAllotmentOptionMember2021-09-
082021-09-080001651721us-gaap:NoncontrollingInterestMember2023-01-012023-03-310001651721gipr:PromissoryNotesMembergipr:TwoMortgageLoanAgreementsMember2024-06-
300001651721gipr:GeneralServicesAdministrationVacavilleCaMemberus-gaap:MortgagesMember2024-01-012024-06-300001651721gipr:HornstromMember2023-12-
310001651721gipr:DividendTrancheFourMember2024-01-012024-06-300001651721us-gaap:AdditionalPaidInCapitalMember2024-03-
310001651721gipr:LoanAgreementsMembergipr:SixPropertiesMember2024-06-300001651721gipr:RiversideCrossingLCMember2023-01-012023-03-310001651721us-gaap:ParentMember2023-
01-012023-03-3100016517212023-06-300001651721us-gaap:NoncontrollingInterestMember2024-04-012024-06-300001651721us-gaap:AdditionalPaidInCapitalMember2023-03-
310001651721us-gaap:WarrantMember2024-01-012024-06-300001651721gipr:LMBowentonLLCMember2022-12-3100016517212022-12-
310001651721gipr:SecuredMortgageLoanTwoMember2024-01-012024-06-300001651721gipr:BestBuyGrandJunctionColoradoMemberus-gaap:MortgagesMember2024-01-012024-06-
300001651721gipr:JcwcFundingLlcMember2023-06-300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2022-08-092022-08-090001651721us-
gaap:NoncontrollingInterestMember2023-06-300001651721gipr:PromissoryNotesMember2024-06-300001651721us-gaap:NoncontrollingInterestMember2023-04-012023-06-300001651721us-
gaap:SalesRevenueNetMembergipr:NorfolkVaManteoNcMembergipr:GeneralServicesAdministrationMemberus-gaap:CustomerConcentrationRiskMember2024-01-012024-06-
300001651721gipr:PromissoryNotesMembergipr:DC TampaHuntsvilleLoanMember2024-06-300001651721gipr:BrownFamilyTrustMember2022-12-310001651721us-gaap:ParentMember2023-
12-310001651721us-gaap:RestrictedStockMember2023-12-310001651721gipr:PRAHoldingMemberus-gaap:SalesRevenueNetMembergipr:BuildingsInNorfolkVAMemberus-
gaap:CustomerConcentrationRiskMember2023-01-012023-06-300001651721us-gaap:AdditionalPaidInCapitalMember2024-06-300001651721us-gaap:AboveMarketLeasesMember2023-01-
012023-06-300001651721gipr:PromissoryNotesMembergipr:TwoMortgageLoanAgreementsMember2022-04-010001651721gipr:HornstromMember2023-03-
310001651721gipr:GipLpMember2023-03-310001651721us-gaap:RetainedEarningsMember2023-01-012023-03-310001651721gipr:DividendTrancheTwoMember2024-01-012024-06-
3000016517212022-10-142022-10-140001651721us-gaap:SeriesAPreferredStockMembergipr:PurchaseAndSaleAgreementMember2024-06-
270001651721gipr:DividendTrancheFifteenMember2024-01-012024-06-300001651721us-gaap:NoncontrollingInterestMember2024-03-3100016517212024-01-012024-03-310001651721us-
gaap:YearEndAdjustmentMember2024-03-310001651721gipr:ExercisePriceTwoMember2021-09-082021-09-080001651721gipr:GsaNavyNorfolkVirginiaMemberus-
gaap:MortgagesMember2024-01-012024-06-
300001651721gipr:PreferredEquityAgreementMembergipr:PreferredEquityPartnersMembergipr:PropertyInPlantCityFLMembergipr:IrbyPropertyPartnersMember2021-04-210001651721us-
gaap:MortgagesMembergipr:DollarGeneralMarketBakersfieldCaMember2024-01-012024-06-300001651721gipr:JcwcFundingLlcMember2022-12-
310001651721gipr:PresidentAndCeoMember2024-01-012024-01-010001651721gipr:IrbyPropertyPartnersMember2023-01-012023-03-
310001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2024-06-300001651721us-gaap:NoncontrollingInterestMember2024-01-012024-03-310001651721us-
gaap:CommonStockMembergipr:RedemptionAgreementMember2024-06-300001651721gipr:BrownFamilyEnterprisesLlcMember2022-10-140001651721gipr:InvestorWarrantsMember2023-01-
012023-03-310001651721gipr:GreenwallLCMember2024-06-300001651721gipr:Lc2NnnPrefLlcMember2023-12-310001651721us-
gaap:MortgagesMembergipr:CityOfSanAntonioPrekSanAntonioTxMember2024-06-300001651721us-gaap:MortgagesMembergipr:IrbyConstructionPlantCityFloridaMember2023-12-
310001651721us-gaap:SwapMember2020-11-302020-11-300001651721gipr:RedemptionAgreementMember2024-06-3000016517212023-01-012023-03-310001651721us-
gaap:OverAllotmentOptionMembergipr:MaximGroupLlcMember2024-01-012024-06-300001651721us-
gaap:MortgagesMembergipr:WashingtonDcStarbucksSouthTampaFLandPrattWhitneyHuntsvilleAlaMember2024-01-012024-06-300001651721gipr:DollarGeneralLitchfieldMeMemberus-
gaap:MortgagesMember2024-06-300001651721gipr:GsaNavyNorfolkVirginiaMemberus-gaap:MortgagesMember2024-06-300001651721us-gaap:FairValueInputsLevel3Memberus-
gaap:InterestRateSwapMember2024-06-300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMembergipr:BuildingsInNorfolkVAMember2019-09-302019-09-
300001651721gipr:GreenwallLCMember2024-04-012024-06-300001651721gipr:IrbyPropertyPartnersMember2024-01-012024-03-310001651721us-gaap:RetainedEarningsMember2023-04-
012023-06-300001651721us-gaap:MortgagesMembergipr:DollarGeneralEastWiltonMeMember2023-12-
310001651721gipr:GipvaMembergipr:PreferredEquityAgreementMembergipr:PreferredEquityPartnersMember2024-01-012024-06-
300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMembergipr:TrancheFiveMember2024-06-
150001651721gipr:ContributionAgreementMembergipr:LMBowentonLLCMembergipr:BuildingsInNorfolkVAMember2022-01-142022-01-140001651721us-
gaap:FairValueInputsLevel3Memberus-gaap:CashAndCashEquivalentsMember2024-06-300001651721us-gaap:MortgagesMembergipr:IrbyConstructionPlantCityFloridaMember2024-06-
300001651721gipr:Lc2NnnPrefLlcMemberus-gaap:PreferredStockMembergipr:ModivPortfolioMember2024-06-300001651721gipr:BrownFamilyTrustMember2023-04-012023-06-
300001651721us-gaap:MortgagesMember2023-12-310001651721gipr:PreferredEquityAgreementMembergipr:PreferredEquityPartnersMembergipr:IrbyPropertyPartnersMember2021-04-
212021-04-210001651721us-gaap:MortgagesMembergipr:DollarTreeStoresIncMorrowGaMember2023-12-310001651721gipr:BrownFamilyTrustMember2024-04-012024-06-300001651721us-
gaap:ParentMember2022-12-310001651721us-gaap:YearEndAdjustmentMember2024-01-012024-03-310001651721us-gaap:RetainedEarningsMember2022-12-310001651721us-
gaap:MortgagesMembergipr:KohlsTucsonArizonaMember2023-12-310001651721us-gaap:MortgagesMembergipr:DollarGeneralCastaliaOhMember2024-01-012024-06-300001651721us-
gaap:ParentMember2023-03-310001651721gipr:BrownFamilyTrustMember2023-12-310001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMembergipr:TrancheFiveMember2024-
09-150001651721us-gaap:MortgagesMembergipr:CityOfSanAntonioPrekSanAntonioTxMember2023-12-310001651721gipr:Lc2NnnPrefLlcMember2024-01-012024-03-
310001651721gipr:PromissoryNotesMember2023-01-012023-06-300001651721gipr:RedemptionAgreementMember2023-03-080001651721gipr:PresidentAndCeoMember2023-01-012023-06-
300001651721us-gaap:RetainedEarningsMember2024-03-310001651721us-gaap:NoncontrollingInterestMember2023-06-
300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2024-01-012024-06-3000016517212024-08-090001651721gipr:PromissoryNotesMember2022-04-012022-04-
010001651721gipr:Lc2NnnPrefLlcMembergipr:ModivPortfolioMember2023-09-072023-09-070001651721gipr:LessorMember2023-04-012023-06-300001651721us-
gaap:NoncontrollingInterestMember2023-01-012023-03-310001651721gipr:IrbyPropertyPartnersMember2023-06-300001651721gipr:DividendTrancheTenMember2024-01-012024-06-
300001651721gipr:Lc2NnnPrefLlcMemberus-gaap:PreferredStockMember2024-06-300001651721gipr:BrownFamilyTrustMember2023-06-
300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2022-04-250001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2022-12-310001651721us-
gaap:MortgagesMembergipr:StarbucksNorthTampaFloridaMember2023-12-310001651721gipr:ContributionAgreementMembergipr:LMBowentonLLCMember2022-01-140001651721us-
gaap:CommonStockMember2024-01-012024-06-300001651721gipr:ContributionAgreementMembersrt:PresidentMembergipr:OneEntityMember2020-11-302020-11-
300001651721gipr:PrattAndWhitneyHuntsvilleAlabamaMemberus-gaap:SalesRevenueNetMembergipr:PrattAndWhitneyCorporationMemberus-gaap:CustomerConcentrationRiskMember2023-
01-012023-06-300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2023-01-270001651721us-
gaap:SalesRevenueNetMembergipr:NorfolkVaManteoNcMembergipr:GeneralServicesAdministrationMemberus-gaap:CustomerConcentrationRiskMember2023-01-012023-06-
300001651721gipr:IrbyPropertyPartnersMember2022-12-310001651721sr:MaximumMembergipr:SiteImprovementsMember2024-06-300001651721gipr:LessorMember2023-01-012023-06-
300001651721gipr:ExercisePriceTwoMember2021-09-300001651721us-gaap:RestrictedStockMember2023-06-300001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2023-12-
310001651721gipr:BrownFamilyTrustMember2024-06-300001651721gipr:DollarGeneralThompsonPaMemberus-gaap:MortgagesMember2023-12-
310001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2023-03-310001651721us-gaap:CommonStockMember2024-04-012024-06-300001651721gipr:GipLpMember2024-04-
012024-06-300001651721gipr:RiversideCrossingLCMember2022-12-310001651721gipr:PresidentAndCeoMember2024-04-012024-06-
300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2022-03-210001651721gipr:RedemptionAgreementMember2024-03-310001651721us-
gaap:PreferredStockMember2023-12-310001651721gipr:LoanAgreementsMember2024-06-300001651721us-gaap:FairValueInputsLevel3Memberus-
gaap:CashAndCashEquivalentsMember2023-12-310001651721gipr:LesseeMember2023-01-012023-06-
300001651721gipr:OtherPayableRelatedPartyMembergipr:LoanAgreementsMembergipr:Gip13LlcMember2023-08-100001651721gipr:LMBowentonLLCMember2023-06-300001651721us-
gaap:ParentMember2023-04-012023-06-300001651721gipr:PreferredEquityAgreementMembergipr:BrownFamilyTrustMember2021-02112021-02-
110001651721gipr:GreenwallLCMember2024-01-012024-03-310001651721gipr:ExercisePriceMember2020-11-132020-11-
130001651721gipr:TwoThousandTwentyOmnibusIncentivePlanMember2024-01-012024-06-300001651721us-gaap:MortgagesMembergipr:DollarTreeStoresIncMorrowGaMember2024-06-

300001651721gipr:DividendTrancheFiveMember2024-01-012024-06-300001651721us-gaap:PreferredStockMember2024-01-012024-03-310001651721us-gaap:MortgagesMembergipr:StarbucksNorthTampaFloridaMember2024-06-300001651721gipr:LMBOwentonILLCMember2024-03-310001651721gipr:RealEstateHeldForSaleMember2024-01-012024-06-300001651721us-gaap:MortgagesMembergipr:PraHoldingsIncNorfolkVirginiaMember2024-06-300001651721gipr:PromissoryNotesMember2023-04-012023-06-300001651721gipr:DividendTrancheElevenMember2024-01-012024-06-300001651721us-gaap:RestrictedStockMember2024-06-300001651721gipr:OtherIncomesMember2023-01-012023-06-300001651721srt:MinimumMemberus-gaap:BuildingMember2024-06-300001651721us-gaap:CommonStockMember2024-06-300001651721us-gaap:NoncontrollingInterestMember2023-12-310001651721us-gaap:NoncontrollingInterestMember2024-01-012024-03-310001651721gipr:GreenwallLCMember2023-04-012023-06-300001651721gipr:LoanPayableRelatedPartyMember2024-06-300001651721gipr:GreenwalLCMember2023-03-310001651721gipr:DollarGeneralThompsonstownPaMemberus-gaap:MortgagesMember2024-06-300001651721gipr:GipvaMembergipr:PreferredEquityAgreementMembergipr:PreferredEquityPartnersMember2024-06-300001651721us-gaap:AdditionalPaidInCapitalMember2024-04-012024-06-3000016517212022-04-012022-04-010001651721us-gaap:NoncontrollingInterestMember2023-12-310001651721us-gaap:AboveMarketLeasesMember2024-04-012024-06-300001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2023-06-300001651721gipr:GipvaMembergipr:PreferredEquityAgreementMemberus-gaap:PreferredStockMember2023-02-080001651721gipr:Lc2NnnPrefLlcMemberus-gaap:PreferredStockMembergipr:ModivPortfolioMember2024-01-012024-06-3000016517212024-03-290001651721gipr:DividendTrancheSeventeenMember2024-01-012024-06-300001651721gipr:TwoEntitiesMember2023-10-310001651721gipr:BrownFamilyTrustMember2024-01-012024-03-310001651721us-gaap:RetainedEarningsMember2024-06-300001651721gipr:RentalRevenueMember2023-01-012023-06-300001651721gipr:GipLpMember2023-12-310001651721gipr:BuildingInTampaFLMembergipr:GIPFund1LLCMember2020-11-300001651721gipr:GipLpMember2023-04-012023-06-300001651721gipr:GenerationIncomePropertiesLpMember2024-01-012024-06-300001651721us-gaap:CommonStockMember2023-12-310001651721us-gaap:MortgagesMember2024-06-300001651721us-gaap:LeasesAcquiredInPlaceMember2023-12-310001651721gipr:Lc2NnnPrefLlcMember2023-06-300001651721us-gaap:MortgagesMembergipr:PraHoldingsIncNorfolkVirginiaMember2024-01-012024-06-300001651721gipr:LMBOwentonILLCMember2024-01-012024-03-310001651721gipr:IrbyPropertyPartnersMember2023-12-310001651721us-gaap:RestrictedStockMember2022-12-310001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2022-09-150001651721gipr:LoanAgreementsMembergipr:LoanFromRelatedPartyMembergipr:Gip13LlcMember2023-08-102023-08-100001651721gipr:DollarGeneralLakesideOhMemberus-gaap:MortgagesMember2023-12-310001651721gipr:LessorMember2024-01-012024-06-300001651721gipr:GipLpMember2024-06-300001651721gipr:GipLpMember2023-06-300001651721gipr:LaZBoyIncRockfordIlMemberus-gaap:MortgagesMember2023-12-310001651721gipr:ContributionAgreementMembergipr:LMBOwentonILLCMember2024-06-300001651721gipr:ExercisePriceMember2019-04-250001651721gipr:GipLpMember2024-03-310001651721gipr:GroundLeaseMember2024-01-012024-06-300001651721us-gaap:MortgagesMembergipr:SherwinWilliamsTampaFloridaMember2024-06-300001651721us-gaap:AboveMarketLeasesMember2024-01-012024-06-300001651721gipr:DividendTrancheFourteenMember2024-01-012024-06-300001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2024-04-012024-06-300001651721gipr:LesseeMember2024-04-012024-06-300001651721us-gaap:MortgagesMembergipr:SherwinWilliamsTampaFloridaMember2024-01-012024-06-300001651721gipr:RiversideCrossingLCMember2023-12-310001651721gipr:HornstromMember2024-06-300001651721gipr:Lc2NnnPrefLlcMember2023-01-012023-03-310001651721gipr:ExercisePriceOneMember2021-09-080001651721gipr:HornstromMember2023-06-300001651721gipr:ExercisePriceOneMember2021-09-300001651721gipr:RiversideCrossingLCMember2024-01-012024-03-310001651721us-gaap:MortgagesMembergipr:PraHoldingsIncNorfolkVirginiaMember2023-12-3100016517212024-01-310001651721us-gaap:MortgagesMembergipr:DollarGeneralEastWiltonMeMember2024-06-300001651721us-gaap:MortgagesMembergipr:DollarGeneralCastaliaOhMember2023-12-310001651721gipr:RiversideCrossingLCMember2023-03-310001651721us-gaap:YearEndAdjustmentMember2023-04-012023-06-300001651721gipr:ContributionAgreementMembergipr:OneEntityMembergipr:BuildingInTampaFLMember2020-11-302020-11-300001651721gipr:HornstromMember2023-01-012023-03-310001651721gipr:LMBOwentonILLCMember2023-04-012023-06-300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMembergipr:TrancheFiveMember2023-09-150001651721gipr:ContributionAndExchangeAgreementMemberus-gaap:SubsequentEventMember2024-07-240001651721gipr:LesseeMember2024-06-300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2019-09-300001651721gipr:GroundLeaseMember2024-06-300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMembergipr:BuildingsInNorfolkVAMember2019-09-300001651721gipr:ContributionAgreementMembergipr:LMBOwentonILLCMembergipr:BuildingsInNorfolkVAMember2022-01-140001651721us-gaap:YearEndAdjustmentMember2024-04-012024-06-300001651721us-gaap:CommonStockMember2023-03-310001651721gipr:PRAHoldingMemberus-gaap:SalesRevenueNetMembergipr:BuildingsInNorfolkVAMemberus-gaap:CustomerConcentrationRiskMember2024-01-012024-06-300001651721gipr:NoncontrollingInterestsFormerGipFundOneMember2023-04-012023-06-300001651721us-gaap:BuildingImprovementsMember2024-06-300001651721gipr:GroundLeaseMember2022-03-090001651721gipr:GsaNavyNorfolkVirginiaMemberus-gaap:MortgagesMember2023-12-310001651721us-gaap:MortgagesMembergipr:DollarGeneralMountGileadOhMember2023-12-310001651721gipr:PreferredEquityAgreementMembergipr:BuildingInCocoaFLMembergipr:BrownFamilyTrustMember2021-02-110001651721us-gaap:MortgagesMembergipr:KohlsTucsonArizonaMember2024-06-300001651721gipr:RedemptionAgreementMember2022-08-092022-08-090001651721gipr:LessorMember2024-04-012024-06-300001651721us-gaap:RetainedEarningsMember2024-04-012024-06-300001651721gipr:DollarGeneralEastWiltonMeMemberus-gaap:MortgagesMember2024-01-012024-06-300001651721us-gaap:ParentMember2024-03-310001651721gipr:GreenwallLCMember2022-12-310001651721srt:PresidentMembergipr:BuildingInTampaFLMembergipr:GIPFund1LLCMember2020-11-300001651721us-gaap:FairValueInputsLevel3Membergipr:RestrictedCashMember2024-06-300001651721gipr:OtherIncomesMember2024-04-012024-06-300001651721gipr:ExercisePriceTwoMember2021-09-302021-09-300001651721gipr:DollarGeneralThompsonstownPaMemberus-gaap:MortgagesMember2024-01-012024-06-300001651721gipr:PresidentAndCeoMember2024-01-012024-06-300001651721us-gaap:CommonStockMember2024-01-012024-03-310001651721gipr:PromissoryNotesMember2024-01-012024-06-300001651721gipr:SecuredMortgageLoanTwoMember2024-06-300001651721gipr:GreenwallLCMember2024-03-310001651721us-gaap:ParentMember2024-01-012024-03-310001651721gipr:JcwfFundingLlcMember2023-01-012023-03-310001651721gipr:Lc2NnnPrefLlcMember2024-06-300001651721us-gaap:MortgagesMembergipr:ExpUSServicesIncExpUSServicesIncMember2024-06-300001651721gipr:PromissoryNotesMember2022-04-012022-04-300001651721us-gaap:MortgagesMembergipr:StarbucksNorthTampaFloridaMember2024-01-012024-06-300001651721us-gaap:AdditionalPaidInCapitalMember2023-04-012023-06-300001651721gipr:ExercisePriceOneMember2021-09-082021-09-080001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMember2019-09-302019-09-300001651721gipr:HornstromMember2023-04-012023-06-300001651721gipr:DividendTrancheNineMember2024-01-012024-06-300001651721us-gaap:WarrantMember2020-11-130001651721gipr:JcwfFundingLlcMember2024-06-300001651721us-gaap:SeriesAPreferredStockMembergipr:DividendTrancheOneMembergipr:PurchaseAndSaleAgreementMember2024-06-270001651721us-gaap:ParentMember2024-04-012024-06-300001651721gipr:JcwfFundingLlcMember2023-12-310001651721us-gaap:AdditionalPaidInCapitalMember2024-01-012024-03-310001651721us-gaap:NoncontrollingInterestMember2022-12-310001651721us-gaap:SubsequentEventMemberus-gaap:SeriesBPreferredStockMember2024-07-240001651721gipr:LMBOwentonILLCMember2024-06-300001651721gipr:OutsideInvestorMembergipr:TwoEntitiesMember2024-01-012024-06-300001651721gipr:JcwfFundingLlcMember2023-03-310001651721gipr:Lc2NnnPrefLlcMember2024-04-012024-06-300001651721gipr:GenerationIncomePropertiesLPMemberus-gaap:CapitalUnitsMember2024-01-012024-06-300001651721us-gaap:YearEndAdjustmentMember2023-01-012023-03-310001651721gipr:HornstromMember2024-04-012024-06-300001651721gipr:ContributionAndExchangeAgreementMemberus-gaap:SubsequentEventMemberus-gaap:SeriesBPreferredStockMember2024-07-242024-07-240001651721gipr:Lc2NnnPrefLlcMember2024-03-310001651721gipr:GIPFund1LLCMember2024-06-300001651721us-gaap:MortgagesMembergipr:WashingtonDcStarbucksSouthTampaFLandPrattWhitneyHunstvilleAlMember2024-06-300001651721gipr:RentalRevenueMember2024-04-012024-06-300001651721gipr:DollarGeneralBigSpringTxMemberus-gaap:MortgagesMember2023-12-310001651721gipr:Lc2NnnPrefLlcMemberus-gaap:PreferredStockMember2024-01-012024-06-300001651721gipr:ContributionAndExchangeAgreementMemberus-gaap:SubsequentEventMemberus-gaap:SeriesBPreferredStockMember2024-07-240001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMemberus-gaap:ShareBasedCompensationAwardTrancheOneMember2023-03-150001651721us-gaap:MortgagesMembergipr:WashingtonDcStarbucksSouthTampaFLandPrattWhitneyHunstvilleAlMember2023-12-310001651721gipr:LMBOwentonILLCMember2023-12-310001651721gipr:SecuredMortgageLoanOneMember2024-06-300001651721gipr:PreferredEquityAgreementMembergipr:PreferredEquityPartnersMembergipr:HornstromMember2021-08-022021-08-020001651721us-gaap:NoncontrollingInterestMember2023-03-310001651721us-gaap:MortgagesMembergipr:DollarGeneralCastaliaOhMember2024-06-300001651721gipr:PreferredEquityAgreementMemberus-gaap:PreferredStockMembergipr:GipvaOneMember2023-02-080001651721gipr:ContributionAgreementMembergipr:OneEntityMembergipr:BuildingInTampaFLMember2020-11-300001651721gipr:IrbyPropertyPartnersMember2023-04-012023-06-300001651721gipr:Lc2NnnPrefLlcMember2023-04-012023-06-3000016517212024-04-012024-06-300001651721us-gaap:AboveMarketLeasesMember2024-06-300001651721us-gaap:NonrecourseMembergipr:LoanAgreementsMembergipr:PresidentAndCeoMembergipr:LoanFromRelatedPartyMembergipr:Gip13LlcMember2023-08-100001651721us-gaap:NoncontrollingInterestMember2024-06-300001651721gipr:PromissoryNotesMember2024-04-012024-06-300001651721us-gaap:OverAllotmentOptionMember2024-01-012024-06-300001651721gipr:GroundLeaseMember2023-01-012023-06-300001651721gipr:PreferredEquityAgreementMembergipr:PreferredEquityPartnersMembergipr:IrbyPropertyPartnersMember2024-01-012024-06-300001651721gipr:RiversideCrossingLCMember2024-04-012024-06-300001651721us-gaap:RetainedEarningsMember2023-12-310001651721gipr:TwoEntitiesMember2024-01-012024-06-300001651721us-gaap:BuildingMembersrt:MaximumMember2024-06-300001651721gipr:PreferredEquityAgreementMemberus-gaap:PreferredStockMembergipr:GipvaOneMember2023-02-082023-02-0800016517212024-03-310001651721gipr:SanAntonioTxMemberus-gaap:SalesRevenueNetMembergipr:PreKMemberus-gaap:CustomerConcentrationRiskMember2024-01-012024-06-300001651721us-gaap:CommonStockMembergipr:PublicOfferingMember2021-09-082021-09-080001651721gipr:HornstromMember2024-03-3100016517212023-04-012023-06-300001651721us-gaap:WarrantMember2019-04-250001651721gipr:GroundLeaseMember2024-04-012024-06-300001651721gipr:IrbyPropertyPartnersMember2024-04-012024-06-300001651721gipr:ContributionAgreementMembergipr:TwoEntitiesMembergipr:TrancheFiveMember2024-03-150001651721us-gaap:LeasesAcquiredInPlaceMember2023-01-012023-06-300001651721gipr:LaZBoyIncRockfordIlMemberus-gaap:MortgagesMember2024-06-300001651721gipr:LMBOwentonILLCMember2023-03-310001651721us-gaap:LeasesAcquiredInPlaceMember2024-01-012024-06-300001651721us-gaap:YearEndAdjustmentMember2024-06-300001651721us-gaap:SalesRevenueNetMemberus-gaap:CustomerConcentrationRiskMembergipr:ExpUsServicesMembergipr:MaitlandFloridaMember2024-01-012024-06-300001651721gipr:TampaSherwinWilliamsPropertyMembergipr:PromissoryNotesMember2024-06-300001651721us-gaap:OverAllotmentOptionMembergipr:MaximGroupLlcMember2024-06-300001651721us-gaap:SeriesAPreferredStockMembergipr:PurchaseAndSaleAgreementMember2024-06-272024-06-270001651721us-gaap:BuildingImprovementsMembersrt:MaximumMember2024-06-3000016517212023-12-310001651721gipr:DollarGeneralLitchfieldMeMemberus-gaap:MortgagesMember2024-01-012024-06-300001651721gipr:OtherIncomesMember2024-01-012024-06-300001651721gipr:PreferredEquityAgreementMembergipr:PropertyInRockvilleIlMembergipr:PreferredEquityPartnersMembergipr:HornstromMember2021-08-022021-08-020001651721us-gaap:MortgagesMembergipr:ExpUSServicesIncExpUSServicesIncMember2023-12-310001651721us-gaap:RetainedEarningsMember2023-03-310001651721gipr:DividendTrancheSixteenMember2024-01-012024-06-300001651721us-gaap:FairValueInputsLevel3Memberus-gaap:InterestRateSwapMember2023-12-310001651721us-gaap:NoncontrollingInterestMember2023-03-310001651721gipr:PreferredEquityAgreementMembergipr:PreferredEquityPartnersMembergipr:PropertyInPlantCityFLMembergipr:IrbyPropertyPartnersMember2021-04-212021-04-210001651721us-gaap:AdditionalPaidInCapitalMember2023-06-300001651721gipr:HornstromMember2022-12-310001651721gipr:JcwfFundingLlcMember2024-03-310001651721gipr:GipvaMembergipr:PreferredEquityAgreementMemberus-gaap:PreferredStockMember2023-02-082023-02-080001651721us-gaap:ParentMember2023-06-300001651721gipr:ContributionAgreementMembergipr:OneEntityMember2020-11-3000016517212024-01-012024-06-300001651721gipr:RentalRevenueMember2024-01-012024-06-300001651721gipr:GenerationIncomePropertiesLPMembergipr:GIPREITOpLimitedLLCMember2024-01-012024-06-300001651721gipr:BrownFamilyTrustMember2023-01-012023-12-310001651721gipr:BestBuyGrandJunctionColoradoMemberus-gaap:MortgagesMember2024-06-300001651721us-gaap:MortgagesMembergipr:WalgreensSantaMariaCaMember2023-12-310001651721gipr:DividendTrancheThreeMember2024-01-012024-06-300001651721us-gaap:MortgagesMembergipr:WalgreensSantaMariaCaMember2024-01-012024-06-300001651721us-gaap:SalesRevenueNetMembergipr:TusconArizonaMembergipr:KohlsCorporationMemberus-gaap:CustomerConcentrationRiskMember2024-01-012024-06-3000016517212023-01-012023-06-300001651721us-gaap:CommonStockMember2023-04-012023-06-300001651721us-gaap:MortgagesMembergipr:KohlsTucsonArizonaMember2024-01-012024-06-300001651721gipr:LoanAgreementsMemberus-gaap:InterestRateSwapMembergipr:LoanFromRelatedPartyMembergipr:Gip13LlcMember2023-08-102023-08-100001651721gipr:IrbyPropertyPartnersMember2023-03-310001651721gipr:HornstromMember2024-01-012024-03-310001651721gipr:DividendTrancheSixMember2024-01-012024-06-300001651721gipr:DollarGeneralLakesideOhMemberus-gaap:MortgagesMember2024-06-300001651721gipr:LMBOwentonILLCMember2024-04-012024-06-300001651721gipr:DividendTrancheTwelveMember2024-01-012024-06-300001651721us-gaap:AboveMarketLeasesMember2023-04-012023-06-300001651721us-gaap:CommonStockMember2022-12-310001651721gipr:Lc2NnnPrefLlcMember2024-01-012024-06-300001651721gipr:PreferredEquityAgreementMembergipr:BrownFamilyTrustMember2024-01-012024-06-300001651721us-gaap:RetainedEarningsMember2024-01-012024-03-310001651721gipr:OtherIncomesMember2023-04-012023-06-300001651721us-gaap:CommonStockMember2023-06-300001651721gipr:BrownFamilyEnterprisesLlcMember2023-07-212023-07-210001651721gipr:IrbyPropertyPartnersMember2024-03-310001651721us-gaap:NoncontrollingInterestMember2024-04-06-300001651721gipr:OtherPayableRelatedPartyMember2024-06-300001651721gipr:RiversideCrossingLCMember2024-03-310001651721gipr:GipLpMember2024-01-012024-03-310001651721gipr:PurchaseAndSaleAgreementMemberus-gaap:SubsequentEventMemberus-gaap:SeriesBPreferredStockMember2024-07-240001651721us-gaap:BuildingImprovementsMembersrt:MinimumMember2024-06-300001651721us-gaap:LeasesAcquiredInPlaceMember2024-04-012024-06-300001651721gipr:JcwfFundingLlcMember2024-01-012024-03-310001651721gipr:ExercisePriceMember2020-11-13iso4217:USDxbrli:sharesgipr:Investorxbrli:puregipr:Buildingutr:sqftxbrli:sharesgipr:Loangipr:Entitygipr:Propertygipr:TradingDayiso4217:USDgipr:Tenant A UNLISTED STATES SECURITIES AND EXCHANGE COMMISSION WASHINGTON, D.C. 20549 A FORM 10-Q (Mark One) a ~ QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 A For the quarterly period ended June 30, 2024 OR A ~ TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 A For the transition period from to Commission file number 001-40771 A GENERATION INCOME PROPERTIES, INC. (Exact name of Registrant as specified in its charter) A Maryland 47-4427295 (State or other jurisdiction of incorporation or organization) (I.R.S. employer identification no.) A 401 E. Jackson StreetSuite 3300Tampa, FL 33602 (Address of principal executive offices) (Zip code) A Registrant's telephone number, including area code: 813-448-1234 A Securities registered pursuant to Section 12(b) of the Act: A Title of each class: A Trading symbol A Name of each exchange on which registered Common Stock par value \$0.01 per share A GIPR A The Nasdaq A Stock Market LLC A Warrants to purchase Common Stock A GIPRW

Nasdaq Stock Market LLC. A checkmark next to the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports) and (2) has been subject to such filing requirements for the past 90 days. Yes "X" No " " Indicate by checkmark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (AS232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes "X" No " " Indicate by checkmark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act. Large accelerated filer "X" Accelerated filer " " Non-accelerated filer "X" Smaller reporting company " " Emerging growth company " " If an emerging growth company, indicate by checkmark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. "X" Indicate by checkmark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes "X" No " " The registrant had 5,423,188 shares of Common Stock, par value \$0.01 per share, outstanding as of August 9, 2024. "X" GENERATION INCOME PROPERTIES, INC. TABLE OF CONTENTS "X" PART I. FINANCIAL INFORMATION "X" Item 1. Financial Statements "X" A Generation Income Properties, Inc. Consolidated Balance Sheets "X" June 30, 2024 (unaudited) and December 31, 2023 "X" A Generation Income Properties, Inc. Consolidated Statements of Operations "X" Three and Six Months Ended June 30, 2024 and June 30, 2023 (unaudited) "X" A Generation Income Properties, Inc. Consolidated Statements of Changes in Equity, Redeemable Preferred Stock, and Redeemable Non-Controlling Interests for the Six Months Ended June 30, 2024 and June 30, 2023 (unaudited) "X" A Generation Income Properties, Inc. Consolidated Statements of Cash Flows for the Six Months Ended June 30, 2024 and June 30, 2023 (unaudited) "X" 8 Notes to Unaudited Consolidated Financial Statements "X" A Item 2. Management "X" "X" Discussion and Analysis of Financial Condition and Results of Operations "X" A Item 3. Quantitative and Qualitative Disclosures About Market Risk "X" A Item 4. Controls and Procedures "X" A PART II. OTHER INFORMATION "X" A Item 1. Legal Proceedings "X" A Item 1A. Risk Factors "X" A Item 2. Unregistered Sales of Equity Securities and Use of Proceeds "X" A Item 3. Defaults Upon Senior Securities "X" A Item 4. Mine Safety Disclosures "X" A Item 5. Other Information "X" A Item 6. Exhibits "X" A SIGNATURES "X" A PART I. FINANCIAL INFORMATION ITEM 1. Financial Statements Generation Income Properties, Inc. Consolidated Balance Sheets (unaudited) "X" A As of June 30, 2024 "X" A As of December 31, 2023 "X" A Assets "X" A Investments in real estate "X" A Land "X" \$ 21,996,902 "X" Building and site improvements "X" \$ 64,800,757 "X" \$ 71,621,499 "X" Acquired tenant improvements "X" \$ 2,072,205 "X" \$ 2,072,205 "X" Acquired lease intangible assets "X" \$ 9,927,046 "X" \$ 10,571,331 "X" Less: accumulated depreciation and amortization "X" (9,900,184) "X" (8,855,332) "X" Net real estate investments "X" \$ 88,135,845 "X" \$ 97,406,605 "X" Cash and cash equivalents "X" \$ 2,553,234 "X" \$ 3,117,446 "X" Restricted cash "X" \$ 34,500 "X" \$ 34,500 "X" Deferred rent asset "X" \$ 392,795 "X" \$ 1,106,191 "X" Prepaid expenses "X" \$ 367,331 "X" \$ 139,941 "X" Prepaid guaranty fees - related party "X" \$ 96,360 "X" \$ 0 "X" Accounts receivable "X" \$ 266,834 "X" \$ 241,166 "X" Escrow deposits and other assets "X" \$ 775,351 "X" \$ 493,393 "X" Held for sale assets "X" \$ 5,750,250 "X" \$ 0 "X" Right of use asset, net "X" \$ 6,121,340 "X" \$ 6,152,174 "X" Total Assets "X" \$ 104,493,840 "X" \$ 108,691,416 "X" Liabilities and Equity "X" Liabilities "X" Accounts payable "X" \$ 328,725 "X" \$ 406,772 "X" Accrued expenses "X" \$ 862,986 "X" \$ 688,146 "X" Accrued expense - related party "X" \$ 683,347 "X" \$ 683,347 "X" Acquired lease intangible liabilities, net "X" \$ 948,290 "X" \$ 1,016,260 "X" Insurance payable "X" \$ 260,182 "X" \$ 34,966 "X" Deferred rent liability "X" \$ 180,168 "X" \$ 260,942 "X" Lease liability, net "X" \$ 6,439,175 "X" \$ 6,415,041 "X" Other payable - related party "X" \$ 904,920 "X" \$ 1,809,840 "X" Loan payable - related party "X" \$ 5,500,000 "X" \$ 5,500,000 "X" Mortgage loans, net of unamortized debt discount of \$1,230,802A and \$1,326,362A at June 30, 2024 and December 31, 2023, respectively, and debt issuance costs "X" \$ 56,273,271 "X" \$ 56,817,310 "X" Derivative liabilities "X" \$ 119,029 "X" \$ 537,424 "X" Total liabilities "X" \$ 72,500,093 "X" \$ 74,170,048 "X" A Redeemable Non-Controlling Interests "X" \$ 22,527,046 "X" \$ 18,812,423 "X" A Preferred Stock - Series A Redeemable Preferred stock, net, "X" \$ 0.01A par value, 2,400,000A shares authorized, noA shares issued or outstanding as of June 30, 2024 and 2,400,000A shares issued and outstanding at December 31, 2023 with liquidation preferences of \$5A per share "X" \$ - "X" \$ 11,637,616 "X" A Stockholders' Equity "X" A Common stock, \$0.01A par value, 100,000,000A shares authorized; 5,419,855A and 2,620,707A shares issued and outstanding at June 30, 2024 and December 31, 2023, respectively "X" \$ 54,232 "X" \$ 26,207 "X" Additional paid-in capital "X" \$ 29,034,608 "X" \$ 18,472,049 "X" Accumulated deficit "X" (20,015,000) "X" (14,833,058) "X" Total Generation Income Properties, Inc. Stockholders' Equity "X" \$ 9,073,840 "X" \$ 3,665,198 "X" A Non-Controlling Interest "X" \$ 392,861 "X" \$ 406,131 "X" Total equity "X" \$ 9,466,701 "X" \$ 4,071,329 "X" A Total Liabilities and Equity "X" \$ 104,493,840 "X" \$ 108,691,416 "X" The accompanying notes are an integral part of these unaudited consolidated financial statements. 3 Generation Income Properties, Inc. Consolidated Statements of Operations (unaudited) "X" A Three Months ended June 30, 2024 "X" A Six Months ended June 30, 2024 "X" A 2024 "X" A 2023 "X" A Revenue "X" A Rental income "X" \$ 2,248,382 "X" \$ 1,318,750 "X" \$ 4,523,112 "X" \$ 2,645,457 "X" Other income "X" \$ 10,853 "X" \$ 10,128 "X" \$ 169,296 "X" \$ 20,460 "X" Total revenue "X" \$ 2,259,235 "X" \$ 1,328,878 "X" \$ 4,692,408 "X" \$ 2,665,917 "X" Expenses "X" A General and administrative expense "X" \$ 604,656 "X" \$ 358,989 "X" \$ 1,054,453 "X" \$ 703,136 "X" Building expenses "X" \$ 683,627 "X" \$ 320,255 "X" \$ 1,338,294 "X" \$ 633,855 "X" Depreciation and amortization "X" \$ 1,180,232 "X" \$ 558,001 "X" \$ 2,406,837 "X" \$ 1,115,551 "X" Interest expense, net "X" \$ 1,023,140 "X" \$ 466,751 "X" \$ 2,043,881 "X" \$ 935,961 "X" Compensation costs "X" \$ 238,191 "X" \$ 282,719 "X" \$ 520,206 "X" \$ 634,006 "X" Total expenses "X" \$ 3,729,846 "X" \$ 1,986,715 "X" \$ 7,363,671 "X" \$ 4,022,509 "X" Operating loss "X" (1,470,611) "X" (657,837) "X" (2,671,263) "X" (1,356,592) "X" Other expense "X" (35,873) "X" (109,569) "X" (35,873) "X" (109,569) "X" Loss on held for sale asset valuation "X" 0 "X" (1,058,994) "X" (1,058,994) "X" (1,461,488) "X" (752,397) "X" (3,340,584) "X" (1,942,750) "X" Less: Net income attributable to non-controlling interests "X" 800,234 "X" 129,065 "X" 1,746,358 "X" 256,279 "X" Net loss attributable to Generation Income Properties, Inc. "X" (2,61,722) "X" (881,462) "X" (5,086,942) "X" (2,199,029) "X" Less: Preferred stock dividends "X" 0 "X" 95,000 "X" 0 "X" Net loss attributable to common shareholders "X" (2,61,722) "X" (881,462) "X" (5,181,942) "X" (2,199,029) "X" A Total Weighted Average Shares of Common Stock Outstanding "X" \$ 5,433,833 "X" \$ 2,615,471 "X" \$ 4,923,004 "X" \$ 2,578,678 "X" A Basic & Diluted Loss Per Share Attributable to Common Stockholders "X" (0.42) "X" (0.34) "X" (1.05) "X" (0.85) "X" The accompanying notes are an integral part of these unaudited consolidated financial statements. 4 Generation Income Properties, Inc. Consolidated Statements of Changes in Equity, Redeemable Preferred Stock, and Redeemable Non-Controlling Interests (unaudited) "X" A Common Stock "X" Additional Paid-In Capital "X" Accumulated Deficit "X" Stockholders' Equity "X" Non-Controlling Interests "X" Total Equity "X" Redeemable Preferred Stock "X" Redeemable Non-Controlling Interests "X" A Shares "X" Amount "X" A Balance, December 31, 2022 "X" 2,501,644 "X" \$ 25,016 "X" \$ 19,307,518 "X" \$ (8,640,796) "X" \$ 10,691,738 "X" \$ 445,035 "X" \$ 11,136,773 "X" \$ - "X" \$ 5,789,731 "X" Restricted stock compensation "X" 98,593 "X" \$ 986 "X" \$ 89,662 "X" \$ - "X" \$ 90,648 "X" \$ - "X" \$ 90,648 "X" \$ - "X" \$ - "X" Cashless exercise of warrants "X" 10,648 "X" \$ 106 "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" Issuance of Redeemable Non-Controlling Interests "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" Redemption of Redeemable Non-Controlling Interests "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" \$ - "X" Dividends paid on common stock "X" \$ - "X" \$ - "X" \$ -

have been reclassified for consistency with the current period presentation. A Consolidation The accompanying consolidated financial statements include the accounts of Generation Income Properties, Inc. and the Operating Partnership and all of the direct and indirect wholly owned subsidiaries of the Operating Partnership and the Company's subsidiaries. All significant inter-company balances and transactions have been eliminated in the consolidated financial statements. The consolidated financial statements include the accounts of all entities in which the Company has a controlling interest. The ownership interests of other investors in these entities are recorded as non-controlling interests or redeemable non-controlling interest. Non-controlling interests are adjusted each period for additional contributions, distributions, and the allocation of net income or loss attributable to the non-controlling interests. Investments in entities for which the Company has the ability to exercise significant influence over, but does not have financial or operating control, are accounted for using the equity method of accounting. Accordingly, the Company's share of the earnings (or losses) of these entities are included in consolidated net income or loss. Use of Estimates The preparation of financial statements in conformity with U.S. GAAP requires the Company's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of commitments and contingent assets and liabilities, at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. It is possible that the estimates and assumptions that have been utilized in the preparation of the consolidated financial statements could change significantly if economic conditions were to weaken. A 10 Cash The Company considers all demand deposits, cashier's checks and money market accounts to be cash equivalents. Amounts included in restricted cash represent funds owned by the Company related to tenant escrow reimbursements and immediate capital repair reserve. The following table provides a reconciliation of the Company's cash and cash equivalents and restricted cash that sums to the total of those amounts at the end of the periods presented on the Company's accompanying Consolidated Statements of Cash Flows: A As of June 30, A As of December 31, A 2024 A 2023 A Cash and cash equivalents \$ 2,553,234 A \$ 3,117,446 A Restricted cash A 34,500 A A 34,500 A Cash and cash equivalents and restricted cash \$ 2,587,734 A \$ 3,151,946 A Revenue Recognition The Company leases real estate to its tenants under long-term net leases which the Company accounts for as operating leases. Those leases that have fixed and determinable rent increases are recognized on a straight-line basis over the lease term. Deferred rent liability includes \$199,559 and \$280,332 of prepaid rent as of June 30, 2024 and December 31, 2023, respectively. The Company reviews the collectability of charges under its tenant operating leases on a regular basis, taking into consideration changes in factors such as the tenant's payment history, the financial condition of the tenant, business conditions in the industry in which the tenant operates, and economic conditions in the area where the property is located. In the event that uncollectibility exists with respect to any tenant changes, the Company would record an allowance with a corresponding reduction to Rental income. The Company's review of collectability of charges under its operating leases includes any accrued rental revenues related to the straight-line rents. There were no allowances for receivables recorded during three and six months ended June 30, 2024 or 2023. The Company's leases provide for reimbursement from tenants for common area maintenance (CAM), insurance, real estate taxes and other operating expenses (recoverable costs). A portion of our operating cost reimbursement revenue is estimated each period and is recognized as rental income in the period the recoverable costs are incurred and accrued. The Company often recognizes above- and below-market lease intangibles in connection with acquisitions of real estate. The capitalized above- and below-market lease intangibles are amortized to rental income over the remaining term of the related leases. Stock-Based Compensation The Company records all equity-based incentive grants to employees and non-employee members of the Company's Board of Directors in compensation costs based on their fair values on the date of grant. Stock-based compensation expense, reduced for estimated forfeitures, is recognized on a straight-line basis over the requisite service period of the award, which is generally the vesting term of the outstanding equity awards. Investments in Real Estate Acquisitions of real estate are recorded at cost. The Company assigns the purchase price of real estate to tangible and intangible assets and liabilities based on fair value. Tangible assets consist of land, buildings, site improvements, and tenant improvements. Intangible assets and liabilities consist of the value of in-place leases and above- or below-market leases assumed with the acquisition. At the time of acquisition, the Company assesses whether the purchase of the real estate falls within the definition of a business under Accounting Standards Codification (ASC) 805 Business Combinations and to date has concluded that all asset transactions have been asset acquisitions. Therefore, each acquisition has been recorded at the purchase price whereas assets and liabilities, inclusive of closing costs, are allocated to land, building, site improvements, tenant improvements, and intangible assets and liabilities based upon their relative fair values at the date of acquisition. The fair value of the in-place leases are estimated as the cost to replace the leases including loss of rent, commissions and legal fees. The in-place leases are amortized over the remaining term of the leases as amortization expense. The fair value of an above- or below-market lease is estimated as the present value of the difference between the contractual amount to be paid pursuant to the in-place lease and the estimated current market lease rate expected over the remaining non-cancelable life of the lease. The capitalized above- or below-market lease values are amortized as a decrease or increase to rental income over the remaining term of the lease inclusive of the renewal option periods that are considered probable at acquisition. Depreciation Expense Real estate and related assets are stated net of accumulated depreciation. Renovations, replacements and other expenditures that improve or extend the life of assets are capitalized and depreciated over their estimated useful lives. Expenditures for ordinary maintenance and repairs are charged to expense as incurred. Depreciation is computed using the straight-line method over the 11 estimated useful life of the buildings, which are generally between 15 and 50 years, and site improvements, which are generally 5 to 9 years. Tenant improvements are amortized over the lease terms of the tenants, which is generally between 2 and 10 years, with two tenant improvements amortized over 27 years. A Lease Liabilities The Company has a certain property within its portfolio that is on land subject to a ground lease with a third party, which is classified as an operating lease. Accordingly, the Company owns only a long-term leasehold in this property. The building and improvements constructed on the leased land are capitalized as investment in real estate and are depreciated over the shorter of the useful life of the improvements or the lease term. Under ASC 842 Leases, the Company recognizes a lease liability for its ground lease and corresponding right-of-use asset related to this same ground lease which is classified as an operating lease. A key input in estimating the lease liability and resulting right-of-use asset is establishing the discount rate in the lease, which since the rate implicit in the contract is not readily determinable, requires additional inputs for the longer-term ground lease, including mortgage market-based interest rates that correspond with the remaining term of the lease, the Company's credit spread, and the payment terms present in the lease. This discount rate is applied to the remaining unpaid minimum rental payments for the lease to measure the lease liability. Impairments The Company reviews investments in real estate and related lease intangibles for possible impairment when certain events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable though operations plus estimated disposition proceeds. Events or changes in circumstances that may occur include, but are not limited to, significant changes in real estate market conditions, estimated residual values, and an expectation to sell assets before the end of the previously estimated life. Impairments are measured to the extent the current book value exceeds the estimated fair value of the asset less disposition costs for any assets classified as held for sale. An impairment loss of approximately \$1.06 million was recognized during the three months ended March 31, 2024 resulting from the reduction in the anticipated holding period of the property which was reclassified as held for sale in the three months ended March 31, 2024 and remains classified as held for sale as of June 30, 2024. There were no impairments in the Company's investments in real estate during the six months ended June 30, 2023. The valuation of impaired assets is determined using valuation techniques including discounted cash flow analysis, analysis of recent comparable sales transactions, and purchase offers received from third parties, which are Level 3 inputs. The Company may consider a single valuation technique or multiple valuation techniques, as appropriate, when estimating the fair value of its real estate. Estimating future cash flows is highly subjective and estimates can differ materially from actual results. A Real Estate Held for Sale The Company generally considers assets to be held for sale when certain criteria have been met, and management believes it is probable that the disposition will occur within one year. Properties are held for sale for a period longer than one year if events or circumstances out of the Company's control occur that delay the sale and while management continues to be committed to the plan of sale and is performing actions necessary to respond to the conditions causing the delay the properties held for sale remain salable in their current condition. Assets that are classified as held for sale are recorded at the lower of their carrying amount or fair value, less cost to sell, and depreciation and amortization are no longer recognized. Held for sale properties are evaluated quarterly to ensure that properties continue to meet the held for sale criteria. If properties are required to be reclassified from held for sale to held for use due to changes to a plan of sale, they are recorded at the lower of fair value or the carrying amount before the property was classified as held for sale, adjusted for any depreciation and amortization expense that would have been recognized had the property been continuously classified as held and used. Properties that do not meet the held for sale criteria are accounted for as operating properties. The Company executed a contract to sell the property located at 15091 SW Alabama, Huntsville, AL, for \$6.15 million in June 2024. As of the reporting date the transaction has not consummated a sale and the Company is actively engaged in discussions with other potential buyers. As such, the Company has reclassified the asset to Held for sale assets net of the costs of sales at a carrying value of approximately \$5.75 million and recorded an impairment loss of approximately \$1.06 million. A Income Taxes The Company elected to be taxed as a real estate investment trust (REIT) under Section 856 through 860 of the Internal Revenue Code, commencing with our taxable year ending December 31, 2021. To continue to qualify as a REIT, the Company must meet certain organizational and operational requirements, including a requirement to distribute at least 90% of its taxable income to its stockholders. As a REIT, the Company generally will not be subject to federal corporate income tax on that portion of its taxable income that is currently distributed to stockholders. Accordingly, the only provision for federal income taxes in the accompanying 12 consolidated financial statements relates to the Company's consolidated taxable REIT subsidiary of which no income was generated during the three and six months ended June 30, 2024 and 2023. The Company also recognizes liabilities for unrecognized tax benefits which are recognized if the weight of available evidence indicates that it is not more-likely-than-not that the positions will be sustained on examination, including resolution of the related processes, if any. As of each balance sheet date, unrecognized benefits are reassessed and adjusted if the Company's judgment changes as a result of new information. No liability for unrecognized tax benefits was recorded as of June 30, 2024 or 2023. At June 30, 2024, the Company's tax returns for the years 2020 forward remain subject to examination by the major tax jurisdictions under the statute of limitations. Earnings per Share In accordance with ASC 260 Earnings Per Share, basic earnings (loss) per share (EPS) is computed by dividing net loss attributable to the Company that is available to common stockholders by the weighted average number of common shares outstanding during the period, excluding the effects of any potentially dilutive securities. Diluted EPS gives effect to all dilutive potential of shares of common stock outstanding during the period including stock warrants, using the treasury stock method, and convertible debt, using the if-converted method. Diluted EPS excludes all potentially dilutive securities such as warrants and convertible membership units of the Operating Partnership (GIP LP Units) if their effect is anti-dilutive. For the three and six months ended June 30, 2024 and 2023, all potentially dilutive securities were excluded because the effect was anti-dilutive. Derivative Financial Instruments Derivatives are recorded at fair value on the balance sheet as assets or liabilities. The valuation of derivative instruments requires us to make estimates and judgments that affect the fair value of the instruments. Fair values of our derivatives are estimated by pricing models that consider the forward yield curves and discount rates. Such amounts and the recognition of such amounts are subject to estimates that may change in the future. Fair Value Measurements Fair value is a market-based measurement, not an entity-specific measurement. Therefore, a fair value measurement is determined based on the assumptions that market participants would use in pricing the asset or liability. As a basis for considering market participant assumptions in fair value measurements, the Company uses a fair value hierarchy that distinguishes between market participant assumptions based on market data obtained from independent sources (observable inputs that are classified within Levels 1 and 2 of the hierarchy) and the Company's own assumptions about market participant assumptions (unobservable inputs classified within Level 3 of the hierarchy). The three levels of inputs used to measure fair value are as follows: Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company has the ability to access. Level 2 - Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly. Level 3 - Unobservable inputs for the asset or liability, which are typically based on the Company's own assumptions, as there is little, if any, related market activity. The Company also re-measures nonfinancial assets and nonfinancial liabilities, initially measured at fair value in a business combination or other new basis event, at fair value in subsequent periods if a re-measurement event occurs. See Derivative Financial Instruments in Note 10 for additional information on the Company's fair value measurements. A Note 3 Acquired Lease Intangible Assets, net A In-place leases, net is comprised of the following: A As of June 30, A As of December 31, A 2024 A 2023 A In-place leases \$ 8,269,790 A \$ 8,914,075 A Accumulated amortization A (2,511,249) A (2,411,802) In-place leases, net \$ 5,758,541 A \$ 6,502,273 A A 13 A The amortization for in-place leases for the three and six months ended June 30, 2024 and 2023 was \$346,403 and \$135,739, and 743,731 and 271,302, respectively. The future amortization for in-place leases, net for subsequent years ending December 31, is listed below: A As of June 30, A 2024 A 2024 (6 months remaining) \$ 689,796 A 2025 A 1,327,537 A 2026 A 1,226,285 A 2027 A 834,314 A 2028 A 632,157 A Thereafter A 1,048,453 A A 5,758,542 A A Above-market leases, net is comprised of the following: A As of June 30, A As of December 31, A 2024 A 2023 A Above-market leases \$ 1,657,256 A \$ 1,657,256 A Accumulated amortization A (373,326) A (169,784) Above-market leases, net \$ 1,283,931 A \$ 1,487,472 A A The amortization for above-market leases for the three and six months ended June 30, 2024 and 2023 was \$101,771 and \$0, and \$203,542 and \$0, respectively. The future amortization for above-market leases, net for subsequent years ending December 31, is listed below: A As of June 30, A 2024 A 2024 (6 months remaining) \$ 203,542 A 2025 A 407,083 A 2026 A 380,037 A 2027 A 161,539 A 2028 A 104,334 A Thereafter A 27,396 A A 1,283,931 A A Note 4 Acquired lease intangible liabilities, net Acquired lease intangible liabilities, net is comprised of the following: A As of June 30, A As of December 31, A 2024 A 2023 A Acquired lessor lease intangible liabilities \$ 1,304,309 A \$ 1,304,309 A Accumulated accretion to rental income A (399,536) A (331,932) Acquired lessor lease intangible liabilities, net \$ 904,773 A \$ 972,377 A A Acquired lessee lease intangible liabilities \$ 45,207 A \$ 45,207 A Accumulated amortization to offset building expenses A (1,690) A (1,324) Acquired lessee lease intangible liabilities, net \$ 43,517 A \$ 43,883 A The amortization for acquired lessor lease intangible liabilities for the three and six months ended June 30, 2024 and 2023 was \$33,802 and \$26,114, and \$67,604 and \$52,228, respectively. The future amortization for acquired lessor lease intangible liabilities, net for subsequent years ending December 31 is listed below: A As of June 30, A 2024 A 2024 (6 months remaining) A 68,322 A 2025 A 135,543 A 2026 A 119,262 A 2027 A 110,322 A 2028 A 109,706 A Thereafter A 361,618 A A 904,773 A A 14 A The amortization for acquired lessee lease intangible liabilities for the three and six months ended June 30, 2024 and 2023 was \$183 and \$366, respectively. The future amortization for acquired lessee lease intangible liabilities, net for subsequent years ending December 31 is listed below: A As of June 30, A 2024 A 2024 (6 months remaining) \$ 366 A 2025 A 732 A 2026 A 732 A 2027 A 732 A 2028 A 732 A Thereafter A 40,223 A A 43,517 A A Note 5 Leases A Lessor Accounting All of the Company's leases are classified as operating leases. The Company's rental income is comprised of both fixed and variable income. Fixed and in-substance fixed lease income includes stated amounts per the lease contract, which are primarily related to base rent. The Company's leases also provide for reimbursement from recoverable costs. A portion of our operating cost reimbursement revenue is estimated each period and is recognized as rental income in the period the recoverable costs are incurred and accrued. Income for these amounts is recognized on a straight-line basis. Variable lease income includes the tenants' contractual obligations to reimburse the Company for their portion of recoverable costs incurred and index based rent adjustments. The following table provides a disaggregation of lease income recognized as either fixed or variable lease income for the six months ended June 30, 2024 and 2023: A 2024 A 2023 A Rental income A A A Fixed and in-substance fixed lease income \$ 3,891,804 A \$ 1,203,924 A Variable lease income \$ 735,963 A \$ 79,821 A Other related lease income, net: A A A A Amortization of above- and below-market leases, net A (135,938) A 26,114 A Straight line rent revenue A 31,283 A A 16,848 A Total rental income \$ 4,523,112 A \$ 1,326,707 A For the six months ended June 30, 2024 and 2023, the following tenants each accounted for more than 10% of our rental revenue as indicated below: A 2024 A 2023 A General Services Administration - Norfolk, VA, Manteo, NC & Vacaville, CA A 13 % A 23 % Pre-K - San Antonio, TX A 12 % A N/A Kohl's Corporation - Tucson, AZ A 11 % A 17 % exp U.S. Services - Maitland, FL A 11 % A N/A PRA Holdings, Inc. - Norfolk, VA A 10 % A 16 % Pratt & Whitney Automation, Inc. - Huntsville, AL N/A A A 15 % The following table presents future minimum rental cash payments due to the Company over the next five calendar years and thereafter as of December 31: A As of June 30, A 2024 A 2024 (6 months remaining) \$ 12,255,593 A 2025 A 8,164,467 A 2026 A 7,877,077 A 2027 A 6,264,047 A 2028 A 4,815,997 A Thereafter A 11,204,220 A A 50,581,401 A A On March 29, 2024, the Company executed a 10-year lease, with two five-year renewal options, with Armed Services YMCA for the use of approximately 35,000 square feet on the property located at 2510 Walmer Avenue, Norfolk, Virginia. Rent commenced on May 1, 2024 under the contracted twelve month tenant improvement period at a reduced fixed base rent of approximately \$23,000 per month. Base rent increases to a fixed rate of approximately \$34,000 per month in month 13 and escalates annually at approximately 2.5%. A 15 Lessee Accounting The Company acquired one

company on March 9, 2022 that is subject to a cancelable, long-term ground lease where a third party owns the underlying land and has leased the land to the Company. Accordingly, the Company owns only a long-term leasehold in this property. This ground lease expires in 2084 including those options the Company deems probable of exercising. The ground lease expense is recognized on a straight-line basis over the term of the lease, including management's estimate of expected option renewal periods. Operating lease expense was approximately \$93,762 and \$93,762 for the three months ended June 30, 2024 and 2023 and \$187,524 and \$187,524 for the six months ended June 30, 2024 and 2023, respectively. There are no variable lease expenses required to be paid by the Company as lessee per the lease terms. Cash paid for amounts included in the measurement of the lease liability, net was \$61,278 and \$58,175 for the six months ended June 30, 2024 and 2023, respectively, and \$121,521 and \$116,350 for the six months ended June 30, 2024 and 2023, respectively. The following table summarizes the undiscounted future cash flows for subsequent years ending December 31 attributable to the lease liability as of June 30, 2024 and provides a reconciliation to the lease liability included in the accompanying Consolidated Balance Sheets as of June 30, 2024. As of June 30, 2024, 2024 (6 months remaining) \$ 122,039 \$ 2025 \$ 245,111 \$ 2026 \$ 245,111 \$ 2027 \$ 245,111 \$ 2028 \$ 245,111 \$ Thereafter \$ 21,575,533 \$ Total undiscounted liability \$ 22,678,016 \$ Present value discount \$ (16,239,359) Lease liability \$ 6,439,175 \$ Discount rate \$ 4.58 % Term Remaining 60 years \$ Note 6 â Non-Controlling Interests Redeemable Non-Controlling Interests (Temporary Equity) Operating Unit Holders LMB Owenton I LLC As part of the Company's acquisition of one property on January 14, 2022 for approximately \$2,264,000 in Tampa, FL, the Operating Partnership entered into a contribution agreement with LMB Owenton I LLC that resulted in the issuance of 110,957 GIP LP Units at \$10.00 per share for a total value of \$1,109,570. After 24 months, the contribution agreement allows for the investor to require the Operating Partnership to redeem, all or a portion of its units for either (i) the Redemption Amount (within the meaning of the Partnership Agreement), or (ii) until forty nine (49) months from date of closing, cash in an agreed-upon Value (within the meaning of the Partnership Agreement) of \$10.00 per share. As such, the Company has determined this equity should be classified as temporary equity at redemption value. On February 7, 2023, the Operating Partnership entered into a Unit Issuance Agreement and Amendment to Contribution and Subscription Agreement with LMB Owenton I LLC in which the Operating Partnership and LMB Owenton I LLC agreed to delay the Contributor's right to require the redemption of the Contributor's GIP LP Units in the Operating Partnership until after 36 months on January 14, 2025 and for a reduced redemption price of \$7.15 per GIP LP Unit. Such agreement was made in consideration of the issuance to LMB Owenton I LLC of an additional 44,228 GIP LP Units in the Operating Partnership, resulting in Contributor owning an aggregate of 155,185 GIP LP Units in the Operating Partnership at redemption value of \$1,109,570 as of June 30, 2024. A Norfolk, VA Partnership As part of the Company's acquisition of two properties for approximately \$19,134,400 on September 30, 2019 in Norfolk, Virginia, the "Norfolk, Virginia properties", the Operating Partnership entered into contribution agreements with two entities (Greenwal, L.C. and Riverside Crossing, L.C.) that resulted in the issuance of 349,913 common units in the Operating Partnership at \$20.00 per share for a total value of \$6,998,251. Greenwal, L.C. and Riverside Crossing, L.C. have since been dissolved and the common units were then directly owned by the former members of the two entities. Beginning on the first anniversary of the closing, the contribution agreements allowed for the two investors to require the Operating Partnership to redeem all or a portion of its units for either (i) the Redemption Amount (within the meaning of the Operating Partnership's Partnership Agreement), or (ii) until forty-nine (49) months from date of closing, cash in an agreed-upon Value (within the meaning of the Operating Partnership's Partnership Agreement) of \$20.00 per share, as set forth on the Notice of Redemption. As such, the Company has determined their equity should be classified as a temporary equity 16 \$ at redemption value. On March 21, 2022, the Company received notice from an Operating Partnership common unit holder to redeem 10,166 units at \$20.00 per unit for a total of \$203,326 and paid the unit holder on June 24, 2022. On April 25, 2022, the Company received notice from another Operating Partnership common unit holder to redeem 10,166 units at \$20 per unit for a total of \$203,326 and paid the unit holder on July 25, 2022. On July 20, 2022, the Company received a notice of redemption from an Operating Partnership common unit holder exercising his right to redeem 25,000 units at \$20 per unit and such notice further stated the unit holder's intent to redeem his remaining 180,615 units in the Operating Partnership before October 31, 2023. On August 9, 2022, the Company and Operating Partnership entered a Redemption Agreement with the unit holder providing for the revocation of his July 2022 redemption notice and providing that the his common units in the Operating Partnership would be redeemed by the Operating Partnership as follows: (i) on or before September 15, 2022, 16,250 of the units would be redeemed for an aggregate of \$325,000 in cash (which is \$20 per unit, as provided in the applicable Contribution Agreements) and 60,000 of the units would be redeemed in exchange for the issuance of 200,000 shares of the Company's common stock, and (ii) the remaining 129,365 units would be redeemed for \$20 per unit in cash in one tranche of 16,250 units on March 15, 2023 and five tranches of 22,623 units each on September 15, 2023, March 15, 2024, June 15, 2024, September 15, 2024, and December 15, 2024. As such, the Company recorded an other payable - related party in the amount of \$2,912,300 upon execution of the Redemption Agreement entered into August 9, 2022 and continue to pay unit distributions on current units outstanding. In accordance with the Redemption Agreement the Company has made payments of \$904,920 to date, reducing the current balance of the other payable - related party to \$2,007,380 as of June 30, 2024. Additionally, on September 12, 2022, the Company issued 200,000 shares of common stock at \$6.00 per share in accordance with the Redemption Agreement. On January 27, 2023, the remaining two partners from this original transaction redeemed a total of 123,965 units at \$20 per unit in the aggregate amount of \$2,479,299 and the Company funded the redemption obligations per the terms of the contribution agreement on February 9, 2023 using proceeds from new preferred equity agreements with Brown Family Enterprises, LLC. In the year ended December 31, 2023, we accrued approximately \$506,000 relating to the potential reimbursement of federal, state and local income taxes incurred by a remaining partner in one of our partnerships pursuant to tax protection agreement and is included in Accrued Expense - Related Party on the face of the balance sheet and the balance remained unchanged as of June 30, 2024. A Preferred Equity Partners A Brown Family Trust and Brown Family Enterprises, LLC As part of the Company's acquisition of a property for approximately \$1,737,800 in Manteo, NC, one of the Company's operating subsidiaries entered into a preferred equity agreement with Brown Family Trust on February 11, 2021 pursuant to which the Company's subsidiary received a capital contribution of \$500,000. The Operating Partnership is the general manager of the subsidiary while Brown Family Trust is a preferred equity member. Pursuant to the agreement, the Company is required to pay the preferred equity member a 9% internal rate of return ("IRR") on a monthly basis. After 24 months, the Brown Family Trust has the right to redeem and the Operating Partnership has the right to call the preferred equity at redemption value. Because of the redemption right, the non-controlling interest was presented as temporary equity at redemption value. On August 10, 2023, the Company exercised its right to call the preferred equity at redemption value and redeemed the preferred equity upon payment of the original capital contribution plus accrued and deferred interest. A On February 8, 2023, the Operating Partnership entered into new Amended and Restated Limited Liability Company Agreements for the Norfolk, Virginia properties, GIPVA 2510 Walmer Ave, LLC ("GIPVA 2510") and GIPVA 130 Corporate Blvd, LLC ("GIPVA 130"), in which the Operating Partnership, as the sole member of GIPVA 2510 and GIPVA 130, admitted a new preferred member, Brown Family Enterprises, LLC, through the issuance of preferred membership interests in the form of Class A Preferred Units of GIPVA 2510 and GIPVA 130. GIPVA 2510 and GIPVA 130 (the "GIPVA SPEs") hold the Company's Norfolk, Virginia properties. In addition, both of the Virginia SPEs and Brown Family Enterprises, LLC entered into Unit Purchase Agreements in which GIPVA 2510 issued and sold 180,000 Class A Preferred Units at a price of \$10.00 per unit for an aggregate price of \$1,800,000, and GIPVA 130 issued and sold 120,000 Class A Preferred Units at a price of \$10.00 per unit for an aggregate price of \$1,200,000. The Operating Partnership is the general manager of the subsidiary while Brown Family Enterprises, LLC is a preferred equity member. Pursuant to the agreement, the Company is required to pay the preferred equity member a 7% IRR paid on a monthly basis and will share in 16% of the equity in each of the Virginia SPEs upon a capital transaction resulting in distributable proceeds. Brown Family Enterprises, LLC has the right to redeem the preferred equity at redemption value. On July 25, 2024, we entered into First Amendments to the Second Amended and Restated Limited Liability Company Agreements, dated as of February 8, 2023, for each of these entities revising the redemption date from February 8, 2025 to February 8, 2027. Because of the redemption right, the non-controlling interest is presented as temporary equity at an aggregated redemption value of \$3,000,000 as of June 30, 2024. A Irby Prop Partners As part of the Company's acquisition of a property for approximately \$1,757,300 in Plant City, FL, one of the Company's operating subsidiaries entered into a preferred equity agreement with Irby Prop Partners on April 21, 2021 pursuant to which the Company's subsidiary received a capital contribution of \$950,000. The Operating Partnership is the general manager of the subsidiary while Irby Prop Partners is a preferred equity member. Pursuant to the agreement, the Company is required to pay the preferred equity member a 12% total IRR of which 8% IRR is paid on a monthly basis and 4% IRR is deferred. After 24 months, Irby Prop Partners has the right 17 \$ to redeem the preferred equity at redemption value plus any deferred interest accrued and the Operating Partnership has the right to call the preferred equity at redemption value. Because of the redemption right, the non-controlling interest was presented as temporary equity at redemption value. On August 10, 2023, the Company exercised its right to call the preferred equity at redemption value and redeemed the preferred equity upon payment of the original capital contribution plus accrued and deferred interest. A Richard Hornstrom As part of the Company's investment in a tenancy-in-common for approximately \$724,800 in Rockford, IL, one of the Company's operating subsidiaries entered into a preferred equity agreement with Richard Hornstrom on August 2, 2021 pursuant to which the Company's subsidiary received a capital contribution of \$650,000. The Operating Partnership is the general manager of the subsidiary while Richard Hornstrom is a preferred equity member. Pursuant to the agreement, the Company is required to pay the preferred equity member a 12% total IRR of which 8% IRR is paid on a monthly basis and 4% IRR is deferred. After 24 months, Richard Hornstrom has the right to redeem the preferred equity at redemption value plus any deferred interest accrued and the Operating Partnership has the right to call the preferred equity at redemption value. Because of the redemption right, the non-controlling interest was presented as temporary equity at redemption value. On August 10, 2023, the Company exercised its right to call the preferred equity at redemption value and redeemed the preferred equity upon payment of the original capital contribution plus accrued and deferred interest. A LC2-NNN Pref, LLC In connection with the acquisition of the Modiv Portfolio, the Operating Partnership and LC2 entered into an Amended and Restated Limited Liability Company Agreement for GIP SPE (the "GIP SPE Operating Agreement") pursuant to which LC2 made a \$12.0 million initial capital contribution to GIP SPE, together with a commitment to make an additional \$2.1 million contribution upon the satisfactory completion of the acquisition of a tenant-in-common interest held by a third party in the Company's Rockford, Illinois property (the "LC2 Investment"). The Company completed the acquisition of such tenant-in-common interest on September 7, 2023, for a purchase price of \$1.3 million and LC2 made the additional \$2.1 million capital contribution on September 11, 2023. LC2 made the LC2 Investment in exchange for a preferred equity interest in GIP SPE (the "GIP SPE Preferred Interest"). The Preferred Interest has a cumulative accruing distribution preference of 15.5% per year, compounded monthly, a portion of which in the amount of 5% per annum (compounded monthly) is deemed to be the "current preferred return," and the remainder of which in the amount of 10.5% per annum (compounded monthly) is deemed to be the "accrued preferred return." The GIP SPE operating agreement provides that operating distributions by GIP SPE will be made first to LC2 to satisfy any accrued but unpaid current preferred return, with the balance being paid to the Operating Partnership, unless the "annualized debt yield" of GIP SPE is less than 10%, in which case the balance will be paid to LC2. For this purpose, "annualized debt yield" is calculated as the sum of senior debt and LC2 Investment divided by the trailing three-month annualized adjusted net operating income (as defined in the GIP SPE Operating Agreement) of GIP SPE. The GIP SPE Operating Agreement also provides that distributions from capital transactions will be paid first to LC2 to satisfy any accrued but unpaid preferred return, then to LC2 until the "Make-Whole Amount" (defined as the amount equal to 1.3 times the LC2 Investment) is reduced to zero, and then to the Operating Partnership. A The Preferred Interest is required to be redeemed in full by the Company on or before August 10, 2025 for a redemption amount equal to the greater of (i) the amount of the LC2 Investment plus the accrued preferred return, and (ii) the Make-Whole Amount. Upon a failure to timely redeem the Preferred Interest, the preferred return will accrue at an increased rate of 18% per annum, compounded monthly. The Company will have the right to extend the Mandatory Redemption Date for two consecutive 12-month extension periods, provided that (i) LC2 is paid an extension fee of 0.01% of the outstanding amount of the LC2 Investment for each such extension, (ii) the preferred return is increased from 15.5% to 18% of which the accrued preferred return is increased from 10.5% to 13%, (iii) the trailing 6-month annualized adjusted net operating income (as defined in the GIP SPE Operating Agreement) is in excess of \$5.0 million, (iv) GIP SPE and its subsidiaries' senior debt is extended through the end of the extension period

all 10,000 shares of preferred stock which were 2,400,000 shares were designated as Series A Preferred Stock. Holders of the Company's common stock are entitled to receive dividends from time to time as determined by the Board of Directors. In January 2024, the Company redeemed all 2,400,000 shares of its Series A Preferred Stock from its preferred shareholders, Modiv and its affiliates, and exchanged them for 2,794,597 shares of common stock. Issuance of Equity Securities For the three months ended March 31, 2024, the Company recorded approximately \$27,946 to common stock and \$11,609,670 to additional paid-in capital related to the redemption and exchange of all 2,400,000 shares of the Series A Preferred Stock shares for 2,794,597 common stock shares. Additionally, the Company recorded approximately \$61,938 of stock issuance costs to additional paid-in capital for registration and legal counsel costs incurred to issue the new common stock shares exchanged for the Series A Preferred Stock shares. In January 2024, the Company declared and paid final preferred stock dividends of \$95,000 to holders of its Series A Preferred Stock shares. In January 2024, the Company also paid another \$95,000 dividend on the Series A Preferred Stock declared in December 2023 and accrued as of December 31, 2023. On June 27, 2024, the Operating Partnership and an accredited investor entered into a Unit Purchase Agreement (the "June 2024 Unit Purchase Agreement") pursuant to which the Operating Partnership issued and sold to the investor 500,000 Series A Preferred Units at a price of \$5.00 per unit for an aggregate purchase price of two million five hundred thousand dollars (\$2,500,000) in cash. Under the terms of the Series A Preferred Units, the investor will be paid cumulative cash distributions in the amount of \$0.325 per Series A Preferred Unit per year, payable monthly in arrears, on or about the 15th day of each month. Each of the investor and the Operating Partnership will have the right to cause the Operating Partnership to redeem the Series A Preferred Units after two (2) years for cash in an amount equal to \$5.15 per Series A Preferred Unit plus any accrued but unpaid Series A Preferred Return, provided that the Operating Partnership may (with the prior written consent of the investor) cause the redemption price to be satisfied by the issuance of a number of shares of common stock of the Company equal to the number of Series A Preferred Units being redeemed multiplied by 1.03 plus any accrued but unpaid Series A Preferred Return. If the Operating Partnership fails to declare and pay the Series A Preferred Return for a period of three consecutive months, the investor may exercise the foregoing redemption right within the 30-day period following such failure. A Warrants Private Placement Warrant On April 25, 2019, the Company raised \$1,000,000 by issuing 50,000 Units with each Unit being comprised of one share of its Common Stock and one warrant to purchase one share of its common stock. Each Unit was sold for a price of \$20.00 per Unit. The shares of the Company's common stock and warrants included in the Units, were offered together, but the securities included in the Units are issued separately. The warrants are exercisable at a price of \$20.00 per share of common stock, subject to adjustment in certain circumstances, and will expire seven years from the date of issuance. On November 13, 2020, the Company raised \$1,000,000 by issuing 50,000 Units with each Unit being comprised of one share of its Common Stock and one warrant to purchase one share of its common stock. Each Unit was sold for a price of \$20.00 per Unit. The shares of the Company's common stock and warrants included in the Units, were offered together, but the securities included in the Units are issued separately. The warrants are exercisable at a price of \$20.00 per share of common stock, subject to adjustment in certain circumstances, and will expire seven years from the date of issuance. Investor Warrants On September 8, 2021, the Company issued and sold, in an underwritten public offering (the "Public Offering"), 1,500,000 Units, with each unit consisting of one share of common stock, and one warrant to purchase one share of common stock (the "Investor Warrants"). On September 30, 2021, the Company issued and sold an additional 165,000 Investor Warrants as part of the underwriter's Over-Allotment Option. The Investor Warrants issued in the offering entitle the holder to purchase one share of common stock at a price equal to \$10.00 for a period of five years. Investor Warrants may be exercised on a cashless basis if there is no effective registration statement available for the resale of the shares of common stock underlying such warrants. In addition, after 120 days after the Investor Warrants are issued, any Investor Warrant may be exercised on a cashless basis for 10% of the shares of common stock underlying the Investor Warrant if the volume-weighted average trading price of the Company's shares of common stock on Nasdaq was at any time below the then-effective exercise price of the Investor Warrant for 10 consecutive trading days. During the six months ended June 30, 2024, 45,510 Investor Warrants were exercised on a cashless basis resulting in the issuance of 4,551 shares of common stock. During the three months ended March 31, 2023, 106,480 Investor Warrants were exercised on a cashless basis resulting in the issuance of 10,648 shares of common stock. See Note 11 Subsequent Events for Investor Warrants exercised after June 30, 2024. Representative Warrants In addition, the Company issued to Maxim Group LLC (or its designee) warrants to purchase an aggregate of 149,850 shares of common stock, which is equal to an aggregate of 9% of the number of shares of common stock sold in the Public Offering (the "Representative Warrants"). The Representative Warrants have an exercise price equal to \$12.50, may be exercised on a cashless basis and became exercisable six months following the closing date and until September 2, 2026. The Company has 819,360 and 929,890 warrants outstanding and exercisable as of June 30, 2024 and June 30, 2023, respectively, as summarized below. Investor Warrants issued on September 8 and 30, 2021 became exercisable on a cashless basis on January 6 and 28, 2022, respectively. As of June 30, 2024, the Issue Date 2024 April 25, 2019A at an exercise price of \$20.00 A 50,000 A November 13, 2020A at an exercise price of \$20.00 A 50,000 A September 8, 2021A at an exercise price of \$10.00 A 404,510 A September 8, 2021A at an exercise price of \$12.50 A 135,000 A September 30, 2021A at an exercise price of \$10.00 A 165,000 A September 30, 2021A at an exercise price of \$12.50 A 14,850 A A A 819,360 A A Warrants A A Weighted Average Price A A Weighted Average Remaining Life A A As of December 31, 2023 A 898,200 A A \$ 11.53 A A A 2.7 A Exercised A (78,840) A A A 10.00 A A A As of June 30, 2024 A 819,360 A A \$ 11.61 A A A 2.5 A A A A A A A Warrants exercisable A 819,360 A A \$ 11.61 A A A 2.5 A A A A A A Warrants A A Weighted Average Price A A Weighted Average Remaining Life A A As of December 31, 2022 A 1,102,900 A A \$ 11.25 A A A 3.7 A Exercised A (173,010) A A A 10.00 A A A As of June 30, 2023 A 929,890 A A \$ 11.38 A A A 3.2 A A A A A A Warrants exercisable A 929,890 A A \$ 11.38 A A A 3.2 A A There was no intrinsic value for the warrants as of June 30, 2024 or 2023. A Stock Compensation A Generation Income Properties, Inc. 2020 Omnibus Incentive Plan In connection with the Public Offering, the Company's Board of Directors adopted and stockholders approved, the Generation Income Properties, Inc. 2020 Omnibus Incentive Plan (the "Omnibus Incentive Plan"), which became effective upon the completion of the Public Offering. The Omnibus Incentive Plan reserves 2.0 million shares of common stock for stock options, stock appreciation rights, performance shares, performance units, shares of common stock, restricted stock, restricted stock units, cash incentive awards, dividend equivalent units, or any other type of award permitted under the Omnibus Incentive Plan. As of June 30, 2024, 158,840 shares had been granted under the Omnibus Incentive Plan. 22 A Restricted Common Shares issued to the Board and Employees A The following is a summary of restricted shares for the six months ended June 30, 2024 and 2023: A 2024 A A 2023 A Number of Shares Outstanding at beginning of period A 91,516 A A 58,502 A Restricted Shares Issued A - A A 98,593 A Restricted Shares Vested A (43,364) A A (46,213) Number of Shares Outstanding at end of period A 48,152 A A 110,882 A On June 15, 2024, the Company issued restricted stock units with respect to an aggregate of 61,275 shares of common stock to non-employee directors of the Company, excluding the Chairman of the Board, David Sobelman. A The Company recorded stock based compensation expense of \$94,935 and \$77,039 and \$189,870 and \$167,687 during the three and six months ended June 30, 2024 and 2023, respectively. A Cash Distributions A While the Company is under no obligation to do so, the Company has historically declared and paid distributions to its common stockholders and Operating Partnership unit holders, provided that On July 3, 2024, the Company announced that its Board of Directors determined to suspend the Company's regular dividend, commencing with the monthly dividends that would have been paid in July 2024. The issuance of future distributions will be determined by the Company's board of directors based on the Company's financial condition and such other factors as the Company's board of directors deems relevant. The Company has not established a minimum distribution, and the Company's charter does not require that the Company issue distributions to its stockholders other than as necessary to meet REIT qualification standards. The following is a summary of monthly distributions to common stockholders and Operating Partnership unit holders: A Authorized Date Record Date A Per Share/Unit A June 3, 2024 June 15, 2024 A \$ 0.039 A May 3, 2024 May 15, 2024 A \$ 0.039 A April 4, 2024 April 15, 2024 A \$ 0.039 A January 3, 2024 March 15, 2024 A \$ 0.039 A January 3, 2024 February 14, 2024 A \$ 0.039 A January 3, 2024 January 15, 2024 A \$ 0.039 A October 3, 2023 December 15, 2023 A \$ 0.039 A October 3, 2023 November 15, 2023 A \$ 0.039 A October 3, 2023 October 15, 2023 A \$ 0.039 A July 3, 2023 September 15, 2023 A \$ 0.039 A July 3, 2023 August 15, 2023 A \$ 0.039 A July 3, 2023 July 15, 2023 A \$ 0.039 A April 3, 2023 June 15, 2023 A \$ 0.039 A April 3, 2023 May 15, 2023 A \$ 0.039 A April 3, 2023 April 15, 2023 A \$ 0.039 A January 3, 2023 March 15, 2023 A \$ 0.039 A A A 23 A Note 8 A Mortgage Loans A The Company had the following mortgage loans outstanding as of June 30, 2024 and December 31, 2023, respectively: A A A A A A A A A A A A A A A A A A A A A A A Occupying Tenant A Location Original Loan Amount A Interest Rate A Maturity Date 6/30/2024 A 12/31/2023 A Debt Service Coverage Ratios ("DSCR") Required 7-Eleven Corporation & Starbucks Corporation A Washington, D.C., Tampa, FL, and Huntsville, AL \$ 11,287,500 A (a) 4.17% A 3/6/2030 A \$ 10,654,362 A \$ 10,757,239 A 1.25 General Services Administration-Navy & AYMC A Norfolk, VA \$ 8,260,000 A A 3.50% A 9/30/2024 A 7,222,016 A A 7,341,804 A 1.25 PRA Holdings, Inc. A Norfolk, VA \$ 5,216,749 A A 3.50% A 10/23/2024 A 4,476,616 A A 4,562,722 A 1.25 Sherwin Williams Company A Tampa, FL \$ 1,286,664 A A 3.72% A (b) 8/10/2028 A 1,270,948 A A 1,286,664 A 1.20 General Services Administration-FBI A Manteo, NC \$ 928,728 A A (c) 3.85% A (d) 3/31/2032 A 902,626 A A 913,958 A 1.50 Irby Construction A Plant City, FL \$ 928,728 A A (c) 3.85% A (d) 3/31/2032 A 902,626 A A 913,958 A 1.50 La-Z-Boy Inc. A Rockford, IL \$ 2,100,000 A A 3.85% A (d) 3/31/2032 A 2,040,980 A A 2,066,604 A 1.50 Best Buy Co., Inc. A Grand Junction, CO \$ 2,552,644 A A (c) 3.85% A (d) 3/31/2032 A 2,480,903 A A 2,512,050 A 1.50 Fresenius Medical Care Holdings, Inc. A Chicago, IL \$ 1,727,108 A A (c) 3.85% A (d) 3/31/2032 A 1,678,568 A A 1,699,642 A 1.50 Starbucks Corporation A Tampa, FL \$ 1,298,047 A A (c) 3.85% A (d) 3/31/2032 A 1,261,565 A A 1,277,404 A 1.50 Kohl's Corporation A Tucson, AZ \$ 3,964,745 A A (c) 3

[illegible]

[illegible]

[illegible]

Award, you agree not to sell any shares of Common Stock acquired under this Award other than as set forth in the Plan and at a time when applicable laws, Company policies or an agreement between the Company and its underwriters do not prohibit a sale. The Company also may require you to enter into a shareholderâ€™s agreement that will include additional restrictions on the transfer of shares acquired under this Award.Â Rights as Shareholder: You will not be deemed for any purposes to be a shareholder of the Company with respect to any of the RSUs or the underlying shares (including with respect to voting or dividends) unless and until a certificate for shares of Common Stock is issued, or a book entry is made reflecting your ownership of shares, upon settlement of the RSUs.Â If any dividends or distributions with respect to the Common Stock underlying the RSUs are paid in cash prior to the earlier of the settlement or the forfeiture of the RSUs, then you will be credited with an amount of cash per RSU equal to the amount of such dividend. Any amounts credited pursuant to the immediately preceding sentence will be subject to the same applicable terms and conditions (including vesting, payment and forfeitability) as apply to the RSUs with respect to which the dividend equivalents were credited, and such amounts shall be paid in cash at the same time as the RSUs to which they relate are settled.Â If any dividends or distributions with respect to the Common Stock underlying the RSUs are paid in shares rather than cash prior to the earlier of the settlement or the forfeiture of the RSUs, then you will be credited with additional restricted stock units equal to the number of shares that you would have received had the RSUs been actual shares, and such restricted stock units shall be deemed RSUs subject to the same risk of forfeiture, time of settlement and other terms of this Agreement and the Plan as are the other RSUs granted under this Award.Â Market Stand-Off:Â In connection with any underwritten public offering by the Company of its equity securities pursuant to an effective registration statement filed under the Securities Act of 1933, as amended, you agree that you will not directly or indirectly sell, make any short sale of, loan, hypothecate, pledge, offer, grant or sell any option or other contract for the purchase of, purchase any option or other contract for the sale of, or otherwise dispose of or transfer or agree to engage in any of the foregoing transactions with respect to, any shares acquired under this Award without the prior written consent of the Company and the Companyâ€™s underwriters. Such restriction will be in effect for such period of time following the date of the final prospectus for the offering as may be determined by the Company. In no event, however, will such period exceed one hundred eighty (180) days. You agree to execute any lock-up agreement or similar agreement requested by the Company or the Companyâ€™s underwriters to evidence the foregoing obligations plus such 2 DOCPROPERTY DOCXDODIC DMS=NetDocuments Format=<<.>> (* MERGEFORMAT 4889-2529-6069.2 Â A other obligations that are generally applied to Company shareholders in connection with the underwritten public offering.Â Tax Matters: You understand that you (and not the Company or any Affiliate) will be responsible for your own federal, state, local or foreign tax liability and any other tax consequences that may arise as a result of the transactions contemplated by this Award. You will rely solely on the determinations of your tax advisors or your own determinations, and not on any statements or representations by the Company or any of its agents, with regard to all such tax matters.Â To the extent that the receipt, vesting or settlement of the RSUs, or other event, results in income to you for federal, state or local income tax purposes, you shall deliver to the Company at the time the Company is obligated to withhold taxes in connection with such receipt, vesting, settlement or other event, as the case may be, such amount as the Company requires to meet its withholding obligation under applicable tax laws or regulations. If you fail to do so, the Company has the right and authority to deduct or withhold from other compensation payable to you an amount sufficient to satisfy its withholding obligations.Â To the extent permitted by the Company at the time a tax withholding requirement arises, you may satisfy the withholding requirement in whole or in part, by electing to have the Company withhold for its own account that number of shares of Common Stock otherwise deliverable to you upon settlement having an aggregate Fair Market Value on the date the tax is to be determined equal to the tax that the Company must withhold in connection with the vesting or settlement of such RSUs; provided that the amount so withheld shall not exceed the maximum statutory rate to the extent necessary to avoid an accounting charge. Your election must be irrevocable, in writing, and submitted to the Secretary of the Company before the applicable vesting or settlement date. The Fair Market Value of any fractional share not used to satisfy the withholding obligation (as determined on the date the tax is determined) will be paid to you in cash.Â Miscellaneous: â€œThis Award may be amended only by written consent signed by both you and the Company, unless the amendment is not to your detriment. Notwithstanding the foregoing, this Award may be amended or terminated by the Board or the Committee without your consent in accordance with the provisions of the Plan. â€œThe failure of the Company to enforce any provision of this Award at any time will in no way constitute a waiver of such provision or of any other provision hereof.â€œIn the event any provision of this Award is held illegal or invalid for any reason, such illegality or invalidity will not affect the legality or validity of the remaining provisions of this Award, and this Award will be construed and enforced as if the illegal or invalid provision had not been included in this Award. 3 DOCPROPERTY DOCXDODIC DMS=NetDocuments Format=<<.>> (* MERGEFORMAT 4889-2529-6069.2 Â A â€œAs a condition to the grant of this Award, you agree (with such agreement being binding upon your legal representatives, guardians, legatees or beneficiaries) that this Award will be interpreted by the Committee and that any interpretation by the Committee of the terms of this Award or the Plan, and any determination made by the Committee pursuant to this Award or the Plan, will be final, binding and conclusive. â€œThis Award may be executed in counterparts. Â BY SIGNING BELOW AND ACCEPTING THIS RESTRICTED STOCK UNIT AWARD, YOU AGREE TO ALL OF THE TERMS AND CONDITIONS DESCRIBED HEREIN AND IN THE PLAN. YOU ALSO ACKNOWLEDGE RECEIPT OF THE PLAN. Â GENERATION INCOME PROPERTIES, INC. Â A By:

David Sobelman, Chief Executive Officer [Name of Recipient] Â A Date: 4 DOCPROPERTY DOCXDODIC DMS=NetDocuments Format=<<.>> (* MERGEFORMAT 4889-2529-6069.2 EX-31.1 3 gipr-ex31 1.htm EX-31.1 EX-31.1 Exhibit 31.1Â Certification of Chief Executive Officer Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002 I, David Sobelman, certify that: 1.I have reviewed this quarterly report on Form 10-Q of Generation Income Properties, Inc.; 2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report; 3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report; 4.The registrantâ€™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have: a)Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared; b)Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles; c)Evaluated the effectiveness of the registrantâ€™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d)Disclosed in this report any change in the registrantâ€™s internal control over financial reporting that occurred during the registrantâ€™s most recent fiscal quarter (the registrantâ€™s fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrantâ€™s internal control over financial reporting; and 5.The registrantâ€™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrantâ€™s board of directors (or persons performing the equivalent functions): a)All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrantâ€™s ability to record, process, summarize and report financial information; and b)Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrantâ€™s internal control over financial reporting. Â A /s/ David Sobelman August 14, 2024 David Sobelman Â Chief Executive Officer Â (Principal Executive Officer) Â A signed original of this document has been provided to Generation Income Properties, Inc. and will be retained by Generation Income Properties, Inc. and furnished to the Securities and Exchange Commission or its staff upon request. Â EX-31.2 4 gipr-ex31 2.htm EX-31.2 EX-31.2 Exhibit 31.2A Certification of Principal Financial and Accounting Officer Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002 I, Ron Cook, certify that: 1.I have reviewed this quarterly report on Form 10-Q of Generation Income Properties, Inc.; 2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report; 3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report; 4.The registrantâ€™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have: a)Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared; b)Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles; c)Evaluated the effectiveness of the registrantâ€™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d)Disclosed in this report any change in the registrantâ€™s internal control over financial reporting that occurred during the registrantâ€™s most recent fiscal quarter (the registrantâ€™s fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrantâ€™s internal control over financial reporting; and 5.The registrantâ€™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrantâ€™s auditors and the audit committee of the registrantâ€™s board of directors (or persons performing the equivalent functions): a)All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrantâ€™s ability to record, process, summarize and report financial information; and b)Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrantâ€™s internal control over financial reporting. Â A /s/ Ron Cook August 14, 2024 Ron Cook Â VP Accounting and Finance Â (Principal Financial and Accounting Officer) Â A signed original of this document has been provided to Generation Income Properties, Inc. and will be retained by Generation Income Properties, Inc. and furnished to the Securities and Exchange Commission or its staff upon request. Â EX-32.1 5 gipr-ex32 1.htm EX-32.1 EX-32.1 Exhibit 32.1 Â Written Statement of the Chief Executive Officer Pursuant to 18 U.S.C. Section 1350 Solely for the purposes of complying with 18 U.S.C. ss.1350, I, the undersigned Chief Executive Officer of Generation Income Properties, Inc. (the â€œCompanyâ€), hereby certify, based on my knowledge, that the Quarterly Report on Form 10-Q of the Company for the quarterly period ended June 30, 2024 as filed with the Securities and Exchange Commission on August 14, 2024 (the â€œReportâ€), fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended; and that information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. Â A /s/ David Sobelman Â A David Sobelman Â Chief Executive Officer Â A (Principal Executive Officer)August 14, 2024 Â A signed original of this document has been provided to Generation Income Properties, Inc. and will be retained by Generation Income Properties, Inc. and furnished to the Securities and Exchange Commission or its staff upon request. Â EX-32.2 6 gipr-ex32 2.htm EX-32.2 EX-32.2 Â A Exhibit 32.2 Written Statement of the Principal Financial and Accounting Officer Pursuant to 18 U.S.C. Section 1350 Solely for the purposes of complying with 18 U.S.C. ss.1350, I, the undersigned Principal Financial and Accounting Officer of Generation Income Properties, Inc. (the â€œCompanyâ€), hereby certify, based on my knowledge, that the Quarterly Report on Form 10-Q of the Company for the quarterly period ended June 30, 2024 as filed with the Securities and Exchange Commission on August 14, 2024 (the â€œReportâ€), fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended; and that information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. Â A /s/ Ron Cook Â A Ron Cook Â A VP Accounting and Finance Â A (Principal Financial and Accounting Officer)August 14, 2024 Â A signed original of this document has been provided to Generation Income Properties, Inc. and will be retained by Generation Income Properties, Inc. and furnished to the Securities and Exchange Commission or its staff upon request. EX-101.SCH 7 gipr-20240630.xsd XBRL TAXONOMY EXTENSION SCHEMA WITH EMBEDDED LINKBASES DOCUMENT 100000 - Document - Document and Entity Information link:presentationLink link:calculationLink link:definitionLink 100010 - Statement - Consolidated Balance Sheets (unaudited) link:presentationLink link:calculationLink link:definitionLink 100020 - Disclosure - Acquired Lease Intangible Liabilities, Net - Summary of Acquired Lease Intangible Liabilities (Details) 2 link:presentationLink link:calculationLink link:definitionLink 100030 - Statement - Consolidated Balance Sheets (unaudited) (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 100040 - Statement - Consolidated Statements of Operations (unaudited) link:presentationLink link:calculationLink link:definitionLink 100050 - Statement - Consolidated Statements of Changes in Equity (unaudited) link:presentationLink link:calculationLink link:definitionLink 100060 - Statement - Consolidated Statements of Cash Flows (unaudited) link:presentationLink link:calculationLink link:definitionLink 995455 - Disclosure - Nature of Operations link:presentationLink link:calculationLink link:definitionLink 995465 - Disclosure - Summary of Significant Accounting Policies link:presentationLink link:calculationLink link:definitionLink 995475 - Disclosure - Investments in Real Estate link:presentationLink link:calculationLink link:definitionLink 995485 - Disclosure - Acquired Lease Intangible Assets, Net link:presentationLink link:calculationLink link:definitionLink 995495 - Disclosure - Acquired Lease Intangible Liabilities, Net link:presentationLink link:calculationLink link:definitionLink 995505 - Disclosure - Leases link:presentationLink link:calculationLink link:definitionLink 995515 - Disclosure - Non-Controlling Interests link:presentationLink link:calculationLink link:definitionLink 995525 - Disclosure - Equity link:presentationLink link:calculationLink link:definitionLink 995535 - Disclosure - Mortgage Loans link:presentationLink link:calculationLink link:definitionLink 995545 - Disclosure - Related Party link:presentationLink link:calculationLink link:definitionLink 995555 - Disclosure - Tenant in Common Investment link:presentationLink link:calculationLink link:definitionLink 995565 - Disclosure - Derivative Financial Instruments and Fair Value Measurements link:presentationLink link:calculationLink link:definitionLink 995575 - Disclosure - Subsequent Events link:presentationLink link:calculationLink link:definitionLink 995585 - Disclosure - Summary of Significant Accounting Policies (Policies) link:presentationLink link:calculationLink link:definitionLink 995595 - Disclosure - Summary of Significant Accounting Policies (Tables) link:presentationLink link:calculationLink link:definitionLink 995605 - Disclosure - Investments in Real Estate (Tables) link:presentationLink link:calculationLink link:definitionLink 995615 - Disclosure - Acquired Lease Intangible Assets, Net (Tables) link:presentationLink link:calculationLink link:definitionLink 995625 - Disclosure - Acquired Lease Intangible Liabilities, Net (Tables) link:presentationLink link:calculationLink link:definitionLink 995635 - Disclosure - Leases (Tables) link:presentationLink link:calculationLink link:definitionLink 995645 - Disclosure - Non-Controlling Interests (Tables) link:presentationLink link:calculationLink link:definitionLink 995655 - Disclosure - Equity (Tables) link:presentationLink link:calculationLink link:definitionLink 995665 - Disclosure - Mortgage Loans (Tables) link:presentationLink link:calculationLink link:definitionLink 995675 - Disclosure - Tenant in Common Investment (Tables) link:presentationLink link:calculationLink link:definitionLink 995685 - Disclosure - Derivative Financial Instruments and Fair Value Measurements (Tables) link:presentationLink link:calculationLink link:definitionLink 995695 - Disclosure - Nature of Operations - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink 995705 - Disclosure - Summary of Significant Accounting Policies - Schedule of Reconciliation of Cash and Cash Equivalents and Restricted Cash (Details) link:presentationLink link:calculationLink link:definitionLink 995715 - Disclosure - Summary of Significant Accounting Policies - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink 995725 - Disclosure - Investments in Real Estate - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink 995735 - Disclosure - Investments in Real Estate - Schedule of Acquired Properties (Details) link:presentationLink link:calculationLink link:definitionLink 995745 - Disclosure - Acquired Lease Intangible Assets, Net - Schedule of Intangible Assets, Net (Details) link:presentationLink link:calculationLink link:definitionLink 995755 - Disclosure - Acquired Lease Intangible Assets, Net - Schedule of Future Amortization for Intangible Assets (Details) link:presentationLink link:calculationLink link:definitionLink 995765 - Disclosure - Acquired Lease Intangible Assets, Net (Additional Information) (Details) link:presentationLink link:calculationLink link:definitionLink 995775 - Disclosure - Acquired Lease Intangible Liabilities, Net - Summary of Acquired Lease Intangible Liabilities (Details) link:presentationLink link:calculationLink link:definitionLink 995785 - Disclosure - Acquired Lease Intangible Liabilities, Net - Summary of Future Amortization for Intangible Liabilities (Details) link:presentationLink link:calculationLink link:definitionLink 995795 - Disclosure - Acquired lease intangible liabilities, net (Additional Information) (Details)

link:presentationLink link:calculationLink link:definitionLink 995805 - Disclosure - Leases - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink 995815 - Disclosure - Leases - Summary of Disaggregation of Lease Income (Details) link:presentationLink link:calculationLink link:definitionLink 995825 - Disclosure - Leases - Summary of Concentration of Risk Percentage of Tenants (Details) link:presentationLink link:calculationLink link:definitionLink 995835 - Disclosure - Leases - Summary of Future Minimum Rental Payments Due to the Company (Details) link:presentationLink link:calculationLink link:definitionLink 995845 - Disclosure - Leases - Summary of Future Minimum Rental Cash Payments Due and Undiscounted Future Cash Flows (Details) link:presentationLink link:calculationLink link:definitionLink 995855 - Disclosure - Non-Controlling Interests - Summary of Redeemable Non-Controlling Interests (Details) link:presentationLink link:calculationLink link:definitionLink 995865 - Disclosure - Non-Controlling Interests - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink 995875 - Disclosure - Equity - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink 995885 - Disclosure - Equity - Schedule of Warrants Issued and Outstanding with Exercise Price (Details) link:presentationLink link:calculationLink link:definitionLink 995895 - Disclosure - Equity - Summary of Warrants Outstanding (Details) link:presentationLink link:calculationLink link:definitionLink 995905 - Disclosure - Equity - Schedule of Restricted Common Shares Issued (Details) link:presentationLink link:calculationLink link:definitionLink 995915 - Disclosure - Equity - Schedule of Cash Distributions (Details) link:presentationLink link:calculationLink link:definitionLink 995925 - Disclosure - Mortgage Loans - Schedule of Promissory Notes (Details) link:presentationLink link:calculationLink link:definitionLink 995935 - Disclosure - Mortgage Loans - Schedule of Promissory Notes (Parenthetical) (Details) link:presentationLink link:calculationLink link:definitionLink 995945 - Disclosure - Mortgage Loans - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink 995955 - Disclosure - Mortgage Loans - Schedule of Minimum Required Principal Payments (Details) link:presentationLink link:calculationLink link:definitionLink 995965 - Disclosure - Related Party - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink 995975 - Disclosure - Derivative Financial Instruments and Fair Value Measurements (Additional Information) (Details) link:presentationLink link:calculationLink link:definitionLink 995985 - Disclosure - Derivative Financial Instruments and Fair Value Measurements - Carrying Amounts and Estimated Fair Values of Financial Instruments (Details) link:presentationLink link:calculationLink link:definitionLink 995995 - Disclosure - Subsequent Events - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink Debt Instrument, Unamortized Discount (Premium), Net, Total Debt Instrument, Unamortized Discount (Premium), Net Less Debt Discount, net Debt Discount Redeemable Noncontrolling Interest Unpaid Redeemable Noncontrolling Interest Unpaid Statement [Line Items] Statement [Line Items] Financial liabilities: Liabilities, Fair Value Disclosure [Abstract] Interest rate Interest Rate Debt Instrument Interest Rate During Period Debt Instrument Debt Instrument [Axis] Dividend Tranche Twenty Seven [Member] Dividend Tranche Twenty Seven [Member] Dividend Tranche Twenty Seven Accounts receivable Increase Decrease In Accounts Receivable Plan Name Plan Name [Domain] Number of investors required to redeem Number Of Investors Required To Redeem Number of investors required to redeem. Retail Land Sales, Deposit Method, Deposit Received Property Sales, Deposit Received Installment Paid For Issuance Of Other Payable Related Party For Redemption Of Redeemable Non Controlling Interest Installment Paid For Issuance Of Other Payable Related Party For Redemption Of Redeemable Non Controlling Interest First installment payment Starbucks - North Tampa, Florida Starbucks - North Tampa, Florida [Member] Starbucks - North Tampa, Florida. Dollar General, Mount Gilead, OH [Member] Dollar General, Mount Gilead, OH [Member] Dollar General Mount Gilead Oh Member Schedule of Investor Warrants Issued Exercisable On A Cashless Basis Schedule of Stockholders' Equity Note, Warrants or Rights [Table Text Block] Entity Address, Postal Zip Code Entity Address Postal Zip Code Other related lease income, net: Other Related Lease Income, Net Abstract Other Related Lease Income, Net Abstract Acquired Lease Intangible Assets, Net Acquired Lease Intangible Asset Net [Text Block] Acquired lease intangible asset, net. Redemption of redeemable non-controlling interests Payments for Repurchase of Redeemable Noncontrolling Interest Distribution on Redeemable Non-Controlling Interest Lessee [Member] Lessee [Member] LesseeMember Shares underlying warrants that may be exercised based on trading price, period after issuance. Shares Underlying Warrants That May Be Exercised Based On Trading Price Period After Issuance Shares underlying warrants that may be exercised based on trading price, period after issuance Entity Incorporation, State or Country Code Entity Incorporation State Country Code Prepaid expenses Prepaid Expense Current And Noncurrent Revenue Revenues [Abstract] Interest Paid Interest Paid Net Share-Based Payment Arrangement, Tranche One [Member] Tranche One [Member] Finite Lived Intangible Assets Amortization Expense Year Four 2028 Recourse Status Recourse Status [Axis] Balance, Shares Balance, Shares Shares Outstanding Fair Value Hierarchy and NAV [Axis] Schedule of Acquired Properties Schedule Of Recognized Identified Assets Acquired And Liabilities Assumed Table [Text Block] Temporary Equity, Shares Issued Redeemable preferred stock, shares issued Share Based Compensation Arrangement By Share Based Payment Award [Line Items] Share Based Compensation Arrangement By Share Based Payment Award [Line Items] Long-Term Debt, Type Longterm Debt Type [Domain] Area of Real Estate Property Long-Term Debt, Maturity, Year Five 2028 Dividend Tranche Four Dividend Tranche Four [Member] Dividend Tranche Four [Member] Condensed Balance Sheets of Tenant in Common Investment Schedule Of Condensed Balance Sheet Of Tenant In Common Investment Table [Text Block] Schedule of condensed balance sheet of tenant in common investment. Leases Lessee Accounting Lessee Operating Leases [Text Block] Interest Rate Swap [Member] Interest rate swaps Restricted stock compensation Stock Issued During Period, Value, Restricted Stock Award, Net of Forfeitures, Total Stock Issued During Period Value Restricted Stock Award Net Of Forfeitures Schedule Of Stock By Class [Table] Schedule Of Stock By Class [Table] Nature Of Operations [Line Items] Nature Of Operations [Line Items] Nature of operations. Dividend Tranche Five Dividend Tranche Five [Member] Dividend Tranche Five [Member] 6 Properties [Member] Six Properties [Member] Six Properties [Member] Product and Service Product Or Service [Axis] Derivatives, Policy [Policy Text Block] Derivative Financial Instruments Dividends Payable [Line Items] Dividends Payable [Line Items] Property acquired date Asset Acquisition Effective Date Of Acquisition Finite-Lived Intangible Assets by Major Class Finite Lived Intangible Assets By Major Class [Axis] Investment, Name [Domain] Norfolk, VA Buildings In Norfolk V A [Member] Buildings in Norfolk, VA. Collaborative Arrangement and Arrangement Other than Collaborative Arrangements And Nonarrangement Transactions [Member] Purchase of land, buildings, other tangible and intangible assets Payments to Acquire Productive Assets Payments to Acquire Productive Assets, Total Income on investment in tenancy-in-common Equity In Earnings On Investment In Tenancy In Common Equity in earnings on investment in tenancy-in-common Related Party Transaction [Line Items] Related Party Transaction [Line Items] Concentration Risk Benchmark [Axis] Equity Stockholders Equity Note Disclosure [Text Block] Title of Individual Title Of Individual [Axis] Lessor, Operating Lease, Payment to be Received, Year Five 2028 Class Of Warrant or Right Class Of Warrant Or Right [Axis] Dead deal expense Dead Deal Expenses Dead deal expenses. Sale of Stock Sale Of Stock Name Of Transaction [Domain] Long-term debt, gross Long-term debt, gross Debt Instrument Carrying Amount Discount rate Operating Lease Discount Rate Percent Operating lease discount rate percent. Conversion Of Preferred Shares To Common Stock, Share Conversion Of Preferred Shares To Common Stock, Share Conversion of preferred stock to Common stock, share Number of refinane, properties Number Of Refinance Properties Number of refinane properties. Line of credit, remaining borrowing capacity Line Of Credit Facility Remaining Borrowing Capacity Board of Directors Authorized Date Dividends Payable Date Declared Day Month And Year Accrued expense - related party Accrued Expense - Related Party Accrued expense - related party La-Z-Boy [Member] La-Z-Boy [Member] Origination Date Debt Instrument, Issuance Date Acquired Lease Leases Acquired In Place [Member] Entity Central Index Key Entity Central Index Key Insurance financing borrowings Proceeds From Annuities And Investment Certificates President President [Member] Issuance of Redeemable Non-Controlling Interests Noncontrolling Interest, Increase from Subsidiary Equity Issuance Warrants To Purchase Common Stock Warrant [Member] Changes in operating assets and liabilities Increase Decrease In Operating Capital [Abstract] Acquired lessee lease intangible liabilities, net Acquired lease intangible liabilities, net Above Market Lease Net Above market lease net Borrowing under facility Proceeds From Issuance Of Debt Common stock, shares issued Common Stock Shares Issued Chief Financial Officer Chief Financial Officer [Member] Acquired Lease Intangible Liabilities Amortization Income Next Twelve Months Acquired lease Intangible liabilities amortization income next twelve months. 2025 exp U.S. Services Inc.,exp U.S. Services Inc. [Member] exp U.S. Services Inc.,exp U.S. Services Inc. [Member] Exp U S Services Inc Exp U S Services Inc Member Escrow deposit and other assets Escrow Deposit And Other Assets Escrow deposit and other assets. Class A Preferred Units Preferred Stock [Member] Redeemable Preferred Stock 2027 Long Term Debt Maturities Repayments Of Principal In Year Four Promissory Note Issued on September 30, 2019 Promissory Note Issued On September Thirty Twenty Nineteen [Member] Promissory note issued on September thirty, twenty nineteen. Income Statement [Abstract] Entity Address, State or Province Entity Address State Or Province Other expense Other expense Other Expense Stockholders' Equity Parent [Member] Revision of Prior Period [Axis] Class Of Warrant Or Right [Table] Class Of Warrant Or Right [Table] Prepaid capitalizable deal costs for future property acquisition Prepaid Capitalizable Deal Costs for Future Property Acquisition Prepaid capitalizable deal costs for future property acquisition Preferred Stock Units Redeemed Multiplied Multiplied The Preferred Stock Units Redeemed Multiplied The Preferred Stock Units Redeemed Thereafter Lessor, Operating Lease, Payment to be Received, after Year Five General Services Administration, Vacaville, CA [Member] General Services Administration, Vacaville, CA [Member] General Services Administration Vacaville Ca Member Dividend Tranche Fifteen [Member] Dividend Tranche Fifteen Dividend Tranche Fifteen [Member] Number Of Mortgage Loan Number Of Mortgage Loan Concentration Risk Type [Domain] GSA-FBI - Manteo, North Carolina GSA-FBI - Manteo, North Carolina [Member] GSA-FBI - Manteo, North Carolina. Fair Value, Balance Sheet Grouping, Financial Statement Captions [Line Items] Carrying amounts and estimated fair values of financial instruments Customer [Axis] Customer Concentration Risk [Member] Shares underlying warrants that may be exercised, number of trading days for calculation of trading price Shares Underlying Warrants That May Be Exercised Number Of Trading Days For Calculation Of Trading Price Shares underlying warrants that may be exercised, number of trading days for calculation of trading price. Escrow deposit to bank for future debt financing Escrow Deposit Disbursements Related to Property Acquisition Finite Lived Intangible Assets Amortization Expense Year Three 2027 Distribution on Non-Controlling Interest Distribution On Non Controlling Interest Distribution On Non Controlling Interest Lease liability Increase Decrease In Right Of Use Liability Increase decrease in right of use liability. Record Date Dividends Payable Date Of Record Day Month And Year Cocoa, FL Building In Cocoa F L [Member] Building in Cocoa, FL. Common Units Capital Units [Member] Debt issuance costs Payments of debt issuance costs Payments Of Debt Issuance Costs Amortization of debt issuance costs Amortization Of Financing Costs President And CEO [Member] President And CEO [Member] President And CEO [Member] Cover [Abstract] Subsequent Event [Line Items] Subsequent Event [Line Items] Net decrease in cash and cash equivalents Net increase (decrease) in cash and cash equivalents Cash Cash Equivalents Restricted Cash And Restricted Cash Equivalents Period Increase Decrease Excluding Exchange Rate Effect Basic & Diluted Loss Per Share Attributable to Common Stockholders Earnings Per Share, Basic, Total Earnings Per Share Basic Basic Loss Per Share Attributable to Common Stockholders Expenses Operating Expenses [Abstract] Nature Of Operations [Table] Nature Of Operations [Table] Nature of operations. Asset Acquisition Asset Acquisition [Axis] Investments in Real Estate Real Estate Disclosure [Text Block] Derivative Instruments and Hedging Activities Disclosure [Text Block] Derivative Financial Instruments and Fair Value Measurements Fresenius - Chicago, Illinois Fresenius - Chicago, Illinois [Member] Fresenius - Chicago, Illinois Amortization of above and below Market Leases Amortization of above- and below-market leases, net Swap [Member] Swap Compensation expense Allocated Share Based Compensation Expense Long-term debt Long-term debt Long Term Debt PRA holding. P R A Holding [Member] PRA Holding General services administration. General Services Administration [Member] General Services Administration Building expenses Building Expenses Building expenses. Dividends paid on common stock Dividends Common Stock Schedule of Restricted Common Shares Issued Nonvested Restricted Stock Shares Activity Table [Text Block] Retained Earnings (Accumulated Deficit), Total Accumulated deficit Retained Earnings Accumulated Deficit Schedule of Reconciliation of Cash and Cash Equivalents and Restricted Cash Schedule Of Reconciliation Of Cash And Cash Equivalents And Restricted Cash Table [Text Block] Schedule of reconciliation of cash and cash equivalents and restricted cash. Issue Date Warrants Issuance Date Warrants issuance date. Plan Name Plan Name [Axis] Maitland Florida [Member] Maitland Florida [Member] Maitland Florida [Member] Reserves shares of common stock Common Stock, Capital Shares Reserved for Future Issuance Land Asset Acquisition Land Asset acquisition land. Dividends paid on common stock Payments Of Dividends Common Stock Held for sale assets net, costs of sale Real Estate Held for Development and Sale, Net Real Estate Held for Development and Sale, Net, Total Net cash provided by (used in) operating activities Net cash provided by operating activities Net Cash Provided By Used In Operating Activities GSA-Navy - Norfolk, Virginia GSA-Navy - Norfolk, Virginia [Member] GSA-Navy - Norfolk, Virginia [Member] GSA-Navy - Norfolk, Virginia [Member] Product and Service Products And Services [Domain] Debt Instrument [Line Items] Debt Instrument [Line Items] Dividend Tranche Seven Dividend Tranche Seven [Member] Dividend Tranche Seven [Member] Lessee Operating Lease Liability Payments Due Year Four 2027 CASH FLOWS FROM OPERATING ACTIVITIES: Net Cash Provided By Used In Operating Activities [Abstract] Property Sales, Deposit Received Real Estate, Held-for-Sale Summary of Condensed Statements of Cash Flows Summary of Condensed Statements of Cash Flows Summary of Condensed Statements of Cash Flows Schedule of Fair Value, Assets and Liabilities Measured on Recurring Basis [Table Text Block] Schedule of Carrying Amounts and Estimated Fair Values of Financial Instruments Vesting [Axis] Common stock, par value Common Stock Par Or Stated Value Per Share Common Stock Par Value Number Of Refinaneing Properties Number Of Refinaneing Properties Rental Income Rental Revenue [Member] Rental revenue. Dead deal expense Dead deal expense Dead deal expense Preferred Stock \$0.01 par value, 2,400,000 shares authorized, no shares issued or outstanding as of June 30, 2024 and 2,400,000 shares issued and outstanding at December 31, 2023 with liquidation preferences of \$5 per share Temporary Equity, Carrying Amount, Attributable to Parent Proceeds from Previous Acquisition Statement Of Cash Flows [Abstract] Counterparty Name Counterparty Name [Axis] GIP LP GIP LP [Member] GIP LP [Member] Number of buildings acquired Number Of Buildings Acquired Number of buildings acquired. Warrants exercisable Warrants to purchase shares of common stock Class Of Warrant Or Right Number Of Securities Called By Warrants Or Rights Reduced fixed base rent Reduced fixed base rent per month Restricted Shares Restricted Stock [Member] Exercise Price of \$12.50 Exercise Price Two [Member] Exercise price two. Increase (Decrease) in Accrued Liabilities - Related Party Increase (Decrease) in Accrued Liabilities - Related Party Accrued expenses - related party Equity Components Statement Equity Components [Axis] Entity Address, Address Line One Entity Address Address Line1 Tampa Sherwin Williams Property Tampa Sherwin Williams Property [Member] Tampa Sherwin Williams property. Schedule Of Related Party Transactions By Related Party [Table] Schedule Of Related Party Transactions By Related Party [Table] Restricted Shares Issued Number of shares granted Share Based Compensation Arrangement By Share Based Payment Award Equity Instruments Other Than Options Grants In Period Intangible Asset, Finite-Lived [Table] Noncontrolling interest total internal rate of return percentage Noncontrolling Interest Internal Rate Of Return Percentage Noncontrolling interest internal rate of return percentage. U.S. Treasury Us Treasury Us Interest Rate [Member] Percentage value of interest in common units Percentage Value Of Interest In Common Units Percentage value of interest in common units. Insurance financing repayments Repayments Of Annuities And Investment Certificates Kohl's-Tucson, A Z Kohl S Tucson A Z [Member] Kohl's @ Tucson, AZ. Operating Partnership Two Entities [Member] Two entities. Subsequent Event Type Subsequent Event Type [Axis] Line of credit, maximum borrowing capacity Line of Credit Facility, Maximum Borrowing Capacity Escalates annually Escalates annually Summary Of Significant Accounting Policies [Table] Summary Of Significant Accounting Policies [Table] Summary of significant accounting policies. Thereafter Finite Lived Intangible Assets Amortization Expense After Year Four Finite lived intangible assets amortization expense after year four. Promissory Note Issued on January 7, 2022 Promissory Note Issued On January Seven Twenty Twenty Two [Member] Promissory note issued on January seven, twenty twenty two. GSA-Navy & Maersk - Norfolk, Virginia GSA-Navy & Maersk - Norfolk, Virginia [Member] GSA-Navy & Maersk - Norfolk, Virginia Dollar General, Castalia, OH [Member] Dollar General, Castalia, OH [Member] Dollar General Castalia Oh Member Number of Shares Outstanding at beginning of the period Number of Restricted Shares Outstanding at end of the period Share Based Compensation Arrangement By Share Based Payment Award Equity Instruments Other Than Options Nonvested Number Finite Lived Intangible Assets Amortization Expense Year Two 2026 Amendment Flag Amendment Flag Compensation costs Compensation Expense Excluding Cost Of Good And Service Sold Tranche Four [Member] Tranche Four [Member] Net Income (Loss) Attributable to Noncontrolling Interest, Total Less: Net income attributable to non-controlling interest Net Income Loss Attributable To Noncontrolling Interest Cashless exercise of warrants, shares Investor warrants exercised Stock Issued During Period Shares Warrant Exercised Stock issued during period, shares, warrant exercised. Dividend Tranche Twenty Eight [Member] Dividend Tranche Twenty Eight [Member] Dividend Tranche Twenty Eight Weighted Average Price, Warrants exercisable Class Of Warrant Or Right Weighted Average Exercisable Price Class of warrant or right weighted average exercisable price. Weighted Average Price, Issuance Class Of Warrant Or Right Weighted Average Price Issued Class of warrant or right weighted average price issued. Debt Instrument, Name Debt Instrument Name [Domain] Additional paid-in capital Additional Paid In Capital Common Stock Additional paid-in capital Summary of Condensed Income Statements Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table Text Block] Class of warrants or right exercised. Class Of Warrants Or Right Exercised Class of warrants or right exercised Operating Partnership Generation Income Properties L P [Member] Generation Income Properties L.P. GIP, LP's Share Net loss attributable to Generation Income Properties, Inc. Gain or loss on change in derivatives Gain or loss on change in derivatives Gain on derivative valuation, net Lessee Lease Description [Table] Lessee Lease Description [Table]

[illegible]

Rockford II Member Dividends payable, amount per share Dividends Payable, Amount Per Share Class Of Stock [Line Items] Class Of Stock [Line Items] Irby Property Partners Irby Property Partners [Member] Irby property partners. Schedule Of Business Acquisitions By Acquisition [Table] Schedule Of Business Acquisitions By Acquisition [Table] Lessee Disclosure [Abstract] Real Estate Investments [Abstract] Security Exchange Name Security Exchange Name Number of properties Number Of Properties Number of properties. Counterparty Name Repurchase Agreement Counterparty Name [Domain] Income on investment in tenancy-in-common Income on investment in tenancy-in-common Income on investment in tenancy-in-common Total expenses Total operating expenses Total expenses Operating Expenses Promissory Note Issued on April 21, 2021 Promissory Note Issued On April Twenty One Twenty Twenty One [Member] Promissory note issued on April twenty one twenty twenty one. Modiv Inc. [Member] Modiv Inc. [Member] Dividends, Preferred Stock, Stock Dividends on preferred stock Long-Lived Tangible Asset Property Plant And Equipment Type [Domain] Class of Stock Statement Class Of Stock [Axis] Secured Debt [Member] Lessee Operating Lease Liability Payments Due Year Three 2026 Summary of Acquired Lease Intangible Liabilities Summary Of Acquired Lease Intangible Liability Table [Text Block] Summary of acquired lease intangible liability. City of San Antonio (PreK), San Antonio, TX [Member] City of San Antonio (PreK), San Antonio, TX [Member] City Of San Antonio Prek San Antonio Tx Member GIP fund 1, LLC G I P Fund1 L L C [Member] GIP fund 1, LLC. Subsequent Events Subsequent Event [Member] Maximum Maximum [Member] Liabilities And Stockholders Equity Total Liabilities and Equity Loss on debt extinguishment Loss on debt extinguishment Loss on debt extinguishment Gain (Loss) on Extinguishment of Debt Gain (Loss) on Extinguishment of Debt, Total Right of use asset, net Operating Lease Right Of Use Asset CASH TRANSACTIONS Supplemental Cash Flow Information [Abstract] Prime Rate Prime Rate [Member] Kohl's Corporation Member Kohl's corporation [Member] Nonredeemable Preferred Stock [Member] Deferred distribution on redeemable non-controlling interests Deferred Distribution On Redeemable Non Controlling Interests Deferred distribution on redeemable non-controlling interests. Earnings Per Share, Diluted, Total Earnings Per Share Diluted Diluted Loss Per Share Attributable to Common Stockholders Asset Acquisition [Line Items] Asset Acquisition [Line Items] Number of properties acquired Number Of Properties Acquired Number of properties acquired. Entity Ex Transition Period Entity Ex Transition Period Total liabilities Liabilities Distribution on Non-Controlling Interest (Redeemable Non-Controlling Interest) Distribution on Non-Controlling Interest Minority Interest Decrease From Distributions To Noncontrolling Interest Holders Distribution on Non-Controlling Interests Fair Value Hierarchy and NAV [Domain] Site Improvements Site Improvements [Member] Site improvements. Net cash used in investing activities Net cash used in investing activities Net Cash Provided By Used In Investing Activities Loan Agreements Loan Agreements [Member] Loan agreements. Rockville, IL Property In Rockville I L [Member] Property in Rockville IL. Acquired lessor lease intangible liabilities Below Market Lease Gross Preferred equity investment [Member] Preferred equity investment [Member] Intrinsic value of the warrants Class Warrants And Rights Outstanding Intrinsic Value Class warrants and rights outstanding intrinsic value. Common stock issued Stock Issued During Period Shares New Issues Issuance of common stock, net of issuance costs, Shares Noncontrolling interest, description Minority Interest Description Tuscon, arizona. Tuscon Arizona [Member] Tuscon, Arizona Lessor [Member] Lessor [Member] Lessor [Member] Entity Filer Category Entity Filer Category Promissory Notes Required 1.50 DSCR Promissory Notes Required One Point Five Zero Debt Service Coverage Ratios [Member] Promissory Notes Required One Point Five Zero Debt Service Coverage Ratios. Asset Acquisition Asset Acquisition [Domain] Number of warrants to purchase common stock Class Of Warrant Or Right Number Of Securities Called By Each Warrant Or Right Beginning Balance Ending Balance Total equity Total Stockholders' Equity Stockholders Equity Including Portion Attributable To Noncontrolling Interest Total Tenants in Common Equity LMB Owenton I LLC L M B Owenton I L L C [Member] LMB Owenton I LLC. San Antonio TX [Member] San Antonio TX Member One Entity One Entity [Member] One entity. Dividend Tranche Twenty Six [Member] Dividend Tranche Twenty Six [Member] Dividend Tranche Twenty Six Number of tenants Number Of Tenants Number of tenants. Dividend Tranche Seventeen [Member] Dividend Tranche Seventeen [Member] Dividend Tranche Seventeen Weighted Average Price, Beginning balance Weighted Average Price, Ending balance Class Of Warrant Or Right Outstanding Weighted Average Price Class of warrant or right outstanding weighted average price. Current Fiscal Year End Date Current Fiscal Year End Date Stockholders' Equity Stockholders Equity Including Portion Attributable To Noncontrolling Interest [Abstract] Non controlling interest Noncontrolling Interest [Member] Non-Controlling Interests Present value discount Present value discount Lessee Operating Lease Liability Undiscounted Excess Amount Brown Family Trust Brown Family Trust [Member] Brown Family Trust [Member] Purchase and sale agreement. Purchase And Sale Agreement [Member] Purchase and Sale Agreement Dividend Tranche Twenty [Member] Dividend Tranche Twenty [Member] Dividend Tranche Twenty Deferred rent asset Deferred Rent Receivables Net Temporary Equity, Par or Stated Value Per Share Redeemable preferred stock, par value Tenant Improvements Building Improvements [Member] American Momentum Bank American Momentum Bank [Member] American Momentum Bank. Exp US Services (Member) Exp US Services (Member) Promissory Note Issued on January 14, 2022 Promissory Note Issued On January Fourteen Twenty Twenty Two [Member] Promissory note issued on January fourteen, twenty twenty two. Related Party Related Party Transactions By Related Party [Axis] Right of use liability.net Operating Lease Right Of Use Liability Net Operating lease right of use liability net. Tenant in Common Investment Tenant In Common Investment [Text Block] Tenant in common investment. Impairments Impairment Of Real Estate Entity Registrant Name Entity Registrant Name Dividend Tranche Twenty One [Member] Dividend Tranche Twenty One Dividend Tranche Twenty One [Member] Lessor, Operating Lease, Payment to be Received, Year Three 2026 Indefinite-Lived Intangible Assets, Major Class Name [Domain] Dividend Tranche Eleven [Member] Dividend Tranche Eleven Dividend Tranche Eleven [Member] Acquired Lease Intangible Liabilities Amortization Income Year Four Acquired lease intangible liabilities amortization income year four, 2028 Variable lease income Variable Lease, Income Schedule Of Share Based Compensation Arrangements By Share Based Payment Award [Table] Schedule Of Share Based Compensation Arrangements By Share Based Payment Award [Table] Debt Instrument Maturity Date Maturity date Entity Emerging Growth Company Entity Emerging Growth Company Real Estate Property Ownership Real Estate Properties [Axis] Weighted Average Number of Shares Outstanding, Basic, Total Total Weighted Average Shares of Common Stock Outstanding ac" Basic Weighted Average Number Of Shares Outstanding Basic Vesting [Domain] Promissory Note Issued on December 28, 2021 Promissory Note Issued On December Twenty Eight Twenty Twenty One [Member] Promissory Note Issued On December Twenty Eight Twenty Twenty One. Riverside Crossing L.C. [Member] Riverside Crossing L C [Member] Riverside Crossing L.C. Real Estate Properties Real Estate Properties [Domain] Real Estate Held for Development and Sale, Policy [Policy Text Block] Real Estate Held for Sale Common stock, shares authorized Common Stock Shares Authorized Less Acquired lease intangible liabilities Asset Acquisition Acquired Lease Intangible Liability Asset acquisition acquired lease intangible liability. Estimated useful life Property Plant And Equipment Useful Life Lease Liabilities Lessor Leases Policy [Text Block] Dividend Tranche Two Dividend Tranche Two [Member] Dividend Tranche Two [Member] Dollar General, Lakeside, OH [Member] Dollar General, Lakeside, OH [Member] Dollar General, Lakeside, OH [Member] Dollar General Lakeside Oh Member Concentration Risk Type [Axis] Amortization Of Acquired Lease Intangible Assets Amortization of acquired lease intangible assets. Amortization of acquired tenant improvements Debt Disclosure [Abstract] Amortization of lease intangible assets Amortization of Intangible Assets Amortization of in-place leases Lessor, Operating Lease, Payment to be Received, Year Four 2027 Financial Instrument [Axis] Insurance payable Insurance Payable Insurance payable. Payments to Acquire Trust Preferred Investments Earnings per Share Earnings Per Share Policy [Text Block] Dividend Tranche Thirteen [Member] Dividend Tranche Thirteen [Member] Dividend Tranche Thirteen Redeemable Noncontrolling Interest, Equity, Preferred, Redemption Value Investments in Real Estate Real Estate Policy [Text Block] Revenue Recognition Revenue Recognition Policy [Text Block] Dividend Tranche Twelve [Member] Dividend Tranche Twelve [Member] Dividend Tranche Twelve Ownership percentage Ownership Percentage Ownership percentage. Two Mortgage Loan Agreements [Member] Two Mortgage Loan Agreements [Member] Redemption of Redeemable Non-Controlling Interest Temporary Equity Redemption Of Redeemable Noncontrolling Interest Temporary Equity Redemption Of Redeemable Noncontrolling Interest Redemption of Redeemable Non-Controlling Interest Non-cash ground lease expense Ground Lease Amortization Ground lease amortization. Goodwill, Impairment Loss Impairment loss Commitment Letter Commitment Letter [Member] Commitment letter. Percentage of ownership owned Percentage Of Ownership Owned Percentage of ownership owned. GIPVA 2510 GIPVA One [Member] Accounting Policies [Abstract] GIPVA 130 GIPVA [Member] GIPVA [Member] Loan payable - related party Loans Payable Loans Payable, Total Depreciation Expense Depreciation Depletion And Amortization Policy [Text Block] Dollar General, Litchfield, ME [Member] Dollar General, Litchfield, ME [Member] Dollar General Litchfield Me Member Starbucks-Tampa, F L Starbucks Tampa F L [Member] Starbucks @ Tampa, FL. Former Chief Financial Officer Former Chief Financial Officer [Member] Former Chief Financial Officer [Member] Best Buy - Grand Junction, Colorado Best Buy - Grand Junction, Colorado [Member] Best Buy - Grand Junction, Colorado. Number of Tenant Number of Tenant Number Of tenant Dividend Tranche Twenty Two [Member] Dividend Tranche Twenty Two Dividend Tranche Twenty Two [Member] Schedule of Operating Leased Assets [Table] Deferred rent liability Deferred Rent Credit Loan To Value Required Not Interest Rate Loan To Value Required Not Interest Rate Loan to value required not interest rate NON-CASH TRANSACTIONS Cash Flow Noncash Investing And Financing Activities Disclosure [Abstract] Promissory Note Issued on March 9, 2022 Promissory Note Issued On March Nine Twenty Twenty Two [Member] Promissory note issued on march nine, twenty twenty two. Amortization of above market ground lease Amortization for above market lease liability Amortization Of Above Market Ground Lease Amortization of above market ground lease. Cash Cash And Cash Equivalents Restricted Cash And Cash Equivalents Policy Statement [Table] Statement [Table] Warrants Issued and Outstanding Warrants Issued And Outstanding Warrants issued and outstanding. Dollar Tree Stores, Inc.,Morrow, GA [Member] Dollar Tree Stores, Inc.,Morrow, GA [Member] Dollar Tree Stores Inc Morrow Ga Member Subsequent Event [Table] Subsequent Event [Table] Period of Increasing And Dcreasing of Per Share Price Period of Increasing And Dcreasing Per Share Price Period of Increasing And Dcreasing Per Share Price Entity File Number Entity File Number Common warrants expiration term Weighted Average Remaining Life, Beginning balance Weighted Average Remaining Life, Ending balance Warrants And Rights Outstanding Term Partner Type Partner Type Of Partners Capital Account [Axis] Statement Of Financial Position [Abstract] Interest Expense, Total Interest Expense, Operating and Nonoperating Interest expense Entity incorporation date Entity Incorporation Date Of Incorporation Rental Properties Operating loss Operating loss Operating income Operating Income Loss Starbucks - South Tampa, Florida Starbucks - South Tampa, Florida [Member] Starbucks - South Tampa, Florida [Member] 2024 (6 months remaining) Long Term Debt Maturities Repayments Of Principal In Next Twelve Months Operating partnership formation month and year Limited Liability Company Or Limited Partnership Business Formation Month And Year Limited liability company or limited partnership business formation month and year. Shares issued price per share Shares Issued Price Per Share Carrying Amount Derivative Asset, Total Derivative Asset Derivative asset Entity Shell Company Entity Shell Company Entity Tax Identification Number Entity Tax Identification Number Assets Assets [Abstract] Shares Granted, February 3, 2020 Restricted Shares Granted During Period Two [Member] Restricted shares granted during period two. Common units value redeemed Common Units Value Redeemed Common units value redeemed. Class of Warrant or Right Class Of Warrant Or Right [Domain] Bayport Loans Bayport Loans [Member] Bayport loans. Entity Current Reporting Status Entity Current Reporting Status Increases base rent per month Increases base rent per month Line of Credit Facility, Interest Rate During Period Long-Term Debt, Type Longterm Debt Type [Axis] Subsequent Events [Abstract] As Reported Previously Reported [Member] DC/Tampa/Huntsville Loan D C Tampa Huntsville Loan [Member] DC/Tampa/Huntsville loan. Dividend Tranche Eighteen [Member] Dividend Tranche Eighteen Dividend Tranche Eighteen [Member] Geographical Segment Geographical [Domain] Document Fiscal Year Focus Document Fiscal Year Focus Share-Based Payment Arrangement, Tranche Two [Member] Tranche Two [Member] Preferred Stock, Value, Issued Preferred Stock, Value, Issued Public Offering Public Offering [Member] Public offering. Accumulated amortization Finite Lived Intangible Assets Accumulated Amortization Below Market Lease Accumulated Amortization Accumulated accretion to rental income Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Including Disposal Group and Discontinued Operations, Total Cash and cash equivalents and restricted cash - beginning of period Cash and cash equivalents and restricted cash - end of period Cash Cash Equivalents Restricted Cash And Restricted Cash Equivalents Including Disposal Group And Discontinued Operations City Area Code City Area Code GSA - Manteo, NC G S A Manteo N C [Member] GSA - @ Manteo, NC. Non-Controlling Interests - Former GIP Fund 1 [Member] NonControlling Interests Former GIP Fund One [Member] NonControlling Interests Former GIP Fund One [Member] Derivative Contract [Domain] Net Cash Provided by (Used in) Operating Activities, Continuing Operations, Total Net Cash Provided by (Used in) Operating Activities, Continuing Operations Net cash provided by operating activities Dollar General Market, Bakersfield, CA [Member] Dollar General Market, Bakersfield, CA [Member] Dollar General Market Bakersfield Ca Member Impairments Impairment Or Disposal Of Long Lived Assets Including Intangible Assets Policy Policy [Text Block] Number of loans Number Of Loans Number of loans. Noncontrolling Interest [Table] 2024 (6 months remaining) Lessor, Operating Lease, Payment to be Received, Year One Promissory Notes Promissory Notes [Member] Promissory notes. Non-Rule 10b5-1 Arrangement Modified Non-Rule 10b5-1 Arrangement Modified [Flag] Non-Rule 10b5-1 Arrangement Modified [Flag] Interest rate Interest only payment due Debt Instrument Periodic Payment Interest Guaranty fee expense Guaranty fee expense Guaranty fee expense Summary of Future Minimum Rental Payments Due to the Company Lessor, Operating Lease, Payment to be Received, Maturity [Table Text Block] Organization Consolidation And Presentation Of Financial Statements [Abstract] Local Phone Number Local Phone Number Summary of Condensed Balance Sheets Reconciliation of Assets from Segment to Consolidated [Table Text Block] Building In Tampa FL Tampa, FL Building In Tampa F L [Member] Tampa, FL. Outside Investor Outside Investor [Member] Outside Investor [Member] Dividend Tranche Twenty Four [Member] Dividend Tranche Twenty Four Dividend Tranche Twenty Four [Member] Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders Common Stock Dividends Per Share Cash Paid Income Taxes Income Tax Policy [Text Block] Stock issued for cashless exercise of Investor Warrants Stock issued for cashless exercise of Investor Warrants Stock and Warrants Issued During Period, Value, Preferred Stock and Warrants Temporary Equity [Abstract] Preferred Stock - Series A Redeemable Preferred stock, net, Amortization of below-market leases Amortization of below market leases Amortization Of Below Market Lease Other Additional Capital Fair Value, by Balance Sheet Grouping [Table] Secured Non Convertible Promissory Note secured non-convertible promissory note secured non-convertible promissory note Debt Issuance Costs, Net, Total Less: debt issuance costs, net Deferred financing costs Deferred Finance Costs Net Non employee Non employee [Member] Non employee [Member] Due To Other Related Parties Noncurrent Agreement Due To Other Related Parties Noncurrent Agreement Other payable - related party Real Estate [Abstract] DSCR Required Debt service coverage ratios Debt Service Coverage Ratios Debt service coverage ratios. Interest rate Debt instrument, fixed interest rate Debt Instrument Interest Rate Stated Percentage Accumulated Deficit Retained Earnings [Member] Over-Allotment Option Over Allotment Option [Member] Document Transition Report Document Transition Report Property of GSA-Manteo, NC and Irby Construction-Plant City, FL Property of GSA-Manteo, NC and Irby Construction-Plant City, FL [Member] Property of GSA-Manteo, NC and Irby Construction-Plant City, FL Brown Family Enterprises, LLC Brown Family Enterprises, LLC Brown Family Enterprises, LLC Brown Family Enterprises, LLC [Member] Brown Family Enterprises, LLC Escrow and other assets Increase (Decrease) in Other Operating Assets, Total Increase Decrease In Other Operating Assets Lessee Operating Lease Liability Payments Due Year Two 2025 Net real estate investments Property, net of depreciation Real Estate Investment Property Net Condensed Income Statement of Tenant in Common Investment Schedule Of Condensed Income Statement Of Tenant In Common Investment Table [Text Block] Schedule of condensed income statement of tenant in common investment. Percentage of shares underlying warrants that may be exercised based on trading price Percentage Of Shares Underlying Warrants That May Be Exercised Based On Trading Price Percentage of shares underlying warrants that may be exercised based on trading price. Ground Lease Ground Lease [Member] Ground lease. Thereafter Acquired Lease Intangible Liabilities Amortization Income After Year Four Acquired lease intangible liabilities amortization income after year four Summary Of Significant Accounting Policies [Line Items] Summary Of Significant Accounting Policies [Line Items] Summary of significant accounting policies. 2024 (6 months remaining) Finite Lived Intangible Assets Amortization Expense Remainder Of Fiscal Year Pratt and Whitney - Huntsville, Alabama Pratt and Whitney - Huntsville, Alabama [Member] Pratt and Whitney - Huntsville, Alabama [Member] Minimum Minimum [Member] Common Stock Common Stock Par Value \$0.01 Per Share Common Stock [Member] Restricted Cash, Total Restricted cash Restricted Cash 2025 Long Term Debt Maturities Repayments Of Principal In Year Two Schedule of Stockholders Equity Schedule Of Stockholders Equity [Table Text Block] Total real estate investments, net Asset Acquisition Recognized Identifiable Assets Acquired And Liabilities Assumed Net Asset acquisition recognized identifiable assets acquired and liabilities assumed net. Investment, Name [Axis] Additional Paid-In- Capital Additional Paid In Capital [Member] Shares Granted, July 15, 2019 Restricted Shares Granted During Period One [Member] Restricted shares granted during period one. Secured Debt, Other Secured Debt Year-End Adjustment [Member] Year-End Adjustment Adjustments to reconcile net loss to cash from operating activities Adjustments To Reconcile Net Income Loss To Cash Provided By Used In Operating Activities [Abstract] Effect of Fourth Quarter Event Type [Axis] GIP REIT Op Limited LLC G I P R E I T Op Limited L L C [Member] GIP REIT Op Limited LLC. 2024 (6 months remaining) Lessee Operating Lease Liability Payments Due Next Twelve Months Executed lease Executed lease Recourse Status Recourse Status [Domain] Exchange shares of common stock Exchange shares of common stock Exchange Shares of Common Stock for redemption of Preferred Stock Weighted Average Price, Exercised Class Of Warrant Or Right Weighted Average Price Exercised Class of warrant or right weighted average price exercised. Above Market Lease Accumulated Amortization Above market lease accumulated amortization Accumulated amortization to offset building expenses Dividend Tranche Eight

Dividend Tranche Eight [Member] Dividend Tranche Eight [Member] Promissory Note Issued on April 6, 2021 Promissory Note Issued On February Eleven Twenty Twenty [Member] Promissory note issued on February eleven, twenty twenty. Dollar General [Member] Dollar General [Member] Entity Common Stock, Shares Outstanding Entity Common Stock Shares Outstanding Ownership Percentage Percentage Of Interest Owned Percentage of interest owned. Amortization Of Above Market Leases Amortization Of Above Market Leases Amortization of above market leases Origination of Notes Receivable from Related Parties Promissory note, loan Non-Controlling Interest Equity, Attributable to Noncontrolling Interest Stockholders' Equity Attributable to Noncontrolling Interest, Ending Balance Stockholders' Equity Attributable to Noncontrolling Interest, Beginning Balance Stockholders' Equity Attributable to Noncontrolling Interest, Total Basis of Presentation Basis Of Accounting Policy Policy [Text Block] Finite Lived Intangible Assets Amortization Expense Next Twelve Months 2025 Fresenius-Chicago, I L Fresenius Chicago I L [Member] Fresenius @ Chicago, IL. Title of Individual Title Of Individual With Relationship To Entity [Domain] Issuance costs in additional paid in capital Stock issuance costs Adjustments to Additional Paid in Capital, Stock Issued, Issuance Costs Stock issuance costs Increase Decrease In Prepaid Guaranty Fees Related Party Increase Decrease In Prepaid Guaranty Fees Related Party Prepaid guaranty fees - related party Other Liability, Noncurrent, Related Party [Extensible Enumeration] Prepaid Guaranty Fees Related Party Prepaid Guaranty Fees Related Party Prepaid guaranty fees - related party Preferred Equity Agreement Preferred Equity Agreement [Member] Preferred equity agreement. Common stock, \$0.01 par value, 100,000,000 shares authorized; 5,419,855 and 2,620,707 shares issued and outstanding at June 30, 2024 and December 31, 2023, respectively Common Stock Value Common Stock Value, Total Common stock issued to redeem non-controlling interest Asset Acquisition [Table] Asset Acquisition [Table] Acquired Lease Intangible Liabilities Amortization Income Year Three Acquired lease intangible liabilities amortization income year three. 2027 Schedule of Finite-Lived Intangible Assets, Future Amortization Expense [Table Text Block] Schedule of Future Amortization for Intangible Assets Prepaid rent Prepaid Rent Increase (Decrease) in Other Accounts Payable Other Incomes Other Incomes [Member] Other Incomes [Member] Net loss attributable to common shareholders Net loss attributable to common shareholders Net loss attributable to common shareholders Dollar General, Thompsonstown, PA [Member] Dollar General, Thompsonstown, PA [Member] Dollar General Thompsonstown PA Member 2026 Long Term Debt Maturities Repayments Of Principal In Year Three Acquired lease intangible liability, net Operating Lease, Liability, Total Operating Lease Liability Lease liability, net Exercise Price of \$20.00 Exercise Price Member Exercise Price Member Modiv Portfolio [Member] Modiv Portfolio [Member] Redemption Agreements [Member] Redemption Agreements [Member] Redemption Agreement Derivative, Loss on Derivative Loss on Derivative Loan Secured by Properties Loan Secured by Properties Weighted Average Number of Shares Outstanding, Diluted, Total Total Weighted Average Shares of Common Stock Outstanding æ" Diluted Weighted Average Number Of Diluted Shares Outstanding Summary of Significant Accounting Policies Significant Accounting Policies [Text Block] Accounts Receivable, after Allowance for Credit Loss, Current, Total Accounts receivable Accounts Receivable Net Current Total undiscounted liability Lessee Operating Lease Liability Payments Due Other Payable Related Party Member Other Payable Related Party Member Exercise Price of \$10.00 Exercise Price One [Member] Exercise price one. Payments of Ordinary Dividends, Preferred Stock and Preference Stock Dividends paid on preferred stock Dividends paid on preferred stock Investment in real estate Real Estate Investment Property Net [Abstract] Concentration Risk Benchmark [Domain] Warrants to purchase shares of common stock, expiration date Warrants and Rights Outstanding, Maturity Date Document And Entity Information [Line Items] Document And Entity Information [Line Items] Document and entity information. 7-11 - Washington, District of Columbia 7-11 - Washington, District of Columbia [Member] 7-11 - Washington, District of Columbia. Number of preferred units issued Preferred Units Issued Entity Small Business Entity Small Business Debt Instrument Basis Spread On Variable Rate1 Debt Instrument Basis Spread On Variable Rate1 Intangible Asset, Indefinite-Lived [Table] Mortgage Loans Debt Disclosure [Text Block] Dividend Tranche Twenty Five [Member] Dividend Tranche Twenty Five [Member] Dividend Tranche Twenty Five Asset Acquisition Acquired Right Of Use Liability Asset Acquisition Acquired Right Of Use Liability Less: Lease liability Less: accumulated depreciation and amortization Real Estate Investment Property Accumulated Depreciation Revenue Revenues Total revenue Total revenue Total real estate investments Acquisition of building Asset Acquisition Indemnification Asset Amount Carrying Amount Derivative Liability, Total Derivative Liability Derivative liability Operating Leases, Rent Expense Operating Leases, Rent Expense Summary of Redeemable Non-Controlling Interests Redeemable Noncontrolling Interest Table [Text Block] Intangible Assets Net Excluding Goodwill [Abstract] Credit Facility [Axis] Redemption Agreement [Member] Redemption Agreement [Member] Redemption Agreement [Member] Restricted stock compensation, Shares Stock Issued During Period, Shares, Restricted Stock Award, Net of Forfeitures, Total Stock Issued During Period Shares Restricted Stock Award Net Of Forfeitures Total Common Stock Units Total units issued Number Of Common Units Redeemed Number of common units redeemed, Non-Controlling Interests Redeemable Non-Controlling Interests Redeemable Non Controlling Interests [Text Block] Redeemable non-controlling interests. 2020 Omnibus Incentive Plan Two Thousand Twenty Omnibus Incentive Plan [Member] 2020 Omnibus Incentive Plan. CASH FLOWS FROM FINANCING ACTIVITIES: Net Cash Provided By Used In Financing Activities [Abstract] Straight line rent revenue Straight Line Rent Liabilities Liabilities [Abstract] Regulatory Asset, Amortization Period Regulatory Asset, Amortization Period Asset Class [Axis] Derivative Instruments and Hedging Activities Disclosure [Abstract] Building and site improvements Asset Acquisition Building and Site Improvements Asset acquisition building and site improvements. Promissory Note Issued on January 15, 2015 and modified on November 30, 2020 Promissory Note Issued On January Fifteen Twenty Fifteen [Member] Promissory note issued on January fifteen, twenty fifteen. Noncontrolling Interest [Abstract] Retail Land Sales, Deposit Method, Property Carrying Value Sale of Fixed Assets, Carrying Value Temporary Equity, Shares Outstanding Redeemable preferred stock, shares Outstanding Fair Value, Inputs, Level 3 [Member] Level 3 Proceeds From Issuance Of Redeemable Interest Proceeds from issuance of redeemable interest. Proceeds from issuance of redeemable non-controlling interests Subsequent Events Subsequent Events [Text Block] Loan Payable Related Party Member Loan Payable Related Party Member Fair Value Liabilities, Fair Value Disclosure, Total Liabilities, Fair Value Disclosure Fair value disclosure liabilities Cash capital contribution through issuance of redeemable non-controlling interest Capital contribution received Assets Acquisition Consideration Transferred Redeemable Non Controlling Interest Issued And Issuable Asset acquisition consideration transferred redeemable non-controlling interest issued and issuable. Buildings Building [Member] Dividend Tranche Ten Dividend Tranche Ten [Member] Dividend Tranche Ten [Member] Lease expiration year Lease Expiration Year Lease expiration year. Tranche Five [Member] Tranche Five [Member] Preferred units issue price per share | \$ / shares Preferred Units Issue Price Per Share Preferred units issue price per share. Increase (Decrease) in Accrued Liabilities, Total Accrued expenses Increase Decrease In Accrued Liabilities XML 9 R1.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Document and Entity Information - shares 6 Months Ended Jun. 30, 2024 Aug. 09, 2024 Document And Entity Information [Line Items] Å Document Type 10-Q Å Amendment Flag false Å Document Quarterly Report true Å Document Period End Date Jun. 30, 2024 Å Document Transition Report false Å Document Fiscal Year Focus 2024 Å Document Fiscal Period Focus Q2 Å Current Fiscal Year End Date -12-31 Å Entity File Number 001-40771 Å Entity Registrant Name GENERATION INCOME PROPERTIES, INC. Å Entity Central Index Key 0001651721 Å Entity Incorporation, State or Country Code MD Å Entity Tax Identification Number 47-4427295 Å Entity Address, Address Line One 401 E. Jackson Street Å Entity Address, Address Line Two Suite 3300 Å Entity Address, City or Town Tampa Å Entity Address, State or Province FL Å Entity Address, Postal Zip Code 33602 Å City Area Code 813 Å Local Phone Number 448-1234 Å Entity Current Reporting Status Yes Å Entity Interactive Data Current Yes Å Entity Filer Category Non-accelerated Filer Å Entity Small Business true Å Entity Emerging Growth Company true Å Entity Ex Transition Period false Å Entity Shell Company false Å Entity Common Stock, Shares Outstanding Å 5,423,188 Common Stock Par Value \$0.01 Per Share Å Å Document And Entity Information [Line Items] Å Å Title of 12(b) Security Common Stock par value \$0.01 per share Å Trading Symbol GIPR Å Security Exchange Name NASDAQ Å Warrants To Purchase Common Stock Å Å Document And Entity Information [Line Items] Å Å Title of 12(b) Security Warrants to purchase Common Stock Å Trading Symbol GIPRW Å Security Exchange Name NASDAQ Å X - DefinitionBoolean flag that is true when the XBRL content amends previously-filed or accepted submission. + ReferencesNo definition available. + Details Name: dei_AmendmentFlag Namespace Prefix: dei_Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionArea code of city + ReferencesNo definition available. + Details Name: dei_CityAreaCode Namespace Prefix: dei_Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionEnd date of current fiscal year in the format --MM-DD. + ReferencesNo definition available. + Details Name: dei_CurrentFiscalYearEndDate Namespace Prefix: dei_Data Type: xbrli:gMonthDayItem Type Balance Type: na Period Type: duration X - DefinitionFiscal period values are FY, Q1, Q2, and Q3. 1st, 2nd and 3rd quarter 10-Q or 10-QT statements have value Q1, Q2, and Q3 respectively, with 10-K, 10-KT or other fiscal year statements having FY. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalPeriodFocus Namespace Prefix: dei_Data Type: dei:fiscalPeriodItem Type Balance Type: na Period Type: duration X - DefinitionThis is focus fiscal year of the document report in YYYY format. For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalYearFocus Namespace Prefix: dei_Data Type: xbrli:gYearItem Type Balance Type: na Period Type: duration X - DefinitionFor the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported; for the EDGAR submission types of Form N-1A: the filing date; for all other submission types: the end of the reporting or transition period. The format of the date is YYYY-MM-DD. + ReferencesNo definition available. + Details Name: dei_DocumentPeriodEndDate Namespace Prefix: dei_Data Type: xbrli:dateTimeItem Type Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as an quarterly report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Form 10-Q -Number 240 -Section 308 -Subsection a + Details Name: dei_DocumentQuarterlyReport Namespace Prefix: dei_Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as a transition report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Forms 10-K, 10-Q, 20-F -Number 240 -Section 13 -Subsection a-1 + Details Name: dei_DocumentTransitionReport Namespace Prefix: dei_Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionThe type of document being provided (such as 10-K, 10-Q, 485BPOS, etc). The document type is limited to the same value as the supporting SEC submission type, or the word 'Other'. + ReferencesNo definition available. + Details Name: dei_DocumentType Namespace Prefix: dei_Data Type: dei:submissionTypeItem Type Balance Type: na Period Type: duration X - DefinitionAddress Line 1 such as Attn, Building Name, Street Name + ReferencesNo definition available. + Details Name: dei_EntityAddressAddressLine1 Namespace Prefix: dei_Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionAddress Line 2 such as Street or Suite number + ReferencesNo definition available. + Details Name: dei_EntityAddressAddressLine2 Namespace Prefix: dei_Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionName of the City or Town + ReferencesNo definition available. + Details Name: dei_EntityAddressCityOrTown Namespace Prefix: dei_Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionCode for the postal or zip code + ReferencesNo definition available. + Details Name: dei_EntityAddressPostalZipCode Namespace Prefix: dei_Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionName of the state or province. + ReferencesNo definition available. + Details Name: dei_EntityAddressStateOrProvince Namespace Prefix: dei_Data Type: dei:stateOrProvinceItem Type Balance Type: na Period Type: duration X - DefinitionA unique 10-digit SEC-issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityCentralIndexKey Namespace Prefix: dei_Data Type: dei:centralIndexKeyItem Type Balance Type: na Period Type: duration X - DefinitionIndicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument. + ReferencesNo definition available. + Details Name: dei_EntityCommonStockSharesOutstanding Namespace Prefix: dei_Data Type: xbrli:sharesItem Type Balance Type: na Period Type: instant X - DefinitionIndicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure. + ReferencesNo definition available. + Details Name: dei_EntityCurrentReportingStatus Namespace Prefix: dei_Data Type: dei:yesNoItem Type Balance Type: na Period Type: duration X - DefinitionIndicate if registrant meets the emerging growth company criteria. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityEmergingGrowthCompany Namespace Prefix: dei_Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionIndicate if an emerging growth company has elected not to use the extended transition period for complying with any new or revised financial accounting standards. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Securities Act -Number 7A -Section B -Subsection 2 + Details Name: dei_EntityExTransitionPeriod Namespace Prefix: dei_Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionCommission file number. The field allows up to 17 characters. The prefix may contain 1-3 digits, the sequence number may contain 1-8 digits, the optional suffix may contain 1-4 characters, and the fields are separated with a hyphen. + ReferencesNo definition available. + Details Name: dei_EntityFileNumber Namespace Prefix: dei_Data Type: dei:fileNumberItem Type Balance Type: na Period Type: duration X - DefinitionIndicate whether the registrant is one of the following: Large Accelerated Filer, Accelerated Filer, Non-accelerated Filer. Definitions of these categories are stated in Rule 12b-2 of the Exchange Act. This information should be based on the registrant's current or most recent filing containing the related disclosure. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityFilerCategory Namespace Prefix: dei_Data Type: dei:filerCategoryItem Type Balance Type: na Period Type: duration X - DefinitionTwo-character EDGAR code representing the state or country of incorporation. + ReferencesNo definition available. + Details Name: dei_EntityIncorporationStateCountryCode Namespace Prefix: dei_Data Type: dei:edgarStateCountryItem Type Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true when the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Regulation S-T -Number 232 -Section 405 + Details Name: dei_EntityInteractiveDataCurrent Namespace Prefix: dei_Data Type: dei:yesNoItem Type Balance Type: na Period Type: duration X - DefinitionThe exact name of the entity filing the report as specified in its charter, which is required by forms filed with the SEC. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityRegistrantName Namespace Prefix: dei_Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true when the registrant is a shell company as defined in Rule 12b-2 of the Exchange Act. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityShellCompany Namespace Prefix: dei_Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionIndicates that the company is a Smaller Reporting Company (SRC). + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntitySmallBusiness Namespace Prefix: dei_Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionThe Tax Identification Number (TIN), also known as an Employer Identification Number (EIN), is a unique 9-digit value assigned by the IRS. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityTaxIdentificationNumber Namespace Prefix: dei_Data Type: dei:employerIdItem Type Balance Type: na Period Type: duration X - DefinitionLocal phone number for entity. + ReferencesNo definition available. + Details Name: dei_LocalPhoneNumber Namespace Prefix: dei_Data Type: xbrli:normalizedStringItem Type Balance Type: na Period Type: duration X - DefinitionTitle of a 12(b) registered security. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b + Details Name: dei_Security12bTitle Namespace Prefix: dei_Data Type: dei:securityTitleItem Type Balance Type: na Period Type: duration X - DefinitionName of the Exchange on which a security is registered. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef - Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection d1-1 + Details Name: dei_SecurityExchangeName Namespace Prefix: dei_Data Type: dei:edgarExchangeCodeItem Type Balance Type: na Period Type: duration X - DefinitionTrading symbol of an instrument as listed on an exchange. + ReferencesNo definition available. + Details Name: dei_TradingSymbol Namespace Prefix: dei_Data Type: dei:tradingSymbolItem Type Balance Type: na Period Type: duration X - DefinitionDocument and entity information. + ReferencesNo definition available. + Details Name: gipr_DocumentAndEntityInformationLineItems Namespace Prefix: gipr_Data

Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_StatementClassOfStockAxis=us-gaap_CommonStockMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_StatementClassOfStockAxis=us-gaap_WarrantMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 10 R2.htm IDEA: XBRL DOCUMENT 35.24.2.u1 Consolidated Balance Sheets (unaudited) - USD (\$) Jun. 30, 2024 Dec. 31, 2023 Investment in real estate A Land \$ 21,236,021 \$ 21,996,902 Building and site improvements 64,800,757 71,621,499 Acquired tenant improvements 2,072,205 2,072,205 Acquired lease intangible assets 9,927,046 10,571,331 Less: accumulated depreciation and amortization (9,900,184) (8,855,332) Net real estate investments 88,135,845 97,406,605 Cash and cash equivalents 2,553,234 3,117,446 Restricted cash 34,500 34,500 Deferred rent asset 392,795 1,106,191 Prepaid expenses 367,331 139,941 Prepaid guaranty fees - related party 96,360 0 Accounts receivable 266,834 241,166 Escrow deposit and other assets 775,351 493,393 Held for sale assets 5,750,250 0 Right of use asset, net 6,121,340 6,152,174 Total Assets 104,493,840 108,691,416 Liabilities A Accounts payable 328,725 406,772 Accrued expenses 862,986 688,146 Accrued expense - related party 683,347 683,347 Acquired lease intangible liabilities, net 948,290 1,016,260 Insurance payable 260,182 34,966 Deferred rent liability 180,168 260,942 Lease liability, net 6,439,175 6,415,041 Other payable - related party 904,920 1,809,840 Loan payable - related party 5,500,000 5,500,000 Mortgage loans, net of unamortized debt discount of \$1,230,802 and \$1,326,362 at June 30, 2024 and December 31, 2023, respectively, and debt issuance costs 56,273,271 56,817,310 Derivative liabilities 119,029 537,424 Total liabilities 72,500,093 74,170,048 Redeemable Non-Controlling Interests 22,527,046 18,812,423 Preferred Stock - Series A Redeemable Preferred stock, net, A Preferred Stock \$0.01 par value, 2,400,000 shares authorized, no shares issued or outstanding as of June 30, 2024 and 2,400,000 shares issued and outstanding at December 31, 2023 with liquidation preferences of \$5 per share 0 11,637,616 Stockholders' Equity A Common stock, \$0.01 par value, 100,000,000 shares authorized; 5,419,855 and 2,620,707 shares issued and outstanding at June 30, 2024 and December 31, 2023, respectively 54,232 26,207 Additional paid-in capital 29,034,608 18,472,049 Accumulated deficit (20,015,000) (14,833,058) Total Generation Income Properties, Inc. Stockholders' Equity 9,073,840 3,665,198 Non-Controlling Interest 392,861 406,131 Total equity 9,466,701 4,071,329 Total Liabilities and Equity \$ 104,493,840 \$ 108,691,416 X - DefinitionAccrued expense - related party + ReferencesNo definition available. + Details Name: gipr_AccruedExpenseRelatedParty Namespace Prefix: gipr_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAcquired lease intangible liabilities, net. + ReferencesNo definition available. + Details Name: gipr_AcquiredLeaseIntangibleLiabilitiesNet Namespace Prefix: gipr_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionDue To Other Related Parties Noncurrent Agreement + ReferencesNo definition available. + Details Name: gipr_DueToOtherRelatedPartiesNoncurrentAgreement Namespace Prefix: gipr_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionEscrow deposit and other assets. + ReferencesNo definition available. + Details Name: gipr_EscrowDepositAndOtherAssets Namespace Prefix: gipr_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionInsurance payable. + ReferencesNo definition available. + Details Name: gipr_InsurancePayable Namespace Prefix: gipr_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionPrepaid Guaranty Fees Related Party + ReferencesNo definition available. + Details Name: gipr_PrepaidGuarantyFeesRelatedParty Namespace Prefix: gipr_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying value as of the balance sheet date of liabilities incurred (and for which invoices have typically been received) and payable to vendors for goods and services received that are used in an entity's business. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.9-03\(15\)\(5\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.7-03\(a\)\(15\)\(a\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1](http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1) + Details Name: us-gaap_AccountsPayableCurrentAndNoncurrent Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount, after allowance for credit loss, of right to consideration from customer for product sold and service rendered in normal course of business, classified as current. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-2> + Details Name: us-gaap_AccountsReceivableNetCurrent Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionCarrying value as of the balance sheet date of obligations incurred and payable, pertaining to costs that are statutory in nature, are incurred on contractual obligations, or accumulate over time and for which invoices have not yet been received or will not be rendered. Examples include taxes, interest, rent and utilities. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.9-03\(15\)\(5\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1](http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1) + Details Name: us-gaap_AccruedLiabilitiesCurrentAndNoncurrent Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionValue received from shareholders in common stock-related transactions that are in excess of par value or stated value and amounts received from other stock-related transactions. Includes only common stock transactions (excludes preferred stock transactions). May be called contributed capital, capital in excess of par, capital surplus, or paid-in capital. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.5-02\(30\)\(a\)\(1\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1](http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(30)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1) + Details Name: us-gaap_AdditionalPaidInCapitalCommonStock Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.5-02\(1\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4](http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(i)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 12: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 13: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 30: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation. + ReferencesReference 1: <a href=) + Details Name: us-gaap_CashAndCashEquivalentsAtCarryingValue Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAggregate par or stated value of issued nonredeemable common stock (or common stock redeemable solely at the option of the issuer). This item includes treasury stock repurchased by the entity. Note: elements for number of nonredeemable common shares, par value and other disclosure concepts are in another section within stockholders' equity. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.5-02\(29\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.7-03\(a\)\(22\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1](http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1) + Details Name: us-gaap_CommonStockValue Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of excess of rental payment required by lease over rental income recognized. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 25 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481178/840-20-25-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 25 -Paragraph 11 -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479341/842-30-25-11](http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 25 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481178/840-20-25-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 25 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479341/842-30-25-11) + Details Name: us-gaap_DeferredRentCredit Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of excess of rental income recognized over rental payment required by lease. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 35 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/840-20-35-2Reference 2: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 25 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481178/840-20-25-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 25 -Paragraph 11 -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479341/842-30-25-11Reference 4: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 25 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481178/840-20-25-2](http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 35 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/840-20-35-2Reference 2: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 25 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481178/840-20-25-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 25 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479341/842-30-25-11Reference 4: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 25 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481178/840-20-25-2) + Details Name: us-gaap_DeferredRentReceivablesNet Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFair value, after the effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset, expected to be settled after one year or the normal operating cycle, if longer. Includes assets not subject to a master netting arrangement and not elected to be offset. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph \(c\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483466/210-20-50-3](http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483466/210-20-50-3) + Details Name: us-gaap_DerivativeLiabilitiesNoncurrent Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThis element represents the amount of value allocated by a lessor (acquirer) to lease agreements which exist at acquisition of a leased property. Such amount may include the value assigned to existing tenant relationships and excludes the market adjustment component of the value assigned for above or below-market leases acquired. + ReferencesNo definition available. + Details Name: us-gaap_FiniteLivedIntangibleAssetAcquiredInPlaceLeases Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAggregate of the carrying amounts as of the balance sheet date of investments in building and building improvements. + ReferencesReference 1: [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.7-03\(a\)\(1\)\(d\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.7-03\(a\)\(1\)\(d\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1)

210-7-03(a)(1)(6)) - Publisher FASB - URI https://asc.fasb.org/1943274/214748777/944-210-S99-1 + Details Name: us-gaap InvestmentBuildingAndBuildingImprovements Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount before accumulated depletion of real estate held for productive use, excluding land held for sale. + ReferencesReference 1:

gaap_RedeemableNoncontrollingInterestEquityCarryingAmount Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of cash restricted as to withdrawal or usage. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. + ReferencesReference 1: [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.7-03\(a\)\(2\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2:](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2:) [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.5-02\(1\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3:](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3:) <http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 4:> [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.9-03\(1\)\(a\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap RestrictedCash Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of accumulated undistributed earnings \(deficit\). + ReferencesReference 1: \[http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\(SX 210.5-02\\(30\\)\\(a\\)\\(3\\)\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2:\]\(http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.5-02\(30\)\(a\)\(3\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2:\) <http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 3:> \[http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\(g\\)\\(2\\)\\(i\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 4:\]\(http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \(g\)\(2\)\(i\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 4:\) \[http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\(h\\)\\(2\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 5:\]\(http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \(h\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 5:\) <http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-11Reference 6:> \[http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\(SX 210.7-03\\(a\\)\\(23\\)\\(a\\)\\(4\\)\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 7:\]\(http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.7-03\(a\)\(23\)\(a\)\(4\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 7:\) \[http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\(SX 210.6-04\\(17\\)\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 8:\]\(http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.6-04\(17\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 8:\) \[http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\(SX 210.3-04\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap RetainedEarningsAccumulatedDeficit Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionCarrying value as of the balance sheet date, including the current and noncurrent portions, of collateralized debt obligations \\(with maturities initially due after one year or beyond the operating cycle, if longer\\). Such obligations include mortgage loans, chattel loans, and any other borrowings secured by assets of the borrower. + ReferencesReference 1: \\[http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\(SX 210.5-02\\\(22\\\)\\\) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2:\\]\\(http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\(SX 210.5-02\\(22\\)\\) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2:\\) \\[http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\(SX 210.9-03\\\(16\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3:\\]\\(http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\(SX 210.9-03\\(16\\)\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3:\\) \\[http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\(SX 210.7-03\\\(a\\\)\\\(16\\\)\\\(a\\\)\\\(2\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap SecuredDebt Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of equity \\\(deficit\\\) attributable to parent. Excludes temporary equity and equity attributable to noncontrolling interest. + ReferencesReference 1: \\\[http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\\(SX 210.5-02\\\\(29\\\\)\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2:\\\]\\\(http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\(SX 210.5-02\\\(29\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2:\\\) \\\[http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\\(SX 210.5-02\\\\(30\\\\)\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4:\\\]\\\(http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\(SX 210.5-02\\\(30\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4:\\\) <http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 5:> <http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 6:> \\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\\(SX 210.6-04\\\\(19\\\\)\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 7:\\\]\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\(SX 210.6-04\\\(19\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 7:\\\) \\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph \\\\(SX 210.6-05\\\\(4\\\\)\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 8:\\\]\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph \\\(SX 210.6-05\\\(4\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 8:\\\) \\\[http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \\\\(SX 210.6-09\\\\(4\\\\)\\\\(b\\\\)\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 9:\\\]\\\(http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \\\(SX 210.6-09\\\(4\\\)\\\(b\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 9:\\\) \\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \\\\(SX 210.6-09\\\\(6\\\\)\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 10:\\\]\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \\\(SX 210.6-09\\\(6\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 10:\\\) \\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \\\\(SX 210.6-09\\\\(7\\\\)\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 11:\\\]\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \\\(SX 210.6-09\\\(7\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 11:\\\) \\\[http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\\(SX 210.4-08\\\\(g\\\\)\\\\(1\\\\)\\\\(ii\\\\)\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 12:\\\]\\\(http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\(SX 210.4-08\\\(g\\\)\\\(1\\\)\\\(ii\\\)\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 12:\\\) \\\[http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph \\\\(c\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 13:\\\]\\\(http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph \\\(c\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 13:\\\) \\\[http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph \\\\(f\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 14:\\\]\\\(http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph \\\(f\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 14:\\\) \\\[http://fasb.org/us-gaap/role/ref/legacyRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph \\\\(SAB Topic 4.E\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480418/310-10-S99-2 + Details Name: us-gaap StockholdersEquity Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of equity \\\\(deficit\\\\) attributable to parent and noncontrolling interest. Excludes temporary equity. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2:> \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph \\\\\(g\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 3:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph \\\\(g\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 3:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph \\\\\(d\\\\\)\\\\\(1\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph \\\\(d\\\\)\\\\(1\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\\(e\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\(e\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\\(g\\\\\)\\\\\(4\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 6:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\(g\\\\)\\\\(4\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 6:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\\(d\\\\\)\\\\\(2\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 7:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\(d\\\\)\\\\(2\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 7:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\\(d\\\\\)\\\\\(1\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 8:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\(d\\\\)\\\\(1\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 8:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 848 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\\(a\\\\\)\\\\\(3\\\\\)\\\\\(iii\\\\\)\\\\\(03\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483550/848-10-65-2Reference 9:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 848 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\(a\\\\)\\\\(3\\\\)\\\\(iii\\\\)\\\\(03\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483550/848-10-65-2Reference 9:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph \\\\\(c\\\\\)\\\\\(3\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479832/842-10-65-8Reference 10:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph \\\\(c\\\\)\\\\(3\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479832/842-10-65-8Reference 10:\\\\) <http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-24Reference 11:> \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 23 -Subparagraph \\\\\(b\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-23Reference 12:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 23 -Subparagraph \\\\(b\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-23Reference 12:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 5 -Subparagraph \\\\\(b\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-5Reference 13:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 5 -Subparagraph \\\\(b\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-5Reference 13:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 5 -Subparagraph \\\\\(c\\\\\)\\\\\(2\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-5Reference 14:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 5 -Subparagraph \\\\(c\\\\)\\\\(2\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-5Reference 14:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\\(e\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 15:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\(e\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 15:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\\(h\\\\\)\\\\\(1\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 16:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\(h\\\\)\\\\(1\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 16:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\\(h\\\\\)\\\\\(1\\\\\)\\\\\(i\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 17:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\(h\\\\)\\\\(1\\\\)\\\\(i\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 17:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\\(h\\\\\)\\\\\(1\\\\\)\\\\\(iii\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 18:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\(h\\\\)\\\\(1\\\\)\\\\(iii\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 18:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\\(h\\\\\)\\\\\(1\\\\\)\\\\\(iv\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 19:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\(h\\\\)\\\\(1\\\\)\\\\(iv\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 19:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\\(i\\\\\)\\\\\(3\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 20:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\(i\\\\)\\\\(3\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 20:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\\(c\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 21:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\(c\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 21:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\\(d\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 22:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph \\\\(d\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 22:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\\(f\\\\\)\\\\\(1\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 23:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\(f\\\\)\\\\(1\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 23:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\\(f\\\\\)\\\\\(2\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 24:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph \\\\(f\\\\)\\\\(2\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 24:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph \\\\\(d\\\\\)\\\\\(2\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 25:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph \\\\(d\\\\)\\\\(2\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 25:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph \\\\\(d\\\\\)\\\\\(3\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 26:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph \\\\(d\\\\)\\\\(3\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 26:\\\\) \\\\[http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 4 -Subparagraph \\\\\(d\\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-4Reference 27:\\\\]\\\\(http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 4 -Subparagraph \\\\(d\\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-4Reference 27:\\\\)\\\]\\\(http://fasb.org/us-gaap/role/ref/legacyRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph \\\(SAB Topic 4.E\\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480418/310-10-S99-2 + Details Name: us-gaap StockholdersEquity Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of equity \\\(deficit\\\) attributable to parent and noncontrolling interest. Excludes temporary equity. + ReferencesReference 1:\\\)\\]\\(http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\(SX 210.7-03\\(a\\)\\(16\\)\\(a\\)\\(2\\)\\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap SecuredDebt Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of equity \\(deficit\\) attributable to parent. Excludes temporary equity and equity attributable to noncontrolling interest. + ReferencesReference 1:\\)\]\(http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.3-04\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap RetainedEarningsAccumulatedDeficit Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionCarrying value as of the balance sheet date, including the current and noncurrent portions, of collateralized debt obligations \(with maturities initially due after one year or beyond the operating cycle, if longer\). Such obligations include mortgage loans, chattel loans, and any other borrowings secured by assets of the borrower. + ReferencesReference 1:\)](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(1)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap RestrictedCash Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of accumulated undistributed earnings (deficit). + ReferencesReference 1:)

DefinitionCarrying amount, attributable to parent, of an entity's issued and outstanding stock which is not included within permanent equity. Temporary equity is a security with redemption features that are outside the control of the issuer, is not classified as an asset or liability in conformity with GAAP, and is not mandatorily redeemable. Includes any type of security that is redeemable at a fixed or determinable price or on a fixed or determinable date or dates, is redeemable at the option of the holder, or has conditions for redemption which are not solely within the control of the issuer. Includes stock with a put option held by an ESOP and stock redeemable by a holder only in the event of a change in control of the issuer. + ReferencesReference 1:

useful lives; or to record the reduction in book value of an intangible asset over the benefit period of such asset; or to reflect consumption during the period of an asset that is not used in production. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 360 -SubTopic 10 -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482099/360-10-50-1> + Details Name: us-gaap DepreciationAndAmortization Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type: Balance Type: debit Period Type: duration X - DefinitionAmount of increase in the fair value of derivatives recognized in the income statement. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4A -Subparagraph (b)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480434/815-10-50-4A> + Details Name: us-gaap DerivativeGainOnDerivative Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type: Balance Type: credit Period Type: duration X - DefinitionThe amount of net income (loss) for the period per each share of common stock or unit outstanding during the reporting period. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-6>Reference 2: <http://www.xbrl.org/2003/role/exampleRef> -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 52 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482635/260-10-55-52>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147476176/805-60-65-1>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478666/740-323-65-2>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-3>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 15 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482635/260-10-55-15>Reference 7: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(4) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480175/815-40-65-1>Reference 8: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480175/815-40-65-1>Reference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-11>Reference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-11>Reference 11: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-7>Reference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482689/260-10-45-2>Reference 13: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482689/260-10-45-60B>Reference 14: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-4>Reference 15: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482662/260-10-50-1>Reference 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482689/260-10-45-10>Reference 17: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 59 -Paragraph 2 -Subparagraph (SX 210.5-03(25)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483621/220-10-59-2>Reference 18: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section 59 -Paragraph 1 -Subparagraph (SX 210.9-04(27)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478524/942-220-59-1>Reference 19: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section 59 -Paragraph 1 -Subparagraph (SX 210.7-04(23)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477250/944-220-59-1>Reference 20: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI [https://asc.fasb.org/1943274/2](https://asc.fasb.org/1943274/2147482689/260-10-45-7)

<https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35:> [http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37:](http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36:) [http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.9-04\(22\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap NetIncomeLoss Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of Net Income \(Loss\) attributable to noncontrolling interest. + ReferencesReference 1:](http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap NetIncomeLoss Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of Net Income (Loss) attributable to noncontrolling interest. + ReferencesReference 1:) [http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3:](http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2:) [http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 4:](http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 4:) [http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.7-04\(17\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5:](http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5:) <http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 6:> [http://fasb.org/us-gaap/role/ref/legacyRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph \(a\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1AReference 7:](http://fasb.org/us-gaap/role/ref/legacyRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1AReference 7:) <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 4J -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4JReference 8:> [http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 9:](http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 9:) [http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2:](http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1B + Details Name: us-gaap NetIncomeLossAttributableToNoncontrollingInterest Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionGenerally recurring costs associated with normal operations except for the portion of these expenses which can be clearly related to production and included in cost of sales or services. Includes selling, general and administrative expense. + ReferencesNo definition available. + Details Name: us-gaap OperatingExpenses Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap OperatingExpensesAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe net result for the period of deducting operating expenses from operating revenues. + ReferencesReference 1:) [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph \(f\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3:](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3:) [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 4:](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 4:) [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(i\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 5:](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 5:) [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph \(ee\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6:](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6:) [http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph \(c\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7:](http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7:) <http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31 + Details Name: us-gaap OperatingIncomeLoss Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of expense classified as other. + ReferencesReference 1:> [http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph \(SX 210.5-03\(6\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2:](http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2:)

-Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap RevenuesNamespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap RevenuesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe average number of shares or units issued and outstanding that are used in calculating diluted EPS or earnings per unit (EPU), determined based on the timing of issuance of shares or units in the period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-16 + Details Name: us-gaap WeightedAverageNumberOfDilutedSharesOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionNumber of [basic] shares or units, after adjustment for contingently issuable shares or units and other shares or units not deemed outstanding, determined by relating the portion of time within a reporting period that common shares or units have been outstanding to the total time in that period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-10 + Details Name: us-gaap WeightedAverageNumberOfDilutedSharesOutstandingBasic Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - Details Name: srt ProductOrServiceAxis=gipr RentalRevenueMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt ProductOrServiceAxis=gipr OtherIncomesMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 13 R5.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Consolidated Statements of Changes in Equity (unaudited) - USD (\$) Total Year-End Adjustment Common Stock Additional Paid-In Capital Accumulated Deficit Stockholders' Equity Redeemable Preferred Stock Non-Controlling Interests Redeemable Non-Controlling Interests, Beginning Balance at Dec. 31, 2022 Á \$ 25,016 Á 19,307,518 Á (8,640,796) Á 10,691,738 Á \$ 445,035 Beginning Balance at Dec. 31, 2022 Á 11,136,773 Á Á Á Á Á Balance, Shares at Dec. 31, 2022 Á 2,501,644 Á Á Á Á Redeemable non-controlling interest, beginning balance at Dec. 31, 2022 Á Á Á Á Á 5,789,731 Restricted stock compensation 90,648 Á \$ 986,89,662 Á 90,648 Á Restricted stock compensation, Shares Á Á 98,593 Á Á Á Á Cashless exercise of warrants Á \$ 106 (106) Á Á Á Cashless exercise of warrants, shares Á Á 10,648 Á Á Á Redemption of Redeemable Non-Controlling Interest Á Á Á Á Á (2,479,299) Issuance of Redeemable Non-Controlling Interest for property acquisition Á Á Á Á Á 3,000,000 Distribution on Non-Controlling Interest Á Á Á Á Á (115,817) Distribution on Non-Controlling Interest (2,844) Á Á Á Á Á (2,844) Dividends paid on common stock (297,479) Á Á (297,479) Á (297,479) Á Net Income (Loss) Á \$ (1,322,475) Á Á (1,317,567) (1,317,567) Á (4,908) Net (loss) income for the quarter Á Á Á Á Á 132,122 Redeemable Non-Controlling Interests, Ending Balance at Mar. 31, 2023 Á \$ 26,108 19,099,595 (9,958,363) 9,167,340 Á 437,283 Ending Balance at Mar. 31, 2023 Á 9,604,623 Á Á Á Balance, Shares at Mar. 31, 2023 Á 2,610,885 Á Á Á Redeemable non-controlling interest, ending balance at Mar. 31, 2023 Á Á Á Á Á 6,326,737 Redeemable Non-Controlling Interests, Beginning Balance at Dec. 31, 2022 Á Á \$ 25,016 Á 19,307,518 (8,640,796) 10,691,738 Á 445,035 Beginning Balance at Dec. 31, 2022 Á 11,136,773 Á Á Á Á Balance, Shares at Dec. 31, 2022 Á 2,501,644 Á Á Á Redeemable non-controlling interest, beginning balance at Dec. 31, 2022 Á Á Á Á Á 5,789,731 Conversion of Preferred Stock into Common Stock 0 Á Á Á Á Net Income (Loss) (2,199,029) Á Á Á Á Á Redeemable Non-Controlling Interests, Ending Balance at Jun. 30, 2023 Á \$ 26,175 Á 18,870,576 (10,839,825) 8,056,926 Á 420,201 Ending Balance at Jun. 30, 2023 Á 8,477,127 Á Á Á Á Balance, Shares at Jun. 30, 2023 Á 2,617,538 Á Á Á Redeemable non-controlling interest, ending balance at Jun. 30, 2023 Á Á Á Á Á 6,343,042 Redeemable Non-Controlling Interests, Beginning Balance at Mar. 31, 2023 Á Á \$ 26,108 Á 19,099,595 (9,958,363) 9,167,340 Á 437,283 Beginning Balance at Mar. 31, 2023 Á 9,604,623 Á Á Á Balance, Shares at Mar. 31, 2023 Á 2,610,885 Á Á Á Redeemable non-controlling interest, beginning balance at Mar. 31, 2023 Á Á Á Á Á 6,326,737 Restricted stock compensation 77,039 Á Á 77,039 Á 77,039 Á Cashless exercise of warrants Á \$ 67 (67) Á Á Á Cashless exercise of warrants, shares Á Á 6,653 Á Á Á Distribution on Non-Controlling Interest Á Á Á Á Á (126,998) Distribution on Non-Controlling Interest (2,844) Á Á Á Á Á (2,844) Dividends paid on common stock (305,991) Á Á (305,991) Á (305,991) Á Net Income (Loss) (881,462) (895,700) Á Á (881,462) (881,462) Á (14,238) Net (loss) income for the quarter Á Á Á Á Á 143,303 Redeemable Non-Controlling Interests, Ending Balance at Jun. 30, 2023 Á \$ 26,175 Á 18,870,576 (10,839,825) 8,056,926 Á 420,201 Ending Balance at Jun. 30, 2023 Á 8,477,127 Á Á Á Á Balance, Shares at Jun. 30, 2023 Á 2,617,538 Á Á Á Redeemable non-controlling interest, ending balance at Jun. 30, 2023 Á Á Á Á Á 6,343,042 Redeemable Non-Controlling Interests, Beginning Balance at Dec. 31, 2023 Á 3,665,198 Á \$ 26,207 Á 18,472,049 (14,833,058) 3,665,198 Á 406,131 Beginning Balance at Dec. 31, 2023 Á 4,071,329 Á Á Á Balance, Shares at Dec. 31, 2023 Á 2,620,707 Á Á Á Redeemable non-controlling interest, beginning balance at Dec. 31, 2023 Á Á Á Á Á 11,637,616 Á \$ 27,946 Á 11,609,670 Á 11,637,616 (11,637,616) Á Conversion of preferred stock to Common stock, share Á Á 2,794,597 Á Á Á Distribution on Non-Controlling Interest Á Á Á Á Á (267,833) Distribution on Non-Controlling Interest (2,844) Á Á Á Á Á (2,844) Dividends paid on common stock (525,106) Á Á (525,106) Á (525,106) Á Stock issuance costs (61,938) Á Á (61,938) Á (61,938) Á Dividends on preferred stock Á Á Á Á Á (95,000) Á Net Income (Loss) Á (2,927,802) Á (2,920,220) (2,920,220) 95,000 (7,582) Net (loss) income for the quarter Á Á Á Á Á 953,706 Redeemable Non-Controlling Interests, Ending Balance at Mar. 31, 2024 Á \$ 54,199 Á 29,589,564 (17,753,278) 11,890,485 Á 395,705 Ending Balance at Mar. 31, 2024 Á 12,286,190 Á Á Á Á Balance, Shares at Mar. 31, 2024 Á 5,419,855 Á Á Á Redeemable non-controlling interest, ending balance at Mar. 31, 2024 Á Á Á Á Á 19,498,296 Redeemable Non-Controlling Interests, Beginning Balance at Dec. 31, 2023 Á 3,665,198 Á \$ 26,207 Á 18,472,049 (14,833,058) 3,665,198 Á 406,131 Beginning Balance at Dec. 31, 2023 Á 4,071,329 Á Á Á Balance, Shares at Dec. 31, 2023 Á 2,620,707 Á Á Á Redeemable non-controlling interest, beginning balance at Dec. 31, 2023 Á Á Á Á Á 18,812,423 Á Á \$ 11,637,616 Á 18,812,423 Conversion of Preferred Stock into Common Stock 11,637,616 Á Á Á Á Net Income (Loss) (5,086,942) Á Á Á Á Redeemable Non-Controlling Interests, Ending Balance at Jun. 30, 2024 Á 9,073,840 Á \$ 54,232 Á 29,034,609 (20,015,000) 9,073,841 Á 392,861 Ending Balance at Jun. 30, 2024 Á 9,466,701 9,466,702 Á Á Á Balance, Shares at Jun. 30, 2024 Á 5,423,188 Á Á Á Redeemable non-controlling interest, ending balance at Jun. 30, 2024 Á 22,527,046 Á Á Á \$ 22,527,440 X - DefinitionConversion Of Preferred Shares To Common Stock + ReferencesNo definition available. + Details Name: gipr ConversionOfPreferredSharesToCommonStock Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionConversion Of Preferred Shares To Common Stock, Share + ReferencesNo definition available. + Details Name: gipr ConversionOfPreferredSharesToCommonStockShare Namespace Prefix: gipr_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionDistribution On Non Controlling Interest + ReferencesNo definition available. + Details Name: gipr DistributionOnNonControllingInterest Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionStock issued during period, shares, warrant exercised. + ReferencesNo definition available. + Details Name: gipr StockIssuedDuringPeriodSharesWarrantExercised Namespace Prefix: gipr_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionStock issued during period, value, warrant exercised. + ReferencesNo definition available. + Details Name: gipr StockIssuedDuringPeriodValueWarrantExercised Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionTemporary Equity Redemption Of Redeemable Noncontrolling Interest + ReferencesNo definition available. + Details Name: gipr TemporaryEquityRedemptionOfRedeemableNoncontrollingInterest Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of decrease in additional paid in capital (APIC) resulting from direct costs associated with issuing stock. Includes, but is not limited to, legal and accounting fees and direct costs associated with stock issues under a shelf registration. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap AdjustmentsToAdditionalPaidInCapitalStockIssuedIssuanceCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of paid and unpaid common stock dividends declared with the form of settlement in stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap DividendsCommonStockStock Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of paid and unpaid preferred stock dividends declared with the form of settlement in stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 2 -SubTopic 405 -Topic 942 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477787/942-405-45-2 + Details Name: us-gaap DividendsPreferredStockStock Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionDecrease in noncontrolling interest balance from payment of dividends or other distributions by the non-wholly owned subsidiary or partially owned entity, included in the consolidation of the parent entity, to the noncontrolling interest holders. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap MinorityInterestDecreaseFromDistributionsToNoncontrollingInterestHolders Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 17: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-10Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1Reference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards

Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1ARefrence 25>: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph \(SX 210.13-01\(a\)\(4\)\(iv\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1ARefrence 26](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1ARefrence 26): [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph \(SX 210.13-01\(a\)\(5\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1ARefrence 27](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1ARefrence 27): [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph \(SX 210.13-02\(a\)\(4\)\(i\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28): [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph \(SX 210.13-02\(a\)\(4\)\(iii\)\(A\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29): [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph \(SX 210.13-02\(a\)\(4\)\(iii\)\(B\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30): [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph \(SX 210.13-02\(a\)\(4\)\(iv\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31): [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph \(SX 210.13-02\(a\)\(5\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32): [http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33](http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33): <http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34>: <http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35>: [http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1ARefrence 36](http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1ARefrence 36): [http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph \(e\)\(1\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37](http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (e)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37):

45 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478009/946-205-45>Reference 36: <http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-3>Reference 37: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.6-04\(19\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1)Reference 38: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph \(SX 210.6-05\(4\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2)Reference 39: [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \(SX 210.6-09\(4\)\(b\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3)Reference 40: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \(SX 210.6-09\(6\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3)Reference 41: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \(SX 210.6-09\(7\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3)Reference 42: [http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.3-04\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1)Reference 43: [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.4-08\(g\)\(1\)\(iii\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1)Reference 44: [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph \(c\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3)Reference 45: [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph \(f\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28)Reference 46: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-15>Reference 47: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-16>Reference 48: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 4I -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4I>Reference 49: [http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1) + Details Name: us-gaap StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant XML 14 R6.htm IDEA: XBRL DOCUMENT Y5.24.2.u1 Consolidated Statements of Cash Flows (unaudited) - USD (\$) \$ 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 CASH FLOWS FROM OPERATING ACTIVITIES: A Net loss \$ (3,340,584) \$ (1,942,750) Adjustments to reconcile net loss to cash from operating activities A Depreciation of building and site improvements 1,501,860 844,249 Amortization of acquired tenant improvements 161,247 271,302 Amortization of in-place leases 743,731 0 Amortization of above market leases 203,542 0 Amortization of below market leases (67,604) (101,989) Amortization of above market ground lease (366) (366) Amortization of debt issuance costs 95,560 57,730 Restricted stock unit compensation 189,870 167,687 Non-cash ground lease expense 30,834 42,133 Income on investment in tenancy-in-common 0 (29,411) Dead deal expense 35,873 109,569 Gain on derivative valuation, net (425,546) 0 Loss on held for sale asset valuation 1,058,994 0 Changes in operating assets and liabilities A Accounts receivable (25,668) (29,236) Escrow and other assets (274,806) (1,046) Deferred rent asset 713,396 (30,731) Prepaid expenses (263,263) (336,070) Prepaid guaranty fees - related party (96,360) 0 Accounts payable 191,205 69,394 Accrued expenses (148,670) 390,983 Lease liability 24,134 9,649 Deferred rent liability (80,774) (19,248) Net cash provided by (used in) operating activities 226,605 (528,151) CASH FLOWS FROM INVESTING ACTIVITIES: A Purchase of land, buildings, other tangible and intangible assets 0 (14,551) Prepaid capitalizable deal costs for future property acquisition 0 (174,303) Net cash used in investing activities 0 (188,854) CASH FLOWS FROM FINANCING ACTIVITIES: A Proceeds from issuance of redeemable non-controlling interests 2,500,000 3,000,000 Redemption of redeemable non-controlling interests 0 (2,479,299) Repayment on other payable - related party (904,920) (325,000) Mortgage loan repayments (639,599) (332,760) Equity issuance costs (77,421) 0 Escrow deposit to bank for future debt financing 0 (100,000) Insurance financing borrowings 400,889 352,307 Insurance financing repayments (175,674) (159,374) Distribution on non-controlling interests (544,611) (248,503) Dividends paid on preferred stock (190,000) 0 Dividends paid on common stock (1,159,481) (603,470) Net cash used in financing activities (790,817) (896,099) Net decrease in cash and cash equivalents (564,212) (1,613,104) Cash and cash equivalents and restricted cash - beginning of period 3,151,946 3,752,996 Cash and cash equivalents and restricted cash - end of period 2,587,734 2,139,892 CASH TRANSACTIONS A Interest Paid 1,252,317 882,585 NON-CASH TRANSACTIONS A Conversion of Preferred Stock into Common Stock 11,637,616 0 Stock issued for cashless exercise of Investor Warrants 79 173 Deferred distribution on redeemable non-controlling interests \$ 1,400,835 \$ 32,610 X - DefinitionAmortizationOfAboveMarketGroundLease Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmortizationOfAboveMarketLeases Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmortizationOfAcquiredLeaseIntangibleAssets Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionConversionOfPreferredSharesToCommonStock Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionDead deal expenses. + ReferencesNo definition available. + Details Name: gipr_ConversionOfPreferredSharesToCommonStock Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionDeferred distribution on redeemable non-controlling interests. + ReferencesNo definition available. + Details Name: gipr_DeferredDistributionOnRedeemableNonControllingInterests Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionEquity in earnings on investment in tenancy-in-common + ReferencesNo definition available. + Details Name: gipr_EquityInEarningsOnInvestmentInTenancyInCommon Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionGain Loss On Held For Sale Asset Valuation + ReferencesNo definition available. + Details Name: gipr_GainLossOnHeldForSaleAssetValuation Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionGain or loss on change in derivatives + ReferencesNo definition available. + Details Name: gipr_GainOrLossOnChangeInDerivatives Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionGround lease amortization. + ReferencesNo definition available. + Details Name: gipr_GroundLeaseAmortization Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionIncrease (decrease) in deferred rent asset. + ReferencesNo definition available. + Details Name: gipr_IncreaseDecreaseInDeferredRentAsset Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionIncrease (decrease) in deferred rent liability. + ReferencesNo definition available. + Details Name: gipr_IncreaseDecreaseInDeferredRentLiability Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionIncrease Decrease In Prepaid Guaranty Fees Related Party + ReferencesNo definition available. + Details Name: gipr_IncreaseDecreaseInPrepaidGuarantyFeesRelatedParty Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionIncrease decrease in right of use liability. + ReferencesNo definition available. + Details Name: gipr_IncreaseDecreaseInRightOfUseLiability Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionPrepaid capitalizable deal costs for future property acquisition + ReferencesNo definition available. + Details Name: gipr_PrepaidCapitalizableDealCostsForFuturePropertyAcquisition Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionProceeds from issuance of redeemable interest. + ReferencesNo definition available. + Details Name: gipr_ProceedsFromIssuanceOfRedeemableInterest Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionRepayments of mortgage loan. + ReferencesNo definition available. + Details Name: gipr_RepaymentsOfMortgageLoan Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionRepayments of Related Party Other Payables + ReferencesNo definition available. + Details Name: gipr_RepaymentsOfRelatedPartyOtherPayables Namespace Prefix: gipr_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_AdjustmentsToReconcileNetIncomeLossToCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionAmount of amortization of acquired leases acquired as part of a real property acquisition at below market lease rate with a finite life. + ReferencesNo definition available. + Details Name: us-gaap_AmortizationOfBelowMarketLease Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionAmount of amortization expense attributable to debt issuance costs. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph \(SX 210.5-03\(8\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2](http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2)Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph \(b\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1F](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1F)Reference 3: [http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/230-10-45-28](http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/230-10-45-28)Reference 4: <http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-3> + Details Name: us-gaap_AmortizationOfFinancingCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionThe aggregate expense charged against earnings to allocate the cost of intangible assets (nonphysical assets not used in production) in a systematic and rational manner to the periods expected to benefit from such assets. As a noncash expense, this element is added back to net income when calculating cash provided by or used in operations using the indirect method. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph \(b\) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28](http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28)Reference 2: <http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/350-30-55-40>Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 4: <http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482686/350-30-45-2> + Details Name: us-gaap_AmortizationOfIntangibleAssets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionAmount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; including, but not limited to, disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4> + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsIncludingDisposalGroupAndDiscontinuedOperations Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionAmount of increase (decrease) in cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; excluding effect from exchange rate change. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 1 -SubTopic 230 -Topic 830 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477401/830-230-45-1> + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseExcludingExchangeRateEffect Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_CashFlowNoncashInvestingAndFinancingActivitiesDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionThe amount of expense recognized in the current period that reflects the allocation of the cost of tangible assets over the assets' useful lives. Includes production and non-production related depreciation. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph \(b\) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28](http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28) + Details Name: us-gaap_IncreaseDecreaseInAccountsPayable Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in amount due within one year (or one business cycle) from customers for the credit sale of goods and services. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph \(a\) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-3](http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-3)Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-5> + Details Name: us-gaap_EscrowDepositDisbursementsRelatedToPropertyAcquisition1 Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in the aggregate amount of liabilities incurred (and for which invoices have typically been received) and payable to vendors for goods and services received that are used in an entity's business. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph \(a\) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28](http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28) + Details Name: us-gaap_IncreaseDecreaseInAccountsPayable Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in amount due within one year (or one business cycle) from customers for the credit sale of goods and services. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph \(a\) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28](http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28) + Details Name: us-gaap_IncreaseDecreaseInAccruedLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_IncreaseDecreaseInOperatingCapitalAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionAmount

of increase (decrease) in operating assets classified as other. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28> + Details Name: us-gaap_IncreaseDecreaseInOtherOperatingAssets Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in the amount of outstanding money paid in advance for goods or services that bring economic benefits for future periods. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28> + Details Name: us-gaap_IncreaseDecreaseInPrepaidExpense Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash paid for interest, excluding capitalized interest, classified as operating activity. Includes, but is not limited to, payment to settle zero-coupon bond for accreted interest of debt discount and debt instrument with insignificant coupon interest rate in relation to effective interest rate of borrowing attributable to accreted interest of debt discount. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 17 -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-17>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 17 -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-17>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482913/230-10-50-2> + Details Name: us-gaap_InterestPaidNet Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash inflow (outflow) from financing activities, including discontinued operations. Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment; borrowing money and repaying amounts borrowed, or settling the obligation; and obtaining and paying for other resources obtained from creditors on long-term credit. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-24> + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivities Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from investing activities, including discontinued operations. Investing activity cash flows include making and collecting loans and acquiring and disposing of debt or equity instruments and property, plant, and equipment and other productive assets. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-24> + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivities Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivitiesAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from operating activities, including discontinued operations. Operating activity cash flows include transactions, adjustments, and changes in value not defined as investing or financing activities. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-24>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-25> + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivities Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe cash outflow during the period for redemption of redeemable noncontrolling interests. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_PaymentsForRepurchaseOfRedeemableNoncontrollingInterest Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash outflow in the form of ordinary dividends to common shareholders of the parent entity. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_PaymentsOfDividendsCommonStock Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash outflow in the form of ordinary dividends to preferred shareholders of the parent entity. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_PaymentsOfDividendsPreferredStockAndPreferenceStock Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow for cost incurred directly with the issuance of an equity security. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_PaymentsOfStockIssuanceCosts Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow for purchases of and capital improvements on property, plant and equipment (capital expenditures), software, and other intangible assets. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 805 -SubTopic 50 -Name Accounting Standards Codification -Section 25 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480060/805-50-25-1>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 805 -SubTopic 50 -Name Accounting Standards Codification -Section 30 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480027/805-50-30-1>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 805 -SubTopic 50 -Name Accounting Standards Codification -Section 30 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480027/805-50-30-2>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Name Accounting Standards Codification -Section 45 -Paragraph 13 -Subparagraph (c) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-13> + Details Name: us-gaap_PaymentsToAcquireProductiveAssets Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash outflow to a noncontrolling interest. Includes, but not limited to, reduction of noncontrolling interest ownership. Excludes dividends paid to the noncontrolling interest. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_PaymentsToMinorityShareholders Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash inflow from an insurance contract under which the policy holder make a lump sum payment or a series of payments in exchange for periodic payments to the policyholder beginning immediately or at some future date. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-14> + Details Name: us-gaap_ProceedsFromAnnuitiesAndInvestmentCertificates Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-6>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-9>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147476176/805-60-65-1>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478666/740-323-65-2>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08)(g)(1)(ii) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-S99-1>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481687/323-10-50-3>Reference 7: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482907/825-10-50-28>Reference 8: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-1>Reference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480175/815-40-65-1>Reference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-8>Reference 11: <http://www.xbrl.org/2003/role/exampleRef> -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479168/946-830-55-11>Reference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478009/946-205-45-3>Reference 13: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479105/946-220-45-7>Reference 14: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04)(16) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477250/944-220-S99-1>Reference 15: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07)(9) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-S99-1>Reference 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09)(1)(d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-S99-3>Reference 17: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481231/810-10-45-19>Reference 18: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482765/220-10-50-6>Reference 19: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1A>Reference 20: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1A>Reference 21: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1A>Reference 22: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(v)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1A>Reference 23: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1A>Reference 24: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1B>Reference 25: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1B>Reference 26: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1B>Reference 27: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1B>Reference 28: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1B>Reference 29: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477314/942-235-S99-1>Reference 30: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483499/205-20-50-7>Reference 31: <http://www.xbrl.org/2003/role/exampleRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4J -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481175/810-10-55-4J>Reference 32: <http://www.xbrl.org/2003/role/exampleRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4K -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481175/810-10-55-4K>Reference 33: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-1A>Reference 34: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-1B>Reference 35: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-2>Reference 36: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (a)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481203/810-10-50-1A>Reference 37: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481203/810-10-50-1A> + Details Name: us-gaap_ProfitLoss Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow for an insurance contract under which the policy holder make a lump sum payment or a series of payments in exchange for periodic payments to the policyholder beginning immediately or at some future date. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-15> + Details Name: us-gaap_RepaymentsOfAnnuitiesAndInvestmentCertificates Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of noncash expense for award of restricted stock or unit under share-based payment arrangement. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28> + Details Name: us-gaap_RestrictedStockExpense Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionValue of preferred stock and warrants for common stock issued. + ReferencesNo definition available. + Details Name: us-gaap_StockAndWarrantsIssuedDuringPeriodValuePreferredStockAndWarrants Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SupplementalCashFlowInformationAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 15 R7.htm IDEA: XBRL DOCUMENT 3.24.2.u1 Pay vs Performance Disclosure - USD

(§) 3 Months Ended 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Jun. 30, 2024 Jun. 30, 2023 Pay vs Performance Disclosure Â Â Â Net Income (Loss) § (2,261,722) § (881,462) § (5,086,942) § (2,199,029) X - ReferencesReference 1: <http://www.xbrl.org/2003/role/presentationRef> -Publisher SEC -Name Regulation S-K -Number 229 -Section 402 -Subsection v -Paragraph 1 + Details Name: ecd PvpTable Namespace Prefix: ecd Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-6>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-9>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147476176/805-60-65-1>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478666/740-323-65-2>Reference 5: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483621/220-10-S99-2>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(iii)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-S99-1>Reference 7: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481687/323-10-50-3>Reference 8: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482907/825-10-50-28>Reference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482765/220-10-50-6>Reference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-3>Reference 11: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-1>Reference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480175/815-40-65-1>Reference 13: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-8>Reference 14: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-11>Reference 15: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-11>Reference 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483443/250-10-50-4>Reference 17: <http://www.xbrl.org/2003/role/exampleRef> -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479168/946-830-55-10>Reference 18: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479105/946-220-45-7>Reference 19: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(18)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477250/944-220-S99-1>Reference 20: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-S99-1>Reference 21: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-S99-3>Reference 22: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 23: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 24: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 25: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 26: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 27: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 28: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 29: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 30: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 31: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480097/470-10-S99-1>Reference 32: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482689/260-10-45-60B>Reference 33: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483499/205-20-50-7>Reference 34: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28>Reference 35: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-1>Reference 36: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482790/220-10-45-1>Reference 37: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478524/942-220-S99-1> + Details Name: us-gaap NetIncomeLoss Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration XML 16 R8.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Insider Trading Arrangements 3 Months Ended Jun. 30, 2024 Trading Arrangements, by Individual Â Rule 10b5-1 Arrangement Adopted false Non-Rule 10b5-1 Arrangement Adopted false Rule 10b5-1 Arrangement Terminated false Non-Rule 10b5-1 Arrangement Terminated false Rule 10b5-1 Arrangement Modified false Non-Rule 10b5-1 Arrangement Modified false X - ReferencesReference 1: <http://www.xbrl.org/2003/role/presentationRef> -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd NonRule10b51ArrAdoptedFlag Namespace Prefix: ecd Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - ReferencesReference 1: <http://www.xbrl.org/2003/role/presentationRef> -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd NonRule10b51ArrTrmndFlag Namespace Prefix: ecd Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - ReferencesReference 1: <http://www.xbrl.org/2003/role/presentationRef> -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd Rule10b51ArrAdoptedFlag Namespace Prefix: ecd Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - ReferencesReference 1: <http://www.xbrl.org/2003/role/presentationRef> -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 2 -Subparagraph A + Details Name: ecd TradingArrByIndTable Namespace Prefix: ecd Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionNon-Rule 10b5-1 Arrangement Modified [Flag] + ReferencesNo definition available. + Details Name: gipr NonRule10b51ArrModifiedFlag Namespace Prefix: gipr Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration X - DefinitionRule 10b5-1 Arrangement Modified [Flag] + ReferencesNo definition available. + Details Name: gipr Rule10b51ArrModifiedFlag Namespace Prefix: gipr Data Type: xbrli:booleanItem Type Balance Type: na Period Type: duration XML 17 R9.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Nature of Operations 6 Months Ended Jun. 30, 2024 Organization Consolidation And Presentation Of Financial Statements [Abstract] Â Nature of Operations Note 1 â€ Nature of Operations Generation Income Properties, Inc. (the â€œCompanyâ€) was formed as a Maryland corporation on September 19, 2015. The Company is an internally managed real estate investment company focused on acquiring and managing income-producing retail, office and industrial properties net leased to high quality tenants in major markets throughout the United States. The Company formed Generation Income Properties L.P. (the â€œOperating Partnershipâ€) in October 2015. Substantially all of the Companyâ€™s assets are held by, and operations are conducted through, the Operating Partnership or its direct or indirect subsidiaries. The Company is the general partner of the Operating Partnership and as of June 30, 2024 owned 95.3% of the outstanding common units of the Operating Partnership. The Company formed a Maryland entity GIP REIT OP Limited LLC in 2018 that owns 0.001% of the Operating Partnership. The Company places each property in a separate entity which may have a Redeemable Non-Controlling interest as a member.Â As of June 30, 2024, the Company, the Operating Partnership, and their controlled subsidiaries on a consolidated basis owned 26 properties. Â Managementâ€™s Liquidity Plans and Going Concern Â On August 27, 2014, FASB issued ASU 2014-05, Disclosure of Uncertainties about an Entityâ€™s ability to Continue as a Going Concern, which requires management to assess a companyâ€™s ability to continue as a going concern within one year from financial statement issuance and to provide related footnote disclosures in certain circumstances. In accordance with ASU 2014-05, managementâ€™s analysis can only include the potential mitigating impact of managementâ€™s plans that have not been fully implemented as of the issuance date if (a) it is probable that managementâ€™s plans will be effectively implemented on a timely basis, and (b) it is probable that the plans, when implemented, will alleviate the relevant conditions or events that raise substantial doubt about the Companyâ€™s ability to continue as a going concern. The accompanying Consolidated Financial Statements are prepared in accordance with U.S. GAAP applicable to a going concern. This presentation contemplates the realization of assets and the satisfaction of liabilities in the normal course of business and does not include any adjustments relating to the recoverability and classification of recorded asset amounts or the amounts and classification of liabilities that might result from the outcome of the uncertainties described below. Â For the six months ended June 30, 2024, the Company generated positive operating cash flows of \$226,605 and had cash on hand of \$2.55 million as of June 30, 2024. Two secured mortgage loans which have a principal balance of \$7.2 million and \$4.5 million as of June 30, 2024 will mature on September 30, 2024 and October 23, 2024, respectively. Our current and anticipated liquidity is less than the principal balance of these obligations. As a result of our recurring losses, our projected cash needs, and our current liquidity, substantial doubt exists about the Companyâ€™s ability to continue as a going concern one year after the date that these financial statements are issued. The Companyâ€™s ability to continue as a going concern is contingent upon successful execution of managementâ€™s plan to improve the Companyâ€™s liquidity and profitability, which includes a plan to refinance these two mortgage loans at maturity. The Company has been engaged in active conversations with the current lender on a refinance. There is no assurance that the Company will be successful in obtaining such refinance on terms acceptable to the Company, if at all, and the Company may not be able to enter into collaborations or other arrangements. The failure of the Company to refinance on acceptable terms would have a material adverse effect on the Companyâ€™s business, results of operations and financial condition. As of the date of this filing, Management has received indicative terms that are favorable to the Company, for both maturing Bayport loans, and expects to close by the end of August 2024. X - DefinitionThe entire disclosure for the nature of an entity's business, major products or services, principal markets including location, and the relative importance of its operations in each business and the basis for the determination, including but not limited to, assets, revenues, or earnings. For an entity that has not commenced principal operations, disclosures about the risks and uncertainties related to the activities in which the entity is currently engaged and an understanding of what those activities are being directed toward. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Name Accounting Standards Codification -Topic 275 -Publisher FASB -URI <https://asc.fasb.org/275/tableOfContentReference> 2: <http://www.xbrl.org/2003/role/disclosureRef> -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -SubTopic 10 -Topic 275 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482861/275-10-50-1> + Details Name: us-gaap NatureOfOperations Namespace Prefix: us-gaap Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap OrganizationConsolidationAndPresentationOfFinancialStatementsAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration XML 18 R10.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Summary of Significant Accounting Policies 6 Months Ended Jun. 30, 2024 Accounting Policies [Abstract] Â Summary of Significant Accounting Policies Note 2 â€ Summary of Significant Accounting Policies Basis of Presentation The information furnished reflects all adjustments, consisting only of normal recurring items which are, in the opinion of management, necessary in order to make the financial statements not misleading. Certain information and footnote disclosures normally present in annual financial statements prepared in accordance with accounting principles generally accepted in the United States of America (â€œU.S. GAAPâ€) were omitted pursuant to such rules and regulations. These financial statements should be read in conjunction with the audited financial statements and footnotes included in the Companyâ€™s Annual Report on Form 10-K filed with the SEC on April 8, 2024. The results for the three and six months ended June 30, 2024 are not necessarily indicative of the results to be expected for the year ending December 31, 2024. The preparation of the consolidated financial statements is in conformity with U.S. GAAP. The Company adopted the calendar year as its basis of reporting. Certain immaterial prior year amounts have been reclassified for consistency with the current period presentation. Â Consolidation The accompanying consolidated financial statements include the accounts of Generation Income Properties, Inc. and the Operating Partnership and all of the direct and indirect wholly owned subsidiaries of the Operating Partnership and the Companyâ€™s subsidiaries. All significant inter-company balances and transactions have been eliminated in the consolidated financial statements. The consolidated financial statements include the accounts of all entities in which the Company has a controlling interest. The ownership interests of other investors in these entities are recorded as non-controlling interests or redeemable non-controlling interest. Non-controlling interests are adjusted each period for additional contributions, distributions, and the allocation of net income or loss attributable to the non-controlling interests. Investments in entities for which the Company has the ability to exercise significant influence over, but does not have financial or operating control, are accounted for using the equity method of accounting. Accordingly, the Companyâ€™s share of the earnings (or losses) of these entities are included in consolidated net income or loss. Use of Estimates Â The preparation of financial statements in conformity with U.S. GAAP requires the Companyâ€™s management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of commitments and contingent assets and liabilities, at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. It is possible that the estimates and assumptions that have been utilized in the preparation of the consolidated financial statements could change significantly if economic conditions were to weaken. Â Cash The Company considers all demand deposits, cashierâ€™s checks and money market accounts to be cash equivalents. Amounts included in restricted cash represent funds owned by the Company related to tenant escrow reimbursements and immediate capital repair reserve. The following table provides a reconciliation of the Companyâ€™s cash and cash equivalents and restricted cash that sums to the total of those amounts at the end of the periods presented on the Companyâ€™s accompanying Consolidated Statements of Cash Flows: Â As of June 30, Â Â As of December 31, Â Â 2024 Â Â 2023 Â Cash and cash equivalents \$ 2,553,234 Â Â \$ 3,117,446 Â Restricted

cash \$ 34,500.00 \$ 34,500.00 Cash and cash equivalents and restricted cash \$ 2,587,734.41 \$ 3,151,946.00 Revenue Recognition The Company leases real estate to its tenants under long-term net leases which the Company accounts for as operating leases. Those leases that have fixed and determinable rent increases are recognized on a straight-line basis over the lease term. Deferred rent liability includes \$199,559 and \$280,332 of prepaid rent as of June 30, 2024 and December 31, 2023, respectively. The Company reviews the collectability of charges under its tenant operating leases on a regular basis, taking into consideration changes in factors such as the tenant's payment history, the financial condition of the tenant, business conditions in the industry in which the tenant operates, and economic conditions in the area where the property is located. In the event that uncollectibility exists with respect to any tenant changes, the Company would record an allowance with a corresponding reduction to Rental income. The Company's review of collectability of charges under its operating leases includes any accrued rental revenues related to the straight-line rents. There were no allowances for receivables recorded during three and six months ended June 30, 2024 or 2023. The Company's leases provide for reimbursement from tenants for common area maintenance (CAM), insurance, real estate taxes and other operating expenses (recoverable costs). A portion of our operating cost reimbursement revenue is estimated each period and is recognized as rental income in the period the recoverable costs are incurred and accrued. The Company often recognizes above- and below-market lease intangibles in connection with acquisitions of real estate. The capitalized above- and below-market lease intangibles are amortized to rental income over the remaining term of the related leases. Stock-Based Compensation The Company records all equity-based incentive grants to employees and non-employee members of the Company's Board of Directors in compensation costs based on their fair values on the date of grant. Stock-based compensation expense, reduced for estimated forfeitures, is recognized on a straight-line basis over the requisite service period of the award, which is generally the vesting term of the outstanding equity awards. Investments in Real Estate Acquisitions of real estate are recorded at cost. The Company assigns the purchase price of real estate to tangible and intangible assets and liabilities based on fair value. Tangible assets consist of land, buildings, site improvements, and tenant improvements. Intangible assets and liabilities consist of the value of in-place leases and above- or below-market leases assumed with the acquisition. At the time of acquisition, the Company assesses whether the purchase of the real estate falls within the definition of a business under Accounting Standards Codification (ASC) 805 Business Combinations and to date has concluded that all asset transactions have been asset acquisitions. Therefore, each acquisition has been recorded at the purchase price whereas assets and liabilities, inclusive of closing costs, are allocated to land, building, site improvements, tenant improvements, and intangible assets and liabilities based upon their relative fair values at the date of acquisition. The fair value of the in-place leases are estimated as the cost to replace the leases including loss of rent, commissions and legal fees. The in-place leases are amortized over the remaining term of the leases as amortization expense. The fair value of an above- or below-market lease is estimated as the present value of the difference between the contractual amount to be paid pursuant to the in-place lease and the estimated current market lease rate expected over the remaining non-cancelable life of the lease. The capitalized above- or below-market lease values are amortized as a decrease or increase to rental income over the remaining term of the lease inclusive of the renewal option periods that are considered probable at acquisition. Depreciation Expense Real estate and related assets are stated net of accumulated depreciation. Renovations, replacements and other expenditures that improve or extend the life of assets are capitalized and depreciated over their estimated useful lives. Expenditures for ordinary maintenance and repairs are charged to expense as incurred. Depreciation is computed using the straight-line method over the estimated useful life of the buildings, which are generally between 15 and 50 years, and site improvements, which are generally 5 to 9 years. Tenant improvements are amortized over the lease terms of the tenants, which is generally between 2 and 10 years, with two tenant improvements amortized over 27 years. A Lease Liabilities The Company has a certain property within its portfolio that is on land subject to a ground lease with a third party, which is classified as an operating lease. Accordingly, the Company owns only a long-term leasehold in this property. The building and improvements constructed on the leased land are capitalized as investment in real estate and are depreciated over the shorter of the useful life of the improvements or the lease term. Under ASC 842 Leases, the Company recognizes a lease liability for its ground lease and corresponding right-of-use asset related to this same ground lease which is classified as an operating lease. A key input in estimating the lease liability and resulting right-of-use asset is establishing the discount rate in the lease, which since the rate implicit in the contract is not readily determinable, requires additional inputs for the longer-term ground lease, including mortgage market-based interest rates that correspond with the remaining term of the lease, the Company's credit spread, and the payment terms present in the lease. This discount rate is applied to the remaining unpaid minimum rental payments for the lease to measure the lease liability. Impairments The Company reviews investments in real estate and related lease intangibles for possible impairment when certain events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable through operations plus estimated disposition proceeds. Events or changes in circumstances that may occur include, but are not limited to, significant changes in real estate market conditions, estimated residual values, and an expectation to sell assets before the end of the previously estimated life. Impairments are measured to the extent the current book value exceeds the estimated fair value of the asset less disposition costs for any assets classified as held for sale. An impairment loss of approximately \$1.06 million was recognized during the three months ended March 31, 2024 resulting from the reduction in the anticipated holding period of the property which was reclassified as held for sale in the three months ended March 31, 2024 and remains classified as held for sale as of June 30, 2024. There were no impairments in the Company's investments in real estate during the six months ended June 30, 2023. The valuation of impaired assets is determined using valuation techniques including discounted cash flow analysis, analysis of recent comparable sales transactions, and purchase offers received from third parties, which are Level 3 inputs. The Company may consider a single valuation technique or multiple valuation techniques, as appropriate, when estimating the fair value of its real estate. Estimating future cash flows is highly subjective and estimates can differ materially from actual results. A Real Estate Held for Sale The Company generally considers assets to be held for sale when certain criteria have been met, and management believes it is probable that the disposition will occur within one year. Properties are held for sale for a period longer than one year if events or circumstances out of the Company's control occur that delay the sale and while management continues to be committed to the plan of sale and is performing actions necessary to respond to the conditions causing the delay the properties held for sale remain salable in their current condition. Assets that are classified as held for sale are recorded at the lower of their carrying amount or fair value, less cost to sell, and depreciation and amortization are no longer recognized. Held for sale properties are evaluated quarterly to ensure that properties continue to meet the held for sale criteria. If properties are required to be reclassified from held for sale to held for use due to changes to a plan of sale, they are recorded at the lower of fair value or the carrying amount before the property was classified as held for sale, adjusted for any depreciation and amortization expense that would have been recognized had the property been continuously classified as held and used. Properties that do not meet the held for sale criteria are accounted for as operating properties. The Company executed a contract to sell the property located at 15091 SW Alabama, Huntsville, AL for \$6.15 million in June 2024. As of the reporting date the transaction has not consummated is a sale and the Company is actively engaged in discussions with other potential buyers. As such, the Company has reclassified the asset to Held for sale assets net of the costs of sales at a carrying value of approximately \$5.75 million and recorded an impairment loss of approximately \$1.06 million. A Income Taxes The Company elected to be taxed as a real estate investment trust (REIT) under Section 856 through 860 of the Internal Revenue Code, commencing with our taxable year ending December 31, 2021. To continue to qualify as a REIT, the Company must meet certain organizational and operational requirements, including a requirement to distribute at least 90% of its taxable income to its stockholders. As a REIT, the Company generally will not be subject to federal corporate income tax on that portion of its taxable income that is currently distributed to stockholders. Accordingly, the only provision for federal income taxes in the accompanying consolidated financial statements relates to the Company's consolidated taxable REIT subsidiary of which no income was generated during the three and six months ended June 30, 2024 and 2023. The Company also recognizes liabilities for unrecognized tax benefits which are recognized if the weight of available evidence indicates that it is not more-likely-than-not that the positions will be sustained on examination, including resolution of the related processes, if any. As of each balance sheet date, unrecognized benefits are reassessed and adjusted if the Company's judgment changes as a result of new information. No liability for unrecognized tax benefits was recorded as of June 30, 2024 or 2023. At June 30, 2024, the Company's tax returns for the years 2020 forward remain subject to examination by the major tax jurisdictions under the statute of limitations. Earnings per Share In accordance with ASC 260 Earnings Per Share, basic earnings (loss) per share (EPS) is computed by dividing net loss attributable to the Company that is available to common stockholders by the weighted average number of common shares outstanding during the period, excluding the effects of any potentially dilutive securities. Diluted EPS gives effect to all dilutive potential of shares of common stock outstanding during the period including stock warrants, using the treasury stock method, and convertible debt, using the if-converted method. Diluted EPS excludes all potentially dilutive securities such as warrants and convertible membership units of the Operating Partnership (GIP LP Units) if their effect is anti-dilutive. For the three and six months ended June 30, 2024 and 2023, all potentially dilutive securities were excluded because the effect was anti-dilutive. Derivative Financial Instruments Derivatives are recorded at fair value on the balance sheet as assets or liabilities. The valuation of derivative instruments requires us to make estimates and judgments that affect the fair value of the instruments. Fair values of our derivatives are estimated by pricing models that consider the forward yield curves and discount rates. Such amounts and the recognition of such amounts are subject to estimates that may change in the future. Fair Value Measurements Fair value is a market-based measurement, not an entity-specific measurement. Therefore, a fair value measurement is determined based on the assumptions that market participants would use in pricing the asset or liability. As a basis for considering market participant assumptions in fair value measurements, the Company uses a fair value hierarchy that distinguishes between market participant assumptions based on market data obtained from independent sources (observable inputs that are classified within Levels 1 and 2 of the hierarchy) and the Company's own assumptions about market participant assumptions (unobservable inputs classified within Level 3 of the hierarchy). The three levels of inputs used to measure fair value are as follows: Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company has the ability to access. Level 2 - Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly. Level 3 - Unobservable inputs for the asset or liability, which are typically based on the Company's own assumptions, as there is little, if any, related market activity. The Company also re-measures nonfinancial assets and nonfinancial liabilities, initially measured at fair value in a business combination or other new basis event, at fair value in subsequent periods if a re-measurement event occurs. See Derivative Financial Instruments in Note 10 for additional information on the Company's fair value measurements. X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for all significant accounting policies of the reporting entity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI http://asc.fasb.org/1943274/2147483426/235-10-50-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 235 -Name Accounting Standards Codification -Publisher FASB -URI http://asc.fasb.org/235/tableOfContent + Details Name: us-gaap_SignificantAccountingPoliciesTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 19 R11.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Acquired Lease Intangible Assets, Net 6 Months Ended Jun. 30, 2024 Intangible Assets Net Excluding Goodwill [Abstract] Acquired Lease Intangible Assets, Net Note 3 a Acquired Lease Intangible Assets, net A A In-place leases, net is comprised of the following: A As of June 30, A A As of December 31, A A 2024 A A 2023 A In-place leases \$ 8,269,790 A A \$ 8,914,075 A Accumulated amortization A (2,511,249) A A (2,411,802) In-place leases, net \$ 5,758,541 A A \$ 6,502,273 A A The amortization for in-place leases for the three and six months ended June 30, 2024 and 2023 was \$346,403 and \$135,739, and 743,731 and 271,302, respectively. The future amortization for in-place leases, net for subsequent years ending December 31, is listed below: A As of June 30, A A 2024 A 2024 (6 months remaining) \$ 689,796 A 2025 A 1,327,537 A 2026 A 1,226,285 A 2027 A 834,314 A 2028 A 632,157 A Thereafter A 1,048,453 A A \$ 5,758,542 A A Above-market leases, net is comprised of the following: A As of June 30, A A As of December 31, A A 2024 A A 2023 A Above-market leases \$ 1,657,256 A A \$ 1,657,256 A Accumulated amortization A (373,326) A A (169,784) Above-market leases, net \$ 1,283,931 A A \$ 1,487,472 A A The amortization for above-market leases for the three and six months ended June 30, 2024 and 2023 was \$101,771 and \$0, and \$203,542 and \$0, respectively. The future amortization for above-market leases, net for subsequent years ending December 31, is listed below: A As of June 30, A A 2024 A 2024 (6 months remaining) \$ 203,542 A 2025 A 407,083 A 2026 A 380,037 A 2027 A 161,539 A 2028 A 104,334 A Thereafter A 27,396 A A \$ 1,283,931 A X - DefinitionAcquired lease intangible asset, net. + ReferencesNo definition available. + Details Name: gipr_AcquiredLeaseIntangibleAssetNetTextBlock Namespace Prefix: gipr_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_IntangibleAssetsNetExcludingGoodwillAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration XML 20 R12.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Acquired Lease Intangible Liabilities, Net 6 Months Ended Jun. 30, 2024 Below Market Lease [Abstract] Acquired Lease Intangible Liabilities, Net Note 4 a Acquired lease intangible liabilities, net Acquired lease intangible liabilities, net is comprised of the following: A As of June 30, A A As of December 31, A A 2024 A A 2023 A Acquired lessor lease intangible liabilities \$ 1,304,309 A A \$ 1,304,309 A Accumulated accretion to rental income A (399,536) A A (331,932) Acquired lessor lease intangible liabilities, net \$ 904,773 A A \$ 972,377 A A A A Acquired lessee lease intangible liabilities \$ 45,207 A A \$ 45,207 A Accumulated amortization to offset building expenses A (1,690) A A (1,324) Acquired lessee lease intangible liabilities, net \$ 43,517 A A \$ 43,883 A The amortization for acquired lessor lease intangible liabilities for the three and six months ended June 30, 2024 and 2023 was \$33,802 and \$26,114, and \$67,604 and \$52,228, respectively. The future amortization for acquired lessor lease intangible liabilities, net for subsequent years ending December 31 is listed below: A As of June 30, A A 2024 A 2024 (6 months remaining) A 68,322 A 2025 A 135,543 A 2026 A 119,262 A 2027 A 110,322 A 2028 A 109,706 A Thereafter A 361,618 A A \$ 904,773 A A The amortization for acquired lessee lease intangible liabilities for the three and six months ended June 30, 2024 and 2023 was \$183 and \$366, respectively. The future amortization for acquired lessee lease intangible liabilities, net for subsequent years ending December 31 is listed below: A As of June 30, A A 2024 A 2024 (6 months remaining) \$ 366 A 2025 A 732 A 2026 A 732 A 2027 A 732 A 2028 A 732 A Thereafter A 40,223 A A \$ 43,517 A X - DefinitionAcquired lease intangible liability, net. + ReferencesNo definition available. + Details Name: gipr_AcquiredLeaseIntangibleLiabilityNetDisclosureTextBlock Namespace Prefix: gipr_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_BelowMarketLeaseAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration XML 21 R13.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Leases 6 Months Ended Jun. 30, 2024 Leases [Abstract] Leases Note 5 a Leases A Lessor AccountingAll of the Company's leases are classified as operating leases. The Company's rental income is comprised of both fixed and variable income. Fixed and in-substance fixed lease income includes stated amounts per the lease contract, which are primarily related to base rent. The Company's leases also provide for reimbursement from recoverable costs. A portion of our operating cost reimbursement revenue is estimated each period and is recognized as rental income in the period the recoverable costs are incurred and accrued. Income for these amounts is recognized on a straight-line basis. Variable lease income includes the tenants' contractual obligations to reimburse the Company for their portion of recoverable costs incurred and index based rent adjustments. The following table provides a disaggregation of lease income recognized as either fixed or variable lease income for the six months ended June 30, 2024 and 2023: A 2024 A A 2023 A Rental income A A A A Fixed and in-substance fixed lease income \$ 3,891,804 A A \$ 1,203,924 A Variable lease income A 735,963 A A 79,821 A Other related lease income, net: A A A A Amortization of above- and below-market leases, net A (135,938) A A 26,114 A Straight line rent revenue A 31,283 A A 16,848 A Total rental income \$ 4,523,112 A A \$ 1,326,707 A For the six months ended June 30, 2024 and 2023, the following tenants each accounted for more than 10% of our rental revenue as indicated below: A 2024 A A 2023 A General Services Administration - Norfolk, VA, Manteo, NC & Vacaville, CA A 13 % A A 23 % Pre-K - San Antonio, TX A 12 % A N/A A Kohl's Corporation - Tucson, AZ A 11 % A A 17 % exp U.S. Services - Maitland, FL A 11 % A N/A A PRA Holdings, Inc. - Norfolk, VA A 10 % A A 16 % Pratt & Whitney Automation, Inc. - Huntsville, AL N/A A A 15 % The following table presents future minimum rental cash payments due to the Company over the next five calendar years and thereafter as of December 31: A As of June 30, A A 2024 A 2024 (6 months remaining) \$ 12,255,593 A 2025 A 8,164,467 A 2026 A 7,877,077 A 2027 A 6,264,047 A 2028 A 4,815,997 A Thereafter A 11,204,220 A A \$ 50,581,401 A A On March 29, 2024, the Company executed a 10-year lease, with two five-year renewal options, with Armed Services YMCA for the use of approximately 35,000 square feet on the property located at 2510 Walmer Avenue, Norfolk, Virginia. Rent commenced on May 1, 2024 under the contracted twelve month tenant improvement period at a reduced fixed base rent of approximately \$23,000 per month. Base rent increases to a fixed rate of approximately \$34,000 per month in month 13 and escalates annually at approximately 2.5%. A Lessee Accounting The Company acquired one property on March 9, 2022 that is subject to a non-cancelable, long-term ground lease where a third party owns the underlying land and has leased the land to the Company. Accordingly, the Company owns only a long-term leasehold in this property. This

under lease expires in 2084 including those owned by the Company deems probable of exercising. The ground lease expense is recognized on a straight-line basis over the term of the lease, including management's estimate of expected option renewal periods. Operating lease expense was approximately \$93,762 and \$93,762 for the three months ended June 30, 2024 and 2023 and \$187,524 and \$187,524 for the six months ended June 30, 2024 and 2023, respectively. There are no variable lease expenses required to be paid by the Company as lessee per the lease terms. Cash paid for amounts included in the measurement of the lease liability, net was \$61,278 and \$58,175 for the six months ended June 30, 2024 and 2023, respectively, and \$121,521 and \$116,350 for the six months ended June 30, 2024 and 2023, respectively. The following table summarizes the undiscounted future cash flows for subsequent years ending December 31 attributable to the lease liability as of June 30, 2024 and provides a reconciliation to the lease liability included in the accompanying Consolidated Balance Sheets as of June 30, 2024. As of June 30, 2024, 2024 (6 months remaining) \$ 122,039 \$ 2025 \$ 245,111 \$ 2026 \$ 245,111 \$ 2027 \$ 245,111 \$ 2028 \$ 245,111 \$ Thereafter \$ 21,575,533 \$ Total undiscounted liability \$ 22,678,016 \$ Present value discount \$ (16,239,359) \$ Lease liability \$ 6,438,657 \$ Discount rate 4.58 % Term Remaining 60 years \$ 4 X - References No definition available. + Details Name: us-gaap_LeasesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Definition The entire disclosure for operating leases of lessee. Includes, but is not limited to, description of operating lease and maturity analysis of operating lease liability. + References Reference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/842-20/tableOfContent + Details Name: us-gaap_LesseeOperatingLeasesTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 22 R14.htm IDEA: XBRL DOCUMENT v3.24.2.1 Non-Controlling Interests 6 Months Ended Jun. 30, 2024 Noncontrolling Interest [Abstract] A Non-Controlling Interests Note 6 a€ Non-Controlling Interests Redeemable Non-Controlling Interests (Temporary Equity) A Operating Unit Holders LMB Owenton I LLC As part of the Company's acquisition of one property on January 14, 2022 for approximately \$2,264,000 in Tampa, FL, the Operating Partnership entered into a contribution agreement with LMB Owenton I LLC that resulted in the issuance of 110,957 GIP LP Units at \$10.00 per share for a total value of \$1,109,570. After 24 months, the contribution agreement allows for the investor to require the Operating Partnership to redeem, all or a portion of its units for either (i) the Redemption Amount (within the meaning of the Partnership Agreement), or (ii) until forty nine (49) months from date of closing, cash in an agreed-upon Value (within the meaning of the Partnership Agreement) of \$10.00 per share. As such, the Company has determined this equity should be classified as temporary equity at redemption value. On February 7, 2023, the Operating Partnership entered into a Unit Issuance Agreement and Amendment to Contribution and Subscription Agreement with LMB Owenton I LLC in which the Operating Partnership and LMB Owenton I LLC agreed to delay the Contributor's right to require the redemption of the Contributor's GIP LP Units in the Operating Partnership until after 36 months on January 14, 2025 and for a reduced redemption price of \$7.15 per GIP LP Unit. Such agreement was made in consideration of the issuance to LMB Owenton I LLC of an additional 44,228 GIP LP Units in the Operating Partnership, resulting in Contributor owning an aggregate of 155,185 GIP LP Units in the Operating Partnership at redemption value of \$1,109,570 as of June 30, 2024. A Norfolk, VA Partnership A As part of the Company's acquisition of two properties for approximately \$19,134,400 on September 30, 2019 in Norfolk, Virginia, the Norfolk, Virginia properties", the Operating Partnership entered into contribution agreements with two entities (Greenwal, L.C. and Riverside Crossing, L.C.) that resulted in the issuance of 349,913 common units in the Operating Partnership at \$20.00 per share for a total value of \$6,998,251. Greenwal, L.C. and Riverside Crossing, L.C. have since been dissolved and the common units were then directly owned by the former members of the two entities. Beginning on the first anniversary of the closing, the contribution agreements allowed for the two investors to require the Operating Partnership to redeem all or a portion of its units for either (i) the Redemption Amount (within the meaning of the Operating Partnership's Partnership Agreement), or (ii) until forty-nine (49) months from date of closing, cash in an agreed-upon Value (within the meaning of the Operating Partnership's Partnership Agreement) of \$20.00 per share, as set forth on the Notice of Redemption. As such, the Company has determined their equity should be classified as a temporary equity at redemption value. On March 21, 2022, the Company received notice from an Operating Partnership common unit holder to redeem 10,166 units at \$20.00 per unit for a total of \$203,326 and paid the unit holder on June 24, 2022. On April 25, 2022, the Company received notice from another Operating Partnership common unit holder to redeem 10,166 units at \$20 per unit for a total of \$203,326 and paid the unit holder on July 25, 2022. On July 20, 2022, the Company received a notice of redemption from an Operating Partnership common unit holder exercising his right to redeem 25,000 units at \$20 per unit and such notice further stated the unit holder's intent to redeem his remaining 180,615 units in the Operating Partnership before October 31, 2023. On August 9, 2022, the Company and Operating Partnership entered a Redemption Agreement with the unit holder providing for the revocation of his July 2022 redemption notice and providing that the his common units in the Operating Partnership would be redeemed by the Operating Partnership as follows: (i) on or before September 15, 2022, 16,250 of the units would be redeemed for an aggregate of \$325,000 in cash (which is \$20 per unit, as provided in the applicable Contribution Agreements) and 60,000 of the units would be redeemed in exchange for the issuance of 200,000 shares of the Company's common stock, and (ii) the remaining 129,365 units would be redeemed for \$20 per unit in cash in one tranche of 16,250 units on March 15, 2023 and five tranches of 22,623 units each on September 15, 2023, March 15, 2024, June 15, 2024, September 15, 2024, and December 15, 2024. As such, the Company recorded an other payable - related party in the amount of \$2,912,300 upon execution of the Redemption Agreement entered into August 9, 2022 and continue to pay unit distributions on current units outstanding. In accordance with the Redemption Agreement the Company has made payments of \$904,920 to date, reducing the current balance of the other payable - related party to \$2,007,380 as of June 30, 2024. Additionally, on September 12, 2022, the Company issued 200,000 shares of common stock at \$6.00 per share in accordance with the Redemption Agreement. On January 27, 2023, the remaining two partners from this original transaction redeemed a total of 123,965 units at \$20 per unit in the aggregate amount of \$2,479,299 and the Company funded the redemption obligations per the terms of the contribution agreement on February 9, 2023 using proceeds from new preferred equity agreements with Brown Family Enterprises, LLC. In the year ended December 31, 2023, we accrued approximately \$506,000 relating to the potential reimbursement of federal, state and local income taxes incurred by a remaining partner in one of our partnerships pursuant to tax protection agreement and is included in Accrued Expense - Related Party on the face of the balance sheet and the balance remained unchanged as of June 30, 2024. A Preferred Equity Partners A Brown Family Trust and Brown Family Enterprises, LLC As part of the Company's acquisition of a property for approximately \$1,737,800 in Manteo, NC, one of the Company's operating subsidiaries entered into a preferred equity agreement with Brown Family Trust on February 11, 2021 pursuant to which the Company's subsidiary received a capital contribution of \$500,000. The Operating Partnership is the general manager of the subsidiary while Brown Family Trust is a preferred equity member. Pursuant to the agreement, the Company is required to pay the preferred equity member a 9% internal rate of return ("IRR") on a monthly basis. After 24 months, the Brown Family Trust has the right to redeem and the Operating Partnership has the right to call the preferred equity at redemption value. Because of the redemption right, the non-controlling interest was presented as temporary equity at redemption value. On August 10, 2023, the Company exercised its right to call the preferred equity at redemption value and redeemed the preferred equity upon payment of the original capital contribution plus accrued and deferred interest. A On February 8, 2023, the Operating Partnership entered into new Amended and Restated Limited Liability Company Agreements for the Norfolk, Virginia properties, GIPVA 2510 Walmer Ave, LLC ("GIPVA 2510") and GIPVA 130 Corporate Blvd, LLC ("GIPVA 130"), in which the Operating Partnership, as the sole member of GIPVA 2510 and GIPVA 130, admitted a new preferred member, Brown Family Enterprises, LLC, through the issuance of preferred membership interests in the form of Class A Preferred Units of GIPVA 2510 and GIPVA 130. GIPVA 2510 and GIPVA 130 (the "Virginia SPEs") hold the Company's Norfolk, Virginia properties. In addition, both of the Virginia SPEs and Brown Family Enterprises, LLC entered into Unit Purchase Agreements in which GIPVA 2510 issued and sold 180,000 Class A Preferred Units at a price of \$10.00 per unit for an aggregate price of \$1,800,000, and GIPVA 130 issued and sold 120,000 Class A Preferred Units at a price of \$10.00 per unit for an aggregate price of \$1,200,000. The Operating Partnership is the general manager of the subsidiary while Brown Family Enterprises, LLC is a preferred equity member. Pursuant to the agreement, the Company is required to pay the preferred equity member a 7% IRR paid on a monthly basis and will share in 16% of the equity in each of the Virginia SPEs upon a capital transaction resulting in distributable proceeds. Brown Family Enterprises, LLC has the right to redeem the preferred equity at redemption value. On July 25, 2024, we entered into First Amendments to the Second Amended and Restated Limited Liability Company Agreements, dated as of February 8, 2023, for each of these entities revising the redemption from February 8, 2025 to February 8, 2027. Because of the redemption right, the non-controlling interest is presented as temporary equity at an aggregated redemption value of \$3,000,000 as of June 30, 2024. A Irby Prop Partners A As part of the Company's acquisition of a property for approximately \$1,757,300 in Plant City, FL, one of the Company's operating subsidiaries entered into a preferred equity agreement with Irby Prop Partners on April 21, 2021 pursuant to which the Company's subsidiary received a capital contribution of \$950,000. The Operating Partnership is the general manager of the subsidiary while Irby Prop Partners is a preferred equity member. Pursuant to the agreement, the Company is required to pay the preferred equity member a 12% total IRR of which 8% IRR is paid on a monthly basis and 4% IRR is deferred. After 24 months, Irby Prop Partners has the right to redeem the preferred equity at redemption value plus any deferred interest accrued and the Operating Partnership has the right to call the preferred equity at redemption value. Because of the redemption right, the non-controlling interest was presented as temporary equity at redemption value. On August 10, 2023, the Company exercised its right to call the preferred equity at redemption value and redeemed the preferred equity upon payment of the original capital contribution plus accrued and deferred interest. A Richard Hornstrom A As part of the Company's investment in a tenancy-in-common for approximately \$724,800 in Rockford, IL, one of the Company's operating subsidiaries entered into a preferred equity agreement with Richard Hornstrom on August 2, 2021 pursuant to which the Company's subsidiary received a capital contribution of \$650,000. The Operating Partnership is the general manager of the subsidiary while Richard Hornstrom is a preferred equity member. Pursuant to the agreement, the Company is required to pay the preferred equity member a 12% total IRR of which 8% IRR is paid on a monthly basis and 4% IRR is deferred. After 24 months, Richard Hornstrom has the right to redeem the preferred equity at redemption value plus any deferred interest accrued and the Operating Partnership has the right to call the preferred equity at redemption value. Because of the redemption right, the non-controlling interest was presented as temporary equity at redemption value. On August 10, 2023, the Company exercised its right to call the preferred equity at redemption value and redeemed the preferred equity upon payment of the original capital contribution plus accrued and deferred interest. A LC2-NNN Pref, LLC In connection with the acquisition of the Modiv Portfolio, the Operating Partnership and LC2 entered into an Amended and Restated Limited Liability Company Agreement for GIP SPE (the "GIP SPE Operating Agreement") pursuant to which LC2 made a \$12.0 million initial capital contribution to GIP SPE, together with a commitment to make an additional \$2.1 million contribution upon the satisfactory completion of the acquisition of a tenant-in-common interest held by a third party in the Company's Rockford, Illinois property (the "LC2 Investment"). The Company completed the acquisition of such tenant-in-common interest on September 7, 2023, for a purchase price of \$1.3 million and LC2 made the additional \$2.1 million capital contribution on September 11, 2023. LC2 made the LC2 Investment in exchange for a preferred equity interest in GIP SPE (the "Preferred Interest"). The Preferred Interest has a cumulative accruing distribution preference of 15.5% per year, compounded monthly, a portion of which in the amount of 5% per annum (compounded monthly) is deemed to be the "current preferred return," and the remainder of which in the amount of 10.5% per annum (compounded monthly) is deemed to be the "accrued preferred return." The GIP SPE operating agreement provides that operating distributions by GIP SPE will be made first to LC2 to satisfy any accrued but unpaid current preferred return, with the balance being paid to the Operating Partnership, unless the "annualized debt yield" of GIP SPE is less than 10%, in which case the balance will be paid to LC2. For this purpose, "annualized debt yield" is calculated as the sum of senior debt and LC2 Investment divided by the trailing three-month annualized adjusted net operating income (as defined in the GIP SPE Operating Agreement) of GIP SPE. The GIP SPE Operating Agreement also provides that distributions from capital transactions will be paid first to LC2 to satisfy any accrued but unpaid preferred return, then to LC2 until the "Make-Whole Amount" (defined as the amount equal to 1.3 times the LC2 Investment) is reduced to zero, and then to the Operating Partnership. A The Preferred Interest is required to be redeemed in full by the Company on or before August 10, 2025 for a redemption amount equal to the greater of (i) the amount of the LC2 Investment plus the accrued preferred return, and (ii) the Make-Whole Amount. Upon a failure to timely redeem the Preferred Interest,

A - \$ 2,500,000 A - \$ 2,300,000 A - \$ Distribution on Non-Controlling Interests (52,500) A - \$ (18,157) A (5,979) A (1,963) A (7,942) A - \$ (192,491) A (271,090) A (2,844) Net income (loss) for the quarter \$ 52,500 A - \$ A - \$ 18,157 A 5,979 A 1,963 A 7,942 A - \$ 721,635 A 800,234 A A Balance, June 30, 2024 \$ 3,000,000 A - \$ A - \$ 1,109,570 A - \$ A - \$ 2,500,000 A \$ 15,917,870 A \$ 22,527,440 A \$ 392,861 A X - Definition Redeemable non-controlling interests. + ReferencesNo definition available. + Details Name: gipr RedeemableNonControllingInterestsTextBlock Namespace Prefix: gipr Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap NoncontrollingInterestAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 23 R15.htm IDEA: XBRL DOCUMENT v3.24.2 u1 Equity 6 Months Ended Jun. 30, 2024 Equity [Abstract] A Equity Note 7 A Equity Authorized Equity The Company is authorized to issue up to 100,000 shares of common stock and 10,000 shares of preferred stock of which 2,400,000 were designated as Series A Preferred Stock. Holders of the Company's common stock are entitled to receive dividends when authorized by the Company's Board of Directors. In January 2024, the Company redeemed all 2,400,000 shares of its Series A Preferred Stock from its preferred shareholders, Modiv and their affiliates, and exchanged them for 2,794,597 shares of common stock. Issuance of Equity SecuritiesFor the three months ended March 31, 2024, the Company recorded approximately \$27,946 to common stock and \$11,609,670 to additional paid-in capital related to the redemption and exchange of all 2,400,000 shares of the Series A Preferred Stock shares for 2,794,597 common stock shares. Additionally, the Company recorded approximately \$61,938 of stock issuance costs to additional paid-in capital for registration and legal counsel costs incurred to issue the new common stock shares exchanged for the Series A Preferred Stock shares. In January 2024, the Company declared and paid final preferred stock dividends of \$95,000 to holders of its Series A Preferred Stock shares. In January 2024, the Company also paid another \$95,000 dividend on the Series A Preferred Stock declared in December 2023 and accrued as of December 31, 2023. On June 27, 2024, the Operating Partnership and an accredited investor entered into a Unit Purchase Agreement (the "June 2024 Unit Purchase Agreement") pursuant to which the Operating Partnership issued and sold to the investor 500,000 Series A Preferred Units at a price of \$5.00 per unit for an aggregate purchase price of two million five hundred thousand dollars (\$2,500,000) in cash. Under the terms of the Series A Preferred Units, the investor will be paid cumulative cash distributions in the amount of \$0.325 per Series A Preferred Unit per year, payable monthly in arrears, on or about the 15th day of each month. Each of the investor and the Operating Partnership will have the right to cause the Operating Partnership to redeem the Series A Preferred Units after two (2) years for cash in an amount equal to \$5.15 per Series A Preferred Unit plus any accrued but unpaid Series A Preferred Return, provided that the Operating Partnership may (with the prior written consent of the investor) cause the redemption or to be satisfied by the issuance of a number of shares of common stock of the Company equal to the number of Series A Preferred Units being redeemed multiplied by 1.03 plus any accrued but unpaid Series A Preferred Return. If the Operating Partnership fails to declare and pay the Series A Preferred Return for a period of three consecutive months, the investor may exercise the foregoing redemption right within the 30-day period following such failure. A Warrants Private Placement WarrantsOn April 25, 2019, the Company raised \$1,000,000 by issuing 50,000 Units with each Unit being comprised of one share of its Common Stock and one warrant to purchase one share of its common stock. Each Unit was sold for a price of \$20.00 per Unit. The shares of the Company's common stock and warrants included in the Units, were offered together, but the securities included in the Units are issued separately. The warrants are exercisable at a price of \$20.00 per share of common stock, subject to adjustment in certain circumstances, and will expire seven years from the date of issuance. Investor WarrantsOn September 8, 2021, the Company issued and sold, in an underwritten public offering (the "Public Offering"), 1,500,000 Units, with each unit consisting of one share of common stock, and one warrant to purchase one share of common stock (the "Investor Warrants"). On September 30, 2021, the Company issued and sold an additional 165,000 Investor Warrants as part of the underwriter's Over-Allotment Option. The Investor Warrants issued in the offering entitle the holder to purchase one share of common stock at a price equal to \$10.00 for a period of five years. Investor Warrants may be exercised on a cashless basis if there is no effective registration statement available for the resale of the shares of common stock underlying such warrants. In addition, after 120 days after the Investor Warrants are issued, any Investor Warrant may be exercised on a cashless basis for 10% of the shares of common stock underlying the Investor Warrant if the volume-weighted average trading price of the Company's shares of common stock on Nasdaq was at any time below the then-effective exercise price of the Investor Warrant for 10 consecutive trading days. During the six months ended June 30, 2024, 45,510 Investor Warrants were exercised on a cashless basis resulting in the issuance of 4,551 shares of common stock. During the three months ended March 31, 2023, 106,480 Investor Warrants were exercised on a cashless basis resulting in the issuance of 10,648 shares of common stock. See Note 11 Subsequent Events for Investor Warrants exercised after June 30, 2024. Representative WarrantsIn addition, the Company issued to Maxim Group LLC (or its designee) warrants to purchase an aggregate of 149,850 shares of common stock, which is equal to an aggregate of 9% of the number of shares of common stock sold in the Public Offering (the "Representative's Warrants"). The Representative's Warrants have an exercise price equal to \$12.50, may be exercised on a cashless basis and became exercisable six months following the closing date and until September 2, 2026. The Company has 819,360 and 929,890 warrants outstanding and exercisable as of June 30, 2024 and June 30, 2023, respectively, as summarized below. Investor Warrants issued on September 8 and 30, 2021 become exercisable on a cashless basis on January 6 and 28, 2022, respectively. As of June 30, 2024 A Issue Date 2024 A April 25, 2019A at an exercise price of \$20.00 A 50,000 A November 13, 2020A at an exercise price of \$20.00 A 50,000 A September 8, 2021A at an exercise price of \$10.00 A 404,510 A September 8, 2021A at an exercise price of \$12.50 A 135,000 A September 30, 2021A at an exercise price of \$10.00 A 165,000 A September 30, 2021A at an exercise price of \$12.50 A 14,850 A A 819,360 A A Warrants A A Weighted Average Price A A Weighted Average Remaining Life A As of December 31, 2023 A 898,200 A A \$ 11.53 A A 2.7 A Exercised A (78,840) A A 10.00 A A A As of June 30, 2024 A 819,360 A A \$ 11.61 A A 2.5 A A A A A Warrants exercisable A 819,360 A A \$ 11.61 A A 2.5 A A A A A Warrants A A Weighted Average Price A A Weighted Average Remaining Life A As of December 31, 2022 A 1,102,900 A A \$ 11.25 A A 3.7 A Exercised A (173,010) A A 10.00 A A A As of June 30, 2023 A 929,890 A A \$ 11.38 A A 3.2 A A A A A Warrants exercisable A 929,890 A A \$ 11.38 A A 3.2 A A There was no intrinsic value for the warrants as of June 30, 2024 or 2023. A A Stock Compensation A Generation Income Properties, Inc. 2020 Omnibus Incentive PlanIn connection with the Public Offering, the Company's Board of Directors adopted and stockholders approved, the Generation Income Properties, Inc. 2020 Omnibus Incentive Plan (the "Omnibus Incentive Plan"), which became effective upon the completion of the Public Offering. The Omnibus Incentive Plan reserves 2.0 million shares of common stock for stock options, stock appreciation rights, performance shares, performance units, shares of common stock, restricted stock, restricted stock units, cash incentive awards, dividend equivalent units, or any other type of award permitted under the Omnibus Incentive Plan. As of June 30, 2024, 158,840 shares had been granted under the Omnibus Incentive Plan. A Restricted Common Shares issued to the Board and EmployeesThe following is a summary of restricted shares for the six months ended June 30, 2024 and 2023: A 2024 A 2023 Number of Shares Outstanding at beginning of period A 91,516 A A 58,502 A Restricted Shares Issued A - A A 98,593 A Restricted Shares Vested A (43,364) A A (46,213) Number of Shares Outstanding at end of period A 48,152 A A 110,882 A A On June 15, 2024, the Company issued restricted stock units with respect to an aggregate of 61,275 shares of common stock to non-employee directors of the Company, excluding the Chairman of the Board, David Sobelman. The Company recorded stock based compensation expense of \$94,935 and \$77,039 and \$189,870 and \$167,687 during the three and six months ended June 30, 2024 and 2023, respectively. A Cash DistributionsA While the Company is under no obligation to do so, the Company has historically declared and paid distributions to its common stockholders and Operating Partnership unit holders, provided that On July 3, 2024, the Company announced that its Board of Directors determined to suspend the Company's regular dividend, commencing with the monthly dividends that would have been paid in July 2024. The issuance of future distributions will be determined by the Company's board of directors based on the Company's financial condition and such other factors as the Company's board of directors deems relevant. The Company has not established a minimum distribution, and the Company's charter does not require that the Company issue distributions to its stockholders other than as necessary to meet REIT qualification standards. The following is a summary of monthly distributions to common stockholders and Operating Partnership unit holders: A Authorized Debt Record Date Per Share/Unit A June 3, 2024 June 15, 2024 A \$ 0.039 A May 3, 2024 May 15, 2024 A \$ 0.039 A April 4, 2024 April 15, 2024 A \$ 0.039 A January 3, 2024 March 15, 2024 A \$ 0.039 A January 3, 2024 February 14, 2024 A \$ 0.039 A January 3, 2024 January 15, 2024 A \$ 0.039 A October 3, 2023 December 15, 2023 A \$ 0.039 A October 3, 2023 November 15, 2023 A \$ 0.039 A October 3, 2023 October 15, 2023 A \$ 0.039 A July 3, 2023 September 15, 2023 A \$ 0.039 A July 3, 2023 August 15, 2023 A \$ 0.039 A July 3, 2023 July 15, 2023 A \$ 0.039 A April 3, 2023 June 15, 2023 A \$ 0.039 A April 3, 2023 May 15, 2023 A \$ 0.039 A April 3, 2023 April 15, 2023 A \$ 0.039 A January 3, 2023 March 15, 2023 A \$ 0.039 A X - ReferencesNo definition available. + Details Name: us-gaap EquityAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for equity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-14Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section

Walmer Ave tested at a 1.17:1 DSCR, compared with the 1.25:1 project level minimum DSCR, driven by its vacancy since January 2023. According to the governing loan document, failing to meet DSCR coverage requirements is a technical default triggering the risk of forfeiture of the property, accelerating the repayment of the remaining outstanding balance of the loan at the lender's discretion. All other DSCR covenants tested compliant and the lender has indicated no intention of action. Additionally, a new lease was executed for 2510 Walmer Ave. on March 28, 2024 and the property has been restored to full occupancy as of May 1, 2024. On April 1, 2022, the Company entered into two mortgage loan agreements with an aggregate balance of \$13.5 million to refinance seven of the Company's properties. The loan agreements consist of one loan in the amount of \$11.4 million secured by six properties and allocated to each property based on each property's appraised value, and one loan in the amount of \$2.1 million on the property previously held in the tenancy-in-common investment at an interest rate of 3.85% from April 1, 2022 through and until March 31, 2027. In conjunction with the LC2 Investment to purchase the remaining interest in the tenancy-in-common interest discussed above, the Company assumed the original \$2.1 million loan on the property with a remaining balance of \$2,079,178 and recognized a discount of \$383,767. Effective April 1, 2027 and through the maturity date of March 31, 2032, the interest rate adjusts to the 5-year Treasury plus 2.5% and is subject to a floor of 3.85%. The Company's CEO entered into a guarantee agreement pursuant to which he guaranteed the payment obligations under the promissory notes if they become due as a result of certain "GIP Borrower" provisions, individually and on behalf of the Operating Partnership. On August 10, 2023, GIP13, LLC, a Delaware limited liability company and wholly owned subsidiary of GIP SPE ("GIP Borrower"), entered into a Loan Agreement with Valley Bank pursuant to which Valley Bank made a loan to the Company in the amount of \$21.0 million to finance the acquisition of the Modiv Portfolio. The outstanding principal amount of the loan bears interest at an annual rate for each 30-day interest period equal to the compounded average of the secured overnight financing rate published by Federal Reserve Bank of New York for the thirty-day period prior to the last day of each 30-day interest rate for the applicable interest rate period plus 3.25%, with interest payable monthly after each 30-day interest period. However, the Company entered into an interest rate swap to fix the interest rate at 7.47% per annum. Payments of interest and principal in the amount of approximately \$156,000 are due and payable monthly, with all remaining principal and accrued but unpaid interest due and payable on a maturity date of August 10, 2028. The loan may generally be prepaid at any time without penalty in whole or in part, provided that there is no return of loan fees and prepaid financing fees. The loan is secured by first mortgages and assignments of rents in the properties comprising the Modiv Portfolio and eight other properties held by subsidiaries of GIP SPE that had outstanding loans with Valley. All of the mortgaged properties cross collateralize the loan, and the loan is guaranteed by the Operating Partnership and the subsidiaries of the Company that hold the properties that comprise the Modiv Portfolio. The loan agreement also provides for customary events of default and other customary affirmative and negative covenants that are applicable to GIP Borrower and its subsidiaries, including reporting covenants and restrictions on investments, additional indebtedness, liens, sales of properties, certain mergers, and certain management changes. The Company's President and CEO also entered into a personal, full recourse guarantee with a \$7,500,000 cap. The Company's President and CEO also has personally guaranteed the repayment of the \$10.7 million due under the 7-11 - Washington, DC; Starbucks - South Tampa, FL; vacant - Huntsville, AL loan as well as the \$1.3 million loan secured by the Company's Sherwin-Williams - Tampa, FL property. In addition, the Company's President and CEO has provided a guaranty of the Company's nonrecourse carveout liabilities and obligations in favor of the lender for the GSA and PRA Holdings, Inc. - Norfolk, VA mortgage loans ("Bayport loans") with an aggregate principal amount of \$11.7 million. During the three and six months ended June 30, 2024 and 2023, the Company incurred a guaranty fee expense to the Company's CEO of \$96,360 and \$55,652 and \$192,712 and \$116,145, respectively, recorded to interest expense. In January 2024 the Company paid \$385,395 to the CEO for guaranty fees from July 2023 through June 2024 and was fully amortized with a balance of \$0 in Prepaid guaranty fees related party on the Consolidated Balance Sheets as of June 30, 2024. On August 9, 2022 the Company and Operating Partnership entered a Redemption Agreement with a unit holder. As such, the Company recorded an Other payable - related party in the amount of \$2,912,300 upon execution of the Redemption Agreement entered into July 20, 2022 and has made payments to date totaling \$2,007,380 as of June 30, 2024 with a remaining balance of \$904,920 and \$1,809,840 outstanding as of June 30, 2024 and December 31, 2023, respectively. On October 14, 2022, the Company entered into a loan transaction that is evidenced by a secured non-convertible promissory note to Brown Family Enterprises, LLC, a preferred equity partner and therefore a related party, for \$1,500,000 with a maturity of October 14, 2024, and bearing a fixed interest rate of 9% with simple interest payable monthly. The loan may be repaid without penalty at any time. The loan is secured by the Operating Partnership's equity interest in its current direct subsidiaries that hold real estate assets pursuant to the terms of a security agreement between the Operating Partnership and Brown Family Enterprises, LLC. On July 21, 2023, the Company amended and restated the promissory note to reflect an increase in the loan to \$5.5 million and extend the maturity date thereof from October 14, 2024 to October 14, 2026. Except for the increase in the amount of the Loan and Note and the extension of the maturity date thereof, no changes were made to the original note. A Minimum required principal payments on the Company's debt for subsequent years ending December 31 are as follows: A Mortgage Loans A Other Payable - Related Party A Loan Payable - Related Party A Total as of June 30, 2024 A 2024 (6 months remaining) A 12,459,324 A A 904,920 A A A 13,364,244 A 2025 A 926,633 A A A A 926,633 A 2026 A 976,467 A A A A 5,500,000 A 6,476,467 A 2027 A 1,033,322 A A A A 1,033,322 A X - References A 2028 A 21,341,791 A A A A A 21,341,791 A Thereafter A 20,766,469 A A A A A A 20,766,469 A A \$ 57,504,006 A A \$ 904,920 A A \$ 5,500,000 A \$ 63,908,926 A X - References No definition available. + Details Name: us-gaap DebtDisclosureAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Definition The entire disclosure for information about short-term and long-term debt arrangements, which includes amounts of borrowings under each line of credit, note payable, commercial paper issue, bonds indenture, debenture issue, own-share lending arrangements and any other contractual agreement to repay funds, and about the underlying arrangements, rationale for a classification as long-term, including repayment terms, interest rates, collateral provided, restrictions on use of assets and activities, whether or not in compliance with debt covenants, and other matters important to users of the financial statements, such as the effects of refinancing and noncompliance with debt covenants. + References Reference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6) Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6) Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(d\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1) Reference 4: [http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1) Reference 5: [http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(a\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1) Reference 6: [http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(a\)\(1\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1) Reference 7: [http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 405 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477092/405-40-50-1) Reference 8: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph \(h\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) Reference 9: [http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(g\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1) Reference 10: <http://fasb.org/us-gaap/role/ref/legacyRef -Topic 470 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/470/tableOfContent> Reference 11: <http://www.xbrl.org/2003/role/disclosureRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2> Reference 12: <http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1> Reference 13: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph \(g\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) Reference 14: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph \(i\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) Reference 15: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1C -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1C -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) Reference 16: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1C -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1C -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) Reference 17: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1C -Subparagraph \(c\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1C -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) Reference 18: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) Reference 19: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) Reference 20: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) Reference 21: [http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph \(d\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1) + Details Name: us-gaap DebtDisclosureTextBlock Namespace Prefix: us-gaap Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 25 R17.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Related Party 6 Months Ended Jun. 30, 2024 Related Party Transactions [Abstract] A Related Party Note 9 A Related Party As disclosed previously, on August 9, 2022 the Company and Operating Partnership entered a Redemption Agreement with a unit holder. As such, the Company recorded an other payable - related party in the amount of \$2,912,299 upon execution of the Redemption Agreement entered into July 20, 2022 and has made payments to date totaling \$2,007,380 with a remaining balance of \$904,920 outstanding as of June 30, 2024. Additionally, the Company issued 200,000 shares of common stock at \$6.00 per share in accordance with the Redemption Agreement, and recorded the stock at par value of \$2,000 with the remaining \$1,198,000 to additional paid in capital. As disclosed previously, on October 14, 2022, the Company entered into a loan transaction that is evidenced by a secured non-convertible promissory note to Brown Family Enterprises, LLC, a preferred equity partner and therefore a related party, for \$1,500,000 with a maturity of October 14, 2024, and bearing a fixed interest rate of 9% with simple interest payable monthly. The loan may be repaid without penalty at any time. The loan is secured by the Operating Partnership's equity interest in its current direct subsidiaries that hold real estate assets pursuant to the terms of a security agreement between the Operating Partnership and Brown Family Enterprises, LLC. On July 21, 2023, the Company amended and restated the promissory note to reflect an increase in the loan to \$5.5 million and extend the maturity date thereof from October 14, 2024 to October 14, 2026. Except for the increase in the amount of the Loan and Note and the extension of the maturity date thereof, no changes were made to the original note. On November 30, 2020, the Company acquired an approximately 3,500 square foot building from GIP Fund 1, LLC a related party that was owned 11% by the President and Chairman of the Company. The retail single tenant property (occupied by The Sherwin-Williams Company) in Tampa, Florida was acquired for approximately \$1.8 million. Since acquisition, GIP Fund 1, LLC was dissolved and each partner was allocated units to GIP LP pro-rata effectively reducing the President and Chairman of the Company's ownership to 0.09% as of June 30, 2024. During the three and six months ended June 30, 2024 and 2023 the Company incurred a guaranty fee expense to the Company's CEO of \$96,360 and \$55,652 and \$192,712 and \$116,145, respectively, recorded to interest expense. In January 2024 the Company paid \$385,395 to the CEO for guaranty fees from July 2023 through June 2024 and was fully amortized with a balance of \$0 in Prepaid guaranty fees related party on the Consolidated Balance Sheets as of June 30, 2024. See Note 8 A Debt for details of the guaranty provided by the Company's President and CEO. X - References No definition available. + Details Name: us-gaap RelatedPartyTransactionsAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Definition The entire disclosure for related party transactions. Examples of related party transactions include transactions between (a) a parent company and its subsidiary; (b) subsidiaries of a common parent; (c) and entity and its principal owners; and (d) affiliates. + References Reference 1: <http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-2> Reference 2: <http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-5> Reference 3: <http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-6> Reference 4: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(c\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2) Reference 5: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(e\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2) Reference 6: [http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(d\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1) Reference 7: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(d\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1) Reference 8: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(SX 210.6-07\(2\)\(g\)\(3\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(g)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1) Reference 9: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(SX 210.6-07\(2\)\(c\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(c)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1) Reference 10: <http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/850/tableOfContent> Reference 11: <http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-6> Reference 12: [http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1) Reference 13: [http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1) + Details Name: us-gaap RelatedPartyTransactionsDisclosureTextBlock Namespace Prefix: us-gaap Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 26 R18.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Derivative Financial Instruments and Fair Value Measurements 6 Months Ended Jun. 30, 2024 Derivative Instruments and Hedging Activities Disclosure [Abstract] A Derivative Financial Instruments and Fair Value Measurements Note 10 A Derivative Financial Instruments and Fair Value Measurements A On August 10, 2023, as previously disclosed, the Company entered into a loan agreement for \$21.0 million and corresponding swap agreement with the same notional amount to finance the acquisition of the Modiv Portfolio. The outstanding principal amount of the loan bears interest at an annual rate for each 30-day interest period equal to the compounded average of the secured overnight financing rate published by Federal Reserve Bank of New York for the thirty-day period prior to the last day of each 30-day interest rate for the applicable interest rate period plus 3.25%, with interest payable monthly after each 30-day interest period. On the same date, the Company entered into corresponding swap agreement, fixing the interest rate at 7.47% per annum through the contract's termination in August 2028. In November 2020, the Company entered into a \$1.3 million loan agreement and corresponding swap agreement with the same notional amount to support project financing. The outstanding principal amount of the loan bears interest at an annual rate for each 30-day interest period equal to the compounded average of the secured overnight financing rate published by Federal Reserve Bank of New York for the thirty-day period prior to the last day of each 30-day interest rate for the applicable interest rate period plus 2.75%, with interest payable monthly after each 30-day interest period through the contract's termination in August 2028. The interest swap fixed the interest rate at 3.72% per annum. The Company has not elected hedge accounting and has reported periodic changes in derivative valuations in Gain on derivative valuation, net for \$44,996 and \$425,546 for the three and six months ended June 30, 2024 and \$0 for the three and six months ended June 30, 2023, respectively. As of June 30, 2024, the Company recognized a Derivative Liability of \$119,029 and derivative asset of \$142,793, which was

[illegible]

Share, basic earnings (loss) per share (â€œEPSâ€š) is computed by dividing net loss attributable to the Company that is available to common stockholders by the weighted average number of common shares outstanding during the period, excluding the effects of any potentially dilutive securities. Diluted EPS gives effect to all dilutive potential of shares of common stock outstanding during the period including stock warrants, using the treasury stock method, and convertible debt, using the if-converted method. Diluted EPS excludes all potentially dilutive securities such as warrants and convertible membership units of the Operating Partnership (â€œGIP LP Unitsâ€š) if their effect is anti-dilutive. For the three and six months ended June 30, 2024 and 2023, all potentially dilutive securities were excluded because the effect was anti-dilutive. Derivative Financial Instruments Derivative Financial Instruments Derivatives are recorded at fair value on the balance sheet as assets or liabilities. The valuation of derivative instruments requires us to make estimates and judgments that affect the fair value of the instruments. Fair values of our derivatives are estimated by pricing models that consider the forward yield curves and discount rates. Such amounts and the recognition of such amounts are subject to estimates that may change in the future. Fair Value Measurements Fair value is a market-based measurement, not an entity-specific measurement. Therefore, a fair value measurement is determined based on the assumptions that market participants would use in pricing the asset or liability. As a basis for considering market participant assumptions in fair value measurements, the Company uses a fair value hierarchy that distinguishes between market participant assumptions based on market data obtained from independent sources (observable inputs that are classified within Levels 1 and 2 of the hierarchy) and the Company's own assumptions about market participant assumptions (unobservable inputs classified within Level 3 of the hierarchy). The three levels of inputs used to measure fair value are as follows:â€¢Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company has the ability to access.â€¢Level 2 - Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.â€¢Level 3 - Unobservable inputs for the asset or liability, which are typically based on the Company's own assumptions, as there is little, if any, related market activity. The Company also re-measures nonfinancial assets and nonfinancial liabilities, initially measured at fair value in a business combination or other new basis event, at fair value in subsequent periods if a re-measurement event occurs. See Derivative Financial Instruments in Note 10 for additional information on the Company's fair value measurements. X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for basis of accounting, or basis of presentation, used to prepare the financial statements (for example, US Generally Accepted Accounting Principles, Other Comprehensive Basis of Accounting, IFRS). + ReferencesNo definition available. + Details Name: us-gaap_BasisOfAccountingPolicyPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionEntity's cash and cash equivalents accounting policy with respect to restricted balances. Restrictions may include legally restricted deposits held as compensating balances against short-term borrowing arrangements, contracts entered into with others, or company statements of intention with regard to particular deposits; however, time deposits and short-term certificates of deposit are not generally included in legally restricted deposits. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.9-03\(1\)\(a\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1](http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(1)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1)Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-1> + Details Name: us-gaap_CashAndCashEquivalentsRestrictedCashAndCashEquivalentsPolicy Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy regarding (1) the principles it follows in consolidating or combining the separate financial statements, including the principles followed in determining the inclusion or exclusion of subsidiaries or other entities in the consolidated or combined financial statements and (2) its treatment of interests (for example, common stock, a partnership interest or other means of exerting influence) in other entities, for example consolidation or use of the equity or cost methods of accounting. The accounting policy may also address the accounting treatment for intercompany accounts and transactions, noncontrolling interest, and the income statement treatment in consolidation for issuances of stock by a subsidiary. + ReferencesReference 1: [http://www.xbrl.org/2003/role/exampleRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483426/235-10-50-4](http://www.xbrl.org/2003/role/exampleRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483426/235-10-50-4)Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1> + Details Name: us-gaap_ConsolidationPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for depreciation, depletion, and amortization of property and equipment costs, including methods used and estimated useful lives and how impairment of such assets is assessed and recognized. + ReferencesReference 1: [http://www.xbrl.org/2003/role/exampleRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483426/235-10-50-4](http://www.xbrl.org/2003/role/exampleRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483426/235-10-50-4) + Details Name: us-gaap_DepreciationDepletionAndAmortizationPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for its derivative instruments and hedging activities. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 815 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-2>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9>Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.4-08\(n\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(n)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1)Reference 4: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1A -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1A>Reference 5: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1>Reference 6: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4>Reference 7: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-7> + Details Name: us-gaap_DerivativesPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for computing basic and diluted earnings or loss per share for each class of common stock and participating security. Addresses all significant policy factors, including any antidilutive items that have been excluded from the computation and takes into account stock dividends, splits and reverse splits that occur after the balance sheet date of the latest reporting period but before the issuance of the financial statements. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(d\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1)Reference 2: [http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 260 -SubTopic 10 -Section 50 -Paragraph 1 -Subparagraph \(c\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1](http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 260 -SubTopic 10 -Section 50 -Paragraph 1 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1)Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 260 -SubTopic 10 -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-2> + Details Name: us-gaap_EarningsPerSharePolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for the impairment and disposal of long-lived assets including goodwill and other intangible assets. + ReferencesNo definition available. + Details Name: us-gaap_ImpairmentOrDisposalOfLongLivedAssetsIncludingIntangibleAssetsPolicyPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for income taxes, which may include its accounting policies for recognizing and measuring deferred tax assets and liabilities and related valuation allowances, recognizing investment tax credits, operating loss carryforwards, tax credit carryforwards, and other carryforwards, methodologies for determining its effective income tax rate and the characterization of interest and penalties in the financial statements. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 20 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-20>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-19>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482525/740-10-45-25>Reference 4: [http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \(SX 210.6-03\(h\)\(1\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3](http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(h)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3)Reference 5: [http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 17 -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-17](http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 17 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-17)Reference 6: <http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482685/740-10-50-9>Reference 7: <http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482525/740-10-45-28>Reference 8: <http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-1> + Details Name: us-gaap_IncomeTaxPolicyTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItem Type Balance Type: na Period Type: duration X - DefinitionDisclosure of accounting policy for leasing arrangements entered into by lessor. + ReferencesReference 1: [http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-1](http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-1)Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(a\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (a) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 4: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 5: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 6: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 7: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 8: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 9: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 10: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 11: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 12: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 13: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 14: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 15: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 16: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 17: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 18: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 19: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 20: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 21: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 22: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 23: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 24: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 25: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 26: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 27: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 28: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 29: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 30: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)Reference 31: [http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph \(b\) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274](http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Section 50 -Paragraph 3A -Subparagraph (b) -SubTopic 30 -Topic 842 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3A)

equivalents and restricted cash. + ReferencesNo definition available. + Details Name: us-gaap_FiniteLivedIntangibleAssetsLineItems Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 30 R22.htm IDEA: XBRL DOCUMENT v3.24.2.u1

Acquired Lease Intangible Assets, Net (Tables) 6 Months Ended Jun. 30, 2024 Above Market Leases [Member] A Finite-Lived Intangible Assets [Line Items] A Schedule of Intangible Assets, Net Above-market leases, net is comprised of the following: A As of June 30, A As of December 31, A A 2024 A 2023 A Above-market leases \$ 1,657,256 A A \$ 1,657,256 A Accumulated amortization A (373,326) A A (169,784) A Above-market leases, net \$ 1,283,931 A A \$ 1,487,472 A Schedule of Future Amortization for Intangible Assets The future amortization for above-market leases, net for subsequent years ending December 31, is listed below: A As of June 30, A A 2024 A 2024 (6 months remaining) \$ 203,542 A 2025 A 407,083 A 2026 A 380,037 A 2027 A 161,539 A 2028 A 104,334 A Thereafter A 27,396 A A \$ 1,283,931 A Leases Acquired In Place [Member] A Finite-Lived Intangible Assets [Line Items] A Schedule of Intangible Assets, Net In-place leases, net is comprised of the following: A As of June 30, A A As of December 31, A A 2024 A 2023 A In-place leases \$ 8,269,790 A A \$ 8,914,075 A Accumulated amortization A (2,511,249) A A (2,411,802) A In-place leases, net \$ 5,758,541 A A \$ 6,502,273 A Schedule of Future Amortization for Intangible Assets The future amortization for in-place leases, net for subsequent years ending December 31, is listed below: A As of June 30, A A 2024 A 2024 (6 months remaining) \$ 689,796 A 2025 A 1,327,537 A 2026 A 1,226,285 A 2027 A 834,314 A 2028 A 632,157 A Thereafter A 1,048,453 A A \$ 5,758,542 A X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1:

[illegible]

equivalents, and cash and cash equivalents restricted to withdrawal or usage. Excludes amount for disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef-Topic 230-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 8-Publisher FASB-URI https://asc.fasb.org/1943274/2147482913/230-10-50-8>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef-Topic 230-SubTopic 10-Name Accounting Standards Codification-Section 45-Paragraph 24-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-2>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef-Name Accounting Standards Codification-Topic 230-SubTopic 10-Section 45-Paragraph 4-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-4> + Details Name: us-gaap CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of cash restricted as to withdrawal or usage. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. + ReferencesReference 1: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 944-SubTopic 210-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph \(SX 210.7-03\(a\)\(2\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147478777/944-210-599-1](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 944-SubTopic 210-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph (SX 210.7-03(a)(2))-Publisher FASB-URI https://asc.fasb.org/1943274/2147478777/944-210-599-1)Reference 2: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph \(SX 210.5-02\(1\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147480566/210-10-599-1](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph (SX 210.5-02(1))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480566/210-10-599-1)Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef-Topic 230-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 8-Publisher FASB-URI https://asc.fasb.org/1943274/2147482913/230-10-50-8>Reference 4: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 942-SubTopic 210-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph \(SX 210.9-03\(1\)\(a\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147478546/942-210-599-1](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 942-SubTopic 210-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph (SX 210.9-03(1)(a))-Publisher FASB-URI https://asc.fasb.org/1943274/2147478546/942-210-599-1) + Details Name: us-gaap RestrictedCash Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant XML 39 R31.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Summary of Significant Accounting Policies - Additional Information (Details) 3 Months Ended 6 Months Ended Mar. 31, 2024 USD (\$) Jun. 30, 2024 USD (\$) Tenant Jun. 30, 2023 USD (\$) Dec. 31, 2023 USD (\$) Summary Of Significant Accounting Policies [Line Items] Á Á Á Deferred rent asset Á \$ 392,795 Á \$ 1,106,191 Deferred rent liability Á 180,168 Á 260,942 Prepaid rent Á 199,559 Á \$ 280,332 Impairments Á Á \$ 0 Á Impairment loss Á 1,060,000.00 Á Á Liability for unrecognized tax benefits Á \$ 0 \$ 0 Á Buildings | Minimum Á Á Á Summary Of Significant Accounting Policies [Line Items] Á Á Á Estimated useful life Á 15 years Á Á Buildings | Maximum Á Á Á Summary Of Significant Accounting Policies [Line Items] Á Á Á Estimated useful life Á 50 years Á Á Tenant Improvements Á Á Á Summary Of Significant Accounting Policies [Line Items] Á Á Á Regulatory Asset, Amortization Period Á 27 years Á Á Number Of tenant | Tenant Á 2 Á Tenant Improvements | Minimum Á Á Á Summary Of Significant Accounting Policies [Line Items] Á Á Á Estimated useful life Á 2 years Á Á Tenant Improvements | Maximum Á Á Á Summary Of Significant Accounting Policies [Line Items] Á Á Á Estimated useful life Á 10 years Á Á Site Improvements | Minimum Á Á Á Summary Of Significant Accounting Policies [Line Items] Á Á Á Estimated useful life Á 5 years Á Á Site Improvements | Maximum Á Á Á Summary Of Significant Accounting Policies [Line Items] Á Á Á Estimated useful life Á 9 years Á Á Real Estate Held for Sale Á Á Summary Of Significant Accounting Policies [Line Items] Á Á Á Property Sales, Deposit Received Á \$ 6,150,000 Á Á Held for sale assets net, costs of sale Á 5,750,000 Á Á Impairments Á \$ 1,060,000.00 Á Á X - DefinitionNumber of Tenant + ReferencesNo definition available. + Details Name: gipr NumberOfTenantImprovements Namespace Prefix: gipr Data Type: xbrli:integerItem Type Balance Type: na Period Type: instant X - DefinitionSummary of significant accounting policies. + ReferencesNo definition available. + Details Name: gipr SummaryOfSignificantAccountingPoliciesLineItems Namespace Prefix: gipr Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionAmount of excess of rental payment required by lease over rental income recognized. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/otherTransitionRef-Topic 840-SubTopic 20-Name Accounting Standards Codification-Section 25-Paragraph 1-Publisher FASB-URI https://asc.fasb.org/1943274/2147481178/840-20-25-1>Reference 2: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 842-SubTopic 30-Name Accounting Standards Codification-Section 25-Paragraph 11-Subparagraph \(a\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147479341/842-30-25-11](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 842-SubTopic 30-Name Accounting Standards Codification-Section 25-Paragraph 11-Subparagraph (a)-Publisher FASB-URI https://asc.fasb.org/1943274/2147479341/842-30-25-11) + Details Name: us-gaap DeferredRentCredit Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - DefinitionAmount of excess of rental income recognized over rental payment required by lease. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/otherTransitionRef-Topic 840-SubTopic 20-Name Accounting Standards Codification-Section 35-Paragraph 2-Publisher FASB-URI https://asc.fasb.org/1943274/2147481123/840-20-35-2>Reference 2: <http://fasb.org/us-gaap/role/ref/otherTransitionRef-Topic 840-SubTopic 20-Name Accounting Standards Codification-Section 25-Paragraph 1-Publisher FASB-URI https://asc.fasb.org/1943274/2147481178/840-20-25-1>Reference 3: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 842-SubTopic 30-Name Accounting Standards Codification-Section 25-Paragraph 11-Subparagraph \(a\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147479341/842-30-25-11](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 842-SubTopic 30-Name Accounting Standards Codification-Section 25-Paragraph 11-Subparagraph (a)-Publisher FASB-URI https://asc.fasb.org/1943274/2147479341/842-30-25-11)Reference 4: <http://fasb.org/us-gaap/role/ref/otherTransitionRef-Topic 840-SubTopic 20-Name Accounting Standards Codification-Section 25-Paragraph 2-Publisher FASB-URI https://asc.fasb.org/1943274/2147481178/840-20-25-2> + Details Name: us-gaap DeferredRentReceivablesNet Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionAmount of impairment loss from asset representing future economic benefit arising from other asset acquired in business combination or from joint venture formation or both, that is not individually identified and separately recognized. + ReferencesReference 1: [http://fasb.org/us-gaap/role/ref/legacyRef-Name Accounting Standards Codification-Section 45-Paragraph 28-Subparagraph \(b\)-SubTopic 10-Topic 230-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-28](http://fasb.org/us-gaap/role/ref/legacyRef-Name Accounting Standards Codification-Section 45-Paragraph 28-Subparagraph (b)-SubTopic 10-Topic 230-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-28)Reference 2: <http://www.xbrl.org/2003/role/exampleRef-Topic 350-SubTopic 20-Name Accounting Standards Codification-Section 55-Paragraph 24-Publisher FASB-URI https://asc.fasb.org/1943274/2147482548/350-20-55-24>Reference 3: [http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 20-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph \(b\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482573/350-20-50-2](http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 20-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph (b)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482573/350-20-50-2)Reference 4: [http://www.xbrl.org/2003/role/exampleRef-Topic 820-SubTopic 10-Name Accounting Standards Codification-Section 55-Paragraph 100-Subparagraph \(d\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482078/820-10-55-100](http://www.xbrl.org/2003/role/exampleRef-Topic 820-SubTopic 10-Name Accounting Standards Codification-Section 55-Paragraph 100-Subparagraph (d)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482078/820-10-55-100)Reference 5: [http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 20-Name Accounting Standards Codification-Section 50-Paragraph 1-Subparagraph \(e\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482573/350-20-50-1](http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 20-Name Accounting Standards Codification-Section 50-Paragraph 1-Subparagraph (e)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482573/350-20-50-1)Reference 6: <http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 20-Name Accounting Standards Codification-Section 45-Paragraph 2-Publisher FASB-URI https://asc.fasb.org/1943274/2147482598/350-20-45-2> + Details Name: us-gaap GoodwillImpairmentLoss Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionThe charge against earnings in the period to reduce the carrying amount of real property to fair value. + ReferencesReference 1: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 230-SubTopic 10-Name Accounting Standards Codification-Section 45-Paragraph 28-Subparagraph \(b\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-28](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 230-SubTopic 10-Name Accounting Standards Codification-Section 45-Paragraph 28-Subparagraph (b)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482740/230-10-45-28)Reference 2: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 360-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph \(b\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482099/360-10-50-2](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 360-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph (b)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482099/360-10-50-2) + Details Name: us-gaap ImpairmentOfRealEstate Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: duration X - DefinitionAmount of asset related to consideration paid in advance for real that provides economic benefits within a future period of one year or the normal operating cycle, if longer. + ReferencesReference 1: [http://www.xbrl.org/2003/role/exampleRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 45-Paragraph 1-Subparagraph \(g\)\(3\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147483467/210-10-45-1](http://www.xbrl.org/2003/role/exampleRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 45-Paragraph 1-Subparagraph (g)(3)-Publisher FASB-URI https://asc.fasb.org/1943274/2147483467/210-10-45-1)Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef-Topic 340-SubTopic 10-Name Accounting Standards Codification-Section 45-Paragraph 1-Publisher FASB-URI https://asc.fasb.org/1943274/2147483032/340-10-45-1>Reference 3: [http://www.xbrl.org/2003/role/exampleRef-Topic 340-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 5-Subparagraph \(c\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482955/340-10-05-5](http://www.xbrl.org/2003/role/exampleRef-Topic 340-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 5-Subparagraph (c)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482955/340-10-05-5) + Details Name: us-gaap PrepaidRent Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionUseful life of long lived, physical assets used in the normal conduct of business and not intended for resale, in 'PnYmMnDTnHnMnS' format, for example, 'P1Y5M13D' represents the reported fact of one year, five months, and thirteen days. Examples include, but not limited to, land, buildings, machinery and equipment, office equipment, furniture and fixtures, and computer equipment. + ReferencesNo definition available. + Details Name: us-gaap PropertyPlantAndEquipmentUsefulLife Namespace Prefix: us-gaap Data Type: xbrli:durationItem Type Balance Type: na Period Type: instant X - DefinitionFor banks, amount of real estate assets held for development or sale, net of associated liabilities. + ReferencesNo definition available. + Details Name: us-gaap RealEstateHeldForDevelopmentAndSaleNet Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionAmount of investment in land and building held for sale. Excludes real estate considered inventory. + ReferencesReference 1: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 944-SubTopic 210-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph \(SX 210.7-03\(a\)\(1\)\(d\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147478777/944-210-599-1](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 944-SubTopic 210-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph (SX 210.7-03(a)(1)(d))-Publisher FASB-URI https://asc.fasb.org/1943274/2147478777/944-210-599-1)Reference 2: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 944-SubTopic 210-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph \(SX 210.7-03\(a\)\(1\)\(6\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147478777/944-210-599-1](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 944-SubTopic 210-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph (SX 210.7-03(a)(1)(6))-Publisher FASB-URI https://asc.fasb.org/1943274/2147478777/944-210-599-1) + Details Name: us-gaap RealEstateHeldForSale Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionAmortization period for the recovery of regulatory asset, in 'PnYmMnDTnHnMnS' format, for example, 'P1Y5M13D' represents the reported fact of one year, five months, and thirteen days. + ReferencesNo definition available. + Details Name: us-gaap RegulatoryAssetAmortizationPeriod Namespace Prefix: us-gaap Data Type: xbrli:durationItem Type Balance Type: na Period Type: instant X - DefinitionAmount accrued for interest on an underpayment of income taxes and penalties related to a tax position claimed or expected to be claimed in the tax return. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef-Topic 740-SubTopic 10-Name Accounting Standards Codification-Section 55-Paragraph 217-Publisher FASB-URI https://asc.fasb.org/1943274/2147482663/740-10-55-217>Reference 2: [http://www.xbrl.org/2003/role/disclosureRef-Topic 740-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 15-Subparagraph \(c\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482685/740-10-50-15](http://www.xbrl.org/2003/role/disclosureRef-Topic 740-SubTopic 10-Name Accounting Standards Codification-Section 50-Paragraph 15-Subparagraph (c)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482685/740-10-50-15) + Details Name: us-gaap UnrecognizedTaxBenefitsIncomeTaxPenaltiesAndInterestAccrued Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - Details Name: us-gaap PropertyPlantAndEquipmentByTypeAxis=us-gaap BuildingMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt RangeAxis=srt MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt RangeAxis=srt MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap PropertyPlantAndEquipmentByTypeAxis=us-gaap BuildingImprovementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap PropertyPlantAndEquipmentByTypeAxis=gipr SiteImprovementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap PropertyPlantAndEquipmentByTypeAxis=gipr RealEstateHeldForSaleMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 40 R32.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Acquired Lease Intangible Assets, Net - Schedule of Intangible Assets, Net (Details) - USD (\$) Jun. 30, 2024 Dec. 31, 2023 Finite-Lived Intangible Assets [Line Items] Á Á Acquired lease intangible assets \$ 9,927,046 \$ 10,571,331 Above Market Leases [Member] Á Á Finite-Lived Intangible Assets [Line Items] Á Á Acquired lease intangible assets 1,657,256 1,657,256 Accumulated amortization (373,326) (169,784) Acquired lease intangible assets, net 1,283,931 1,487,472 Leases Acquired In Place [Member] Á Á Finite-Lived Intangible Assets [Line Items] Á Á Acquired lease intangible assets 8,269,790 8,914,075 Accumulated amortization (2,511,249) (2,411,802) Acquired lease intangible assets, net \$ 5,758,541 \$ 6,502,273 X - DefinitionThis element represents the amount of value allocated by a lessor (acquirer) to lease agreements which exist at acquisition of a leased property. Such amount may include the value assigned to existing tenant relationships and excludes the market adjustment component of the value assigned for above or below-market leases acquired. + ReferencesNo definition available. + Details Name: us-gaap FiniteLivedIntangibleAssetAcquiredInPlaceLeases Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionAccumulated amount of amortization of assets, excluding financial assets and goodwill, lacking physical substance with a finite life. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 55-Paragraph 40-Publisher FASB-URI https://asc.fasb.org/1943274/2147482640/350-30-55-40>Reference 2: [http://www.xbrl.org/2003/role/disclosureRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph \(d\)\(1\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-10-545-1](http://www.xbrl.org/2003/role/disclosureRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph (d)(1)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-10-545-1)Reference 3: [http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph \(a\)\(1\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph (a)(1)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 4: [http://www.xbrl.org/2003/role/disclosureRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph \(SX 210.5-02\(16\)\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147480566/210-10-599-1](http://www.xbrl.org/2003/role/disclosureRef-Topic 210-SubTopic 10-Name Accounting Standards Codification-Section 599-Paragraph 1-Subparagraph (SX 210.5-02(16))-Publisher FASB-URI https://asc.fasb.org/1943274/2147480566/210-10-599-1) + Details Name: us-gaap FiniteLivedIntangibleAssetsAccumulatedAmortization Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: [http://www.xbrl.org/2003/role/exampleRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph \(d\)\(2\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/exampleRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph (d)(2)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 3: [http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph \(d\)\(1\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph (d)(1)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 6: [http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 3-Subparagraph \(d\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-3](http://www.xbrl.org/2003/role/disclosureRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 3-Subparagraph (d)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-3)Reference 7: <http://www.xbrl.org/2003/role/disclosureRef-Topic 985-SubTopic 20-Name Accounting Standards Codification-Section 50-Paragraph 2-Publisher FASB-URI https://asc.fasb.org/1943274/2147481283/985-20-50-2>Reference 8: <http://www.xbrl.org/2003/role/disclosureRef-Topic 926-SubTopic 20-Name Accounting Standards Codification-Section 50-Paragraph 5-Publisher FASB-URI https://asc.fasb.org/1943274/2147483154/926-20-50-5> + Details Name: us-gaap FiniteLivedIntangibleAssetsLineItems Namespace Prefix: us-gaap Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionAmount after amortization of assets, excluding financial assets and goodwill, lacking physical substance with a finite life. + ReferencesReference 1: [http://www.xbrl.org/2009/role/commonPracticeRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph \(a\)\(1\)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2009/role/commonPracticeRef-Topic 350-SubTopic 30-Name Accounting Standards Codification-Section 50-Paragraph 2-Subparagraph (a)(1)-Publisher FASB-URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 2: <http://www.xbrl.org/2003/role/disclosureRef-Topic 926-SubTopic 20-Name Accounting Standards Codification-Section 50-Paragraph 5-Publisher FASB-URI https://asc.fasb.org/1943274/2147483154/926-20-50-5> + Details Name: us-gaap FiniteLivedIntangibleAssetsNet Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - Details Name: us-gaap FiniteLivedIntangibleAssetsByMajorClassAxis=us-gaap AboveMarketLeasesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap FiniteLivedIntangibleAssetsByMajorClassAxis=us-gaap LeasesAcquiredInPlaceMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 41 R33.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Acquired Lease Intangible Assets, Net - Schedule of Future Amortization for Intangible Assets (Details) - USD (\$) Jun. 30, 2024 Dec. 31, 2023 Above Market Leases [Member] Á Á Finite-Lived Intangible Assets [Line Items] Á Á 2024 (6 months remaining) \$ 203,542 Á 2025 407,083 Á 2026 380,037 Á 2027 161,539 Á 2028 104,334 Á Thereafter 27,396 Á Acquired lease intangible assets, net 1,283,931 \$ 1,487,472 Leases Acquired In Place [Member] Á Á Finite-Lived Intangible Assets [Line Items] Á Á 2024 (6 months remaining) 689,796 Á 2025 1,327,537 Á 2026 1,226,285 Á 2027 834,314 Á 2028 632,157 Á Thereafter 1,048,453 Á Acquired lease intangible assets, net \$ 5,758,541 \$ 6,502,273 X - DefinitionFinite lived intangible assets amortization expense after year four. + ReferencesNo definition available. + Details Name: gipr FiniteLivedIntangibleAssetsAmortizationExpenseAfterYearFour Namespace Prefix: gipr Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionAmount

amortization for assets, excluding financial assets and goodwill, lacking physical substance with finite life expected to be recognized in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/350-30-55-40>Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Topic 985 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481283/985-20-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 985 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481283/985-20-50-2) + Details Name: us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseNextTwelveMonths Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of amortization for assets, excluding financial assets and goodwill, lacking physical substance with finite life expected to be recognized in remainder of current fiscal year. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef -Topic 985 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481283/985-20-50-2> + Details Name: us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseRemainderOfFiscalYear Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of amortization for assets, excluding financial assets and goodwill, lacking physical substance with finite life expected to be recognized in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/350-30-55-40>Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Topic 985 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481283/985-20-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 985 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481283/985-20-50-2) + Details Name: us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearFour Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of amortization for assets, excluding financial assets and goodwill, lacking physical substance with finite life expected to be recognized in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/350-30-55-40>Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Topic 985 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481283/985-20-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 985 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481283/985-20-50-2) + Details Name: us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearThree Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of amortization for assets, excluding financial assets and goodwill, lacking physical substance with finite life expected to be recognized in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/350-30-55-40>Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Topic 985 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(3\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481283/985-20-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 985 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481283/985-20-50-2) + Details Name: us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearTwo Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/350-30-55-40>Reference 2: [http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(d\)\(2\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 3: [http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(d\)\(1\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2](http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)Reference 4: <http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-45-1>Reference 5: [http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -](http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2)

a finite life. + ReferencesNo definition available. + Details Name: us-gaap_AmortizationOfBelowMarketLease Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrli.org/2003/role/exampleRef> -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482640/350-30-55-40>Reference 2: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482686/350-30-45-1>Reference 3: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482665/350-30-50-3>Reference 4: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482665/350-30-50-2> + Details Name: us-gaap_IndefiniteLivedIntangibleAssetsByMajorClassLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_IndefiniteLivedIntangibleAssetsByMajorClassAxis=gipr_LesseeMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_IndefiniteLivedIntangibleAssetsByMajorClassAxis=gipr_LessorMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 46 R38.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Leases - Additional Information (Details) 3 Months Ended 6 Months Ended Jun. 30, 2024 USD (\$) Jun. 30, 2023 USD (\$) Jun. 30, 2024 USD (\$) Jun. 30, 2023 USD (\$) Mar. 29, 2024 USD (\$) ft² Mar. 09, 2022 Property Lessee Lease Description [Line Items] Á Á Á Á Executed lease Á Á Company executed a 10-year lease, with two five-year renewal options, with Armed Services YMCA for the use of approximately 35,000 square feet on the property located at 2510 Walmer Avenue, Norfolk, Virginia. Rent commenced on May 1, 2024 under the contracted twelve month tenant improvement period at a reduced fixed base rent of approximately \$23,000 per month. Base rent increases to a fixed rate of approximately \$34,000 per month in month 13 and escalates annually at approximately 2.5% Á Á Area of Real Estate Property | ft² Á Á Á Á 35,000 Á Escalates annually Á Á Á 2.50% Á Increases base rent per month Á Á Á \$34,000 Á Reduced fixed base rent per month Á Á Á \$23,000 Á Ground Lease Á Á Á Á Lessee Lease Description [Line Items] Á Á Á Á Number of properties acquired | Property Á Á Á Á 1 Lease expiration year Á Á 2084 Á Á Operating lease, expense \$93,762 \$93,762 \$187,524 \$187,524 Á Variable lease expense Á Á 0 Á Á Right of use liability, net \$121,521 \$116,350 \$61,278 \$58,175 Á X - DefinitionEscalates annually + ReferencesNo definition available. + Details Name: gipr_EscalatesAnnually Namespace Prefix: gipr_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionExecuted lease + ReferencesNo definition available. + Details Name: gipr_ExecutedLease Namespace Prefix: gipr_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionIncreases base rent per month + ReferencesNo definition available. + Details Name: gipr_IncreasesBaseRentPerMonth Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemType Balance Type: instant X - DefinitionLease expiration year. + ReferencesNo definition available. + Details Name: gipr_LeaseExpirationYear Namespace Prefix: gipr_ Data Type: xbrli:yearItemType Balance Type: na Period Type: duration X - DefinitionNumber of properties acquired. + ReferencesNo definition available. + Details Name: gipr_NumberOfPropertiesAcquired Namespace Prefix: gipr_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionOperating lease right of use liability net. + ReferencesNo definition available. + Details Name: gipr_OperatingLeaseRightOfUseLiabilityNet Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionReduced fixed base rent + ReferencesNo definition available. + Details Name: gipr_ReducedFixedBaseRentPerMonth Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionArea of a real estate property. + ReferencesNo definition available. + Details Name: us-gaap_AreaOfRealEstateProperty Namespace Prefix: us-gaap_ Data Type: dtr-types:areaItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7A -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478964/842-20-50-7A>Reference 2: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478964/842-20-50-3> + Details Name: us-gaap_LesseeLeaseDescriptionLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of single lease cost, calculated by allocation of remaining cost of lease over remaining lease term. Includes, but is not limited to, single lease cost, after impairment of right-of-use asset, calculated by amortization of remaining right-of-use asset and accretion of lease liability. + ReferencesReference 1: <http://www.xbrli.org/2003/role/exampleRef> -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 53 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479589/842-20-55-53>Reference 2: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478964/842-20-50-4> + Details Name: us-gaap_OperatingLeaseCost Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of variable lease cost, excluded from lease liability, recognized when obligation for payment is incurred for finance and operating leases. + ReferencesReference 1: <http://www.xbrli.org/2003/role/exampleRef> -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 53 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479589/842-20-55-53>Reference 2: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478964/842-20-50-4> + Details Name: us-gaap_VariableLeaseCost Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - Details Name: us-gaap_PropertyPlantAndEquipmentByTypeAxis=gipr_GroundLeaseMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 47 R39.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Leases - Summary of Disaggregation of Lease Income (Details) - USD (\$) 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Leases [Abstract] Á Á Fixed and in-substance fixed lease income \$3,891,804 \$1,203,924 Variable lease income 735,963 79,821 Other related lease income, net: Á Á Amortization of below-market leases 67,604 101,989 Amortization of above- and below-market leases, net (135,938) 26,114 Straight line rent revenue 31,283 16,848 Total rental income \$4,523,112 \$1,326,707 X - DefinitionFixed and in-substance fixed lease income + ReferencesNo definition available. + Details Name: gipr_FixedAndInSubstanceFixedLeaseIncome Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionOther Related Lease Income, Net Abstract + ReferencesNo definition available. + Details Name: gipr_OtherRelatedLeaseIncomeNetAbstract Namespace Prefix: gipr_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of non-cash amortization of intangible asset (liability) for above and below market leases. + ReferencesReference 1: <http://www.xbrli.org/2009/role/commonPracticeRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28> + Details Name: us-gaap_AmortizationOfAboveAndBelowMarketLeases Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of amortization of acquired leases acquired as part of a real property acquisition at below market lease rate with a finite life. + ReferencesNo definition available. + Details Name: us-gaap_AmortizationOfBelowMarketLease Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of lease income from operating, direct financing, and sales-type leases. Includes, but is not limited to, variable lease payments, interest income, profit (loss) recognized at commencement, and lease payments paid and payable to lessor. + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-5> + Details Name: us-gaap_LeaseIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_LeasesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionDifference between actual rental income due and rental income recognized on a straight-line basis. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482740/230-10-45-28> + Details Name: us-gaap_StraightLineRent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of variable lease payments from operating, direct financing, and sales-type leases, excluding amount included in measurement of lease receivable. + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-5> + Details Name: us-gaap_VariableLeaseIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration XML 48 R40.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Leases - Summary of Concentration of Risk Percentage of Tenants (Details) - Revenue Benchmark [Member] - Customer Concentration Risk [Member] 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Norfolk, VA & Manteo, NC [Member] | General Services Administration [Member] Á Á Product Information [Line Items] Á Á Concentration risk, percentage 13.00% 23.00% San Antonio TX (Member) | Pre-K [Member] Á Á Product Information [Line Items] Á Á Concentration risk, percentage 12.00% Á Norfolk, VA | P R A Holding [Member] Á Á Product Information [Line Items] Á Á Concentration risk, percentage 10.00% 16.00% Pratt and Whitney - Huntsville, Alabama [Member] | Pratt And Whitney Corporation [Member] Á Á Product Information [Line Items] Á Á Concentration risk, percentage Á 15.00% Tuscon Arizona [Member] | Kohl's Corporation Member Á Á Product Information [Line Items] Á Á Concentration risk, percentage 11.00% 17.00% Maitland Florida [Member] | Exp US Services (Member) Á Á Product Information [Line Items] Á Á Concentration risk, percentage 11.00% Á X - DefinitionFor an entity that discloses a concentration risk in relation to quantitative amount, which serves as the "benchmark" (or denominator) in the equation, this concept represents the concentration percentage derived from the division. + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482810/280-10-50-42>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 825 -SubTopic 10 -Section 50 -Paragraph 21 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482907/825-10-50-21>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 825 -SubTopic 10 -Section 50 -Paragraph 20 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482907/825-10-50-20>Reference 4: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 18 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482861/275-10-50-18>Reference 5: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 20 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482861/275-10-50-20> + Details Name: us-gaap_ConcentrationRiskPercentage1 Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_ProductInformationLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_ConcentrationRiskByBenchmarkAxis=us-gaap_SalesRevenueNetMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=gipr_NorfolkVaManteoNcMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ConcentrationRiskByTypeAxis=us-gaap_CustomerConcentrationRiskMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=gipr_GeneralServicesAdministrationMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=gipr_SanAntonioTxMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=gipr_PreKMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=gipr_BuildingsInNorfolkVAMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=gipr_PRAHoldingMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=gipr_PrattAndWhitneyHuntsvilleAlabamaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=gipr_PrattAndWhitneyCorporationMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=gipr_TusconArizonaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=gipr_KohlsCorporationMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=gipr_MaitlandFloridaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=gipr_ExpUsServicesMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 49 R41.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Leases - Summary of Future Minimum Rental Payments Due to the Company (Details) Jun. 30, 2024 USD (\$) Leases [Abstract] Á 2024 (6 months remaining) \$12,255,593 2025 8,164,467 2026 7,877,077 2027 6,264,047 2028 4,815,997 Thereafter 11,204,220 Lessor, Operating Lease, Payments to be Received, Total \$50,581,401 X - ReferencesNo definition available. + Details Name: us-gaap_LeasesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of lease payments to be received by lessor for operating lease. + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceived Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedFiveYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedFourYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease after fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThereafter Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479773/842-30-50-12> + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: <http://www.xbrli.org/2003/role/disclosureRef> -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI

https://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-20-50-12 + Details Name: us-gaap_LessorOperatingLeasePaymentsToBeReceivedTwoYears Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant XML 50 R42.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Leases - Summary of Future Minimum Rental Cash Payments Due and Undiscounted Future Cash Flows (Details) - USD (\$) 6 Months Ended Jun. 30, 2024 Dec. 31, 2023 Lessee Lease Description [Line Items] A A Lease liability, net \$ 6,439,175 \$ 6,415,041 Ground Lease A A Lessee Lease Description [Line Items] A A 2024 (6 months remaining) 122,039 A 2025 245,111 A 2026 245,111 A 2027 245,111 A 2028 245,111 A Thereafter 21,575,533 A Total undiscounted liability 22,678,016 A Present value discount (16,239,359) A Lease liability, net \$ 6,439,175 A Discount rate 4.58% A Term Remaining 60 years A X - DefinitionOperating lease discount rate percent. + ReferencesNo definition available. + Details Name: gipr_OperatingLeaseDiscountRatePercent Namespace Prefix: gipr_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionOperating lease term. + ReferencesNo definition available. + Details Name: gipr_OperatingLeaseTerm Namespace Prefix: gipr_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7A -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-7AReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-3 + Details Name: us-gaap_LesseeLeaseDescriptionLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease due after fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueAfterYearFive Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearFive Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearThree Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearTwo Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payments in excess of discounted obligation for lease payments for operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityUndiscountedExcessAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionPresent value of lessee's discounted obligation for lease payments from operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_PropertyPlantAndEquipmentByTypeAxis=gipr_GroundLeaseMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 51 R43.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Non-Controlling Interests - Summary of Redeemable Non-Controlling Interests (Details) - USD (\$) 3 Months Ended Jun. 30, 2024 Mar. 31, 2024 Jun. 30, 2023 Mar. 31, 2023 Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance A \$ 18,812,423 A A Redeemable non-controlling interest, ending balance \$ 22,527,046 A A Brown Family Trust A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 3,000,000 3,000,000 \$ 3,500,000 \$ 500,000 Issuance of Redeemable Non-Controlling Interests A A 3,000,000 Redemption of Redeemable Non-Controlling Interest A A 0 Distribution on Non-Controlling Interest (52,500) (52,500) (63,606) (46,346) Net income (loss) for the quarter 52,500 52,500 63,606 46,346 Redeemable non-controlling interest, ending balance 3,000,000 3,000,000 3,500,000 3,500,000 Irby Property Partners A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 0 1,024,429 1,014,748 Issuance of Redeemable Non-Controlling Interests A A 0 Redemption of Redeemable Non-Controlling Interest A A 0 Distribution on Non-Controlling Interest 0 (19,000) (19,000) Net income (loss) for the quarter 0 28,681 28,681 Redeemable non-controlling interest, ending balance 0 1,034,110 1,024,429 Richard Hornstrom A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 0 692,738 686,114 Issuance of Redeemable Non-Controlling Interests A A 0 Redemption of Redeemable Non-Controlling Interest A A 0 Distribution on Non-Controlling Interest 0 (13,000) (13,000) Net income (loss) for the quarter 0 19,624 19,624 Redeemable non-controlling interest, ending balance 0 699,362 692,738 LMB Owenton LLC A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 1,109,570 1,109,570 1,109,570 Issuance of Redeemable Non-Controlling Interests A A 0 Redemption of Redeemable Non-Controlling Interest A A 0 Distribution on Non-Controlling Interest (18,157) (18,157) (18,135) Net income (loss) for the quarter 18,157 18,157 18,135 Redeemable non-controlling interest, ending balance 1,109,570 1,109,570 1,109,570 Greenwall L.C. A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 0 0 2,479,299 Issuance of Redeemable Non-Controlling Interests A A 0 Redemption of Redeemable Non-Controlling Interest A A (2,479,299) Distribution on Non-Controlling Interest (5,979) (7,306) (9,963) (14,562) Net income (loss) for the quarter 5,979 7,306 9,963 14,562 Redeemable non-controlling interest, ending balance 0 0 0 Riverside Crossing L.C. A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 0 0 0 Issuance of Redeemable Non-Controlling Interests A A 0 Redemption of Redeemable Non-Controlling Interest A A 0 Distribution on Non-Controlling Interest (1,963) (2,399) (3,272) (4,774) Net income (loss) for the quarter 1,963 2,399 3,272 4,774 Redeemable non-controlling interest, ending balance 0 0 0 GIP LP A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 0 0 2,479,299 Issuance of Redeemable Non-Controlling Interests A A (2,479,299) Distribution on Non-Controlling Interest (7,942) (9,705) (13,235) (19,336) Net income (loss) for the quarter 7,942 9,705 13,235 19,336 Redeemable non-controlling interest, ending balance 0 0 0 JCWC Funding LLC A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 0 0 0 Issuance of Redeemable Non-Controlling Interests 2,500,000 A A 0 Redemption of Redeemable Non-Controlling Interest A A 0 Distribution on Non-Controlling Interest 0 0 0 Net income (loss) for the quarter 0 0 0 Redeemable non-controlling interest, ending balance 2,500,000 0 0 LC2-NNN Pref LLC A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 15,388,726 14,702,853 0 Issuance of Redeemable Non-Controlling Interests A A 0 Redemption of Redeemable Non-Controlling Interest A A 0 Distribution on Non-Controlling Interest (192,491) (187,471) 0 Net income (loss) for the quarter 721,635 873,344 0 Redeemable non-controlling interest, ending balance 15,917,870 15,388,726 0 Non-Controlling Interests A A A Noncontrolling Interest [Line Items] A A A Redeemable non-controlling interest, beginning balance 19,498,296 18,812,423 6,326,737 5,789,731 Issuance of Redeemable Non-Controlling Interests 2,500,000 A A 3,000,000 Redemption of Redeemable Non-Controlling Interest A A (2,479,299) Distribution on Non-Controlling Interest (271,090) (267,8

[illegible]

[illegible]

[Class Of Stock \[Line Items\]](#) | [Number of shares granted](#) | [098,593](#) | [2020 Omnibus Incentive Plan](#) | [Shares granted](#) | [Class Of Stock \[Line Items\]](#) | [Reserves shares of common stock](#) | [2,000,000](#) | [2,000,000](#) | [Number of shares granted](#) | [158,840](#) | [Director | Restricted Shares](#) | [Class Of Stock \[Line Items\]](#) | [Aggregate shares of common stock](#) | [61,275](#) | [Over-Allotment Option](#) | [Class Of Stock \[Line Items\]](#) | [Common stock issued](#) | [4,551](#) | [Class Of Warrants Or Right Exercised](#) | [45,510](#) | [Shares underlying warrants that may be exercised based on trading price](#) | [10.00%](#) | [Shares underlying warrants that may be exercised](#) | [TradingDay](#) | [10](#) | [Over-Allotment Option](#) | [Maxim Group LLC](#) | [Class Of Stock \[Line Items\]](#) | [Warrants to purchase shares of common stock](#) | [149,850](#) | [Percentage of number of shares of common stock sold in offering](#) | [9.00%](#) | [Warrants to purchase shares of common stock](#) | [expiration date](#) | [Sep. 2026](#) | [Sep. 2026](#) | [Common Stock](#) | [Class Of Stock \[Line Items\]](#) | [Investor warrants exercised](#) | [3,333](#) | [Deferred financing costs](#) | [\\$27,946](#) | [Common Stock](#) | [Public Offering](#) | [Class Of Stock \[Line Items\]](#) | [Common stock issued](#) | [1,500,000](#) | [Common Stock](#) | [Over-Allotment Option](#) | [Class Of Stock \[Line Items\]](#) | [Common stock issued](#) | [165,000](#) | [Additional Paid-In Capital](#) | [Class Of Stock \[Line Items\]](#) | [Deferred financing costs](#) | [11,609,670](#) | [Investor Warrants](#) | [Class Of Stock \[Line Items\]](#) | [Investor warrants exercised](#) | [106,480](#) | [Common stock issued](#) | [10,648](#) | [Warrants To Purchase Common Stock](#) | [Class Of Stock \[Line Items\]](#) | [Shares Issued Price Per Share](#) | [\\$ / shares \\$ 20 \\$ 20](#) | [Common stock issued amount](#) | [\\$ 1,000,000](#) | [Common stock issued](#) | [50,000](#) | [Number of warrants to purchase common stock](#) | [1](#) | [Shares issued price per share](#) | [\\$ / shares \\$ 20 \\$ 20](#) | [Common warrants exercisable price per share](#) | [\\$ / shares \\$ 20 \\$ 20](#) | [Common warrants expiration term](#) | [7 years](#) | [Class A Preferred Units](#) | [Class Of Stock \[Line Items\]](#) | [Dividends on preferred stock](#) | [\\$ 95,000](#) | [Series A Preferred Stock \[Member\] | Purchase And Sale Agreement \[Member\]](#) | [Period of Increasing And Dcreasing Per Share Price 2 years](#) | [Preferred Stock, Redemption Price Per Share](#) | [\\$ / shares \\$ 5.15](#) | [Preferred Stock Units Redeemed Multiplied](#) | [1.03](#) | [Share sold in transaction shares](#) | [500,000](#) | [Series A Preferred Stock \[Member\] | Dividend Tranche One \[Member\] | Purchase And Sale Agreement \[Member\]](#) | [Class Of Stock \[Line Items\]](#) | [Dividends payable, amount per share](#) | [\\$ / shares \\$ 0.325](#) | [X - DefinitionAggregate Shares of Common Stock to non-Employee + ReferencesNo definition available.](#) + Details Name: gipr AggregateSharesOfCommonStockToNonEmployee Namespace Prefix: gipr_Data Type: xbrli:sharesItem Type Balance Type: na Period Type: duration X - DefinitionClass of warrants or right exercised. + ReferencesNo definition available. + Details Name: gipr ClassOfWarrantsOrRightExercised Namespace Prefix: gipr_Data Type: xbrli:sharesItem Type Balance Type: na Period Type: duration X - DefinitionClass warrants and rights outstanding intrinsic value. + ReferencesNo definition available. + Details Name: gipr ClassWarrantsAndRightsOutstandingIntrinsicValue Namespace Prefix: gipr_Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionExchange shares of common stock + ReferencesNo definition available. + Details Name: gipr ExchangeSharesOfCommonStock Namespace Prefix: gipr_Data Type: xbrli:sharesItem Type Balance Type: na Period Type: duration X - DefinitionMultiplied The Preferred Stock Units Redeemed + ReferencesNo definition available. + Details Name: gipr MultipliedThePreferredStockUnitsRedeemed Namespace Prefix: gipr_Data Type: xbrli:pureItem Type Balance Type: na Period Type: instant X - DefinitionPercentage of number of shares of common stock sold in offering. + ReferencesNo definition available. + Details Name: gipr PercentageOfNumberOfSharesOfCommonStockSoldInOffering Namespace Prefix: gipr_Data Type: dtr-types:percentItem Type Balance Type: na Period Type: duration X - DefinitionPercentage of shares underlying warrants that may be exercised based on trading price. + ReferencesNo definition available. + Details Name: gipr PercentageOfSharesUnderlyingWarrantsThatMayBeExercisedBasedOnTradingPrice Namespace Prefix: gipr_Data Type: dtr-types:percentItem Type Balance Type: na Period Type: duration X - DefinitionPeriod of Increasing And Dcreasing Per Share Price + ReferencesNo definition available. + Details Name: gipr PeriodOfIncreasingAndDcreasingPerSharePrice Namespace Prefix: gipr_Data Type: xbrli:durationItem Type Balance Type: na Period Type: instant X - DefinitionShares underlying warrants that may be exercised based on trading price, period after issuance. + ReferencesNo definition available. + Details Name: gipr SharesUnderlyingWarrantsThatMayBeExercisedBasedOnTradingPricePeriodAfterIssuance Namespace Prefix: gipr_Data Type: xbrli:durationItem Type Balance Type: na Period Type: duration X - DefinitionShares underlying warrants that may be exercised, number of trading days for calculation of trading price. + ReferencesNo definition available. + Details Name: gipr SharesUnderlyingWarrantsThatMayBeExercisedNumberOfTradingDaysForCalculationOfTradingPrice Namespace Prefix: gipr_Data Type: xbrli:integerItem Type Balance Type: na Period Type: duration X - DefinitionStock issued during period, shares, warrant exercised. + ReferencesNo definition available. + Details Name: gipr StockIssuedDuringPeriodSharesWarrantExercised Namespace Prefix: gipr_Data Type: xbrli:sharesItem Type Balance Type: na Period Type: duration X - DefinitionUndesignated preferred stock shares authorized. + ReferencesNo definition available. + Details Name: gipr UndesignatedPreferredStockSharesAuthorized Namespace Prefix: gipr_Data Type: xbrli:sharesItem Type Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-13>Reference 2: <http://www.xbrl.org/2003/role/recommendedDisclosureRef> -Topic 272 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483014/272-10-45-3>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 272 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482987/272-10-50-1>Reference 4: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(d)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-S99-1>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-13>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-13>Reference 7: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-13>Reference 8: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (e) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-13>Reference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-13>Reference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (g) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-13>Reference 11: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(2)(b)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI

solely at option of issuer. Includes, but is not limited to, preferred shares issued, repurchased, and held as treasury shares. Excludes preferred shares classified as debt. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-50-13> + Details Name: us-gaap PreferredStockSharesIssued Namespace Prefix: us-gaap Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionAggregate par or stated value of issued nonredeemable preferred stock (or preferred stock redeemable solely at the option of the issuer). This item includes treasury stock repurchased by the entity. Note: elements for number of nonredeemable preferred shares, par value and other disclosure concepts are in another section within stockholders' equity. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 2: <http://www.xbrl.org/2003/role/exampleRef> -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481372/852-10-55-10>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(21)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478777/944-210-S99-1> + Details Name: us-gaap PreferredStockValue Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe number of shares issued or sold by the subsidiary or equity method investee per stock transaction. + ReferencesNo definition available. + Details Name: us-gaap SaleOfStockNumberOfSharesIssuedInTransaction Namespace Prefix: us-gaap Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionThe number of grants made during the period on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan). + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(01) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480429/718-10-50-2> + Details Name: us-gaap ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriod Namespace Prefix: us-gaap Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionPer share or per unit amount of equity securities issued. + ReferencesNo definition available. + Details Name: us-gaap SharesIssuedPricePerShare Namespace Prefix: us-gaap Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionNumber of new stock issued during the period. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-50-2>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478448/946-505-50-2>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-S99-3>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(i)(1)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479886/946-10-S99-3>Reference 7: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480008/505-10-S99-1> + Details Name: us-gaap StockIssuedDuringPeriodSharesNewIssues Namespace Prefix: us-gaap Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionEquity impact of the value of new stock issued during the period. Includes shares issued in an initial public offering or a secondary public offering. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-50-2>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-S99-1>Reference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479168/946-830-55-11>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 4 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478009/946-205-45-4>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478448/946-505-50-2>Reference 7: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147479134/946-220-S99-3>Reference 8: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480008/505-10-S99-1> + Details Name: us-gaap StockIssuedDuringPeriodValueNewIssues Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionExpiration date of outstanding warrant and right embodying unconditional obligation requiring redemption by transferring asset at specified or determinable date or upon event certain to occur, in YYYY-MM-DD format. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2)(i) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2> + Details Name: us-gaap WarrantsAndRightsOutstandingMaturityDate Namespace Prefix: us-gaap Data Type: xbrli:dateItemType Balance Type: na Period Type: instant X - DefinitionPeriod between issuance and expiration of outstanding warrant and right embodying unconditional obligation requiring redemption by transferring asset at specified or determinable date or upon event certain to occur, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2)(i) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2> + Details Name: us-gaap WarrantsAndRightsOutstandingTerm Namespace Prefix: us-gaap Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - Details Name: us-gaap AwardTypeAxis=us-gaap RestrictedStockMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap PlanNameAxis=gipr TwoThousandTwentyOmnibusIncentivePlanMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt TitleOfIndividualAxis=srt DirectorMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap SubsidiarySaleOfStockAxis=us-gaap OverAllotmentOptionMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap AssetAcquisitionAxis=gipr MaxinGroupLcMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap StatementEquityComponentsAxis=us-gaap CommonStockMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap SubsidiarySaleOfStockAxis=gipr PublicOfferingMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap StatementEquityComponentsAxis=us-gaap AdditionalPaidInCapitalMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap StatementEquityComponentsAxis=gipr InvestorWarrantsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap StatementEquityComponentsAxis=us-gaap WarrantMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap StatementEquityComponentsAxis=us-gaap PreferredStockMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap StatementClassOfStockAxis=us-gaap SeriesAPreferredStockMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap SubsidiarySaleOfStockAxis=gipr PurchaseAndSaleAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap StatementEquityComponentsAxis=gipr DividendTrancheOneMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: XML 54 R46.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Equity - Schedule of Warrants Issued and Outstanding with Exercise Price (Details) - \$ / shares Sep. 30, 2021 Sep. 08, 2021 Nov. 13, 2020 Apr. 25, 2019 Jun. 30, 2024 Class Of Warrant Or Right [Line Items] Á Á Á Á Warrants Issued and Outstanding Á Á Á Á 819,360 Exercise Price of \$10.00 Á Á Á Á Class Of Warrant Or Right [Line Items] Á Á Á Á Issue Date Sep. 30, 2021 Sep. 08, 2021 Á Á Á Á Exercise price \$ 10 Á Á Á Á Warrants Issued and Outstanding 165,000 404,510 Á Á Á Á Exercise Price of \$12.50 Á Á Á Á Class Of Warrant Or Right [Line Items] Á Á Á Á Issue Date Sep. 30, 2021 Sep. 08, 2021 Á Á Á Á Exercise price \$ 12.5 Á Á Á Á Warrants Issued and Outstanding 14,850 135,000 Á Á Á Á Exercise Price of \$20.00 Á Á Á Á Class Of Warrant Or Right [Line Items] Á Á Á Á Issue Date Á Á Nov. 13, 2020 Apr. 25, 2019 Á Á Exercise price of \$ Á Á \$ 20 Á Á Warrants Issued and Outstanding Á 50,000 50,000 Á X - DefinitionWarrants issuance date. + ReferencesNo definition available. + Details Name: gipr WarrantsIssuanceDate Namespace Prefix: gipr Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionWarrants issued and outstanding. + ReferencesNo definition available. + Details Name: gipr WarrantsIssuedAndOutstanding Namespace Prefix: gipr Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionExercise price per share or per unit of warrants or rights outstanding. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-50-3> + Details Name: us-gaap ClassOfWarrantOrRightExercisePriceOfWarrantsOrRights1 Namespace Prefix: us-gaap Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap ClassOfWarrantOrRightLineItems Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap ClassOfWarrantOrRightAxis=gipr ExercisePriceOneMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap ClassOfWarrantOrRightAxis=gipr ExercisePriceTwoMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap ClassOfWarrantOrRightAxis=gipr ExercisePriceMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: XML 55 R47.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Equity - Summary of Warrants Outstanding (Details) - \$ / shares 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Equity [Abstract] Á Á Number of Warrants, Beginning balance 898,200 1,102,900 Number of Warrants, Exercised (78,840) (173,010) Number of Warrants, Ending balance 819,360 929,890 Warrants exercisable 819,360 929,890 Weighted Average Price, Beginning balance \$ 11.53 \$ 11.25 Weighted Average Price, Exercised 10 10 Weighted Average Price, Ending balance 11.61 11.38 Weighted Average Price, Warrants exercisable \$ 11.61 \$ 11.38 Weighted Average Remaining Life, Beginning balance 2 years 8 months 12 days 3 years 8 months 12 days Weighted Average Remaining Life, Ending balance 2 years 6 months 3 years 2 months 12 days Weighted Average Remaining Life, Warrants exercisable 2 years 6 months 3 years 2 months 12 days X - DefinitionClass of warrant or right outstanding at exercised. + ReferencesNo definition available. + Details Name: gipr ClassOfWarrantOrRightOutstandingAtExercised Namespace Prefix: gipr Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionClass of warrant or right outstanding weighted average price. + ReferencesNo definition available. + Details Name: gipr ClassOfWarrantOrRightOutstandingWeightedAveragePrice Namespace Prefix: gipr Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionClass of warrant or right weighted average price exercised. + ReferencesNo definition available. + Details Name: gipr ClassOfWarrantOrRightWeightedAveragePriceExercised Namespace Prefix: gipr Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionClass of warrant or right weighted average price exercised. + ReferencesNo definition available. + Details Name: gipr ClassOfWarrantOrRightWeightedAveragePriceExercised Namespace Prefix: gipr Data Type: dtr-types:perShareItemType Balance Type: na Period Type: duration X - DefinitionWarrants and rights outstanding exercisable term. + ReferencesNo definition available. + Details Name: gipr WarrantsAndRightsOutstandingExercisableTerm1 Namespace Prefix: gipr Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionNumber of securities into which the class of warrant or right may be converted. For example, but not limited to, 500,000 warrants may be converted into 1,000,000 shares. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481112/505-10-50-3> + Details Name: us-gaap ClassOfWarrantOrRightNumberOfSecuritiesCalledByWarrantsOrRights Namespace Prefix: us-gaap Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionNumber of warrants or rights outstanding. + ReferencesNo definition available. + Details Name: us-gaap ClassOfWarrantOrRightOutstanding Namespace Prefix: us-gaap Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap EquityAbstract Namespace Prefix: us-gaap Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionPeriod between issuance and expiration of outstanding warrant and right embodying unconditional obligation requiring redemption by transferring asset at specified or determinable date or upon event certain to occur, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2)(i) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2> + Details Name: us-gaap WarrantsAndRightsOutstandingTerm Namespace Prefix: us-gaap Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - Details Name: us-gaap WarrantsAndRightsOutstandingTerm Namespace Prefix: us-gaap Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - Details Name: XML 56 R48.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Equity - Schedule of Restricted Common Shares Issued (Details) - Restricted Shares - shares 6 Months Ended Jun. 30, 2024 Jun. 30, 2023 Share Based Compensation Arrangement By Share Based Payment Award [Line Items] Á Á Number of Shares Outstanding at beginning of the period 91,516 58,502 Restricted Shares Issued 0 98,593 Restricted Shares Vested (43,364) (46,213) Number of Restricted Shares Outstanding at end of the period 48,152 110,882 X - DefinitionThe number of grants made during the period on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan). + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(01) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480429/718-10-50-2> + Details Name: us-gaap ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriod Namespace Prefix: us-gaap Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionThe number of non-vested equity-based payment instruments, excluding stock (or unit) options, that validly exist and are outstanding as of the balance sheet date. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(i) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480429/718-10-50-2>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(ii) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480429/718-10-50-2> + Details Name: us-

gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber Namespace Prefix: us-gaap_Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - Definition The number of equity-based payment instruments, excluding stock (or unit) options, that vested during the reporting period. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c)(2)(iii)(02) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480429/718-10-50-2> + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriod Namespace Prefix: us-gaap_Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - Definition Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 35 -Paragraph 1D -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480483/718-10-35-1D>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 35 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480483/718-10-35-3>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI [https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \(a\)\(2\) -Publisher FASB -URI \[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\(a\\)\\(3\\) -Publisher FASB -URI \\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\(c\\\)\\\(1\\\)\\\(i\\\) -Publisher FASB -URI \\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 7: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\(c\\\\)\\\\(1\\\\)\\\\(ii\\\\) -Publisher FASB -URI \\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 8: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\(c\\\\\)\\\\\(1\\\\\)\\\\\(iii\\\\\) -Publisher FASB -URI \\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\(c\\\\\\)\\\\\\(1\\\\\\)\\\\\\(iv\\\\\\) -Publisher FASB -URI \\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\(c\\\\\\\)\\\\\\\(1\\\\\\\)\\\\\\\(iv\\\\\\\)\\\\\\\(01\\\\\\\) -Publisher FASB -URI \\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 11: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\(c\\\\\\\\)\\\\\\\\(1\\\\\\\\)\\\\\\\\(iv\\\\\\\\)\\\\\\\\(02\\\\\\\\) -Publisher FASB -URI \\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\(c\\\\\\\\\)\\\\\\\\\(1\\\\\\\\\)\\\\\\\\\(iv\\\\\\\\\)\\\\\\\\\(03\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 13: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\(c\\\\\\\\\\)\\\\\\\\\\(1\\\\\\\\\\)\\\\\\\\\\(iv\\\\\\\\\\)\\\\\\\\\\(04\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 14: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\(c\\\\\\\\\\\)\\\\\\\\\\\(2\\\\\\\\\\\)\\\\\\\\\\\(i\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 15: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\(c\\\\\\\\\\\\)\\\\\\\\\\\\(2\\\\\\\\\\\\)\\\\\\\\\\\\(ii\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\(c\\\\\\\\\\\\\)\\\\\\\\\\\\\(2\\\\\\\\\\\\\)\\\\\\\\\\\\\(iii\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 17: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\(c\\\\\\\\\\\\\\)\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\)\\\\\\\\\\\\\\(iii\\\\\\\\\\\\\\)\\\\\\\\\\\\\\(01\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 18: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\(c\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\(iii\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\(02\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 19: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\(c\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\(iii\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\(03\\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 20: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\\(d\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\(1\\\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 21: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\\\(d\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 22: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\\\\(e\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\(1\\\\\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 23: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\\\\\(e\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 24: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\\\\\\(f\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\(i\\\\\\\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 25: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\\\\\\\(f\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\(ii\\\\\\\\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 26: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\\\\\\\\(f\\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\\(iii\\\\\\\\\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 27: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\\\\\\\\\(f\\\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\\\(iv\\\\\\\\\\\\\\\\\\\\\\\\) -Publisher FASB -URI \\\\\\\\\\\\\\\\\\\\\\\\[https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 28: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 718 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph \\\\\\\\\\\\\\\\\\\\\\\\\(f\\\\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\\\\(2\\\\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\\\\(v\\\\\\\\\\\\\\\\\\\\\\\\\) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480429/718-10-50-2> + Details Name: us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_AwardTypeAxis=us-gaap_RestrictedStockMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 57 R49.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Equity - Schedule of Cash Distributions \\\\\\\\\\\\\\\\\\\\\\\\\(Details\\\\\\\\\\\\\\\\\\\\\\\\\) 6 Months Ended Jun. 30, 2024 \\\\\\\\\\\\\\\\\\\\\\\\\\$ / shares Dividend Tranche Two Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Jun. 03, 2024 Record Date Jun. 15, 2024 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Three Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date May 03, 2024 Record Date May 15, 2024 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Four Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Apr. 04, 2024 Record Date Apr. 15, 2024 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Five Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Jan. 03, 2024 Record Date Mar. 15, 2024 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Six Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Jan. 03, 2024 Record Date Feb. 14, 2024 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Seven Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Jan. 03, 2024 Record Date Jan. 15, 2024 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Eight Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Oct. 03, 2023 Record Date Dec. 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Nine Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Oct. 03, 2023 Record Date Nov. 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Ten Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Oct. 03, 2023 Record Date Oct. 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Eleven Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Jul. 03, 2023 Record Date Sep. 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Twelve Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Jul. 03, 2023 Record Date Aug. 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Thirteen Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Jul. 03, 2023 Record Date Jul. 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Fourteen Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Apr. 03, 2023 Record Date Jun. 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Fifteen Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Apr. 03, 2023 Record Date May 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Sixteen Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Apr. 03, 2023 Record Date Apr. 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 Dividend Tranche Seventeen Á Dividends Payable \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Board of Directors Authorized Date Jan. 03, 2023 Record Date Mar. 15, 2023 Per Share or Per Unit Cash Distributions to Common Shareholders and Operating Partnership Unit Holders \\\\\\\\\\\\\\\\\\\\\\\\\\$ 0.039 X - DefinitionAggregate dividends paid during the period for each share of common stock outstanding. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \\\\\\\\\\\\\\\\\\\\\\\\\(SX 210.3-04\\\\\\\\\\\\\\\\\\\\\\\\\) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480008/505-10-S99-1> + Details Name: us-gaap_CommonStockDividendsPerShareCashPaid Namespace Prefix: us-gaap_Data Type: dtr-types:perShareItemType Balance Type: na Period Type: duration X - DefinitionDate the dividend to be paid was declared, in YYYY-MM-DD format. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 3 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482913/230-10-50-3> + Details Name: us-gaap_DividendsPayableDateDeclaredDayMonthAndYear Namespace Prefix: us-gaap_Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionDate the holder must own the stock to be entitled to the dividend, in YYYY-MM-DD format. + ReferencesNo definition available. + Details Name: us-gaap_DividendsPayableDateOfRecordDayMonthAndYear Namespace Prefix: us-gaap_Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_DividendsPayableLineItems Namespace Prefix: us-gaap_Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheTwoMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheThreeMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheFourMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheFiveMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheSixMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheSevenMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheEightMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheNineMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheTenMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheElevenMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheTwelveMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheThirteenMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheFourteenMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheFifteenMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheSixteenMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DividendsAxis=gipr_DividendTrancheSeventeenMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 58 R50.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Mortgage Loans - Schedule of Promissory Notes \\\\\\\\\\\\\\\\\\\\\\\\\(Details\\\\\\\\\\\\\\\\\\\\\\\\\) - USD \\\\\\\\\\\\\\\\\\\\\\\\\(\\\\\\\\\\\\\\\\\\\\\\\\\\$\\\\\\\\\\\\\\\\\\\\\\\\\) 1 Months Ended 6 Months Ended Apr. 01, 2022 Apr. 30, 2022 Jun. 30, 2024 Dec. 31, 2023 Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 63,908,926 Á Promissory Notes Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Interest Rate 3.85% 2.50% Á Á Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount Á Á 60,550,913 Á Long-term debt, gross Á Á 57,504,006 \\\\\\\\\\\\\\\\\\\\\\\\\\$ 58,143,672 Less Debt Discount, net Á Á \\\\\\\\\\\\\\\\\\\\\\\\\(383,446\\\\\\\\\\\\\\\\\\\\\\\\\) \\\\\\\\\\\\\\\\\\\\\\\\\(383,767\\\\\\\\\\\\\\\\\\\\\\\\\) Less: debt issuance costs, net Á Á \\\\\\\\\\\\\\\\\\\\\\\\\(847,356\\\\\\\\\\\\\\\\\\\\\\\\\) \\\\\\\\\\\\\\\\\\\\\\\\\(942,595\\\\\\\\\\\\\\\\\\\\\\\\\) Long-term debt Á Á 56,273,204 56,817,310 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | 7-11 - Washington, DC; Starbucks-South Tampa, FL; and Pratt & Whitney-Huntsville, Alabama Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[1\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 11,287,500 Á Interest Rate Á Á 4.17% Á Maturity date Á Á Mar. 06, 2030 Á DSCR Required Á Á 1.25% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 10,654,362 10,757,239 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | GSA-Navy - Norfolk, Virginia Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 8,260,000 Á Interest Rate Á Á 3.50% Á Maturity date Á Á Sep. 30, 2024 Á DSCR Required Á Á 1.25% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 7,222,016 7,341,804 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | PRA Holdings, Inc. - Norfolk, Virginia Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 5,216,749 Á Interest Rate Á Á 3.50% Á Maturity date Á Á Oct. 23, 2024 Á DSCR Required Á Á 1.25% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 4,476,616 4,562,722 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | Sherwin-Williams - Tampa, Florida Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 1,286,664 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[2\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 3.72% Á Maturity date Á Á Aug. 10, 2028 Á DSCR Required Á Á 1.20% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 1,270,948 1,286,664 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | GSA-FBI - Manteo, North Carolina Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[3\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 928,728 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[4\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 3.85% Á Maturity date Á Á Mar. 31, 2032 Á DSCR Required Á Á 1.50% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 902,626 913,958 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | Irby Construction - Plant City, Florida Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[3\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 928,728 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[4\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 3.85% Á Maturity date Á Á Mar. 31, 2032 Á DSCR Required Á Á 1.50% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 902,626 913,958 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | La Z Boy Inc Rockford Il Member Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 2,100,000 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[4\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 3.85% Á Maturity date Á Á Mar. 31, 2032 Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 2,040,980 2,066,604 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | Best Buy - Grand Junction, Colorado Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[3\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 2,552,644 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[4\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 3.85% Á Maturity date Á Á Mar. 31, 2032 Á DSCR Required Á Á 1.50% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 2,480,903 2,512,050 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | Fresenius - Chicago, Illinois Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[3\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 1,727,108 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[4\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 3.85% Á Maturity date Á Á Mar. 31, 2032 Á DSCR Required Á Á 1.50% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 1,678,568 1,699,642 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | Starbucks - North Tampa, Florida Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[3\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 1,298,047 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[4\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 3.85% Á Maturity date Á Á Mar. 31, 2032 Á DSCR Required Á Á 1.50% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 1,261,565 1,277,404 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | Kohls at Tucson, Arizona Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[3\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 3,964,745 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[4\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 3.85% Á Maturity date Á Á Mar. 31, 2032 Á DSCR Required Á Á 1.50% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 3,853,317 3,901,694 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | City Of San Antonio Prek San Antonio Tx Member Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[5\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 6,444,000 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[2\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 7.47% Á Maturity date Á Á Aug. 10, 2028 Á DSCR Required Á Á 1.50% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 6,370,194 6,416,362 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | Dollar General Market Bakersfield Ca Member Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[5\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 2,428,000 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[2\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 7.47% Á Maturity date Á Á Aug. 10, 2028 Á DSCR Required Á Á 1.50% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 2,400,191 2,417,587 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | Dollar General Big Spring Tx Member Á Á Á Debt Instrument \\\\\\\\\\\\\\\\\\\\\\\\\[Line Items\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á Á Promissory note issued amount \\\\\\\\\\\\\\\\\\\\\\\\\[5\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 635,000 Á Interest Rate \\\\\\\\\\\\\\\\\\\\\\\\\[2\\\\\\\\\\\\\\\\\\\\\\\\\] Á Á 7.47% Á Maturity date Á Á Aug. 10, 2028 Á DSCR Required Á Á 1.50% Á Long-term debt, gross Á Á \\\\\\\\\\\\\\\\\\\\\\\\\\$ 627,727 632,277 Mortgages \\\\\\\\\\\\\\\\\\\\\\\\\[Member\\\\\\\\\\\\\\\\\\\\\\\\\] | Dollar\\\\\\\\\\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 28:\\\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 27:\\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 26:\\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 25:\\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 24:\\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 23:\\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 22:\\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 21:\\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 20:\\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\\]\\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 19:\\\\\\\\\\\\\\\)\\\\\\\\\\\\\\]\\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 18:\\\\\\\\\\\\\\)\\\\\\\\\\\\\]\\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 17:\\\\\\\\\\\\\)\\\\\\\\\\\\]\\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 16:\\\\\\\\\\\\)\\\\\\\\\\\]\\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 15:\\\\\\\\\\\)\\\\\\\\\\]\\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 14:\\\\\\\\\\)\\\\\\\\\]\\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 13:\\\\\\\\\)\\\\\\\\]\\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 12:\\\\\\\\)\\\\\\\]\\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 11:\\\\\\\)\\\\\\]\\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 10:\\\\\\)\\\\\]\\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 9:\\\\\)\\\\]\\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 8:\\\\)\\\]\\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 7:\\\)\\]\\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 6:\\)\]\(https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 5:\)](https://asc.fasb.org/1943274/2147480429/718-10-50-2Reference 4:)

General Castalia Oh Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 556,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 549,632 553,615 Mortgages [Member] | Dollar General East Wilton Me Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 726,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 717,685 722,886 Mortgages [Member] | Dollar General Lakeside Oh Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 567,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 560,506 564,568 Mortgages [Member] | Dollar General Litchfield Me Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 624,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 616,853 621,324 Mortgages [Member] | Dollar General Mount Gilead Oh Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 533,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 526,895 530,714 Mortgages [Member] | Dollar General Thompsonstown Pa Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 556,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 549,632 553,615 Mortgages [Member] | Dollar Tree Stores Inc Morrow Ga Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 647,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 639,590 644,225 Mortgages [Member] | Exp U S Services Inc Exp U S Services Inc Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 2,950,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 2,916,213 2,937,348 Mortgages [Member] | General Services Administration Vacaville Ca Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 1,293,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 1,278,191 1,287,454 Mortgages [Member] | Walgreens Santa Maria Ca Member A A A Debt Instrument [Line Items] A A A Promissory note issued amount [5] A A \$ 3,041,000 A Interest Rate [2] A A 7.47% A Maturity date A Aug. 10, 2028 A DSCR Required A A 1.50% A Long-term debt, gross A A \$ 3,006,170 \$ 3,027,958 [1] (a) Loan subject to prepayment penalty [2] (b) Fixed via interest rate swap [3] (c) One loan in the amount of \$11.4 million secured by six properties and allocated to each property based on each property's appraised value. [4] (d) Adjustment effective April 1, 2027 equal to 5-year Treasury plus 2.5% and subject to a floor of 3.85% [5] (e) One loan in the amount of \$21.0 million secured by 13 properties and allocated to each property at the date of acquisition based on each property's appraised value. X - DefinitionDebt service coverage ratios. + ReferencesNo definition available. + Details Name: gipr_DebtServiceCoverageRatios Namespace Prefix: gipr_ Data Type: dtr-types:percentItem Type Balance Type: na Period Type: instant X - DefinitionAmount, before unamortized (discount) premium and debt issuance costs, of long-term debt. Includes, but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt and other types of debt. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-599-1>Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478546/942-210-599-1>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-4> + Details Name: us-gaap_DebtInstrumentCarryingAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - DefinitionFace (par) amount of debt instrument at time of issuance. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 3: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69C>Reference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2> + Details Name: us-gaap_DebtInstrumentFaceAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - DefinitionThe average effective interest rate during the reporting period. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.5-02(22))(a)(1)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-599-1>Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2> + Details Name: us-gaap_DebtInstrumentInterestRateDuringPeriod Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItem Type Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482949/835-30-55-8>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-599-1>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section 599 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480678/235-10-599-3>Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 5: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 6: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69C>Reference 7: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69E>Reference 8: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69F>Reference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 11: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 13: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 14: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (g) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 15: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 17: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 18: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 19: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 20: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 21: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 22: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 23: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 24: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 25: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 26: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2>Reference 27: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1> + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionDate when the debt instrument is scheduled to be fully repaid, in YYYY-MM-DD format. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2)(i) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2>Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.5-02(22))(a)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-599-1>Reference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1> + Details Name: us-gaap_DebtInstrumentMaturityDate Namespace Prefix: us-gaap_ Data Type: xbrli:dateItem Type Balance Type: na Period Type: duration X - DefinitionAmount, after accumulated amortization, of debt discount (premium). + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-1>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1>Reference 4: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1> + Details Name: us-gaap_DebtInstrumentUnamortizedDiscountPremiumNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionAmount, after accumulated amortization, of debt issuance costs. Includes, but is not limited to, legal, accounting, underwriting, printing, and registration costs. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-1>Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482925/835-30-45-2>Reference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482900/835-30-50-1>Reference 4: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1> + Details Name: us-gaap_DeferredFinanceCostsNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: debit Period Type: instant X - DefinitionAmount, after deduction of unamortized premium (discount) and debt issuance cost, of long-term debt. Excludes lease obligation. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147480566/210-10-599-1>Reference 2: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 3: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478546/942-210-599-1>Reference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69B>Reference 5: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481568/470-20-55-69C>Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-1>Reference 7: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section 599 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478777/944-210-599-1>Reference 8: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(3) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147481139/470-20-50-4> + Details Name: us-gaap_LongTermDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - Details Name: us-gaap_LongtermDebtTypeAxis=us-gaap_MortgagesMember Namespace Prefix: us-gaap_ Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=gipr_WashingtonDcStarbucksSouthTampaFlAndPrattWhitneyHuntsvilleAlMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=gipr_GsaNavyNorfolkVirginiaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=gipr_PraHoldingIncNorfolkVirginiaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=gipr_SherwinWilliamsTampaFloridaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DebtInstrumentAxis=gipr_GsaFbiManteoNorthCarolinaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-

[us-gaap DebtInstrumentAxis=gipr IrbyyConstructioPlantCityFloridaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr LaZBoyIncRockfordIllMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr BestBuyGrandJunctionColoradoMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr FreseniusChicagoIllinoisMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr StarbucksNorthTampaFloridaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr KohlsTucsonArizonaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr CityOfSanAntonioPrekSanAntonioTxMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr DollarGeneralMarketBakersfieldCaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr DollarGeneralBigSpringTxMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr DollarGeneralCastaliaOhMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr DollarGeneralEastWiltonMeMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr DollarGeneralLakesideOhMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr DollarGeneralLitchfieldMeMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr DollarGeneralMountGileadOhMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr DollarGeneralThompsonstownPaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr DollarTreeStoresInMorrowGaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr ExpUSServicesIncExpUSServicesIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr GeneralServicesAdministrationVacavilleCaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr WalgreensSantaMariaCaMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 59 R51.htm IDEA: XBRL DOCUMENT v3.24.2.u1 Mortgage Loans - Schedule of Promissory Notes \(Parenthetical\) \(Details\) 1 Months Ended Apr. 01, 2022 USD \(\\$\) Apr. 30, 2022 Jun. 30, 2024 USD \(\\$\) Property Dec. 31, 2023 USD \(\\$\) Debt Instrument \[Line Items\] A A A Secured debt A A \\$ 56,273,271 A 56,817,310 Loan Agreements A A A A Debt Instrument \[Line Items\] A A A Debt instrument, fixed interest rate A A 2.50% A Debt instrument, subject to a floor interest rate A A 3.85% A Loan Agreements | 6 Properties \[Member\] A A A Debt Instrument \[Line Items\] A A A Secured debt A A \\$ 11,400,000 A Number of encumbered properties | Property A A 6 A Loan Agreements | 13 Properties \[Member\] A A A Debt Instrument \[Line Items\] A A A Secured debt A A \\$ 21,000,000 A Number of encumbered properties | Property A A 13 A Promissory Notes A A A Debt Instrument \[Line Items\] A A A Interest rate 3.85% 2.50% A A Secured debt \\$ 2,100,000 A A A Number of encumbered properties | Property A A 6 A X - DefinitionDebt instrument, subject to a floor interest rate. + ReferencesNo definition available. + Details Name: gipr DebtInstrumentSubjectToFloorInterestRate Namespace Prefix: gipr_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionNumber of encumbered properties + ReferencesNo definition available. + Details Name: gipr NumberOfEncumberedProperties Namespace Prefix: gipr_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionThe average effective interest rate during the reporting period. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 - SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.5-02\(22\)\(a\)\(1\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 - SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2 + Details Name: us-gaap DebtInstrumentInterestRateDuringPeriod Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionContractual interest rate for funds borrowed, under the debt agreement. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 210 - SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.5-02\(22\)\(a\)\(1\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1B + Details Name: us-gaap DebtInstrumentInterestRateStatedPercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 - SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 235 - SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph \(SX 210.4-08\(f\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 235 - SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph \(SX 210.12-04\(a\)\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph \(c\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph \(c\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 13: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph \(f\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph \(g\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph \(a\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 16: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph \(b\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 17: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 - SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph \(c\) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: \[http://www.xbrl.org/2\]\(http://www.xbrl.org/2003/role/disclosureRef\)](#)

[Loan Agreements](#) | [A A A A A A A A A A Debt Instrument \[Line Items\]](#) | [A A A A A A A A Interest rate 7.47%](#) | [A A A A A A A A A A Interest Rate Floor \[Member\] | Promissory Notes](#) | [A A A A A A A A A A Debt Instrument \[Line Items\]](#) | [A A A A A A A A A A Line of Credit Facility,](#)

[Interest Rate During Period](#) | [A A A A 3.85%](#) | [A A A A A A X - DefinitionDebt instrument, subject to a floor interest rate.](#) + ReferencesNo definition available. + Details Name:

[gipr_DebtInstrumentSubjectToFloorInterestRate Namespace Prefix:](#) gipr_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionDebt service coverage ratios. + ReferencesNo definition available. + Details Name: gipr_DeBTServiceCoverageRatios Namespace Prefix: gipr_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionDue To Other Related Parties Noncurrent Agreement + ReferencesNo definition available. + Details Name: gipr_DueToOtherRelatedPartiesNoncurrentAgreement Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemBalance Type: credit Period Type: instant X - DefinitionGuaranty fee expense + ReferencesNo definition available. + Details Name: gipr_GuarantyFeeExpense Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemBalance Type: debit Period Type: duration X - DefinitionInstallment Paid For Issuance Of Other Payable Related Party For Redemption Of Redeemable Non Controlling Interest + ReferencesNo definition available. + Details Name:

[gipr_ InstallmentPaidForIssuanceOfOtherPayableRelatedPartyForRedemptionOfReedeamableNonControllingInterest Namespace Prefix:](#) gipr_ Data Type: xbrli:monetaryItemBalance Type: credit Period Type: instant X - Definitioninterest rate on debt instrument. + ReferencesNo definition available. + Details Name: gipr_InterestRateOnDebtInstrument Namespace Prefix: gipr_ Data Type: dtr-types:percentItemBalance Type: na Period Type: instant X - DefinitionIssuance of Other payable - related party for redemption of Redeemable Non-Controlling Interest + ReferencesNo definition available. + Details Name: gipr_IssuanceOfOtherPayableRelatedPartyForRedemptionOfReedeamableNonControllingInterest Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemBalance Type: debit Period Type: duration X - DefinitionLoan Secured by Properties + ReferencesNo definition available. + Details Name:

[gipr_LoanSecuredByProperties Namespace Prefix:](#) gipr_ Data Type: xbrli:integerItemBalance Type: na Period Type: instant X - DefinitionLoan To Value Required Not Interest Rate + ReferencesNo definition available. + Details Name: gipr_LoanToValueRequiredNotInterestRate Namespace Prefix: gipr_ Data Type: dtr-types:percentItemBalance Type: na Period Type: duration X - DefinitionNumber of encumbered properties + ReferencesNo definition available. + Details Name: gipr_NumberOfEncumberedProperties Namespace Prefix: gipr_ Data Type: xbrli:integerItemBalance Type: na Period Type: instant X - DefinitionNumber Of Mortgage Loan + ReferencesNo definition available. + Details Name: gipr_NumberOfMortgageLoan Namespace Prefix: gipr_ Data Type: xbrli:integerItemBalance Type: na Period Type: duration X - DefinitionNumber Of Refinancing Properties + ReferencesNo definition available. + Details Name: gipr_NumberOfRefinancingProperties Namespace Prefix: gipr_ Data Type: xbrli:integerItemBalance Type: na Period Type: instant X - Definitionsecured non-convertible promissory note + ReferencesNo definition available. + Details Name: gipr_SecuredNonConvertiblePromissoryNote Namespace Prefix: gipr_ Data Type: xbrli:monetaryItemBalance Type: debit Period Type: instant X - DefinitionAmount of amortization expense attributable to debt issuance costs. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacyRef>-Topic 220 - SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 4: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-3 + Details Name: us-gaap_AmortizationOffinancingCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemBalance Type: debit Period Type: duration X - DefinitionAmount, before unamortized (discount) premium and debt issuance costs, of long-term debt. Includes, but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt and other types of debt. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacRef> -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: <http://fasb.org/us-gaap/role/ref/legacyRef> -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap_DebtInstrumentCarryingAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemBalance Type: credit Period Type: instant X - DefinitionFace (par) amount of debt instrument at time of issuance. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 4: <http://www.xbrl.org/2003/role/exampleRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1Reference 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2 + Details Name: us-gaap_DebtInstrumentFaceAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemBalance Type: credit Period Type: instant X - DefinitionNet increase or decrease in the carrying amount of the debt instrument for the period. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1 + Details Name: us-gaap_DebtInstrumentIncreaseDecreaseForPeriodNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemBalance Type: credit Period Type: duration X - DefinitionThe average effective interest rate during the reporting period. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2 + Details Name: us-gaap_DebtInstrumentInterestRateDuringPeriod Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemBalance Type: na Period Type: duration X - DefinitionContractual interest rate for funds borrowed, under the debt agreement. + ReferencesReference 1: <http://fasb.org/us-gaap/role/ref/legacRef> -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1B + Details Name: us-gaap_DebtInstrumentInterestRateStatedPercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemBalance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: <http://www.xbrl.org/2003/role/exampleRef> -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4:

-Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap LineOfCreditFacilityInterestRateDuringPeriod Namespace Prefix: us-gaap Data Type: dtr-types:percentItem Type Balance Type: na Period Type: duration X - DefinitionAmount, after deduction of unamortized premium (discount) and debt issuance cost, of long-term debt. Excludes lease obligation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 7: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap LongTermDebt Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - DefinitionThe cash outflow paid to third parties in connection with debt origination, which will be amortized over the remaining maturity period of the associated long-term debt. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 15 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap PaymentsOfDebtIssuanceCosts Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: duration X - DefinitionCarrying value as of the balance sheet date, including the current and noncurrent portions, of collateralized debt obligations (with maturities initially due after one year or beyond the operating cycle, if longer). Such obligations include mortgage loans, chattel loans, and any other borrowings secured by assets of the borrower. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap SecuredDebt Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - Details Name: us-gaap TypeOfArrangementAxis=gipr LoanAgreementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap LongTermDebtTypeAxis=gipr PromissoryNotesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=gipr_DCTampaHuntsvilleLoanMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=gipr_TampaSherwinWilliamsPropertyMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr PromissoryNotesRequiredOnePointFiveZeroDebtServiceCoverageRatioMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DebtInstrumentAxis=gipr BayportLoansMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap LongTermDebtTypeAxis=gipr OtherPayableRelatedPartyMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap FairValueByAssetClassAxis=gipr_BrownFamilyEnterprisesLLCMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap FairValueByAssetClassAxis=gipr_Gip13LLCMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap LongTermDebtTypeAxis=gipr_LoanFromRelatedPartyMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ConsolidatedEntitiesAxis=gipr_PresidentAndCeoMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap RecourseStatusAxis=us-gaap NonrecourseMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap SubsidiarySaleOfStockAxis=gipr RedemptionAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap PlanNameAxis=gipr_TwoMortgageLoanAgreementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap DerivativeInstrumentRiskAxis=us-gaap InterestRateSwapMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap FinancialInstrumentAxis=us-gaap InterestRateFloorMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: Mortgage Loans - Schedule of Minimum Required Principal Payments (Details) - USD (\$) Jun. 30, 2024 Dec. 31, 2023 Debt Instrument [Line Items] Å 2024 (6 months remaining) \$ 13,364,244 Å 2025 926,633 Å 2026 6,476,467 Å 2027 1,033,322 Å 2028 21,341,791 Å Thereafter 20,766,469 Å Long-term debt, gross 63,908,926 Å Mortgages [Member] Å Debt Instrument [Line Items] Å 2024 (6 months remaining) 12,459,324 Å 2025 926,633 Å 2026 976,467 Å 2027 1,033,322 Å 2028 21,341,791 Å Thereafter 20,766,469 Å Long-term debt, gross 57,504,006 Å 58,143,672 Other Payable Related Party Member Å Debt Instrument [Line Items] Å 2024 (6 months remaining) 904,920 Å 2025 0 Å 2026 0 Å 2027 0 Å 2028 0 Å Thereafter 0 Å Long-term debt, gross 904,920 Å Loan Payable Related Party Member Å Debt Instrument [Line Items] Å 2024 (6 months remaining) 0 Å 2025 0 Å 2026 5,500,000 Å 2027 0 Å 2028 0 Å Thereafter 0 Å Long-term debt, gross \$ 5,500,000 Å X - DefinitionAmount, before unamortized (discount) premium and debt issuance costs, of long-term debt. Includes, but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt and other types of debt. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap DebtInstrumentCarryingAmount Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2003/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap DebtInstrumentLineItems Namespace Prefix: us-gaap Data Type: xbrli:stringItem Type Balance Type: na Period Type: duration X - DefinitionAmount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing after fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -SubTopic 10 -Topic 470 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1E + Details Name: us-gaap LongTermDebtMaturitiesRepaymentsOfPrincipalAfterYearFive Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - DefinitionAmount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -SubTopic 10 -Topic 470 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-1 + Details Name: us-gaap LongTermDebtMaturitiesRepaymentsOfPrincipalInNextTwelveMonths Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - DefinitionAmount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 1 -SubTopic 10 -Topic 470 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-1 + Details Name: us-gaap LongTermDebtMaturitiesRepaymentsOfPrincipalInYearFour Namespace Prefix: us-gaap Data Type: xbrli:monetaryItem Type Balance Type: credit Period Type: instant X - DefinitionAmount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). +

[illegible]

asc.fasb.org/1943274/2147478795/946-210-50-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 20: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04)(3)(c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-50-1Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5C -Subparagraph (SX 210.12-13(Column H)(Footnote 7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04)(3)(b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-50-1Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13(Column A)(Footnote 3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5C -Subparagraph (SX 210.12-13(Column H)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5A -Subparagraph (SX 210.12-13A(Column E)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column E)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column E)(Footnote 4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483466/210-20-50-3Reference 30: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-22Reference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-10Reference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-10 -Details Name: us-gaap_DerivativeAssets Namespace Prefix: us-gaap_Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionFair value, after the effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes liabilities not subject to a master netting arrangement and not elected to be offset. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-3Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 16: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04)(9)(e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5C -Subparagraph (SX 210.12-13C(Column H)(Footnote 7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5CReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04)(9) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5CReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13(Column E)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/94

ASB - <https://asc.fasb.org/1943274/2147477271/946-210-599-1Reference> 22: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5C -Subparagraph (SX 210.12-13C(Column H)(Footnote 7)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477271/946-320-599-5Reference> 23: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 120 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(3)(b)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477271/946-210-599-1Reference> 24: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13C(Column H)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477271/946-320-599-5Reference> 25: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5A -Subparagraph (SX 210.12-13A(Column E)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477271/946-320-599-5Reference> 26: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column E)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477271/946-320-599-5Reference> 27: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column E)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477271/946-320-599-5Reference> 28: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column E)(Footnote 4)) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147477271/946-320-599-5Reference> 29: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483466/210-50-50-3Reference> 30: <http://www.xbrl.org/2003/role/exampleRef> -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 22 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483444/210-50-55-2Reference> 31: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147483444/210-50-55-10Reference> 32: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 10 -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482907/825-10-50-10> + Details Name: us-gaap_DerivativeAssets Namespace Prefix: us-gaap Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - Definition Fair value, after the effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes liabilities not subject to a master netting arrangement and not elected to be offset. + ReferencesReference 1: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) (i) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference> 2: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) (ii) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference> 3: <http://www.xbrl.org/2009/role/commonPracticeRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference> 4: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference> 5: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147482106/820-10-50-3Reference> 6: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (e) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference> 8: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference> 9: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(2) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference> 10: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a)(4) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference> 11: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a)(1) -Publisher FASB -URI <https://asc.fasb.org/1943274/2147478795/946-210-50-1Reference> 12: <http://www.xbrl.org/2003/role/disclosureRef> -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI

[illegible]

[illegible]

[illegible]

```

M<2<46&8N>[R'QYN^MVX&I]K8+7XD&4Y15@C.:(LAC2N!@_MR=RN-9HGT>SBDCK+B'FRLI^!6C@&EP^PNW2Y
M#XY?10'5]1%6G1LCCORRVN2:PE=X1GD#BD/JE!>$.N>Q-(E%8)&J. PE; MN$8^'-NH=(C)QH="U79)DWBH5N1LEUXJIP.DLB8HWSB&3\H01L:GEUQ:P
M#E11K'7L1G(0->04%67>)&5(-[M.M94'21#^+K1|V|+>9M-067=4R2)M3.C.15VC "A@|JG=R'QO|Q&U|JWK'W'1M,VWQ|($R$F*#9:*H.IZ:9;@)R1|S1EC.+J|M,7T|;6W_NK<#&8?
E=1&7>?> MN^V7V;T2 OZ^>[Y?K'0|:IPUCU$QVN.LM@.J4)L9#GBGA;Z6 &T/KN4ATZ|J|Q07K MF=W=P/D,Z6-MFEP$SVZ/U,6Y%|^:=.25$K:31|2KADFX F|MSK.<6EX|XV
MW07|MI|VU .23N7?>2 WY^A(TBY^>:QW8$&J.F:XXTP?TAH3+&;OE/P?C M#P0;U>QZD26V7. :IHQ'0+>WF+ZQ|XSD8:0X,OOX=UW /EW?>7U,6|8'A MI?
N^V%G.3'G;1X8|0I.6-0YRL=8AUCNN3M02I&EKD|1TJ5A-3WGA7R&D15|RXTCA.L=TLI7'Q+W^M/EX=>^_F08_NES9Y|P.&1#&2.XJ|8.(DH=U6_P7<^17<8(^+6)23-BJ;
M^2.2.P9|IR|SWQ|A"R14^DS6=*E2IB7X;NVKI#M%67%40T^9U'UZ MKA:DXCCL>?>Q<+2|MX>+D&CA'=>V_N;X'J3'C'H=>@Y|T|]#%E<9T5|7FU
M4MX4+U.50C;TUCRP>F^>+>XZPGBJ4.I6G+&BQ^K|P6>64)9X%". :9: XD MX1+6.K0976YLF+^A1@|KQF|..<^J8EO^>^|L1|=:(FWP|B^>^|O|=T|@|SBI| M3X?8"#AE=#,W=4#)_-
>T.O.C|EWE^>J9^7|?#>?#6VA1?I? W3="N@US MKZ|J2|H.7Fk51DAV|P3%:(VJ|PQ0B<XDT/N3M=1Y9T7RGEAY,UN2S XG MSO. ("SRO-OM^A-6.Q07V-
.(1C>9Y|Q01^&1&5ZS@XF.U|D1|D7^86 MB^8M|15>@H2|J3X-37=MR|:(9NNB0I,XA:9|T' 7G|^>01R/820. MF^3&PDGO>^|H^G;.(W3N+>9N-1Y ME+R$;Z0;W|5(+>_H.
|D?7SAV^>SO!"7N(7^V=W(2ZJVF04F2N|J|GZV2G M1|>+Y#|TS8Y7Z;=LN|J|9V|K|GM|L| OOCN?>+X.U.D^V$#V6DEEAT&6/>CR.8E5'Q>ZAH4|2RT
M|J3C2TBPCQ0A0=5,DKBN1-57^A^>^V|S;Z15^H>#1,+N|J^F|>KD^J|3|H M150K5^5^Q+>=(H^CY$F;^/_L^OZMHQU^("1056C$#BV$P;06O,W?>^_@E8&WW MYLQ%,M?
RZ2V^>@=H) 0H2.@>=P.A.OTA&1C.<^9|ISZ8#|RW|G|&=BIES M^Q;X?L"RV0^U^@|^|I2Z.-7K|J|^|WXYU0/AH806;&G28V.-&A>C2>S|I=Re@P-|OK^ MX6C67
3^S832R46E<M^V3C|J4|A4SOVH7^I(5CV^9^')=>@&C|PCL8|<^<)>M>,>D>^>DP^>ZUPM^RGU5^J3^>[L$|S|U^KCARP|SN974MS7|B1C04|@%7B 879RW^U%5^;79
M3FUVBGTHY=9K^2X2YIM^KEANI..R.DRX;9D7|7^Y9Y)SZX|(76&Z= 08D< MH=D-^Y|YX=>+RR|+;2D>^Y2B*Y.6&WTRB|HD9P>|T-|2|")KJFNWB|>TFK
M>V590A7N^>|N^D|7|O>QY.A:666H|1U|Y+>+AUA88K|R-S4;|+A&^QF-1NC^ M,B|J^>2+>@0|ZKCA^A741^M+I5^P|Y@A#977MLW^U05O^>V=C;Z^Z1%?>S?&
M1Z|>K<^>VJWP^|JNA4PTFVLP9BEZ-T8R|J3. 967>=>MPTJ/C M39N_VY8IE&42%>2+>|OM@FF=38+U+505W-U/SM7^2_1AW@/876N-VX1SL^E^C^ZU|+ P04 "
15CPY9E7G.Y|0$ #U# &0 'AL+W=O|>Y6DX#XAB)2A3607^X M^>Q301^4Y).#QL <-NC5=X&|^?W2;QXVL^!&O^/5G^>72;J9|J^E6/FLA_4 M|A>QWU#B I5&?^+=NW<)
YOT1BPKZGT^A+V^|SS MS_ 3DY$@ W0=OS|ME=MR+>SRV73;3;(>UF YIK^>W^?Z1?2J?P=7PM(OX.YL^7^TV|Q1)=|^|N|6 MRW6YJ
2>R>R>P>W.I|W|0W(8>3T;+>+C|L|O@>+>B4|J|@>B4R^M^QJ^?Y5|L MOXX|6M^F^X|J01^#>+>V|PQ@A$E-| 8UT^F>+>CR&5|H1X%NN^Z^O;IDV#0
MIQMI+X3^J^V^>|VCN^3H6WU2Z^0 OBI^240Z5^W^>40+3> >XXO|I^:=ZV4I M2RM.K M^>+<|^5^GVZAOGHRRK|1%>7X%GZTE|@|M-|W|R;("K6ATY9^Y;|S|
M&7L|J3^M6SKKB9$>FE0H>JM+>|TD#XCBC4 K58$ME7|J|H|-PBG2 CU3U?> MBV^?1_0B/(<SITZ^N4^U|A4Z34^>D/6R|V71U$W4$;S^Z5M^3^?W2006 ML8QA1E-T
NTH^>|LC|J^>WBI| 8=*ND MB.4$Y:Y3@;Z13AA8J^?>441BS@>@|JW|3;FRP(5FF(W3T:&& |IEG6|9H&Y| MO^L _$JBVPKR.^A@>@Y#_TP;RCG#^F@Z6OP+U<4=|_ H-
HC9S^A^GFZ|B^>D M7B_PX8SGF#K|&1^>|D|>O-3?H 1G20|O M|J^>=>88|JQH3<>@<|L@>^>D^WC6|SGW|K|0%=>^>N<+>29|JQA7|19.1066M M=8%V-
4C2EKSRA63512WY4RXB(J.S20^>|XQW""^|L|>M|X4$E@&N|J|O6V M.J^>M^U1VHVU-V^V62|J^>U|LO59;|JLV%|WKSOC
M^B$&6A.AF279F&W#>=>W0|D^>M^>?BCIR^8BB0Y|U|J^X MD^M^|7|S|L7D0.^>D+>|ZCAO|X:M7 V6F0A^>U&EZRN9A|;+>A63->"WEVE; M:BRP|R1GC^A;Z?
>#7CC;AP6L|J|UKA^>NL|A1,XAXTO?>W1 M9L;SK=1K^>H J_Q>2UIY09>"U|J+>H^A|06^JZ<57|Y1|MIJ_ 7QYT;R&^89$<+>C MFL68^N^X|A16F0C@=>E/
WR#564<$8R|O4^G^VD,A^+!^SO+G;AD3.S;4?W- M^|U9.%,"BQ96^>D080<>|WJPLP^Q4ROZ7^<;DW+>^>BWJ|O3$A^J^G3.;|^I^X& M|E/ &8-P;Q|;W%T@B (MTVPYEV|TFB3-R-
8J|MI^P/6&5&2_K^R4X05^E= MRR46|0&6^>WQ|H&06^>P|L0^G^6|8|K|J|S|Q0>+YU9|Y-OQW-4V|A|^3|5|1P2X1QT>4%>^>QW^>T387$DNA^XX.>SOZK,067_1_M_YL<^<G|F^>9Y>?>
U:9ITI^Y|MJC^MWD^>|NS|^|JBW+<>^0|B4W|J9_OI+ MD|B_O K|Z<3>3GE7WGS3^>5%U7O&Z38K|F^>U-5A9_CZ6A#>^>CN%:BW
MDBM2|YAZ@>U^M^BG+>F_7E^?7;M40;0V|Y5O.L^>M^>K0J|A^>G^>TC8R4AFZ4ID^>JZC.R21V5O M^>A<=<B$U_X|=(BR M510U:W5$48!
|^G.5N3FG^>0S^S^A|J2|V "L>|S21RKR^M^A.DT@A^>|=M^>+>TBJ^>U414(JR$KNFY>TM=12|L, M^>L#&5^>0V68R^JY_#3-SY^PX|^|Q^>X_3Z^N^M^DVY|G(E3V-(IE3$T^C$5$2Q
M&T|BLT@>^>9NF->O^2W^>|H4 G_FIGXR(KYT:9^X$B#^X+IZ+>+33).9^>G M^>6L,S)CKC215UA2@>^>V| 9IC_W@+>3^C8B8<=LP+.G65V3HC= FX1%IMT=|8
MU<+>O^>A8+>^>GK_ZEBED1?>O^>NSKMA?>O^>3^TP,W$>T,Z|OJ1.S9IWN^ZKU^>N MI|^>+EMH|N|O|_M^>TVTK|KGPJ_X|NXC^6_>(&.>)&|OY2|21,DNX=>M|B:QV MF=#T^>BAMY^*
(T^22^>C|T^>%)="J?2^51^P04 "15CPY9|T0^
```


[illegible]

[illegible]

-8?20\$3;M8T.P6BP<^0^X9K>|9!;G3\$;-??>^O^75HJ7R!+HNIZ.DOI\$5V&<!)\$.5+SWD^IZR78GCJUL.M(-/IR00>N);&NNZ^IOD<&{.\$7-P?M4Y?RH};^=-.&UTNY-JXOI#;S\$.7f+
MP_Z\$~<^>PPTZQ5.EFENR18IR05Q^M^VO.INYR@E^OV^<^>VJH4KH_NM_M96_{\$#}M^<^>L;G-6 2&0&O^>A^>GTS&XR_2+W-R\$?25H!(C2#RLVJ+!A#(M8GAC(K4+!N>./L.ZRA3#=
t.Y\$J4M.YU.(U)=S=PCB.UK\$2V5E)0SI_My60%29#<.C^JTP-D2W-M2LI.M^<^>YK^QU^ZD3-X3-M^<^>6Y%16&N&EGFP6W_03BH^<^>LMY@URBJ4J_MV#(IO8WZ62!5%\$t-
0NR9CBYL<GFDXH\$<S=>0854252(SR=>2B)HPDD91\$<M=>MDA#+YPUJ3\$<M=>T&FKG&GG-GP^34KS(LDF4228DW<^>D)H<^>MXXE!A7DBI-MQ3
7IMYOQOFQ^<M=>NR2OH7E99IHfHtQ(SR=>9P9Y.MRHJPK1!<GHID5"N2\$9_M4(H!=<3%7!_2RP"\$S\$>3_H8(!AL71!<@Q^>_19GCM9(B-W1_XRI@OE_M+>P?(L.FBI38%2_*K<^<
<3&)L.02Z95V-J815)BB!1N.XT^<20-TB=OU!<MD@XPVV!OV.RJY!<F12S2SJH7?)PM0.S2S.H78H0\$!-<JA=0@EFF^VRP>SB_M_-!>XB.V\$!8T:5CMDF(I8-INJHTC>;9_2VP3&C2L?
LDQ^>XO\$XC#E.<M=>S^C2.0MEQ^<Z^>I\$2.B.A(ZMMV>3&B)^SUB!<ET+BVZ;(S8!^REF6\$RHO(M=M_P3(G_EW.75&2YGBO<B2UT#!B!Q3_156\$B5DH)80BAEF.
Z+.0CFQAS5X<M?2D(29FHRRH<E!<8%2!<JZR_4Y^RC\$<Y!SYX\$AH=5!<W-D+IQOUD_ML2_3\$<Y-C06.F>NM.CY4T8F(6RRHM=>#2.#1MCX2R-B<
HF9H3!LBWK0_K9QEO!9Z.O\$<^<1^<"C\$Q?0^<M^>M^<^>D^<^>14ZO<L5\$L!<K^>VEIF0S_0@6A?2^<F7_N\$!<L06PC^<N5">G=<^>MMM\$S^FXHX<S\$>9Z?<DHE5+!<IK<
Z+Y26GRX\$A!Z\$!T^<I^>O^<NOZ_M^<INJ^>2^<O^>IOW_L3HU!+P04_15^<CPY9R!"!>>D!2(G=<^>M^<^>AL+UIR96GS+W=O^<IF@MO5D\$BIB_28/D<269Q^<HFE\$8Y%08/F5-
8!O5?2+<GK<D7SNYW2^<OMGV>M^>!>IOUXTFU+ZAQ^<RAT.@O\$SQG-MX_SGS.GKJ4(F=BMS^MME>NJ6^_MT^+!<#1=XW^95FMH.ZU0633CNKI=S
MN!SDYCRVF3R+9KA<4V+4M(4CK!KD0\$6?T@AR^<O^<Q0A<8/FD^<Q0k+0+3\$=MU@<Z^<I^<D^<W!>7!TB?<4(F\$<8^<6(E+@=>=>8^<N^<V^<X^<9(F+!@=>!"M
N1YX)!<@GO+<@V>=NIWHIZ^>BGHR<@XZ=MDFF^MLR^706!U0)<=!.M46IE?MLR^706!U0)<=!.46IE?MLR^70V!U0I0)<=!.4&CTM0.R0VTE!0IZ
M&C+IM!HLZFES^AO!<01Z<+IM!HLZFES^AO!<01Z<+KM!HLZFES^COH01Z.M^KM!KL+!<0\$!O9U!>T!IG4!O1V+<0\$!O9U!>T!IG4#0BT!KTCEZAT!MIZH=R30.Z!>D4#OB!F
KWGZ<E=<X1H8\$<D?4_ZGWKF<S=BE!>H7<Z<_M!<J<IHW7QU<6WR=O!<QP^<O^<R_74\$!L!<H0!<6%/EFF<SG8UO+!<A_M3<6T^<O!GE!G15EP9?<
=>GAM;W:74<#<10&X<+<R<M&UZ_Y>>M^<JM>^<+HS^9M4T!7ED5_MH!M+!<05M2.DUE\$7H!6MR.FIHBSA!KLR(F9K_XVPZ7HQ3V>(KBYO<ZDY.M329<IM-K4-
MND7EJO<YWD_LLQ:9<Z!^<Q^<3-MV3>4\$>M3^<GE8_MW7W6_<+<FGR8RLVY:Q78_!<EH9?E_BFIHMG=>3AAHHMDY<+<WHRGAS3\$M/<MRH_V!<1:9!JZVDS!T^<QIT?2KYZZ
M5(AIK<_12.QE3IZ^<@<19+<7V:GI7VZ^CV<1Y^<M^<?<0!<GS&^<4!S_1!M!<M_E^<76B0N0M^<79R^<T\$<SL&L&4\$!<A0#%<58l.60/EK<_Pi<MB<1@<M^<#<@@<
^<AL+W=O&PO=VIR-W-H965TKUL4\$!<A0#%<58l.6<50550!P_X^<@<('U!AH^<AL+W=O M&PO=VIR-W-H965TKUL4\$!<A0#%<58l.67Q^<R^<M<NP<+!<@!<?<
^<AL+W=O&PO=VIR-W-H965TKUL4\$!<A0#%<58l.65<19G0&_DH ID ('MKDX^<AL+W=O&PO=VIR-W-H965TMK IX^<TW.WK\$GL4\$!<A0#%<58l.62^<0ZWB^<14 ID
('H^<AL+W=W=O<^<PO=VIR-W-H965TKUL4\$!<A0#%<58l.6M4V<X^<XIS<^<S_ID ('WT^<AL+W=O&PO=VIR-W-H965TKUL4\$!<A0#%<58l.6<MGA^<10 YOT M ID ('VX
^<AL+W=O&PO=VIR-W-H965TK IX^<TW.WK\$GL4\$!<A0#%<58l.69Y\$YN04!<IOP ID ('\$<N^<AL+W=O&PO=VIR-W-H965TKUL4\$!<A0#%<58l.6<6H&DM!<0:<@X ID
('!<@/\$^<AL+W=O M&PO=VIR-W-H965TKUL4\$!<A0#%<58l.69IS_MQL^<@<^<ID ('!<O 0!<AL+W=O&PO=VIR-W-H965TKUL4\$!<A0#%<58l.62=YVB6!<83D ID M ('!TO!
^<AL+W=O^<M^<^<PO=M^<VIR-W-H965TKUL4\$!<A0#%<58l.660H^<F-P^<OC ID ('!MA^<AL+W=O&PO=VIR-W-H965TKUL4\$!<A0#%<58l.69M^<X^<P L ID ('!<@<BD!
^<AL+W=O&PO=VIR-W-H965TKUL4\$!<A0#%<58l.67^<EJ6\$S^<EGT ID M ('!4T!<AL+W=O&PO=VIR-M-H965TT7A<+<S^<M 0 9 ^<@>N8 0IX^<TW.WK\$GL4\$!<A0#%<58l.

581.66>0Z5Q0! =2(-@('!+!+M'AL+W=O! # "P#0 &O >(\$FM0>>PO=VJR:W-H965T&UL4\$L! A0#%:@ M58!6;N;HM%!@ Y3D-ID ('!KP! 'AL+W=O&PO=VJR:W-
H965T&UL4\$L! A0#%:@ 581.62PY7L2H-FB-ID-M ('!&PO=VJR:W-H M965T&UL4\$L! M A0#%:@ 581.65>SH-# P T!0 T (-!&A4' AL M+W>6QE&PO=VJR:V)O:VEN>&UL4\$L!
A0# M%:@ 581.63:@ BWG!O -\$B(-H(-!+!X' AL+UJR M96QS+W=O XML 67 Show.js IDEA: XBRL DOCUMENT //Edgar(tm) Renderer was created by staff of the U.S. Securities
and Exchange Commission. Data and content created by government employees within the scope of their employment are not subject to domestic copyright protection. 17
U.S.C. 105. var Show={};Show.LastAR=null,Show.showAR=function(a,r,w){if(Show.LastAR)Show.hideAR(0);var
e=a;while(!e&&.nodeName!="TABLE")e=e.nextSibling;if(!e.nodeName!="TABLE"){var ref=(window)?w.document.document.getElementById(r);if(ref){e=ref.cloneNode(!0);
e.removeAttribute('id');a.parentNode.appendChild(e)}}if(e.style.display="block";Show.LastAR=e;Show.hideAR=function()
{Show.LastAR.style.display="none";Show.toggleNext=function(a){var e=a;while(e.nodeName!="DIV")e=e.nextSibling;if(!e.style){if(!e.style.display){if(!e.style.display=="none")
d.p.if(e.style.display=="none"){d.d='block';p.s='!else{d='none';p.s='!';e.style.display=d;if(a.textContent)
fa.textContent=p+a.textContent.substring(1)}else{a.innerHTML=p+a.innerHTML.substring(1)}}}XML 68 report.css IDEA: XBRL DOCUMENT /* Updated 2009-11-04 */ /*
v2.2.0.24 */ /* DefRef Styles */ report table.authRefData { background-color: #def; border: 2px solid #2F4497; font-size: 1em; position: absolute; } report table.authRefData a
 { display: block; font-weight: bold; } report table.authRefData p { margin-top: 0px; } report table.authRefData .hide { background-color: #2F4497; padding: 1px 3px 0px 0px;
text-align: right; } report table.authRefData .hide a:hover { background-color: #2F4497; } report table.authRefData .body { height: 150px; overflow: auto; width: 400px; }
report table.authRefData table { font-size: 1em; } /* Report Styles */ .pl.a .pl:visited { color: black; text-decoration: none; } /* table */ report { background-color: white;
border: 2px solid #acf; clear: both; color: black; font: normal 8pt Helvetica, Arial, sans-serif; margin-bottom: 2em; } report hr { border: 1px solid #acf; } /* Top labels */ report
th { background-color: #acf; color: black; font-weight: bold; text-align: center; } report th:visited { background-color: transparent; color: #000000; font: bold 10pt Helvetica,
Arial, sans-serif; text-align: left; } report .pl { text-align: left; vertical-align: top; white-space: normal; width: 200px; white-space: normal; } word-wrap: break-word; */ report
td .pl a { cursor: pointer; display: block; width: 200px; overflow: hidden; } report td .pl div a { width: 200px; } report td .pl a:hover { background-color: #ffc; } /* Header
rows... */ report tr .rh { background-color: #acf; color: black; font-weight: bold; } /* Calendars... */ report .rc { background-color: #f0f0f0; } /* Even rows... */ report .re,
report .reu { background-color: #def; } report .reu td { border-bottom: 1px solid black; } /* Odd rows... */ report .ro, report .rou { background-color: white; } report .rou td
 { border-bottom: 1px solid black; } report .rou table td, report .reu table td { border-bottom: 0px solid black; } /* styles for footnote marker */ report .fn { white-space:
nowrap; } /* styles for numeric types */ report .num, report .nump { text-align: right; white-space: nowrap; } report .nump { padding-left: 2em; } report .nump { padding:
0px 0.4em 0px 2em; } /* styles for text types */ report .text { text-align: left; white-space: normal; } report .text .big { margin-bottom: 1em; width: 17em; } report .text .more
 { display: none; } report .text .note { font-style: italic; font-weight: bold; } report .text .small { width: 10em; } report .sp { font-style: italic; } report .outerFootnotes { font-
size: 1em; } XML 70 FilingSummary.xml IDEA: XBRL DOCUMENT 3.24.2.u1.html 489 384 1 true 155 0 false 12 false false R1.htm 100000 - Document - Document and Entity
Information Sheet http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformationDocumentAndEntityInformationCover 1 false false R2.htm
100010 - Statement - Consolidated Balance Sheets (unaudited) Sheet http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited
Consolidated Balance Sheets (unaudited) Statements 2 false false R3.htm 100030 - Statement - Consolidated Balance Sheets (unaudited) (Parenthetical) Sheet
http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParentheticalConsolidated Balance Sheets (unaudited) (Parenthetical) Statements
3 false false R4.htm 100040 - Statement - Consolidated Statements of Operations (unaudited) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnauditedConsolidated Statements of Operations (unaudited) Statements 4
false false R5.htm 100050 - Statement - Consolidated Statements of Changes in Equity (unaudited) Sheet
http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnauditedConsolidated Statements of Changes in Equity (unaudited)
Statements 5 false false R6.htm 100060 - Statement - Consolidated Statements of Cash Flows (unaudited) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnauditedConsolidated Statements of Cash Flows (unaudited) Statements 6
false false R7.htm 995410 - Disclosure - Pay vs Performance Disclosure Sheet http://xbri.sec.gov/ecd/role/PvpDisclosure Pay vs Performance Disclosure Notes 7 false false
R8.htm 995445 - Disclosure - Insider Trading Arrangements Sheet http://xbri.sec.gov/ecd/role/InsiderTradingArrangements Insider Trading Arrangements Notes 8 false false
R9.htm 995455 - Disclosure - Nature of Operations Sheet http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsNature of Operations Notes 9 false
false R10.htm 995465 - Disclosure - Summary of Significant Accounting Policies Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesSummary of Significant Accounting Policies Notes 10 false false R11.htm
995485 - Disclosure - Acquired Lease Intangible Assets, Net Sheet http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNet Acquired
Lease Intangible Assets, Net Notes 11 false false R12.htm 995495 - Disclosure - Acquired Lease Intangible Liabilities, Net Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNet Acquired Lease Intangible Liabilities, Net Notes 12 false false R13.htm
995505 - Disclosure - Leases Sheet http://gipreit.com/20240630/taxonomy/role/DisclosureLeases3 Leases Notes 13 false false R14.htm 995515 - Disclosure - Non-Controlling
Interests Sheet http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterests1 Non-Controlling Interests Notes 14 false false R15.htm 995525 - Disclosure -
Equity Sheet http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityEquity Notes 15 false false R16.htm 995535 - Disclosure - Mortgage Loans Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoans Mortgage Loans Notes 16 false false R17.htm 995545 - Disclosure - Related Party Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyRelated Party Notes 17 false false R18.htm 995565 - Disclosure - Derivative Financial Instruments
and Fair Value Measurements Sheet http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurements1 Derivative Financial
Instruments and Fair Value Measurements Notes 18 false false R19.htm 995575 - Disclosure - Subsequent Events Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsSubsequent Events Notes 19 false false R20.htm 995585 - Disclosure - Summary of Significant
Accounting Policies (Policies) Sheet http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies Summary of Significant
Accounting Policies (Policies) Policies http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPolicies 20 false false R21.htm 995595 -
Disclosure - Summary of Significant Accounting Policies (Tables) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesTablesSummary of Significant Accounting Policies (Tables) Tables
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPolicies 21 false false R22.htm 995615 - Disclosure - Acquired Lease Intangible
Assets, Net (Tables) Sheet http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetTables Acquired Lease Intangible Assets, Net (Tables)
Tables http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNet 22 false false R23.htm 995625 - Disclosure - Acquired Lease Intangible
Liabilities, Net (Tables) Sheet http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetTables Acquired Lease Intangible Liabilities,
Net (Tables) Tables http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNet 23 false false R24.htm 995635 - Disclosure - Leases
(Tables) Sheet http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesTables Leases (Tables) Tables http://gipreit.com/20240630/taxonomy/role/DisclosureLeases3 24
false false R25.htm 995645 - Disclosure - Non-Controlling Interests (Tables) Sheet http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsTables Non-
Controlling Interests (Tables) Tables http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterests1 25 false false R26.htm 995655 - Disclosure - Equity
(Tables) Sheet http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityTables Equity (Tables) Tables
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquity 26 false false R27.htm 995665 - Disclosure - Mortgage Loans (Tables) Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansTables Mortgage Loans (Tables) Tables
http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoans 27 false false R28.htm 995685 - Disclosure - Derivative Financial Instruments and Fair Value
Measurements (Tables) Sheet http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsTables Derivative Financial
Instruments and Fair Value Measurements (Tables) Tables http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurements1
28 false false R29.htm 995695 - Disclosure - Nature of Operations - Additional Information (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails Nature of Operations - Additional Information (Details) Details
29 false false R30.htm 995705 - Disclosure - Summary of Significant Accounting Policies - Schedule of Reconciliation of Cash and Cash Equivalents and Restricted Cash
(Details) Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureSummaryOfSignificantAccountingPoliciesScheduleOfReconciliationOfCashAndCashEquivalentsAndRestrictedCashDetails
Summary of Significant Accounting Policies - Schedule of Reconciliation of Cash and Cash Equivalents and Restricted Cash (Details) Details 30 false false R31.htm 995715 -
Disclosure - Summary of Significant Accounting Policies - Additional Information (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails Summary of Significant Accounting Policies
- Additional Information (Details) Details 31 false false R32.htm 995745 - Disclosure - Acquired Lease Intangible Assets, Net - Schedule of Intangible Assets, Net (Details)
Sheet http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails Acquired Lease Intangible Assets,
Net - Schedule of Intangible Assets, Net (Details) Details 32 false false R33.htm 995755 - Disclosure - Acquired Lease Intangible Assets, Net - Schedule of Future Amortization
for Intangible Assets (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails Acquired Lease
Intangible Assets, Net - Schedule of Future Amortization for Intangible Assets (Details) Details 33 false false R34.htm 995765 - Disclosure - Acquired Lease Intangible Assets,
Net (Additional Information) (Details) Sheet http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails Acquired
Lease Intangible Assets, Net (Additional Information) (Details) Details http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetTables 34
false false R35.htm 995775 - Disclosure - Acquired Lease Intangible Liabilities, Net - Summary of Acquired Lease Intangible Liabilities (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfAcquiredLeaseIntangibleLiabilitiesDetails Acquired Lease
Intangible Liabilities, Net - Summary of Acquired Lease Intangible Liabilities (Details) Details 35 false false R36.htm 995785 - Disclosure - Acquired Lease Intangible
Liabilities, Net - Summary of Future Amortization for Intangible Liabilities (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails Acquired
Lease Intangible Liabilities, Net - Summary of Future Amortization for Intangible Liabilities (Details) Details 36 false false R37.htm 995795 - Disclosure - Acquired lease
intangible liabilities, net (Additional Information) (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleLiabilitiesNetAdditionalInformationDetails1 Acquired lease intangible liabilities, net
(Additional Information) (Details) Details 37 false false R38.htm 995805 - Disclosure - Leases - Additional Information (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails Leases - Additional Information (Details) Details 38 false false R39.htm 995815 -
Disclosure - Leases - Summary of Disaggregation of Lease Income (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfDisaggregationOfLeaseIncomeDetails Leases - Summary of Disaggregation of Lease Income (Details)
Details 39 false false R40.htm 995825 - Disclosure - Leases - Summary of Concentration of Risk Percentage of Tenants (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails Leases - Summary of Concentration of Risk
Percentage of Tenants (Details) Details 40 false false R41.htm 995835 - Disclosure - Leases - Summary of Future Minimum Rental Payments Due to the Company (Details)
Sheet http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalPaymentsDueToTheCompanyDetails Leases - Summary of Future
Minimum Rental Payments Due to the Company (Details) Details 41 false false R42.htm 995845 - Disclosure - Leases - Summary of Future Minimum Rental Cash Payments
Due and Undiscounted Future Cash Flows (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails Leases - Summary
of Future Minimum Rental Cash Payments Due and Undiscounted Future Cash Flows (Details) Details 42 false false R43.htm 995855 - Disclosure - Non-Controlling Interests -
Summary of Redeemable Non-Controlling Interests (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails Non-Controlling Interests - Summary of
Redeemable Non-Controlling Interests (Details) Details 43 false false R44.htm 995865 - Disclosure - Non-Controlling Interests - Additional Information (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails Non-Controlling Interests - Additional Information (Details)
Details 44 false false R45.htm 995875 - Disclosure - Equity - Additional Information (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails Equity - Additional Information (Details) Details 45 false false R46.htm 995885 -
Disclosure - Equity - Schedule of Warrants Issued and Outstanding with Exercise Price (Details) Sheet
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails Equity - Schedule of Warrants Issued
and Outstanding with Exercise Price (Details) Details 46 false false R47.htm 995895 - Disclosure - Equity - Summary of Warrants Outstanding (Details) Sheet

[http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquitySummaryOfWarrantsOutstandingDetailsEquity-Summary of Warrants Outstanding \(Details\) Details 47](http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquitySummaryOfWarrantsOutstandingDetailsEquity-Summary of Warrants Outstanding (Details) Details 47) false false R48.htm 995905 - Disclosure - Equity - Schedule of Restricted Common Shares Issued (Details) Sheet

[http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetailsEquity-Schedule of Restricted Common Shares Issued \(Details\) Details 48](http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetailsEquity-Schedule of Restricted Common Shares Issued (Details) Details 48) false false R49.htm 995915 - Disclosure - Equity - Schedule of Cash Distributions (Details) Sheet

[http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityScheduleOfCashDistributionsDetailsEquity-Schedule of Cash Distributions \(Details\) Details 49](http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityScheduleOfCashDistributionsDetailsEquity-Schedule of Cash Distributions (Details) Details 49) false false R50.htm 995925 - Disclosure - Mortgage Loans - Schedule of Promissory Notes (Details) Notes

[http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetailsMortgageLoans-Schedule of Promissory Notes \(Details\) Details 50](http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetailsMortgageLoans-Schedule of Promissory Notes (Details) Details 50) false false R51.htm 995935 - Disclosure - Mortgage Loans - Schedule of Promissory Notes (Parenthetical) (Details) Notes

[http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetailsMortgageLoans-Schedule of Promissory Notes \(Parenthetical\) \(Details\) Details 51](http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetailsMortgageLoans-Schedule of Promissory Notes (Parenthetical) (Details) Details 51) false false R52.htm 995945 - Disclosure - Mortgage Loans - Additional Information (Details) Sheet

[http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetailsMortgageLoans-Additional Information \(Details\) Details 52](http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetailsMortgageLoans-Additional Information (Details) Details 52) false false R53.htm 995955 - Disclosure - Mortgage Loans - Schedule of Minimum Required Principal Payments (Details) Sheet

[http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetailsMortgageLoans-Schedule of Minimum Required Principal Payments \(Details\) Details 53](http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetailsMortgageLoans-Schedule of Minimum Required Principal Payments (Details) Details 53) false false R54.htm 995965 - Disclosure - Related Party - Additional Information (Details) Sheet

[http://gipreit.com/20240630/taxonomy/role/Role-DisclosureRelatedPartyAdditionalInformationDetailsRelatedParty-Additional Information \(Details\) Details 54](http://gipreit.com/20240630/taxonomy/role/Role-DisclosureRelatedPartyAdditionalInformationDetailsRelatedParty-Additional Information (Details) Details 54) false false R55.htm 995975 - Disclosure - Derivative Financial Instruments and Fair Value Measurements (Additional Information) (Details) Sheet

[http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetailsDerivative Financial Instruments and Fair Value Measurements \(Additional Information\) \(Details\) Details](http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetailsDerivative Financial Instruments and Fair Value Measurements (Additional Information) (Details) Details)

[http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsTables55falsefalseR56.htm995985-Disclosure-Derivative Financial Instruments and Fair Value Measurements - Carrying Amounts and Estimated Fair Values of Financial Instruments \(Details\) Sheet](http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsTables55falsefalseR56.htm995985-Disclosure-Derivative Financial Instruments and Fair Value Measurements - Carrying Amounts and Estimated Fair Values of Financial Instruments (Details) Sheet)

[http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOfFinancialInstrumentsAndFairValueMeasurements-Subsequent Events - Additional Information \(Details\) Sheet](http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOfFinancialInstrumentsAndFairValueMeasurements-Subsequent Events - Additional Information (Details) Sheet)

[http://gipreit.com/20240630/taxonomy/role/Role-DisclosureSubsequentEventsAdditionalInformationDetailsSubsequent Events - Additional Information \(Details\) Details 57](http://gipreit.com/20240630/taxonomy/role/Role-DisclosureSubsequentEventsAdditionalInformationDetailsSubsequent Events - Additional Information (Details) Details 57) false false All Reports Book All Reports gipr-20240630.htm gipr-20240630.xsd http://flash.org/us-gaap/2024 http://xbrl.sec.gov/dei/2024 http://xbrl.sec.gov/ecd/2024 false false JSON 73 MetaLinks.json IDEA: XBRL DOCUMENT f {"version": "2.2", "instance": f "gipr-20240630.htm", f "nsprefix": "gipr", "nsuri": "http://gipreit.com/20240630", "dts": f "inline", f "local": f "gipr-20240630.htm" f }, "schema": f "local", f "gipr-20240630.xsd" f, "remote": f "http://www.xbrl.org/2003/xbrl-instance-2003-12-31.xsd", "http://www.xbrl.org/2003/xbrl-linkbase-2003-12-31.xsd", "http://www.xbrl.org/2003/xl-2003-12-31.xsd", "http://www.xbrl.org/2003/xlink-2003-12-31.xsd", "http://www.xbrl.org/2005/xbrldt-2005.xsd", "http://www.xbrl.org/2006/xf-2006-02-27.xsd", "http://www.xbrl.org/ir/arcrole/esma-arcrole-2018-11-21.xsd", "http://www.xbrl.org/ir/role/negated-2009-12-16.xsd", "http://www.xbrl.org/ir/role/net-2009-12-16.xsd", "http://www.xbrl.org/ir/role/reference-2009-12-16.xsd", "https://www.xbrl.org/2020/extensible-enumerations-2.0.xsd", "https://www.xbrl.org/2023/calculation-1.1.xsd", "https://www.xbrl.org/dtr/type/2020-01-21/types.xsd", "https://www.xbrl.org/dtr/type/2022-03-31/types.xsd", "https://xbrl.flash.org/srt/2024/elts/srt-2024.xsd", "https://xbrl.flash.org/srt/2024/elts/us-gaap-2024.xsd", "https://xbrl.flash.org/srt/2024/elts/us-roles-2024.xsd", "https://xbrl.flash.org/us-gaap/2024/elts/us-types-2024.xsd", "https://xbrl.sec.gov/country/2024/country/2024.xsd", "https://xbrl.sec.gov/dei/2024/dei/2024.xsd", "https://xbrl.sec.gov/ecd/2024/ecd/2024.xsd", "https://xbrl.sec.gov/ecd/2024/ecd-sub-2024.xsd", "https://xbrl.sec.gov/stpr/2024/stpr-2024.xsd" f }, "keyStandard": 270, "keyCustom": 114, "axisStandard": 34, "axisCustom": 0, "memberStandard": 32, "memberCustom": 115, "hidden": f "total": 28, "http://flash.org/us-gaap/2024": 22, "http://xbrl.sec.gov/dei/2024": 4, "http://gipreit.com/20240630": 2, "contextCount": 489, "entityCount": 155, "elementCount": 897, "unitCount": 12, "baseTaxonomies": f "http://flash.org/us-gaap/2024": 1004, "http://xbrl.sec.gov/dei/2024": 35, "http://xbrl.sec.gov/ecd/2024": 4, "report": f "R1": f "role": "http://gipreit.com/20240630/taxonomy/role/Role-DocumentDocumentAndEntityInformation", "longName": "100000 - Document - Document and Entity Information", "shortName": "Document and Entity Information", "isDefault": "true", "groupType": "document", "subGroupType": "document", "menuCat": "Cover", "order": "1", "firstAnchor": f "contextRef": "C-6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": f "span": "p", "body": "html" f, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true f, "uniqueAnchor": f "contextRef": "C-6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": f "span": "p", "body": "html" f, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true f, "uniqueAnchor": f "contextRef": "C-6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": f "span": "p", "body": "html" f, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true f, "uniqueAnchor": f "contextRef": "C-6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": f "span": "p", "body": "html" f, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true f, "uniqueAnchor": f "contextRef": "C-6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": f "span": "p", "body": "html" f, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true f, "uniqueAnchor": f "contextRef": "C-6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": f "span": "p", "body": "html" f, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true f, "uniqueAnchor": f "contextRef": "C-6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": f "span": "p", "body": "html" f, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true f, "uniqueAnchor": f "contextRef": "C-6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": f "span": "p", "body": "html" f, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true f, "uniqueAnchor": f "contextRef": "C-6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "dei:DocumentType", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": f "span": "p", "body": "html" f, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true f, "uniqueAnchor": f "contextRef": "C-6978cba8-03

"Disclosure - Non-Controlling Interests", "shortName": "Non-Controlling Interests", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "14", "firstAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "gipr:RedeemableNonControllingInterestsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "gipr:RedeemableNonControllingInterestsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "R15": { "role": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquity", "longName": "995525 - Disclosure - Equity", "shortName": "Equity", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "15", "firstAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:StockholdersEquityNoteDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:StockholdersEquityNoteDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true } } }, "R16": { "role": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoans", "longName": "995535 - Disclosure - Mortgage Loans", "shortName": "Mortgage Loans", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "16", "firstAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:DebtDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:DebtDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true } } }, "R17": { "role": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedParty", "longName": "995545 - Disclosure - Related Party", "shortName": "Related Party", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "17", "firstAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:RelatedPartyTransactionsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:RelatedPartyTransactionsDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true } } }, "R18": { "role": "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurements1", "longName": "995565 - Disclosure - Derivative Financial Instruments and Fair Value Measurements", "shortName": "Derivative Financial Instruments and Fair Value Measurements", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "18", "firstAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:DerivativeInstrumentsAndHedgingActivitiesDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:DerivativeInstrumentsAndHedgingActivitiesDisclosureTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true } } }, "R19": { "role": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEvents", "longName": "995575 - Disclosure - Subsequent Events", "shortName": "Subsequent Events", "isDefault": "false", "groupType": "disclosure", "subGroupType": "", "menuCat": "Notes", "order": "19", "firstAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:SubsequentEventsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:SubsequentEventsTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true } } }, "R20": { "role": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies", "longName": "995585 - Disclosure - Summary of Significant Accounting Policies (Policies)", "shortName": "Summary of Significant Accounting Policies (Policies)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "policies", "menuCat": "Policies", "order": "20", "firstAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:SummaryOfSignificantAccountingPoliciesTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "us-gaap:SummaryOfSignificantAccountingPoliciesTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true } } }, "R21": { "role": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesTables", "longName": "995595 - Disclosure - Summary of Significant Accounting Policies (Tables)", "shortName": "Summary of Significant Accounting Policies (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "21", "firstAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "gipr:ScheduleOfReconciliationOfCashAndCashEquivalentsAndRestrictedCashTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "gipr:ScheduleOfReconciliationOfCashAndCashEquivalentsAndRestrictedCashTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true } } }, "R22": { "role": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetTables", "longName": "995615 - Disclosure - Acquired Lease Intangible Assets, Net (Tables)", "shortName": "Acquired Lease Intangible Assets, Net (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "22", "firstAnchor": { "contextRef": "C_1f30219f-e57e-42dc-867b-f5ed1fe834bc", "name": "us-gaap:ScheduleOfFiniteLivedIntangibleAssetsTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_1f30219f-e57e-42dc-867b-f5ed1fe834bc", "name": "us-gaap:ScheduleOfFiniteLivedIntangibleAssetsTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true } } }, "R23": { "role": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetTables", "longName": "995625 - Disclosure - Acquired Lease Intangible Liabilities, Net (Tables)", "shortName": "Acquired Lease Intangible Liabilities, Net (Tables)", "isDefault": "false", "groupType": "disclosure", "subGroupType": "tables", "menuCat": "Tables", "order": "23", "firstAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "gipr:SummaryOfAcquiredLeaseIntangibleLiabilityTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true }, "uniqueAnchor": { "contextRef": "C_6978cba8-0390-42e8-9e53-9f5f915a5f93", "name": "gipr:SummaryOfAcquiredLeaseIntangibleLiabilityTableTextBlock", "unitRef": null, "xsiNil": "false", "lang": "en-US", "decimals": null, "ancestors": { "div": "body", "html": 1, "reportCount": 1, "baseRef": "gipr-20240630.htm", "first": true, "unique": true } } }, "R24": { "role": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesTables", "longName": "995635 - Disclosure - Leases (Tables)", "shortName": "Leases (Tables)", "isDefault": "false",

"tr","table","ix:continuation","div","us-gaap:CashAndCashEquivalentsRestrictedCashAndCashEquivalentsPolicy","div","us-gaap:SignificantAccountingPoliciesTextBlock","div","body","html","reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R31":{"role":

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails","longName":"995715 - Disclosure - Summary of Significant Accounting Policies - Additional Information (Details)","shortName":"Summary of Significant Accounting Policies - Additional Information (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"31","firstAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:DeferredRentReceivablesNet","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:PrepaidRent","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","us-gaap:RevenueRecognitionPolicyTextBlock","div","us-gaap:SignificantAccountingPoliciesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R32":{"role":

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails","longName":"995745 - Disclosure - Acquired Lease Intangible Assets - Net - Schedule of Intangible Assets - Net (Details)","shortName":"Acquired Lease Intangible Assets - Net - Schedule of Intangible Assets - Net (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"32","firstAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:FiniteLivedIntangibleAssetAcquiredInPlaceLeases","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C 529fbd4-a5b4-444a-91dd-c789d5745983","name":"us-gaap:FiniteLivedIntangibleAssetAcquiredInPlaceLeases","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R33":{"role":

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails","longName":"995755 - Disclosure - Acquired Lease Intangible Assets - Net - Schedule of Future Amortization for Intangible Assets (Details)","shortName":"Acquired Lease Intangible Assets - Net - Schedule of Future Amortization for Intangible Assets (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"33","firstAnchor":{"contextRef":"C 529fbd4-a5b4-444a-91dd-c789d5745983","name":"us-gaap:FiniteLivedIntangibleAssetsAmortizationExpenseRemainderOffFiscalYear","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C 529fbd4-a5b4-444a-91dd-c789d5745983","name":"us-gaap:FiniteLivedIntangibleAssetsAmortizationExpenseRemainderOffFiscalYear","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R34":{"role":

"http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails","longName":"995765 - Disclosure - Acquired Lease Intangible Assets - Net (Additional Information) (Details)","shortName":"Acquired Lease Intangible Assets - Net (Additional Information) (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"34","firstAnchor":{"contextRef":"C 6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"us-gaap:AmortizationOfIntangibleAssets","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C 0e8b0a94-f61e-49bf-8a2f-f64455d0726f","name":"gipr:AmortizationOfAboveMarketLeases","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R35":{"role":

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfAcquiredLeaseIntangibleLiabilitiesDetails","longName":"995775 - Disclosure - Acquired Lease Intangible Liabilities - Net - Summary of Acquired Lease Intangible Liabilities (Details)","shortName":"Acquired Lease Intangible Liabilities - Net - Summary of Acquired Lease Intangible Liabilities (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"35","firstAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:BelowMarketLeaseGross","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:BelowMarketLeaseGross","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R36":{"role":

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails","longName":"995785 - Disclosure - Acquired Lease Intangible Liabilities - Net - Summary of Future Amortization for Intangible Liabilities (Details)","shortName":"Acquired Lease Intangible Liabilities - Net - Summary of Future Amortization for Intangible Liabilities (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"36","firstAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:AmortizationOfBelowMarketLease","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:AmortizationOfBelowMarketLease","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R37":{"role":

"http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleLiabilitiesNetAdditionalInformationDetails1","longName":"995795 - Disclosure - Acquired lease intangible liabilities, net (Additional Information) (Details)","shortName":"Acquired lease intangible liabilities, net (Additional Information) (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"37","firstAnchor":{"contextRef":"C 6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"us-gaap:AmortizationOfBelowMarketLease","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C 20fae9f7-a3d0-4c01-8942-f38ef3b5af52","name":"us-gaap:AmortizationOfBelowMarketLease","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R38":{"role":

"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails","longName":"995805 - Disclosure - Leases - Additional Information (Details)","shortName":"Leases - Additional Information (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"38","firstAnchor":{"contextRef":"C 6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"gipr:ExecutedLease","unitRef":null,"xsiNil":"false","lang":"en-US","decimals":null,"ancestors":{"span":"p","us-gaap:LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock","div","us-gaap:LesseeOperatingLeasesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C 6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"gipr:ExecutedLease","unitRef":null,"xsiNil":"false","lang":"en-US","decimals":null,"ancestors":{"span":"p","us-gaap:LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock","div","us-gaap:LesseeOperatingLeasesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R39":{"role":

"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfDisaggregationOfLeaseIncomeDetails","longName":"995815 - Disclosure - Leases - Summary of Disaggregation of Lease Income (Details)","shortName":"Leases - Summary of Disaggregation of Lease Income (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"39","firstAnchor":{"contextRef":"C 6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"gipr:FixedAndInSubstanceFixedLeaseIncome","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"ix:continuation","div","us-gaap:LesseeOperatingLeasesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C 6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"gipr:FixedAndInSubstanceFixedLeaseIncome","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"ix:continuation","div","us-gaap:LesseeOperatingLeasesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R40":{"role":

"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails","longName":"995825 - Disclosure - Leases - Summary of Concentration of Risk Percentage of Tenants (Details)","shortName":"Leases - Summary of Concentration of Risk Percentage of Tenants (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"40","firstAnchor":{"contextRef":"C c04a91d8-7a6f-4daf-b87f-6c9472d6d34f","name":"us-gaap:ConcentrationRiskPercentage1","unitRef":"U pure","xsiNil":"false","lang":null,"decimals":"2","ancestors":{"span":"p","td":"tr","table":"gipr:SummaryOfConcentrationOfRiskPercentageOfTenantsTableTextBlock","div","us-gaap:LesseeOperatingLeasesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C c04a91d8-7a6f-4daf-b87f-6c9472d6d34f","name":"us-gaap:ConcentrationRiskPercentage1","unitRef":"U pure","xsiNil":"false","lang":null,"decimals":"2","ancestors":{"span":"p","td":"tr","table":"gipr:SummaryOfConcentrationOfRiskPercentageOfTenantsTableTextBlock","div","us-gaap:LesseeOperatingLeasesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R41":{"role":

"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalPaymentsDueToTheCompanyDetails","longName":"995835 - Disclosure - Leases - Summary of Future Minimum Rental Payments Due to the Company (Details)","shortName":"Leases - Summary of Future Minimum Rental Payments Due to the Company (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"41","firstAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"us-gaap:LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock","div","us-gaap:LesseeOperatingLeasesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"us-gaap:LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock","div","us-gaap:LesseeOperatingLeasesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R42":{"role":

"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails","longName":"995845 - Disclosure - Leases - Summary of Future Minimum Rental Cash Payments Due and Undiscounted Future Cash Flows (Details)","shortName":"Leases - Summary of Future Minimum Rental Cash Payments Due and Undiscounted Future Cash Flows (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"42","firstAnchor":{"contextRef":"C aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:OperatingLeaseLiability","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C 2d424601-22a2-430d-b194-ebc9cf4b1da6","name":"us-gaap:LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"us-gaap:LesseeOperatingLeaseLiabilityMaturityTableTextBlock","div","us-gaap:LesseeOperatingLeasesTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R43":{"role":

"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails","longName":"995855 - Disclosure - Non-Controlling Interests - Summary of Redeemable Non-Controlling Interests (Details)","shortName":"Non-Controlling Interests - Summary of Redeemable Non-Controlling Interests (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"43","firstAnchor":{"contextRef":"C 5f6dcb302-b8ba-4bc4-85aa-b27372bc075c","name":"us-gaap:RedeemableNoncontrollingInterestEquityCarryingAmount","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"uniqueAnchor":{"contextRef":"C 8cdacd66-a5a1-4964-b8a9-d0071e66a979","name":"us-gaap:NoncontrollingInterestIncreaseFromSubsidiaryEquityIssuance","unitRef":"U USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"ix:continuation","div","gipr:RedeemableNonControllingInterestsTextBlock","div","body","html":"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R44":{"role":

"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails","longName":"995865 - Disclosure - Non-Controlling Interests - Additional Information (Details)","shortName":"Non-Controlling Interests - Additional Information (Details)","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"44","firstAnchor":{"contextRef":"C 6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"us-

gaap:MinorityInterestDescription","unitRef":null,"xsiNil":"false","lang":"en-US","decimals":null,"ancestors":{"span":"p","gipr:RedeemableNonControllingInterestsTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true,"unique":true},"uniqueAnchor":{"contextRef":"C_6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"us-gaap:MinorityInterestDescription","unitRef":null,"xsiNil":"false","lang":"en-US","decimals":null,"ancestors":{"span":"p","gipr:RedeemableNonControllingInterestsTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true,"unique":true},"R45":{"role":"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails","longName":"995875-Disclosure-Equity-Additional-Information-Details","shortName":"Equity-Additional-Information-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"45","firstAnchor":{"contextRef":"C_aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:CommonStockSharesAuthorized","unitRef":"U-shares","xsiNil":"false","lang":null,"decimals":"INF","ancestors":{"span":"p","td":"tr","table":"body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"uniqueAnchor":{"contextRef":"C_58b606dd-78eb-4737-aaca-be7da93a32e3","name":"gipr:UndesignatedPreferredStockSharesAuthorized","unitRef":"U-shares","xsiNil":"false","lang":null,"decimals":"INF","ancestors":{"span":"p","us-gaap:StockholdersEquityNoteDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R46":{"role":"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails","longName":"995885-Disclosure-Equity-Schedule-Of-Warrants-Issued-and-Outstanding-with-Exercise-Price-Details","shortName":"Equity-Schedule-Of-Warrants-Issued-and-Outstanding-with-Exercise-Price-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"46","firstAnchor":{"contextRef":"C_aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:WarrantsIssuedAndOutstanding","unitRef":"U-shares","xsiNil":"false","lang":null,"decimals":"INF","ancestors":{"span":"p","td":"tr","table":"us-gaap:StockholdersEquityNoteDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"uniqueAnchor":{"contextRef":"C_6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"us-gaap:ClassOfWarrantOrRightOutstandingAtExercised","unitRef":"U-shares","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"us-gaap:ScheduleOfStockholdersEquityTableTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"uniqueAnchor":{"contextRef":"C_6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"us-gaap:ClassOfWarrantOrRightOutstandingAtExercised","unitRef":"U-shares","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"us-gaap:ScheduleOfStockholdersEquityTableTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"R48":{"role":"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails","longName":"995905-Disclosure-Equity-Schedule-Of-Restricted-Common-Shares-Issued-Details","shortName":"Equity-Schedule-Of-Restricted-Common-Shares-Issued-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"48","firstAnchor":{"contextRef":"C_c2cdcab7-7dad-451b-849f-858c6cadc396","name":"us-gaap:ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber","unitRef":"U-shares","xsiNil":"false","lang":null,"decimals":"INF","ancestors":{"span":"p","td":"tr","table":"us-gaap:NonvestedRestrictedStockSharesActivityTableTextBlock":{"div","us-gaap:StockholdersEquityNoteDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true,"unique":true},"uniqueAnchor":{"contextRef":"C_c2cdcab7-7dad-451b-849f-858c6cadc396","name":"us-gaap:ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber","unitRef":"U-shares","xsiNil":"false","lang":null,"decimals":"INF","ancestors":{"span":"p","td":"tr","table":"us-gaap:NonvestedRestrictedStockSharesActivityTableTextBlock":{"div","us-gaap:StockholdersEquityNoteDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true,"unique":true},"R49":{"role":"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails","longName":"995915-Disclosure-Equity-Schedule-Of-Cash-Distributions-Details","shortName":"Equity-Schedule-Of-Cash-Distributions-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"49","firstAnchor":{"contextRef":"C_c617cc02-c603-4b9d-9f7f-2134a6277b82","name":"us-gaap:DividendsPayableDateDeclaredDayMonthAndYear","unitRef":null,"xsiNil":"false","lang":"en-US","decimals":null,"ancestors":{"span":"p","td":"tr","table":"us-gaap:ScheduleOfDividendsPayableTextBlock":{"div","us-gaap:StockholdersEquityNoteDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true,"unique":true},"uniqueAnchor":{"contextRef":"C_c617cc02-c603-4b9d-9f7f-2134a6277b82","name":"us-gaap:DividendsPayableDateDeclaredDayMonthAndYear","unitRef":null,"xsiNil":"false","lang":"en-US","decimals":null,"ancestors":{"span":"p","td":"tr","table":"us-gaap:ScheduleOfDividendsPayableTextBlock":{"div","us-gaap:StockholdersEquityNoteDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true,"unique":true},"R50":{"role":"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails","longName":"995925-Disclosure-Mortgage-Loans-Schedule-Of-Promissory-Notes-Details","shortName":"Mortgage-Loans-Schedule-Of-Promissory-Notes-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"50","firstAnchor":{"contextRef":"C_aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:DebtInstrumentCarryingAmount","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"us-gaap:ScheduleOfDebtTableTextBlock":{"div","us-gaap:DebtDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"uniqueAnchor":{"contextRef":"C_161e0072-4f8e-4919-939a-6b171d517636","name":"us-gaap:DebtInstrumentFaceAmount","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"us-gaap:ScheduleOfDebtTableTextBlock":{"div","us-gaap:DebtDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"R51":{"role":"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails","longName":"995935-Disclosure-Mortgage-Loans-Schedule-Of-Promissory-Notes-Parenthetical-Details","shortName":"Mortgage-Loans-Schedule-Of-Promissory-Notes-Parenthetical-Details","isDefault":"false","groupType":"disclosure","subGroupType":"parenthetical","menuCat":"Details","order":"51","firstAnchor":{"contextRef":"C_aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:SecuredDebt","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"uniqueAnchor":{"contextRef":"C_6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"us-gaap:AmortizationOffinancingCosts","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"uniqueAnchor":{"contextRef":"C_c66f8b0a-27d6-449b-b610-97bd9bbcd32f","name":"us-gaap:DebtInstrumentIncreaseDecreaseForPeriodNet","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"-5","ancestors":{"span":"p","us-gaap:DebtDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R53":{"role":"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails","longName":"995955-Disclosure-Mortgage-Loans-Schedule-Of-Minimum-Required-Principal-Payments-Details","shortName":"Mortgage-Loans-Schedule-Of-Minimum-Required-Principal-Payments-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"52","firstAnchor":{"contextRef":"C_6978cba8-0390-42e8-9e53-9f5f915a5f93","name":"us-gaap:AmortizationOffinancingCosts","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"uniqueAnchor":{"contextRef":"C_c66f8b0a-27d6-449b-b610-97bd9bbcd32f","name":"us-gaap:DebtInstrumentIncreaseDecreaseForPeriodNet","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"-5","ancestors":{"span":"p","us-gaap:DebtDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R54":{"role":"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails","longName":"995965-Disclosure-Related-Party-Additional-Information-Details","shortName":"Related-Party-Additional-Information-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"54","firstAnchor":{"contextRef":"C_aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:CommonStockSharesIssued","unitRef":"U-shares","xsiNil":"false","lang":null,"decimals":"INF","ancestors":{"span":"p","td":"tr","table":"body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"uniqueAnchor":{"contextRef":"C_7ab934f8-5293-4f3e-9082-37ae4d58478e","name":"us-gaap:OriginationOfNotesReceivableFromRelatedParties","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"-5","ancestors":{"span":"p","us-gaap:RelatedPartyTransactionsDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R55":{"role":"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails","longName":"995975-Disclosure-Derivative-Financial-Instruments-And-Fair-Value-Measurements-Additional-Information-Details","shortName":"Derivative-Financial-Instruments-And-Fair-Value-Measurements-Additional-Information-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"55","firstAnchor":{"contextRef":"C_526a06bd-6138-4c94-8ad6-6a7c3d31e468","name":"us-gaap:DerivativeLossOnDerivative","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","us-gaap:DerivativeLossOnDerivative","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","us-gaap:DerivativeInstrumentsAndHedgingActivitiesDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true,"unique":true},"R56":{"role":"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum","longName":"995985-Disclosure-Derivative-Financial-Instruments-And-Fair-Value-Measurements-Carrying-Amounts-and-Estimated-Fair-Values-Of-Financial-Instruments-Details","shortName":"Derivative-Financial-Instruments-And-Fair-Value-Measurements-Carrying-Amounts-and-Estimated-Fair-Values-Of-Financial-Instruments-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"56","firstAnchor":{"contextRef":"C_aa0aca3c-5676-476b-94f6-ca4495b2ae18","name":"us-gaap:DerivativeAssets","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","us-gaap:DerivativeInstrumentsAndHedgingActivitiesDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true},"uniqueAnchor":{"contextRef":"C_6d2b4497-9193-4178-995d-ff26624c01f6","name":"us-gaap:DerivativeAssets","unitRef":"U-USD","xsiNil":"false","lang":null,"decimals":"0","ancestors":{"span":"p","td":"tr","table":"us-gaap:ScheduleOffairValueAssetsAndLiabilitiesMeasuredOnRecurringBasisTableTextBlock":{"div","us-gaap:DerivativeInstrumentsAndHedgingActivitiesDisclosureTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","unique":true},"R57":{"role":"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails","longName":"995995-Disclosure-Subsequent-Events-Additional-Information-Details","shortName":"Subsequent-Events-Additional-Information-Details","isDefault":"false","groupType":"disclosure","subGroupType":"details","menuCat":"Details","order":"57","firstAnchor":{"contextRef":"C_48aa84b5-fc94-47c7-af6e-7ae5a6267201","name":"us-gaap:DividendsPayableAmountPerShare","unitRef":"U-UnitedStatesOfAmericaDollarsShare","xsiNil":"false","lang":null,"decimals":"3","ancestors":{"span":"p","us-gaap:SubsequentEventsTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true,"unique":true},"uniqueAnchor":{"contextRef":"C_48aa84b5-fc94-47c7-af6e-7ae5a6267201","name":"us-gaap:DividendsPayableAmountPerShare","unitRef":"U-UnitedStatesOfAmericaDollarsShare","xsiNil":"false","lang":null,"decimals":"3","ancestors":{"span":"p","us-gaap:SubsequentEventsTextBlock":{"div","body","html"},"reportCount":1,"baseRef":"gipr-20240630.htm","first":true,"unique":true},"tag":{"gipr:AboveMarketLeaseAccumulatedAmortization":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AboveMarketLeaseAccumulatedAmortization","credit":"debit","presentation":"-"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfAcquiredLeaseIntangibleLiabilitiesDetails"},"lang":{"en-us":{"role":{"label":"Above Market Lease Accumulated Amortization","documentation":"Above market lease accumulated amortization","negatedLabel":"Accumulated amortization to offset building expenses"}}},"auth_ref":{"gipr:AboveMarketLeaseGross":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AboveMarketLeaseGross","credit":"credit","presentation":"-"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfAcquiredLeaseIntangibleLiabilitiesDetails"},"lang":{"en-us":{"

"role": "f", "terseLabel": "Acquired lessor lease intangible liabilities", "label": "Above Market Lease Gross", "documentation": "Above market lease gross.", "auth_ref": "f", "gipr_AboveMarketLeaseNet": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AboveMarketLeaseNet", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfAcquiredLeaseIntangibleLiabilitiesDetails", "lang": "f", "en-us": "f", "role": "f", "totalLabel": "Acquired lessee lease intangible liabilities, net", "terseLabel": "Acquired lease intangible liabilities, net", "label": "Above Market Lease Net", "documentation": "Above market lease net", "auth_ref": "f", "us-gaap_AboveMarketLeasesMember": "f", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AboveMarketLeasesMember", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetTables", "lang": "f", "en-us": "f", "role": "f", "label": "Above Market Leases fMember", "documentation": "Leases acquired as part of a real property acquisition at above market lease rate.", "auth_ref": "f", "r995", "r996", "r997", "r998", "r999", "r1001", "r1003", "r1004", "us-gaap_AccountingPoliciesAbstract": "f", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccountingPoliciesAbstract", "lang": "f", "en-us": "f", "role": "f", "label": "Accounting Policies fAbstract", "auth_ref": "f", "us-gaap_AccountsPayableCurrentAndNoncurrent": "f", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccountsPayableCurrentAndNoncurrent", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "f", "en-us": "f", "role": "f", "totalLabel": "Accounts Payable, Total", "terseLabel": "Accounts payable", "label": "Accounts Payable Current And Noncurrent", "documentation": "Carrying value as of the balance sheet date of liabilities incurred (and for which invoices have typically been received) and payable to vendors for goods and services received that are used in an entity's business.", "auth_ref": "f", "r131", "r1102", "us-gaap_AccountsReceivableNetCurrent": "f", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccountsReceivableNetCurrent", "crdr": "debit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "f", "en-us": "f", "role": "f", "totalLabel": "Accounts Receivable, after Allowance for Credit Loss, Current, Total", "terseLabel": "Accounts receivable", "label": "Accounts Receivable Net Current", "documentation": "Amount, after allowance for credit loss, of right to consideration from customer for product sold and service rendered in normal course of business, classified as current.", "auth_ref": "f", "r986", "gipr_AccruedExpenseRelatedParty": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AccruedExpenseRelatedParty", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "f", "en-us": "f", "role": "f", "terseLabel": "Accrued expense - related party", "label": "Accrued Expense - Related Party", "documentation": "Accrued expense - related party", "auth_ref": "f", "us-gaap_AccruedLiabilitiesCurrentAndNoncurrent": "f", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccruedLiabilitiesCurrentAndNoncurrent", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "f", "en-us": "f", "role": "f", "totalLabel": "Accrued Liabilities, Total", "terseLabel": "Accrued expenses", "label": "Accrued Liabilities Current And Noncurrent", "documentation": "Carrying value as of the balance sheet date of obligations incurred and payable, pertaining to costs that are statutory in nature, are incurred on contractual obligations, or accumulate over time and for which invoices have not yet been received or will not be rendered. Examples include taxes, interest, rent and utilities.", "auth_ref": "f", "r131", "gipr_AcquiredLeaseIntangibleAssetNetTextBlock": "f", "xbrltype": "textBlockItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleAssetNetTextBlock", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNet", "lang": "f", "en-us": "f", "role": "f", "terseLabel": "Acquired Lease Intangible Assets, Net", "label": "Acquired Lease Intangible Asset Net fText Block", "documentation": "Acquired lease intangible asset, net.", "auth_ref": "f", "gipr_AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeAfterYearFour": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeAfterYearFour", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails", "lang": "f", "en-us": "f", "role": "f", "terseLabel": "Thereafter", "label": "Acquired Lease Intangible Liabilities Amortization Income After Year Four", "documentation": "Acquired lease intangible liabilities amortization income after year four", "auth_ref": "f", "gipr_AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeNextTwelveMonths": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeNextTwelveMonths", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails", "lang": "f", "en-us": "f", "role": "f", "label": "Acquired Lease Intangible Liabilities Amortization Income Next Twelve Months", "documentation": "Acquired lease intangible liabilities amortization income next twelve months.", "terseLabel": "2025", "auth_ref": "f", "gipr_AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeRemainderOfFiscalYear": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeRemainderOfFiscalYear", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails", "lang": "f", "en-us": "f", "role": "f", "terseLabel": "2024 (6 months remaining)", "label": "Acquired Lease Intangible Liabilities Amortization Income Remainder Of Fiscal Year", "documentation": "Acquired lease intangible liabilities amortization income remainder of fiscal year.", "auth_ref": "f", "gipr_AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeYearFour": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeYearFour", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails", "lang": "f", "en-us": "f", "role": "f", "label": "Acquired Lease Intangible Liabilities Amortization Income Year Four", "documentation": "Acquired lease intangible liabilities amortization income year four.", "terseLabel": "2028", "auth_ref": "f", "gipr_AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeYearThree": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeYearThree", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails", "lang": "f", "en-us": "f", "role": "f", "label": "Acquired Lease Intangible Liabilities Amortization Income Year Three", "documentation": "Acquired lease intangible liabilities amortization income year three.", "terseLabel": "2027", "auth_ref": "f", "gipr_AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeYearTwo": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleLiabilitiesAmortizationIncomeYearTwo", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails", "lang": "f", "en-us": "f", "role": "f", "label": "Acquired Lease Intangible Liabilities Amortization Income Year Two", "documentation": "Acquired lease intangible liabilities amortization income year two.", "terseLabel": "2026", "auth_ref": "f", "gipr_AcquiredLeaseIntangibleLiabilitiesNet": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleLiabilitiesNet", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "f", "en-us": "f", "role": "f", "totalLabel": "Acquired lessor lease intangible liabilities, net", "terseLabel": "Acquired lease intangible liabilities, net", "label": "Acquired Lease Intangible Liabilities Net", "documentation": "Acquired lease intangible liabilities, net.", "auth_ref": "f", "gipr_AcquiredLeaseIntangibleLiabilitiesNet1": "f", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleLiabilitiesNet1", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfAcquiredLeaseIntangibleLiabilitiesDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails", "lang": "f", "en-us": "f", "role": "f", "totalLabel": "Acquired lessor lease intangible liabilities, net", "label": "Acquired Lease Intangible Liabilities Net1", "documentation": "Acquired Lease Intangible Liabilities Net1", "auth_ref": "f", "gipr_AcquiredLeaseIntangibleLiabilityNetDisclosureTextBlock": "f", "xbrltype": "textBlockItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AcquiredLeaseIntangibleLiabilityNetDisclosureTextBlock", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNet", "lang": "f", "en-us": "f", "role": "f", "terseLabel": "Acquired Lease Intangible Liabilities, net", "label": "Acquired Lease Intangible Liability Net Disclosure fText Block", "documentation": "Acquired lease intangible liability, net.", "auth_ref": "f", "ecd_Additional402vDisclosureTextBlock": "f", "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Additional402vDisclosureTextBlock", "presentation": "f", "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "f", "en-us": "f", "role": "f", "label": "Additional 402(v) Disclosure fText Block", "terseLabel": "Additional 402(v) Disclosure", "auth_ref": "f", "r885", "us-gaap_AdditionalPaidInCapitalCommonStock": "f", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AdditionalPaidInCapitalCommonStock", "crdr": "credit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "f", "en-us": "f", "role": "f", "terseLabel": "Additional paid in capital", "label": "Additional Paid In Capital Common Stock", "verboseLabel": "Additional paid in capital", "documentation": "Value received from shareholders in common stock-related transactions that are in excess of par value or stated value and amounts received from other stock-related transactions. Includes only common stock transactions (excludes preferred stock transactions). May be called contributed capital, capital in excess of par, capital surplus, or paid in capital.", "auth_ref": "f", "r90", "us-gaap_AdditionalPaidInCapitalMember": "f", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AdditionalPaidInCapitalMember", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited", "lang": "f", "en-us": "f", "role": "f", "terseLabel": "Additional Paid-In Capital", "label": "Additional Paid In Capital fMember", "documentation": "Excess of issue price over par or stated value of the entity's capital stock and amounts received from other transactions involving the entity's stock or stockholders.", "auth_ref": "f", "r642", "r973", "r974", "r975", "r977", "r1059", "r1137", "ecd_AdjToCompAmt": "f", "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AdjToCompAmt", "presentation": "f", "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "f", "en-us": "f", "role": "f", "label": "Adjustment to Compensation Amount", "terseLabel": "Adjustment to Compensation, Amount", "auth_ref": "f", "r898", "ecd_AdjToCompAxis": "f", "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AdjToCompAxis", "presentation": "f", "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "f", "en-us": "f", "role": "f", "label": "Adjustment to Compensation fAxis", "terseLabel": "Adjustment to Compensation", "auth_ref": "f", "r898", "ecd_AdjToNonPeeoNeoCompFnTextBlock": "f", "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AdjToNonPeeoNeoCompFnTextBlock", "presentation": "f", "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "f", "en-us": "f", "role": "f", "label": "Adjustment to Non-PEO NEO Compensation Footnote fText Block", "terseLabel": "Adjustment to Non-PEO NEO Compensation Footnote", "auth_ref": "f", "r898", "ecd_AdjToPeeoCompFnTextBlock": "f", "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AdjToPeeoCompFnTextBlock", "presentation": "f", "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "f", "en-us": "f", "role": "f", "label": "Adjustment To PEO Compensation, Footnote fText Block", "terseLabel": "Adjustment To PEO Compensation, Footnote", "auth_ref": "f", "r898", "us-gaap_AdjustmentsToAdditionalPaidInCapitalStockIssuedIssuanceCosts": "f", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AdjustmentsToAdditionalPaidInCapitalStockIssuedIssuanceCosts", "crdr": "debit", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited", "lang": "f", "en-us": "f", "role": "f", "verboseLabel": "Issuance costs in additional paid in capital", "terseLabel": "Stock issuance costs", "label": "Adjustments to Additional Paid in Capital, Stock Issued, Issuance Costs", "negatedLabel": "Stock issuance costs", "documentation": "Amount of decrease in additional paid in capital (APIC) resulting from direct costs associated with issuing stock. Includes, but is not limited to, legal and accounting fees and direct costs associated with stock issues under a shelf registration.", "auth_ref": "f", "r9", "r119", "us-gaap_AdjustmentsToReconcileNetIncomeLossToCashProvidedByUsedInOperatingActivitiesAbstract": "f", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AdjustmentsToReconcileNetIncomeLossToCashProvidedByUsedInOperatingActivitiesAbstract", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "f", "en-us": "f", "role": "f", "terseLabel": "Adjustments to reconcile net loss to cash from operating activities", "label": "Adjustments To Reconcile Net Income Loss To Cash Provided By Used In Operating Activities fAbstract", "auth_ref": "f", "gipr_AggregateSharesOfCommonStockToNonEmployee": "f", "xbrltype": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AggregateSharesOfCommonStockToNonEmployee", "presentation": "f", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "lang": "f", "en-us": "f", "role": "f", "terseLabel": "Aggregate shares of common stock", "label": "Aggregate Shares of Common Stock To Non-Employee", "documentation": "Aggregate Shares of Common Stock to non-Employee", "auth_ref": "f", "ecd_AggtChngPnsnValInSummryCompstnTblForApblYrMember": "f", "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AggtChngPnsnValInSummryCompstnTblForApblYrMember", "presentation": "f", "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "f", "en-us": "f", "role": "f", "label": "Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table fMember", "terseLabel": "Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table", "auth_ref": "f", "r931", "ecd_AggtErrCompAmt": "f", "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AggtErrCompAmt", "presentation": "f", "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "f", "en-us": "f", "role": "f", "label": "Aggregate Erroneous Compensation Amount", "terseLabel": "Aggregate Erroneous

CompensationAmount":1},"auth_ref":{"r857","r867","r877","r909"},"ecd_AggtErrCompNotYetDeterminedTextBlock":{"xbrltype":"textBlockItemType","nsuri":"http://xbrl.sec.gov/ecd/2024","localname":"AggtErrCompNotYetDeterminedTextBlock","presentation":{"http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"},"lang":{"en-us":{"role":{"label":"Aggregate Erroneous Compensation Not Yet Determined [Text Block]","terseLabel":"Aggregate Erroneous Compensation Not Yet Determined"}}},"auth_ref":{"r860","r870","r880","r912"},"ecd_AggtPnsnAdjsSvcCstMember":{"xbrltype":"domainItemType","nsuri":"http://xbrl.sec.gov/ecd/2024","localname":"AggtPnsnAdjsSvcCstMember","presentation":{"http://xbrl.sec.gov/ecd/role/PvpDisclosure"},"lang":{"en-us":{"role":{"label":"Aggregate Pension Adjustments Service Cost [Member]","terseLabel":"Aggregate Pension Adjustments Service Cost"}}},"auth_ref":{"r932"},"ecd_AllAdjToCompMember":{"xbrltype":"domainItemType","nsuri":"http://xbrl.sec.gov/ecd/2024","localname":"AllAdjToCompMember","presentation":{"http://xbrl.sec.gov/ecd/role/PvpDisclosure"},"lang":{"en-us":{"role":{"label":"All Adjustments to Compensation [Member]","terseLabel":"All Adjustments to Compensation"}}},"auth_ref":{"r898"},"ecd_AllExecutiveCategoriesMember":{"xbrltype":"domainItemType","nsuri":"http://xbrl.sec.gov/ecd/2024","localname":"AllExecutiveCategoriesMember","presentation":{"http://xbrl.sec.gov/ecd/role/PvpDisclosure"},"lang":{"en-us":{"role":{"label":"All Executive Categories [Member]","terseLabel":"All Executive Categories"}}},"auth_ref":{"r905"},"ecd_AllIndividualsMember":{"xbrltype":"domainItemType","nsuri":"http://xbrl.sec.gov/ecd/2024","localname":"AllIndividualsMember","presentation":{"http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure"},"http://xbrl.sec.gov/ecd/role/ErrCompDisclosure"},"http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements":{"http://xbrl.sec.gov/ecd/role/PvpDisclosure"},"lang":{"en-us":{"role":{"label":"All Individuals [Member]","terseLabel":"All Individuals"}}},"auth_ref":{"r861","r871","r881","r905","r913","r917","r925"},"ecd_AllTradingArrangementsMember":{"xbrltype":"domainItemType","nsuri":"http://xbrl.sec.gov/ecd/2024","localname":"AllTradingArrangementsMember","presentation":{"http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements"},"lang":{"en-us":{"role":{"label":"All Trading Arrangements [Member]","terseLabel":"All Trading Arrangements"}}},"auth_ref":{"r923"},"us-gaap AllocatedShareBasedCompensationExpense":{"xbrltype":"monetaryItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AllocatedShareBasedCompensationExpense","crdr":"debit","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails"},"lang":{"en-us":{"role":{"terseLabel":"Compensation expense","label":"Allocated Share Based Compensation Expense","documentation":"Amount of expense for award under share-based payment arrangement. Excludes amount capitalized."}}},"auth_ref":{"r413","r419"},"dei AmendmentFlag":{"xbrltype":"booleanItemType","nsuri":"http://xbrl.sec.gov/dei/2024","localname":"AmendmentFlag","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation"},"lang":{"en-us":{"role":{"terseLabel":"Amendment Flag","label":"Amendment Flag","documentation":"Boolean flag that is true when the XBRL content amends previously-filed or accepted submission."}}},"auth_ref":{"r923"},"gipr AmericanMomentumBankMember":{"xbrltype":"domainItemType","nsuri":"http://gipreit.com/20240630","localname":"AmericanMomentumBankMember","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"},"lang":{"en-us":{"role":{"terseLabel":"American Momentum Bank","label":"American Momentum Bank [Member]","documentation":"American Momentum Bank."}}},"auth_ref":{"r923"},"us-gaap AmortizationOfAboveAndBelowMarketLeases":{"xbrltype":"monetaryItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AmortizationOfAboveAndBelowMarketLeases","crdr":"debit","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfDisaggregationOfLeaseIncomeDetails"},"lang":{"en-us":{"role":{"label":"Amortization of above and below Market Leases","terseLabel":"Amortization of above- and below-market leases, net","documentation":"Amount of non-cash amortization of intangible asset (liability) for above and below market leases."}}},"auth_ref":{"r968"},"gipr AmortizationOfAboveMarketGroundLease":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AmortizationOfAboveMarketGroundLease","crdr":"credit","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited"},"lang":{"en-us":{"role":{"negatedLabel":"Amortization of above market ground lease","terseLabel":"Amortization for above market lease liability","label":"Amortization Of Above Market Ground Lease","documentation":"Amortization of above market ground lease."}}},"auth_ref":{"r923"},"gipr AmortizationOfAboveMarketLeases":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AmortizationOfAboveMarketLeases","crdr":"credit","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited"},"lang":{"en-us":{"role":{"documentation":"Amortization Of Above Market Leases","label":"Amortization Of Above Market Leases","negatedLabel":"Amortization of above market leases"}}},"auth_ref":{"r923"},"gipr AmortizationOfAcquiredLeaseIntangibleAssets":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AmortizationOfAcquiredLeaseIntangibleAssets","crdr":"debit","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited"},"lang":{"en-us":{"role":{"label":"Amortization Of Acquired Lease Intangible Assets","documentation":"Amortization of acquired lease intangible assets","terseLabel":"Amortization of acquired tenant improvements"}}},"auth_ref":{"r923"},"us-gaap AmortizationOfBelowMarketLease":{"xbrltype":"monetaryItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AmortizationOfBelowMarketLease","crdr":"credit","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleLiabilitiesNetAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfDisaggregationOfLeaseIncomeDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited"},"lang":{"en-us":{"role":{"terseLabel":"Amortization of below market leases","negatedLabel":"Amortization of below market leases","label":"Amortization Of Below Market Lease","documentation":"Amount of amortization of acquired leases acquired as part of a real property acquisition at below market lease rate with a finite life."}}},"auth_ref":{"r923"},"us-gaap AmortizationOfFinancingCosts":{"xbrltype":"monetaryItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AmortizationOfFinancingCosts","crdr":"debit","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited"},"lang":{"en-us":{"role":{"terseLabel":"Amortization of debt issuance costs","label":"Amortization Of Financing Costs","documentation":"Amount of amortization expense attributable to debt issuance costs."}}},"auth_ref":{"r100","r347","r968","r1080"},"us-gaap AmortizationOfIntangibleAssets":{"xbrltype":"monetaryItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AmortizationOfIntangibleAssets","crdr":"debit","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited"},"lang":{"en-us":{"role":{"terseLabel":"Amortization of lease intangible assets","label":"Amortization of Intangible Assets","verboseLabel":"Amortization of in-place leases","documentation":"The aggregate expense charged against earnings to allocate the cost of intangible assets (nonphysical assets not used in production) in a systematic and rational manner to the periods expected to benefit from such assets. As a noncash expense, this element is added back to net income when calculating cash provided by or used in operations using the indirect method."}}},"auth_ref":{"r5","r291","r298","r789"},"us-gaap AreaOfLand":{"xbrltype":"areaItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AreaOfLand","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails"},"lang":{"en-us":{"role":{"terseLabel":"Area of property","label":"Area Of Land","documentation":"Area of land held."}}},"auth_ref":{"r923"},"us-gaap AreaOfRealEstateProperty":{"xbrltype":"areaItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AreaOfRealEstateProperty","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails"},"lang":{"en-us":{"role":{"label":"Area of Real Estate Property","documentation":"Area of a real estate property."}}},"auth_ref":{"r923"},"us-gaap ArrangementsAndNonarrangementTransactionsMember":{"xbrltype":"domainItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"ArrangementsAndNonarrangementTransactionsMember","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails"},"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails"},"lang":{"en-us":{"role":{"terseLabel":"Collaborative Arrangement and Arrangement Other than Collaborative","label":"Arrangements And Nonarrangement Transactions [Member]","documentation":"Collaborative arrangement and arrangement other than collaborative applicable to revenue-generating activity or operations."}}},"auth_ref":{"r439"},"gipr AssetAcquisitionAcquiredLeaseIntangibleAssets":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AssetAcquisitionAcquiredLeaseIntangibleAssets","crdr":"debit","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails"},"lang":{"en-us":{"role":{"terseLabel":"Acquired lease intangible assets","label":"Asset Acquisition Acquired Lease Intangible Assets","documentation":"Asset acquisition acquired lease intangible assets."}}},"auth_ref":{"r923"},"gipr AssetAcquisitionAcquiredLeaseIntangibleLiability":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AssetAcquisitionAcquiredLeaseIntangibleLiability","crdr":"credit","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails"},"lang":{"en-us":{"role":{"negatedLabel":"Less Acquired lease intangible liabilities","label":"Asset Acquisition Acquired Lease Intangible Liability","documentation":"Asset acquisition acquired lease intangible liability."}}},"auth_ref":{"r923"},"gipr AssetAcquisitionAcquiredRightOfUseAsset":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AssetAcquisitionAcquiredRightOfUseAsset","crdr":"debit","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails"},"lang":{"en-us":{"role":{"terseLabel":"Right of use asset","label":"Asset Acquisition Acquired Right Of Use Asset","documentation":"Asset Acquisition Acquired Right Of Use Asset"}}},"auth_ref":{"r923"},"gipr AssetAcquisitionAcquiredRightOfUseLiability":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AssetAcquisitionAcquiredRightOfUseLiability","crdr":"credit","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails"},"lang":{"en-us":{"role":{"label":"Asset Acquisition Acquired Right Of Use Liability","documentation":"Asset Acquisition Acquired Right Of Use Liability","terseLabel":"Less: Lease liability"}}},"auth_ref":{"r923"},"us-gaap AssetAcquisitionAxis":{"xbrltype":"stringItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AssetAcquisitionAxis","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateTables"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails"},"lang":{"en-us":{"role":{"terseLabel":"Asset Acquisition","label":"Asset Acquisition [Axis]","documentation":"Information by asset acquisition."}}},"auth_ref":{"r292","r293","r294","r295","r296","r1054"},"gipr AssetAcquisitionBuildingAndSiteImprovements":{"xbrltype":"monetaryItemType","nsuri":"http://gipreit.com/20240630","localname":"AssetAcquisitionBuildingAndSiteImprovements","crdr":"debit","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails"},"lang":{"en-us":{"role":{"terseLabel":"Building and site improvements","label":"Asset Acquisition Building and Site Improvements","documentation":"Asset acquisition building and site improvements."}}},"auth_ref":{"r923"},"us-gaap AssetAcquisitionDomain":{"xbrltype":"domainItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AssetAcquisitionDomain","presentation":{"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateTables"},"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails"},"lang":{"en-us":{"role":{"terseLabel":"Asset Acquisition","label":"Asset Acquisition [Domain]","documentation":"Asset acquisition."}}},"auth_ref":{"r292","r293","r294","r295","r296","r1054"},"us-gaap AssetAcquisitionEffectiveDateOfAcquisition":{"xbrltype":"dateItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"AssetAcquisitionEffectiveDateOfAcquisition","presentation":{"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails"},"lang":{"en-us":{"role":{"terseLabel":"Property

acquired date", "label": "Asset Acquisition Effective Date Of Acquisition", "documentation": "Date when acquirer obtains control of acquired asset, in YYYY-MM-DD format." } } }, "auth_ref": { "r1054", "r1055" } } }, "us-gaap_AssetAcquisitionIndemnificationAssetAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetAcquisitionIndemnificationAssetAmount", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails" } }, "lang": { "en-us": { "role": { "totalLabel": "Total real estate investments", "verboseLabel": "Acquisition of building", "label": "Asset Acquisition Indemnification Asset Amount", "documentation": "Amount of indemnification asset recognized at acquisition date in asset acquisition." } } }, "auth_ref": { "r1054" } }, "gipr_AssetAcquisitionLand": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AssetAcquisitionLand", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails" } }, "lang": { "en-us": { "role": { "terseLabel": "Land", "label": "Asset Acquisition Land", "documentation": "Asset acquisition land." } } }, "auth_ref": { "us-gaap_AssetAcquisitionLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetAcquisitionLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails" } }, "lang": { "en-us": { "role": { "terseLabel": "Asset Acquisition [Line Items]", "label": "Asset Acquisition [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r1054" } } }, "gipr_AssetAcquisitionRecognizedIdentifiableAssetsAcquiredAndLiabilitiesAssumedNet": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AssetAcquisitionRecognizedIdentifiableAssetsAcquiredAndLiabilitiesAssumedNet", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails" } }, "lang": { "en-us": { "role": { "totalLabel": "Total real estate investments, net", "label": "Asset Acquisition Recognized Identifiable Assets Acquired And Liabilities Assumed Net", "documentation": "Asset acquisition recognized identifiable assets acquired and liabilities assumed net." } } }, "auth_ref": { "us-gaap_AssetAcquisitionTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetAcquisitionTable", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails" } }, "lang": { "en-us": { "role": { "terseLabel": "Asset Acquisition [Table]", "label": "Asset Acquisition [Table]", "documentation": "Disclosure of information about asset acquisition." } } }, "auth_ref": { "r1054" } } }, "gipr_AssetAcquisitionTenantImprovements": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AssetAcquisitionTenantImprovements", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails" } }, "lang": { "en-us": { "role": { "terseLabel": "Tenant improvements", "label": "Asset Acquisition Tenant Improvements", "documentation": "Asset acquisition tenant improvements." } } }, "auth_ref": { "gipr_AssetAcquisitionThroughDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AssetAcquisitionThroughDebt", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails" } }, "lang": { "en-us": { "role": { "verboseLabel": "Asset acquisition through debt", "label": "Asset Acquisition Through Debt", "documentation": "Asset acquisition through debt." } } }, "auth_ref": { "us-gaap_Assets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Assets", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited" } }, "lang": { "en-us": { "role": { "totalLabel": "Total Assets", "label": "Assets", "documentation": "Amount of asset recognized for present right to economic benefit." } } }, "auth_ref": { "r129", "r145", "r166", "r191", "r223", "r227", "r233", "r234", "r273", "r316", "r317", "r318", "r319", "r320", "r321", "r322", "r323", "r324", "r441", "r445", "r479", "r592", "r697", "r783", "r784", "r918", "r948", "r1015", "r1016", "r1090" } } }, "us-gaap_AssetsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetsAbstract", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited" } }, "lang": { "en-us": { "role": { "terseLabel": "Assets", "label": "Assets [Abstract]" } } }, "auth_ref": { "gipr_AssetsAcquisitionConsiderationTransferredRedeemableNonControllingInterestIssuedAndIssuable": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "AssetsAcquisitionConsiderationTransferredRedeemableNonControllingInterestIssuedAndIssuable", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails" } }, "lang": { "en-us": { "role": { "verboseLabel": "Cash capital contribution through issuance of redeemable non-controlling interest", "terseLabel": "Capital contribution received", "label": "Assets Acquisition Consideration Transferred Redeemable Non Controlling Interest Issued And Issuable", "documentation": "Asset acquisition consideration transferred redeemable non-controlling interest issued and issuable." } } }, "auth_ref": { "us-gaap_AssetsFairValueDisclosure": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetsFairValueDisclosureAbstract", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum", "lang": { "en-us": { "role": { "verboseLabel": "Fair Value", "totalLabel": "Assets, Fair Value Disclosure, Total", "label": "Assets, Fair Value Disclosure", "terseLabel": "Fair value disclosure assets", "documentation": "Fair value portion of asset recognized for present right to economic benefit." } } }, "auth_ref": { "r462", "r463", "r806" } } }, "us-gaap_AssetsFairValueDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetsFairValueDisclosureAbstract", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum", "lang": { "en-us": { "role": { "terseLabel": "Financial assets", "label": "Assets, Fair Value Disclosure [Abstract]" } } }, "auth_ref": { "ecd_AwardExrcPrice": { "xbrltype": "perShareItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardExrcPrice", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Award Exercise Price", "terseLabel": "Exercise Price" } } }, "auth_ref": { "r920" } } }, "ecd_AwardGrantDateFairValue": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardGrantDateFairValue", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Award Grant Date Fair Value", "terseLabel": "Fair Value as of Grant Date" } } }, "auth_ref": { "r921" } } }, "ecd_AwardTmgDiscLineItems": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardTmgDiscLineItems", "lang": { "en-us": { "role": { "label": "Award Timing Disclosures [Line Items]", "terseLabel": "Award Timing Disclosures" } } }, "auth_ref": { "r916" } } }, "ecd_AwardTmgHowMnpiCnsdrdTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardTmgHowMnpiCnsdrdTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Award Timing, How MNPI Considered [Text Block]", "terseLabel": "Award Timing, How MNPI Considered" } } }, "auth_ref": { "r916" } } }, "ecd_AwardTmgMethodTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardTmgMethodTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Award Timing Method [Text Block]", "terseLabel": "Award Timing Method" } } }, "auth_ref": { "r916" } } }, "ecd_AwardTmgMnpiCnsdrdFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardTmgMnpiCnsdrdFlag", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Award Timing Predetermined [Flag]", "terseLabel": "Award Timing Predetermined" } } }, "auth_ref": { "r916" } } }, "us-gaap_AwardTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AwardTypeAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails", "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Award Type [Axis]", "terseLabel": "Award Type", "documentation": "Information by type of award under share-based payment arrangement." } } }, "auth_ref": { "r384", "r385", "r386", "r388", "r389", "r390", "r391", "r392", "r393", "r394", "r395", "r396", "r397", "r398", "r399", "r400", "r401", "r402", "r403", "r404", "r405", "r408", "r409", "r410", "r411", "r412" } } }, "ecd_AwardUndrlygSecuritiesAmt": { "xbrltype": "decimalItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardUndrlygSecuritiesAmt", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Award Underlying Securities Amount", "terseLabel": "Underlying Securities" } } }, "auth_ref": { "r919" } } }, "ecd_AwardsCloseToMnpiDiscIndName": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardsCloseToMnpiDiscIndName", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Awards Close in Time to MNPI Disclosures, Individual Name", "terseLabel": "Name" } } }, "auth_ref": { "r918" } } }, "ecd_AwardsCloseToMnpiDiscTable": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardsCloseToMnpiDiscTable", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Awards Close in Time to MNPI Disclosures [Table]", "terseLabel": "Awards Close in Time to MNPI Disclosures" } } }, "auth_ref": { "r917" } } }, "ecd_AwardsCloseToMnpiDiscTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "AwardsCloseToMnpiDiscTableTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure" } }, "lang": { "en-us": { "role": { "label": "Awards Close in Time to MNPI Disclosures [Table Text Block]", "terseLabel": "Awards Close in Time to MNPI Disclosures, Table" } } }, "auth_ref": { "r917" } } }, "us-gaap_BasisOfAccountingPolicyPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "BasisOfAccountingPolicyPolicyTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies", "lang": { "en-us": { "role": { "terseLabel": "Basis of Presentation", "label": "Basis Of Accounting Policy Policy [Text Block]", "documentation": "Disclosure of accounting policy for basis of accounting, or basis of presentation, used to prepare the financial statements (for example, US Generally Accepted Accounting Principles, Other Comprehensive Basis of Accounting, IFRS)." } } }, "auth_ref": { "gipr_BayportLoansMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "BayportLoansMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails" } }, "lang": { "en-us": { "role": { "terseLabel": "Bayport Loans", "label": "Bayport Loans [Member]", "documentation": "Bayport loans." } } }, "auth_ref": { "us-gaap_BelowMarketLeaseAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "BelowMarketLeaseAbstract", "lang": { "en-us": { "role": { "label": "Below Market Lease [Abstract]" } } }, "auth_ref": { "us-gaap_BelowMarketLeaseAccumulatedAmortization": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "BelowMarketLeaseAccumulatedAmortization", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfAcquiredLeaseIntangibleLiabilitiesDetails", "lang": { "en-us": { "role": { "label": "Below Market Lease Accumulated Amortization", "negatedLabel": "Accumulated accretion to rental income", "documentation": "Amount of accumulated amortization of leases acquired as part of a real property acquisition at below market lease rate with a finite life." } } }, "auth_ref": { "us-gaap_BelowMarketLeaseFutureAmortizationIncomeTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "BelowMarketLeaseFutureAmortizationIncomeTableTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetTables", "lang": { "en-us": { "role": { "terseLabel": "Summary of Future Amortization for Intangible Liabilities", "label": "Below Market Lease Future Amortization Income Table [Text Block]", "documentation": "Tabular disclosure of the amount of amortization income expected to be recorded in succeeding fiscal years for leases acquired as part of a real property acquisition at below market lease rate with a finite life." } } }, "auth_ref": { "us-gaap_BelowMarketLeaseGross": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "BelowMarketLeaseGross", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfAcquiredLeaseIntangibleLiabilitiesDetails", "lang": { "en-us": { "role": { "terseLabel": "Acquired lessor lease intangible liabilities", "label": "Below Market Lease Gross", "documentation": "Amount before amortization of leases acquired as part of a real property acquisition at below market lease rate with a finite life." } } }, "auth_ref": { "gipr_BestBuyGrandJunctionColoradoMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "BestBuyGrandJunctionColoradoMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "lang": { "en-us": { "role": { "terseLabel": "Best Buy - Grand Junction, Colorado", "label": "Best Buy - Grand Junction, Colorado [Member]", "documentation": "Best Buy - Grand Junction, Colorado." } } }, "auth_ref": { "gipr_BrownFamilyEnterprisesLcMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "BrownFamilyEnterprisesLcMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": { "en-us": { "role": { "documentation": "Brown Family Enterprises, LLC", "label": "Brown Family Enterprises, LLC [Member]", "terseLabel": "Brown Family Enterprises, LLC" } } }, "auth_ref": { "gipr_BrownFamilyTrustMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "BrownFamilyTrustMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails" }, {"lang": "en-us", "role": "terseLabel": "Brown Family Trust", "label": "Brown Family Trust [Member]", "documentation": "Brown Family Trust [Member]", "auth_ref": "H"}, {"gipr_BuildingExpenses": {"xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "BuildingExpenses", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited" }, {"lang": "en-us", "role": "terseLabel": "Building expenses", "label": "Building Expenses", "documentation": "Building expenses." } } }, {"auth_ref": "H"}, {"us-gaap_BuildingImprovementsMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "BuildingImprovementsMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails" }, {"lang": "en-us", "role": "terseLabel": "Tenant Improvements", "label": "Building Improvements [Member]", "documentation": "Addition, improvement, or renovation to a facility held for productive use including, but not limited to, office, production, storage and distribution facilities." } } }, {"auth_ref": "r110"}, {"gipr_BuildingInCocoaFLMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "BuildingInCocoaFLMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails" }, {"lang": "en-us", "role": "terseLabel": "Cocoa FL", "label": "Building In Cocoa FL [Member]", "documentation": "Building in Cocoa, FL." } } }, {"auth_ref": "H"}, {"gipr_BuildingInTampaFLMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "BuildingInTampaFLMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails" }, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails" }, {"lang": "en-us", "role": "verboselabel": "Building In Tampa FL", "terseLabel": "Tampa, FL", "label": "Building In Tampa FL [Member]", "documentation": "Tampa, FL." } } }, {"auth_ref": "H"}, {"us-gaap_BuildingMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "BuildingMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails" }, {"lang": "en-us", "role": "terseLabel": "Buildings", "label": "Building [Member]", "documentation": "Facility held for productive use including, but not limited to, office, production, storage and distribution facilities." } } }, {"auth_ref": "r110"}, {"gipr_BuildingsInNorfolkVAMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "BuildingsInNorfolkVAMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails" }, {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails" }, {"lang": "en-us", "role": "terseLabel": "Norfolk, VA", "label": "Buildings In Norfolk VA [Member]", "documentation": "Buildings in Norfolk, VA." } } }, {"auth_ref": "H"}, {"us-gaap_BusinessAcquisitionLineItems": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "BusinessAcquisitionLineItems", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails" }, {"lang": "en-us", "role": "terseLabel": "Business Acquisition [Line Items]", "label": "Business Acquisition [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, {"auth_ref": "r436"}, {"us-gaap_CapitalUnitsMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CapitalUnitsMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails" }, {"lang": "en-us", "role": "terseLabel": "Common Units", "label": "Capital Units [Member]", "documentation": "Type of ownership interest in a corporation. Class of capital units or capital shares." } } }, {"auth_ref": "H"}, {"us-gaap_CashAndCashEquivalentsAtCarryingValue": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashAndCashEquivalentsAtCarryingValue", "crdr": "debit", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureSummaryOfSignificantAccountingPoliciesScheduleOfReconciliationOfCashAndCashEquivalentsAndRestrictedCashDetails" }, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails" }, {"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited" }, {"lang": "en-us", "role": "totalLabel": "Cash and Cash Equivalents, at Carrying Value, Total", "terseLabel": "Cash and cash equivalents", "label": "Cash And Cash Equivalents At Carrying Value", "documentation": "Amount of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation." } } }, {"auth_ref": "r17", "r164", "r772"}, {"us-gaap_CashAndCashEquivalentsMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashAndCashEquivalentsMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOfFinancialInstrum", "lang": "en-us", "role": "label": "Cash and Cash Equivalents [Member]", "terseLabel": "Cash and cash equivalents", "documentation": "Currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, {"auth_ref": "H"}, {"us-gaap_CashAndCashEquivalentsRestrictedCashAndCashEquivalentsPolicy": {"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashAndCashEquivalentsRestrictedCashAndCashEquivalentsPolicy", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies" }, {"lang": "en-us", "role": "terseLabel": "Cash", "label": "Cash And Cash Equivalents Restricted Cash And Cash Equivalents Policy", "documentation": "Entity's cash and cash equivalents accounting policy with respect to restricted balances. Restrictions may include legally restricted deposits held as compensating balances against short-term borrowing arrangements, contracts entered into with others, or company statements of intention with regard to particular deposits; however, time deposits and short-term certificates of deposit are not generally included in legally restricted deposits." } } }, {"auth_ref": "r18", "r127"}, {"us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents", "crdr": "debit", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureSummaryOfSignificantAccountingPoliciesScheduleOfReconciliationOfCashAndCashEquivalentsAndRestrictedCashDetails" }, {"lang": "en-us", "role": "totalLabel": "Cash and cash equivalents and restricted cash", "label": "Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents", "periodEndLabel": "Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Ending Balance", "periodStartLabel": "Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Beginning Balance", "documentation": "Amount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage. Excludes amount for disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, {"auth_ref": "r17", "r104", "r187"}, {"us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsIncludingDisposalGroupAndDiscontinuedOperations": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsIncludingDisposalGroupAndDiscontinuedOperations", "crdr": "debit", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited" }, {"lang": "en-us", "role": "totalLabel": "Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Including Disposal Group and Discontinued Operations, Total", "periodStartLabel": "Cash and cash equivalents and restricted cash - beginning of period", "periodEndLabel": "Cash and cash equivalents and restricted cash - end of period", "label": "Cash Cash Equivalents Restricted Cash And Restricted Cash Equivalents Including Disposal Group And Discontinued Operations", "documentation": "Amount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; including, but not limited to, disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, {"auth_ref": "r17", "r104", "r187"}, {"us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseExcludingExchangeRateEffect": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseExcludingExchangeRateEffect", "crdr": "debit", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited" }, {"lang": "en-us", "role": "totalLabel": "Net decrease in cash and cash equivalents", "terseLabel": "Net increase (decrease) in cash and cash equivalents", "label": "Cash Cash Equivalents Restricted Cash And Restricted Cash Equivalents Period Increase Decrease Excluding Exchange Rate Effect", "documentation": "Amount of increase (decrease) in cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; excluding effect from exchange rate change. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, {"auth_ref": "r2", "r104"}, {"us-gaap_CashFlowNoncashInvestingAndFinancingActivitiesDisclosureAbstract": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashFlowNoncashInvestingAndFinancingActivitiesDisclosureAbstract", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited" }, {"lang": "en-us", "role": "terseLabel": "NON-CASH FRANS ACTIONS", "label": "Cash Flow Noncash Investing And Financing Activities Disclosure [Abstract]" } } }, {"auth_ref": "H"}, {"ecd_ChangedPeerGroupFnTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ChangedPeerGroupFnTextBlock", "presentation": "H"}, {"http://xbrl.sec.gov/ecd/role/PvpDisclosure" }, {"lang": "en-us", "role": "label": "Changed Peer Group. Footnote [Text Block]", "terseLabel": "Changed Peer Group. Footnote" } } }, {"auth_ref": "r896"}, {"srt_ChiefExecutiveOfficerMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ChiefExecutiveOfficerMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails" }, {"lang": "en-us", "role": "terseLabel": "CEO", "label": "Chief Executive Officer [Member]" } } }, {"auth_ref": "r985"}, {"srt_ChiefFinancialOfficerMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ChiefFinancialOfficerMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails" }, {"lang": "en-us", "role": "terseLabel": "Chief Financial Officer", "label": "Chief Financial Officer [Member]" } } }, {"auth_ref": "r985"}, {"ecd_ChngInFrValAsOfVstngDtOfPrYrEqtyAwrdsVstdInCvrdYrMember": {"xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ChngInFrValAsOfVstngDtOfPrYrEqtyAwrdsVstdInCvrdYrMember", "presentation": "H"}, {"http://xbrl.sec.gov/ecd/role/PvpDisclosure" }, {"lang": "en-us", "role": "label": "Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year [Member]", "terseLabel": "Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year" } } }, {"auth_ref": "r893"}, {"ecd_ChngInFrValOfOutsdngAndUnvstdEqtyAwrdsGrntdInPrYrsMember": {"xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ChngInFrValOfOutsdngAndUnvstdEqtyAwrdsGrntdInPrYrsMember", "presentation": "H"}, {"http://xbrl.sec.gov/ecd/role/PvpDisclosure" }, {"lang": "en-us", "role": "label": "Year-over Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested [Member]", "terseLabel": "Year-over Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested" } } }, {"auth_ref": "r891"}, {"dei_CityAreaCode": {"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "CityAreaCode", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation" }, {"lang": "en-us", "role": "terseLabel": "City Area Code", "label": "City Area Code", "documentation": "Area code of city" } } }, {"auth_ref": "H"}, {"gipr_CityOfSanAntonioPrekSanAntonioTxMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "CityOfSanAntonioPrekSanAntonioTxMember", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails" }, {"lang": "en-us", "role": "documentation": "City of San Antonio (PreK), San Antonio, TX [Member]", "label": "City of San Antonio (PreK), San Antonio, TX [Member]", "terseLabel": "City Of San Antonio Prek San Antonio Tx Member" } } }, {"auth_ref": "H"}, {"us-gaap_ClassOfStockDomain": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfStockDomain", "presentation": "H"}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails" }, {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails" }, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails" }, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails" }, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails" }, {"http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation" }, {"lang": "en-us", "role": "terseLabel": "Class of Stock", "label": "Class Of Stock [Domain]", "documentation": "Share of stock differentiated by the voting rights the holder receives. Examples include, but are not limited to, common stock,

```

emblemable preferred stock, nonreleasable preferred stock, and convertible stock." } } }, "auth_ref": "r160","r168","r169","r170","r191","r198","r216","r218","r220","r225","r226","r273","r316","r318","r319","r320","r323","r324","r355","r356","r359","r362","r369","r479","r632","r633","r634","r635","r642","r643","r644","r645","r647","r648","r649","r650","r651","r652","r653","r654","r674","r696","r718","r745","r746","r747","r748","r749","r936","r970" } } }, "us-gaap_ClassOfStockLineItems": { "xbrlType": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfStockLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Class Of Stock [Line Items]", "label": "Class Of Stock [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r168","r169","r170","r225","r355","r356","r357","r359","r362","r367","r369","r632","r633","r634","r635","r795","r936","r970" } } }, "us-gaap_ClassOfWarrantOrRightAxis": { "xbrlType": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfWarrantOrRightAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails": { "lang": { "en-us": { "role": { "terseLabel": "Class Of Warrant Or Right", "label": "Class Of Warrant Or Right [Axis]", "documentation": "Information by type of warrant or right issued." } } }, "auth_ref": { "r51" } } }, "us-gaap_ClassOfWarrantOrRightDomain": { "xbrlType": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfWarrantOrRightDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails": { "lang": { "en-us": { "role": { "terseLabel": "Class Of Warrant Or Right", "label": "Class Of Warrant Or Right [Domain]", "documentation": "Name of the class or type of warrant or right outstanding. Warrants and rights represent derivative securities that give the holder the right to purchase securities (usually equity) from the issuer at a specific price within a certain time frame. Warrants are often included in a new debt issue to entice investors by a higher return potential. The main difference between warrants and call options is that warrants are issued and guaranteed by the company, whereas options are exchange instruments and are not issued by the company. Also, the lifetime of a warrant is often measured in years, while the lifetime of a typical option is measured in months." } } }, "auth_ref": { "r1" } } }, "us-gaap_ClassOfWarrantOrRightExercisePriceOfWarrantsOrRights1": { "xbrlType": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfWarrantOrRightExercisePriceOfWarrantsOrRights1", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails": { "lang": { "en-us": { "role": { "verboseLabel": "Exercise price", "terseLabel": "Common warrants exercisable price per share", "label": "Class Of Warrant Or Right Exercise Price Of Warrants Or Rights1", "documentation": "Exercise price per share or per unit of warrants or rights outstanding." } } }, "auth_ref": { "r370" } } }, "us-gaap_ClassOfWarrantOrRightLineItems": { "xbrlType": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfWarrantOrRightLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails": { "lang": { "en-us": { "role": { "terseLabel": "Class Of Warrant Or Right [Line Items]", "label": "Class Of Warrant Or Right [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r1" } } }, "us-gaap_ClassOfWarrantOrRightNumberOFSecuritiesCalledByEachWarrantOrRight": { "xbrlType": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfWarrantOrRightNumberOFSecuritiesCalledByEachWarrantOrRight", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of warrants to purchase common stock", "label": "Class Of Warrant Or Right Number OF Securities Called By Each Warrant Or Right", "documentation": "Number of securities into which each warrant or right may be converted. For example, but not limited to, each warrant may be converted into two shares." } } }, "auth_ref": { "r1" } } }, "us-gaap_ClassOfWarrantOrRightNumberOFSecuritiesCalledByWarrantsOrRights": { "xbrlType": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfWarrantOrRightNumberOFSecuritiesCalledByWarrantsOrRights", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "verboseLabel": "Warrants exercisable", "terseLabel": "Warrants to purchase shares of common stock", "label": "Class Of Warrant Or Right Number OF Securities Called By Warrants Or Rights", "documentation": "Number of securities into which the class of warrant or right may be converted. For example, but not limited to, 500,000 warrants may be converted into 1,000,000 shares." } } }, "auth_ref": { "r370" } } }, "us-gaap_ClassOfWarrantOrRightOutstanding": { "xbrlType": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfWarrantOrRightOutstanding", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquitySummaryOfWarrantsOutstandingDetails": { "lang": { "en-us": { "role": { "terseLabel": "Warrants outstanding", "periodStartLabel": "Number of Warrants, Beginning balance", "periodEndLabel": "Number of Warrants, Ending balance", "label": "Class Of Warrant Or Right Outstanding", "documentation": "Number of warrants or rights outstanding." } } }, "auth_ref": { "r1" } } }, "gipr_ClassOfWarrantOrRightOutstandingAtExercised": { "xbrlType": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ClassOfWarrantOrRightOutstandingAtExercised", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquitySummaryOfWarrantsOutstandingDetails": { "lang": { "en-us": { "role": { "negatedLabel": "Number of Warrants, Exercised", "label": "Class Of Warrant Or Right Outstanding At Exercised", "documentation": "Class of warrant or right outstanding at exercised." } } }, "auth_ref": { "r1" } } }, "gipr_ClassOfWarrantOrRightOutstandingAtIssuance": { "xbrlType": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ClassOfWarrantOrRightOutstandingAtIssuance", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquitySummaryOfWarrantsOutstandingDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of Warrants, Issuance", "label": "Class Of Warrant Or Right Outstanding At Issuance", "documentation": "Class of warrant or right outstanding at issuance." } } }, "auth_ref": { "r1" } } }, "gipr_ClassOfWarrantOrRightOutstandingWeightedAveragePrice": { "xbrlType": "perShareItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ClassOfWarrantOrRightOutstandingWeightedAveragePrice", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquitySummaryOfWarrantsOutstandingDetails": { "lang": { "en-us": { "role": { "periodStartLabel": "Weighted Average Price, Beginning balance", "periodEndLabel": "Weighted Average Price, Ending balance", "label": "Class Of Warrant Or Right Outstanding Weighted Average Price", "documentation": "Class of warrant or right outstanding weighted average price." } } }, "auth_ref": { "r1" } } }, "us-gaap_ClassOfWarrantOrRightTable": { "xbrlType": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ClassOfWarrantOrRightTable", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails": { "lang": { "en-us": { "role": { "terseLabel": "Class Of Warrant Or Right [Table]", "label": "Class Of Warrant Or Right [Table]", "documentation": "Disclosure of information about warrant or right issued that give holder right to purchase security from issuer at specific price within certain time frame." } } }, "auth_ref": { "r51" } } }, "gipr_ClassOfWarrantOrRightWeightedAverageExercisablePrice": { "xbrlType": "perShareItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ClassOfWarrantOrRightWeightedAverageExercisablePrice", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquitySummaryOfWarrantsOutstandingDetails": { "lang": { "en-us": { "role": { "terseLabel": "Weighted Average Price, Warrants exercisable", "label": "Class Of Warrant Or Right Weighted Average Exercisable Price", "documentation": "Class of warrant or right weighted average exercisable price." } } }, "auth_ref": { "r1" } } }, "gipr_ClassOfWarrantOrRightWeightedAveragePriceExercised": { "xbrlType": "perShareItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ClassOfWarrantOrRightWeightedAveragePriceExercised", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquitySummaryOfWarrantsOutstandingDetails": { "lang": { "en-us": { "role": { "terseLabel": "Weighted Average Price, Exercised", "label": "Class Of Warrant Or Right Weighted Average Price Exercised", "documentation": "Class of warrant or right weighted average price exercised." } } }, "auth_ref": { "r1" } } }, "gipr_ClassOfWarrantOrRightWeightedAveragePriceIssued": { "xbrlType": "perShareItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ClassOfWarrantOrRightWeightedAveragePriceIssued", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquitySummaryOfWarrantsOutstandingDetails": { "lang": { "en-us": { "role": { "terseLabel": "Weighted Average Price, Issuance", "label": "Class Of Warrant Or Right Weighted Average Price Issued", "documentation": "Class of warrant or right weighted average price issued." } } }, "auth_ref": { "r1" } } }, "gipr_ClassOfWarrantsOrRightExercised": { "xbrlType": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ClassOfWarrantsOrRightExercised", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "documentation": "Class of warrants or right exercised.", "label": "Class Of Warrants Or Right Exercised", "terseLabel": "Class of warrants or right exercised" } } }, "auth_ref": { "r1" } } }, "gipr_ClassWarrantsAndRightsOutstandingIntrinsicValue": { "xbrlType": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ClassWarrantsAndRightsOutstandingIntrinsicValue", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Intrinsic value of the warrants", "label": "Class Warrants And Rights Outstanding Intrinsic Value", "documentation": "Class warrants and rights outstanding intrinsic value." } } }, "auth_ref": { "r1" } } }, "ecd_CoSelectedMeasureAmt": { "xbrlType": "decimalItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CoSelectedMeasureAmt", "presentation": { "http://xbrl.sec.gov/ecd/ro/pvpDisclosure": { "lang": { "en-us": { "role": { "label": "Company Selected Measure Amount", "terseLabel": "Company Selected Measure Amount" } } }, "auth_ref": { "r897" } } }, "ecd_CoSelectedMeasureName": { "xbrlType": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CoSelectedMeasureName", "presentation": { "http://xbrl.sec.gov/ecd/ro/pvpDisclosure": { "lang": { "en-us": { "role": { "label": "Company Selected Measure Name", "terseLabel": "Company Selected Measure Name" } } }, "auth_ref": { "r897" } } }, "gipr_CommitmentLetterMember": { "xbrlType": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "CommitmentLetterMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Commitment Letter", "label": "Commitment Letter [Member]", "documentation": "Commitment letter." } } }, "auth_ref": { "r1" } } }, "us-gaap_CommonStockCapitalSharesReservedForFutureIssuance": { "xbrlType": "sharesItemType", "nsuri
```

"CommonStockSharesIssued", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParenthetical" }, "lang": { "en-us": { "role": { "terseLabel": "Common stock shares issued", "label": "Common Stock Shares Issued", "documentation": "Total number of common shares of an entity that have been sold or granted to shareholders (includes common shares that were issued, repurchased and remain in the treasury). These shares represent capital invested by the firm's shareholders and owners, and may be all or only a portion of the number of shares authorized. Shares issued include shares outstanding and shares held in the treasury." } } }, "auth_ref": { "r89" }, "us-gaap": "CommonStockSharesOutstanding", "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonStockSharesOutstanding", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParenthetical" }, "lang": { "en-us": { "role": { "periodEndLabel": "Common Stock Shares Outstanding, Ending Balance", "periodStartLabel": "Common Stock Shares Outstanding, Beginning Balance", "terseLabel": "Common stock shares outstanding", "label": "Common Stock Shares Outstanding", "documentation": "Number of shares of common stock outstanding. Common stock represent the ownership interest in a corporation." } } }, "auth_ref": { "r9", "r89", "r674", "r693", "r1137", "r1138" }, "us-gaap": "CommonStockValue", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonStockValue", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Common stock, \$0.01 par value, 100,000,000 shares authorized; 5,419,855 and 2,620,707 shares issued and outstanding at June 30, 2024 and December 31, 2023, respectively", "label": "Common Stock Value", "totalLabel": "Common Stock Value, Total", "verboseLabel": "Common stock issued to redeem non-controlling interest", "documentation": "Aggregate par or stated value of issued nonredeemable common stock (or common stock redeemable solely at the option of the issuer). This item includes treasury stock repurchased by the entity. Note: elements for number of nonredeemable common shares, par value and other disclosure concepts are in another section within stockholders' equity." } } }, "auth_ref": { "r89", "r595", "r818" }, "us-gaap": "CommonUnitIssuanceValue", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonUnitIssuanceValue", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Common units value issued", "label": "Common Unit Issuance Value", "documentation": "Stated value of common units of ownership issued by a limited liability company (LLC)." } } }, "auth_ref": { "r11", "us-gaap": "CommonUnitIssued", "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonUnitIssued", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Number of common units issued", "label": "Common Unit Issued", "documentation": "Number of common units issued of limited liability company (LLC)." } } }, "auth_ref": { "r119" }, "gipr": "CommonUnitIssuePricePerShare", "xbrltype": "perShareItemType", "nsuri": "http://gipreit.com/20240630", "localname": "CommonUnitIssuePricePerShare", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Common units issue price per share", "label": "Common Units Issue Price Per Share", "documentation": "Common units issue price per share." } } }, "auth_ref": { "r11", "gipr": "CommonUnitsRedemptionPricePerShare", "xbrltype": "perShareItemType", "nsuri": "http://gipreit.com/20240630", "localname": "CommonUnitsRedemptionPricePerShare", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Common units redemption price per share", "label": "Common Units Redemption Price Per Share", "documentation": "Common units redemption price per share." } } }, "auth_ref": { "r11", "gipr": "CommonUnitsValueRedeemed", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "CommonUnitsValueRedeemed", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Common units value redeemed", "label": "Common Units Value Redeemed", "documentation": "Common units value redeemed." } } }, "auth_ref": { "r11", "ecd": "CompActuallyPaidVsCoSelectedMeasureTextBlock", "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsCoSelectedMeasureTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Company Selected Measure [Text Block]", "terseLabel": "Compensation Actually Paid vs. Company Selected Measure" } } }, "auth_ref": { "r902" }, "ecd": "CompActuallyPaidVsNetIncomeTextBlock", "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsNetIncomeTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Net Income [Text Block]", "terseLabel": "Compensation Actually Paid vs. Net Income" } } }, "auth_ref": { "r901" }, "ecd": "CompActuallyPaidVsOtherMeasureTextBlock", "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsOtherMeasureTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Other Measure [Text Block]", "terseLabel": "Compensation Actually Paid vs. Other Measure" } } }, "auth_ref": { "r903" }, "ecd": "CompActuallyPaidVsTotalShareholderRtnTextBlock", "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsTotalShareholderRtnTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Total Shareholder Return [Text Block]", "terseLabel": "Compensation Actually Paid vs. Total Shareholder Return" } } }, "auth_ref": { "r900" }, "us-gaap": "CompensationExpenseExcludingCostOfGoodAndServiceSold", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CompensationExpenseExcludingCostOfGoodAndServiceSold", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Compensation costs", "label": "Compensation Expense Excluding Cost Of Good And Service Sold", "documentation": "Amount of expense for salary, wage, profit sharing, incentive and equity-based compensation; and other employee benefit. Other employee benefit expense includes, but is not limited to, service component of net periodic benefit cost for defined benefit plan. Excludes compensation cost in cost of good and service sold." } } }, "auth_ref": { "r783", "r964" }, "us-gaap": "ConcentrationRiskBenchmarkDomain", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskBenchmarkDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk Benchmark [Domain]", "documentation": "The denominator in a calculation of a disclosed concentration risk percentage." } } }, "auth_ref": { "r27", "r28", "r70", "r71", "r238", "r753" }, "us-gaap": "ConcentrationRiskByBenchmarkAxis", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskByBenchmarkAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk Benchmark [Axis]", "documentation": "Information by benchmark of concentration risk." } } }, "auth_ref": { "r27", "r28", "r70", "r71", "r238", "r628", "r753" }, "us-gaap": "ConcentrationRiskByTypeAxis", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskByTypeAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk Type [Axis]", "documentation": "Information by type of concentration risk, for example, but not limited to, asset, liability, net assets, geographic, customer, employees, supplier, lender." } } }, "auth_ref": { "r27", "r28", "r70", "r71", "r238", "r753", "r946" }, "us-gaap": "ConcentrationRiskPercentage1", "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskPercentage1", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails", "lang": { "en-us": { "role": { "terseLabel": "Concentration risk, percentage", "label": "Concentration Risk, Percentage", "documentation": "For an entity that discloses a concentration risk in relation to quantitative amount, which serves as the [benchmark] (or denominator) in the equation, this concept represents the concentration percentage derived from the division." } } }, "auth_ref": { "r27", "r28", "r70", "r71", "r238" }, "us-gaap": "ConcentrationRiskTypeDomain", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskTypeDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails", "lang": { "en-us": { "role": { "label": "Concentration Risk Type [Domain]", "documentation": "For an entity that discloses a concentration risk as a percentage of some financial balance or benchmark, identifies the type (for example, asset, liability, net assets, geographic, customer, employees, supplier, lender) of the concentration." } } }, "auth_ref": { "r27", "r28", "r70", "r71", "r238", "r753" }, "srt": "ConsolidatedEntitiesAxis", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ConsolidatedEntitiesAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Consolidated Entities", "label": "Consolidated Entities [Axis]", "documentation": "Consolidated Entities [Axis]", "auth_ref": { "r195", "r441", "r442", "r445", "r446", "r517", "r758", "r1014", "r1017", "r1018" }, "us-gaap": "ConsolidatedEntitiesDomain", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ConsolidatedEntitiesDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Consolidated Entities", "label": "Consolidated Entities [Domain]", "documentation": "Consolidated Entities [Domain]", "auth_ref": { "r195", "r441", "r442", "r445", "r446", "r517", "r758", "r1014", "r1017", "r1018" }, "us-gaap": "ConsolidationPolicyTextBlock", "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConsolidationPolicyTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPolicies", "lang": { "en-us": { "role": { "terseLabel": "Consolidation", "label": "Consolidation Policy [Text Block]", "documentation": "Disclosure of accounting policy regarding (1) the principles it follows in consolidating or combining the separate financial statements, including the principles followed in determining the inclusion or exclusion of subsidiaries or other entities in the consolidated or combined financial statements and (2) its treatment of interests (for example, common stock, a partnership interest or other means of exerting influence) in other entities, for example consolidation or use of the equity or cost methods of accounting. The accounting policy may also address the accounting treatment for intercompany accounts and transactions, noncontrolling interest, and the income statement treatment in consolidation for issuances of stock by a subsidiary." } } }, "auth_ref": { "r57", "r777" }, "gipr": "ContributionAgreementMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ContributionAgreementMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Contribution Agreement", "label": "Contribution Agreement [Member]", "documentation": "Contribution agreement." } } }, "auth_ref": { "r11", "gipr": "ContributionAndExchangeAgreementMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ContributionAndExchangeAgreementMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Contribution and Exchange Agreement", "label": "Contribution and Exchange Agreement [Member]", "documentation": "Contribution and Exchange Agreement [Member]", "auth_ref": { "r11", "gipr": "ConversionOfPreferredSharesToCommonStock", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ConversionOfPreferredSharesToCommonStock", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Conversion of Preferred Stock into Common Stock", "documentation": "Conversion Of Preferred Shares To Common Stock", "label": "Conversion Of Preferred Shares To Common Stock", "negatedLabel": "Conversion of Preferred Stock into Common Stock" } } }, "auth_ref": { "r11", "gipr": "ConversionOfPreferredSharesToCommonStockShare", "xbrltype": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ConversionOfPreferredSharesToCommonStockShare", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited", "lang": { "en-us": { "role": { "documentation": "Conversion Of Preferred Shares To Common Stock, Share", "label": "Conversion Of Preferred Shares To Common Stock, Share", "terseLabel": "Conversion of preferred stock to Common stock share" } } }, "auth_ref": { "r11", "srt": "CounterpartyNameAxis", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "CounterpartyNameAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Counterparty Name", "label": "Counterparty Name [Axis]", "documentation": "Counterparty Name [Axis]", "auth_ref": { "r192", "r193", "r329", "r357", "r515", "r537", "r591", "r774", "r776" }, "dei": "CoverAbstract", "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "CoverAbstract", "lang": { "en-us": { "role": { "label": "Cover [Abstract]", "documentation": "Cover page." } } }, "auth_ref": { "r11", "us-gaap": "CreditFacilityAxis", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CreditFacilityAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails", "lang": { "en-us": { "role": { "label": "Credit Facility [Axis]", "documentation": "Information by type of credit facility. Credit facilities provide capital to borrowers without the need to structure a loan for each borrowing." } } }, "auth_ref": { "r135", "r1012" }, "us-gaap": "CreditFacilityDomain", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CreditFacilityDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails", "lang": { "en-us": { "role": { "label": "Credit Facility [Domain]", "documentation": "Type of credit facility. Credit facilities provide capital to borrowers without the need to structure a loan

for each borrowing." } } } , "auth_ref": { "r315", "r1012", "r1013" } } , "dei_CurrentFiscalYearEndDate": { "xbrltype": "gMonthDayItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "CurrentFiscalYearEndDate", "presentation": { } } } , "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Current Fiscal Year End Date", "label": "Current Fiscal Year End Date", "documentation": "End date of current fiscal year in the format -MM-DD-"} } } , "auth_ref": { } } , "us-gaap_CustomerConcentrationRiskMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CustomerConcentrationRiskMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails": { "lang": { "en-us": { "role": { "label": "Customer Concentration Risk [Member]", "documentation": "Reflects the percentage that revenues in the period from one or more significant customers is to net revenues, as defined by the entity, such as total net revenues, product line revenues, segment revenues. The risk is the materially adverse effects of loss of a significant customer." } } } , "auth_ref": { "r108", "r238" } } , "gipr_DC TampaHuntsvilleLoanMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DCTampaHuntsvilleLoanMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "DC/Tampa/Huntsville Loan", "label": "D C Tampa Huntsville Loan [Member]", "documentation": "DC/Tampa/Huntsville loan." } } } , "auth_ref": { } } } , "gipr_DealDealExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DealDealExpense", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Dead deal expense", "label": "Dead deal expense", "documentation": "Dead deal expense." } } } , "auth_ref": { } } } , "gipr_DealDealExpenses": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DealDealExpenses", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Dead deal expense", "label": "Dead Deal Expenses", "documentation": "Dead deal expenses." } } } , "auth_ref": { } } } , "us-gaap_DebtDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Debt Disclosure [Abstract]", "auth_ref": { } } , "us-gaap_DebtDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtDisclosureTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoans": { "lang": { "en-us": { "role": { "terseLabel": "Mortgage Loans", "label": "Debt Disclosure [Text Block]", "documentation": "The entire disclosure for information about short-term and long-term debt arrangements, which includes amounts of borrowings under each line of credit, note payable, commercial paper issue, bonds indenture, debenture issue, own-share lending arrangements and any other contractual agreement to repay funds, and about the underlying arrangements, rationale for a classification as long-term, including repayment terms, interest rates, collateral provided, restrictions on use of assets and activities, whether or not in compliance with debt covenants, and other matters important to users of the financial statements, such as the effects of refinancing and noncompliance with debt covenants." } } } , "auth_ref": { "r111", "r189", "r305", "r306", "r307", "r308", "r309", "r314", "r315", "r325", "r331", "r332", "r333", "r334", "r335", "r336", "r341", "r348", "r349", "r351", "r488" } } } , "us-gaap_DebtInstrumentAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Debt Instrument", "label": "Debt Instrument [Axis]", "documentation": "Information by type of debt instrument, including, but not limited to, draws against credit facilities." } } } , "auth_ref": { "r12", "r77", "r78", "r130", "r132", "r195", "r326", "r327", "r328", "r329", "r330", "r332", "r337", "r338", "r339", "r340", "r342", "r343", "r344", "r345", "r346", "r347", "r790", "r791", "r792", "r793", "r794", "r816", "r971", "r1006", "r1007", "r1008", "r1079", "r1081" } } } , "us-gaap_DebtInstrumentBasisSpreadOnVariableRate1": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentBasisSpreadOnVariableRate1", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Debt Instrument Basis Spread On Variable Rate1", "label": "Debt Instrument Basis Spread On Variable Rate1", "documentation": "Percentage points added to the reference rate to compute the variable rate on the debt instrument." } } } , "auth_ref": { } } } , "us-gaap_DebtInstrumentCarryingAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentCarryingAmount", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "totalLabel": "Long-term debt, gross", "terseLabel": "Long-term debt, gross", "label": "Debt Instrument Carrying Amount", "documentation": "Amount, before unamortized (discount) premium and debt issuance costs, of long-term debt. Includes, but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt and other types of debt." } } } , "auth_ref": { "r12", "r132", "r352" } } } , "us-gaap_DebtInstrumentDescriptionOfVariableRateBasis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentDescriptionOfVariableRateBasis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Description of variable rate basis", "label": "Debt Instrument Description Of Variable Rate Basis", "documentation": "Description of reference rate used for variable rate of debt instrument." } } } , "auth_ref": { } } } , "us-gaap_DebtInstrumentFaceAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentFaceAmount", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails": { "lang": { "en-us": { "role": { "verboseLabel": "Aggregate amount of loan", "terseLabel": "Promissory note issued amount", "label": "Debt Instrument Face Amount", "documentation": "Face (par) amount of debt instrument at time of issuance." } } } , "auth_ref": { "r326", "r488", "r489", "r791", "r792", "r816" } } } , "us-gaap_DebtInstrumentIncreaseDecreaseForPeriodNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentIncreaseDecreaseForPeriodNet", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "totalLabel": "Debt Instrument, Increase (Decrease), Net, Total", "label": "Debt Instrument, Increase (Decrease), Net", "terseLabel": "Debt Instrument, Increase (Decrease), Net", "documentation": "Net increase or decrease in the carrying amount of the debt instrument for the period." } } } , "auth_ref": { "r971" } } } , "us-gaap_DebtInstrumentInterestRateDuringPeriod": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentInterestRateDuringPeriod", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails": { "lang": { "en-us": { "role": { "verboseLabel": "Interest rate", "terseLabel": "Interest Rate", "label": "Debt Instrument Interest Rate During Period", "documentation": "The average effective interest rate during the reporting period." } } } , "auth_ref": { "r80", "r344", "r1079" } } } , "us-gaap_DebtInstrumentInterestRateStatedPercentage": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentInterestRateStatedPercentage", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "verboseLabel": "Interest rate", "terseLabel": "Debt instrument, fixed interest rate", "label": "Debt Instrument Interest Rate Stated Percentage", "documentation": "Contractual interest rate for funds borrowed, under the debt agreement." } } } , "auth_ref": { "r80", "r327" } } } , "us-gaap_DebtInstrumentIssuanceDate1": { "xbrltype": "dateItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentIssuanceDate1", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Origination Date", "label": "Debt Instrument, Issuance Date", "documentation": "Date the debt instrument was issued, in YYYY-MM-DD format." } } } , "auth_ref": { "r81", "r1019" } } } , "us-gaap_DebtInstrumentLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails": { "lang": { "en-us": { "role": { "terseLabel": "Debt Instrument [Line Items]", "label": "Debt Instrument [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } } , "auth_ref": { "r195", "r326", "r327", "r328", "r329", "r330", "r332", "r337", "r338", "r339", "r340", "r342", "r343", "r344", "r345", "r346", "r347", "r350", "r790", "r791", "r792", "r793", "r794", "r816", "r971", "r1079", "r1081" } } } , "us-gaap_DebtInstrumentMaturityDate": { "xbrltype": "dateItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentMaturityDate", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Debt Instrument Maturity Date", "terseLabel": "Maturity date", "documentation": "Date when the debt instrument is scheduled to be fully repaid, in YYYY-MM-DD format." } } } , "auth_ref": { "r167", "r790", "r1065", "r1066" } } } , "us-gaap_DebtInstrumentNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentNameDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails": { "lang": { "en-us": { "role": { "terseLabel": "Debt Instrument, Name", "label": "Debt Instrument Name [Domain]", "documentation": "The name for the particular debt instrument or borrowing that distinguishes it from other debt instruments or borrowings, including draws against credit facilities." } } } , "auth_ref": { "r12", "r195", "r326", "r327", "r328", "r329", "r330", "r332", "r337", "r338", "r339", "r340", "r342", "r343", "r344", "r345", "r346", "r347", "r790", "r791", "r792", "r793", "r794", "r816", "r971", "r1006", "r1007", "r1008", "r1079", "r1081" } } } , "us-gaap_DebtInstrumentPeriodicPayment": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentPeriodicPayment", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails": { "lang": { "en-us": { "role": { "totalLabel": "Debt Instrument, Periodic Payment, Total", "terseLabel": "Interest and principal payment due", "label": "Debt Instrument Periodic Payment", "documentation": "Amount of the required periodic payments including both interest and principal payments." } } } , "auth_ref": { "r12", "r75" } } } , "us-gaap_DebtInstrumentPeriodicPaymentInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentPeriodicPaymentInterest", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails": { "lang": { "en-us": { "role": { "verboseLabel": "Interest rate", "terseLabel": "Interest only payment due", "label": "Debt Instrument Periodic Payment Interest", "documentation": "Amount of the required periodic payments applied to interest." } } } , "auth_ref": { "r12" } } } , "gipr_DebtInstrumentSubjectToFloorInterestRate": { "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DebtInstrumentSubjectToFloorInterestRate", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails": { "lang": { "en-us": { "role": { "terseLabel": "Debt instrument, subject to a floor interest rate", "label": "Debt Instrument Subject To Floor Interest Rate", "documentation": "Debt instrument, subject to a floor interest rate." } } } , "auth_ref": { } } } , "us-gaap_DebtInstrumentTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentTable", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails": { "lang": { "en-us": { "role": { "terseLabel": "Debt Instrument [Table]", "label": "Debt Instrument [Table]", "documentation": "Disclosure of information about long-term debt instrument or arrangement." } } } , "auth_ref": { "r12", "r45", "r49", "r74", "r117", "r118", "r195", "r326", "r327", "r328", "r329", "r330", "r332", "r337", "r338", "r339", "r340", "r342", "r343", "r344", "r345", "r346", "r347", "r350", "r790", "r791", "r792", "r793", "r794", "r816", "r971", "r1079", "r1081" } } } , "us-gaap_DebtInstrumentUnamortizedDiscount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentUnamortizedDiscount", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParentetical": { "lang": { "en-us": { "role": { "totalLabel": "Debt Instrument,

```

Unamortized Discount, Total", "terseLabel": "Mortgage loans, net of unamortized discount", "label": "Debt Instrument Unamortized Discount", "documentation": "Amount, after accumulated amortization, of debt discount.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DebtInstrumentUnamortizedDiscountPremiumNet", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "lang": "en-us", "role": "totalLabel", "Debt Instrument Unamortized Discount (Premium), Net, Total", "label": "Debt Instrument, Unamortized Discount (Premium), Net", "terseLabel": "Less Debt Discount, net", "verboseLabel": "Debt Discount", "documentation": "Amount, after accumulated amortization, of debt discount (premium).", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DebtServiceCoverageRatios", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "lang": "en-us", "role": "verboseLabel", "DSCR Required", "terseLabel": "Debt service coverage ratios", "label": "Debt Service Coverage Ratios", "documentation": "Debt service coverage ratios.", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DeferredDistributionOnRedeemableNonControllingInterests", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "terseLabel", "Deferred distribution on redeemable non-controlling interests.", "label": "Deferred Distribution On Redeemable Non Controlling Interests", "documentation": "Deferred distribution on redeemable non-controlling interests.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredFinanceCostsNet", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "lang": "en-us", "role": "totalLabel", "Debt Issuance Costs, Net, Total", "negatedLabel": "Less: debt issuance costs, net", "terseLabel": "Deferred financing costs", "label": "Deferred Finance Costs Net", "documentation": "Amount, after accumulated amortization, of debt issuance costs. Includes, but is not limited to, legal, accounting, underwriting, printing, and registration costs.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredRentCredit", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "terseLabel", "Deferred rent liability", "label": "Deferred Rent Credit", "documentation": "Amount of excess of rental payment required by lease over rental income recognized.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DeferredRentReceivablesNet", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "terseLabel", "Deferred rent asset", "label": "Deferred Rent Receivables Net", "documentation": "Amount of excess of rental income recognized over rental payment required by lease.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Depreciation", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "terseLabel", "Depreciation of building and site improvements", "totalLabel": "Depreciation, Total", "label": "Depreciation", "documentation": "The amount of expense recognized in the current period that reflects the allocation of the cost of tangible assets over the assets' useful lives. Includes production and non-production related depreciation.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DepreciationAndAmortization", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": "en-us", "role": "totalLabel", "Depreciation, Depletion and Amortization, Nonproduction, Total", "terseLabel": "Depreciation and amortization", "label": "Depreciation And Amortization", "documentation": "The current period expense charged against earnings on long-lived, physical assets not used in production, and which are not intended for resale, to allocate or recognize the cost of such assets over their useful lives; or to record the reduction in book value of an intangible asset over the benefit period of such asset, or to reflect consumption during the period of an asset that is not used in production.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DepreciationDepletionAndAmortizationPolicyTextBlock", "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DepreciationDepletionAndAmortizationPolicyTextBlock", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies", "lang": "en-us", "role": "terseLabel", "Depreciation Expense", "label": "Depreciation Depletion And Amortization Policy [Text Block]", "documentation": "Disclosure of accounting policy for depreciation, depletion, and amortization of property and equipment costs, including methods used and estimated useful lives and how impairment of such assets is assessed and recognized.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeAssets", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffFinancialInstruments", "lang": "en-us", "role": "verboseLabel", "Carrying Amount", "totalLabel": "Derivative Asset, Total", "label": "Derivative Asset", "terseLabel": "Derivative asset", "documentation": "Fair value, after the effects of master netting arrangements, of a financial asset or other contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes assets not subject to a master netting arrangement and not elected to be offset.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeContractTypeDomain", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeContractTypeDomain", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "Derivative Contract [Domain]", "documentation": "Financial instrument or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeGainOnDerivative", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": "en-us", "role": "label", "Derivative, Gain on Derivative", "terseLabel": "Gain on derivative valuation, net", "documentation": "Amount of increase in the fair value of derivatives recognized in the income statement.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeInstrumentRiskAxis", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "Derivative Instrument [Axis]", "documentation": "Information by type of derivative contract.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeInstrumentsAndHedgingActivitiesDisclosureAbstract", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeInstrumentsAndHedgingActivitiesDisclosureAbstract", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeInstrumentsAndHedgingActivitiesDisclosureTextBlock", "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeInstrumentsAndHedgingActivitiesDisclosureTextBlock", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffFinancialInstruments", "lang": "en-us", "role": "verboseLabel", "Carrying Amount", "totalLabel": "Derivative Liability, Total", "label": "Derivative Liability", "terseLabel": "Derivative liability", "documentation": "Fair value, after the effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes liabilities not subject to a master netting arrangement and not elected to be offset.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeLiabilitiesNoncurrent", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "label", "Derivative Liability, Noncurrent", "terseLabel": "Derivative liabilities", "documentation": "Fair value, after the effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset, expected to be settled after one year or the normal operating cycle, if longer. Includes assets not subject to a master netting arrangement and not elected to be offset.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeLossOnDerivative", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails", "lang": "en-us", "role": "label", "Derivative Loss on Derivative", "terseLabel": "Loss on Derivative", "documentation": "Amount of decrease in the fair value of derivatives recognized in the income statement.", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativesPolicyTextBlock", "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativesPolicyTextBlock", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies", "lang": "en-us", "role": "label", "Derivatives, Policy [Policy Text Block]", "terseLabel": "Derivative Financial Instruments", "documentation": "Disclosure of accounting policy for its derivative instruments and hedging activities.", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheEightMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheEightMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails", "lang": "en-us", "role": "terseLabel", "Dividend Tranche Eight", "label": "Dividend Tranche Eight [Member]", "documentation": "Dividend Tranche Eight [Member]", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheEighteenMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheEighteenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails", "lang": "en-us", "role": "label", "Dividend Tranche Eighteen", "terseLabel": "Dividend Tranche Eighteen", "documentation": "Dividend Tranche Eighteen [Member]", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheElevenMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheElevenMember",

```

```
"presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Eleven [Member]" | "terseLabel": "Dividend Tranche Eleven" | "documentation": "Dividend Tranche Eleven [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheFifteenMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheFifteenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Fifteen [Member]" | "terseLabel": "Dividend Tranche Fifteen" | "documentation": "Dividend Tranche Fifteen [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheFiveMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheFiveMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Five [Member]" | "terseLabel": "Dividend Tranche Five" | "documentation": "Dividend Tranche Five [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheFourMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheFourMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Four [Member]" | "terseLabel": "Dividend Tranche Four" | "documentation": "Dividend Tranche Four [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheFourteenMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheFourteenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Fourteen [Member]" | "terseLabel": "Dividend Tranche Fourteen" | "documentation": "Dividend Tranche Fourteen [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheNineMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheNineMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Nine [Member]" | "terseLabel": "Dividend Tranche Nine" | "documentation": "Dividend Tranche Nine [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheOneMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheOneMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche One [Member]" | "terseLabel": "Dividend Tranche One" | "documentation": "Dividend Tranche One [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheSevenMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheSevenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Seven [Member]" | "terseLabel": "Dividend Tranche Seven" | "documentation": "Dividend Tranche Seven [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheSeventeenMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheSeventeenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Seventeen [Member]" | "terseLabel": "Dividend Tranche Seventeen" | "documentation": "Dividend Tranche Seventeen [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheSixMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheSixMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Six [Member]" | "terseLabel": "Dividend Tranche Six" | "documentation": "Dividend Tranche Six [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheSixteenMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheSixteenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Sixteen [Member]" | "terseLabel": "Dividend Tranche Sixteen" | "documentation": "Dividend Tranche Sixteen [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheTenMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheTenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Ten [Member]" | "terseLabel": "Dividend Tranche Ten" | "documentation": "Dividend Tranche Ten [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheThirteenMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheThirteenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Thirteen [Member]" | "terseLabel": "Dividend Tranche Thirteen" | "documentation": "Dividend Tranche Thirteen [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheThreeMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheThreeMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Three [Member]" | "terseLabel": "Dividend Tranche Three" | "documentation": "Dividend Tranche Three [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheTwelveMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheTwelveMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Twelve [Member]" | "terseLabel": "Dividend Tranche Twelve" | "documentation": "Dividend Tranche Twelve [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheTwentyFourMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheTwentyFourMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Twenty Four [Member]" | "terseLabel": "Dividend Tranche Twenty Four" | "documentation": "Dividend Tranche Twenty Four [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheTwentyMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheTwentyMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Twenty [Member]" | "terseLabel": "Dividend Tranche Twenty" | "documentation": "Dividend Tranche Twenty [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheTwentyOneMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheTwentyOneMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Twenty One [Member]" | "terseLabel": "Dividend Tranche Twenty One" | "documentation": "Dividend Tranche Twenty One [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheTwentyThreeMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheTwentyThreeMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Twenty Three [Member]" | "terseLabel": "Dividend Tranche Twenty Three" | "documentation": "Dividend Tranche Twenty Three [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheTwentyTwoMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheTwentyTwoMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Twenty Two [Member]" | "terseLabel": "Dividend Tranche Twenty Two" | "documentation": "Dividend Tranche Twenty Two [Member]" } } | "auth_ref": {} | }
```

```
"gipr_DividendTrancheTwoMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DividendTrancheTwoMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividend Tranche Two [Member]" | "terseLabel": "Dividend Tranche Two" | "documentation": "Dividend Tranche Two [Member]" } } | "auth_ref": {} | }
```

```
"us-gaap_DividendsAxis": { "stringItemType": "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsAxis", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividends" | "label": "Dividends [Axis]", "documentation": "Information by distribution of earnings to shareholder. Includes, but is not limited to, distribution paid and declared." } } | "auth_ref": {} | }
```

```
"us-gaap_DividendsCommonStockStock": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsCommonStockStock", "debit": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited"} | "lang": "en-us" | "role": "negatedLabel": "Dividends paid on common stock", "label": "Dividends Common Stock Stock", "documentation": "Amount of unpaid and unpaid common stock dividends declared with the form of settlement in stock." } } | "auth_ref": {"r19"} | }
```

```
"us-gaap_DividendsDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsDomain", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfCashDistributionsDetails"} | "lang": "en-us" | "role": "label" | "Dividends" | "label": "Dividends [Domain]", "documentation": "Distributions of earnings to shareholders including but not limited to cash, property or capital stock." } } | "auth_ref": {} | }
```

```
"us-gaap_DividendsPayableAmountPerShare": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsPayableAmountPerShare", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"} | "lang": "en-us" | "role": "label" | "Dividends payable, amount per share", "label": "Dividends Payable, Amount Per Share", "documentation": "The per share amount of a dividend declared, but not paid, as of the financial reporting date." } } | "auth_ref": {"r19"} | }
```

```
"us-gaap_DividendsPayableDateDeclaredDayMonthAndYear": { "xbrl
```

entity information." } } } , "auth_ref": [] } , "gipr_DocumentAndEntityInformationTable": { "xbrltype": "stringItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DocumentAndEntityInformationTable", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Document And Entity Information [Table]", "label": "Document And Entity Information [Table]", "documentation": "Document and entity information table." } } } } , "auth_ref": [] } , "dei_DocumentFiscalPeriodFocus": { "xbrltype": "fiscalPeriodItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentFiscalPeriodFocus", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Document Fiscal Period Focus", "label": "Document Fiscal Period Focus", "documentation": "Fiscal period values are FY, Q1, Q2, and Q3. 1st, 2nd and 3rd quarter 10-Q or 10-QT statements have value Q1, Q2, and Q3 respectively, with 10-K, 10-KT or other fiscal year statements having FY." } } } } , "auth_ref": [] } , "dei_DocumentFiscalYearFocus": { "xbrltype": "gYearItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentFiscalYearFocus", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Document Fiscal Year Focus", "label": "Document Fiscal Year Focus", "documentation": "This is focus fiscal year of the document report in YYYY format. For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006." } } } } , "auth_ref": [] } , "dei_DocumentPeriodEndDate": { "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentPeriodEndDate", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Document Period End Date", "label": "Document Period End Date", "documentation": "For the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported, for the EDGAR submission types of Form N-1A: the filing date, for all other submission types: the end of the reporting or transition period. The format of the date is YYYY-MM-DD." } } } } , "auth_ref": [] } , "dei_DocumentQuarterlyReport": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentQuarterlyReport", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Document Quarterly Report", "label": "Document Quarterly Report", "documentation": "Boolean flag that is true only for a form used as an quarterly report." } } } } , "auth_ref": { "r52" } } , "dei_DocumentTransitionReport": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentTransitionReport", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Document Transition Report", "label": "Document Transition Report", "documentation": "Boolean flag that is true only for a form used as a transition report." } } } } , "auth_ref": { "r84" } } , "dei_DocumentType": { "xbrltype": "submissionTypeItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentType", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "verboseLabel": "Document Type", "label": "Document Type", "documentation": "The type of document being provided (such as 10-K, 10-Q, 485BPOS, etc). The document type is limited to the same value as the supporting SEC submission type, or the word 'Other'." } } } } , "auth_ref": [] } , "gipr_DollarGeneralBigSpringTxMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarGeneralBigSpringTxMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar General, Big Spring, TX [Member]", "label": "Dollar General, Big Spring, TX [Member]", "terseLabel": "Dollar General Big Spring Tx Member" } } } } , "auth_ref": [] } , "gipr_DollarGeneralCastaliaOhMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarGeneralCastaliaOhMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar General, Castalia, OH [Member]", "label": "Dollar General, Castalia, OH [Member]", "terseLabel": "Dollar General Castalia Oh Member" } } } } , "auth_ref": [] } , "gipr_DollarGeneralEastWiltonMeMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarGeneralEastWiltonMeMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar General, East Wilton, ME [Member]", "label": "Dollar General, East Wilton, ME [Member]", "terseLabel": "Dollar General East Wilton Me Member" } } } } , "auth_ref": [] } , "gipr_DollarGeneralLakesideOhMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarGeneralLakesideOhMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar General, Lakeside, OH [Member]", "label": "Dollar General, Lakeside, OH [Member]", "terseLabel": "Dollar General Lakeside Oh Member" } } } } , "auth_ref": [] } , "gipr_DollarGeneralLitchfieldMeMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarGeneralLitchfieldMeMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar General, Litchfield, ME [Member]", "label": "Dollar General, Litchfield, ME [Member]", "terseLabel": "Dollar General Litchfield Me Member" } } } } , "auth_ref": [] } , "gipr_DollarGeneralMarketBakersfieldCaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarGeneralMarketBakersfieldCaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar General Market, Bakersfield, CA [Member]", "label": "Dollar General Market, Bakersfield, CA [Member]", "terseLabel": "Dollar General Market Bakersfield Ca Member" } } } } , "auth_ref": [] } , "gipr_DollarGeneralMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarGeneralMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar General [Member]", "label": "Dollar General [Member]", "terseLabel": "Dollar GeneralMember" } } } } , "auth_ref": [] } , "gipr_DollarGeneralMountGileadOhMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarGeneralMountGileadOhMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar General, Mount Gilead, OH [Member]", "label": "Dollar General, Mount Gilead, OH [Member]", "terseLabel": "Dollar General Mount Gilead Oh Member" } } } } , "auth_ref": [] } , "gipr_DollarGeneralThompstontownPaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarGeneralThompstontownPaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar General, Thompston town, PA [Member]", "label": "Dollar General, Thompston town, PA [Member]", "terseLabel": "Dollar General Thompston town Pa Member" } } } } , "auth_ref": [] } , "gipr_DollarTreeStoresIncMorrowGaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DollarTreeStoresIncMorrowGaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "documentation": "Dollar Tree Stores, Inc., Morrow, GA [Member]", "label": "Dollar Tree Stores, Inc., Morrow, GA [Member]", "terseLabel": "Dollar Tree Stores Inc Morrow Ga Member" } } } } , "auth_ref": [] } , "gipr_DueToOtherRelatedPartiesNoncurrentAgreement": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "DueToOtherRelatedPartiesNoncurrentAgreement", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited": { "lang": { "en-us": { "role": { "documentation": "Due To Other Related Parties Noncurrent Agreement", "label": "Due To Other Related Parties Noncurrent Agreement", "terseLabel": "Other payable - related party" } } } } , "auth_ref": [] } , "ecd_DvdsOrOthrErngsPdOnEqtyAwrdsNtOthrwsRflctdInThCompForCvrdYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "DvdsOrOthrErngsPdOnEqtyAwrdsNtOthrwsRflctdInThCompForCvrdYrMember", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure": { "lang": { "en-us": { "role": { "label": "Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year [Member]", "label": "Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year", "terseLabel": "Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year" } } } } , "auth_ref": { "r895" } } , "us-gaap_EarningsPerShareBasic": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareBasic", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited": { "lang": { "en-us": { "role": { "verboseLabel": "Basic & Diluted Loss Per Share Attributable to Common Stockholders", "totalLabel": "Earnings Per Share, Basic, Total", "label": "Earnings Per Share Basic", "terseLabel": "Basic Loss Per Share Attributable to Common Stockholders", "documentation": "The amount of net income (loss) for the period per each share of common stock or unit outstanding during the reporting period." } } } } , "auth_ref": { "r181", "r201", "r202", "r204", "r205", "r206", "r208", "r213", "r215", "r218", "r219", "r220", "r222", "r434", "r438", "r459", "r460", "r588", "r607", "r780" } } , "us-gaap_EarningsPerShareDiluted": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareDiluted", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited": { "lang": { "en-us": { "role": { "label": "Earnings Per Share Diluted", "label": "Earnings Per Share Diluted", "terseLabel": "Diluted Loss Per Share Attributable to Common Stockholders", "documentation": "The amount of net income (loss) for the period available to each share of common stock or common unit outstanding during the reporting period and to each share or unit that would have been outstanding assuming the issuance of common shares or units for all dilutive potential common shares or units outstanding during the reporting period." } } } } , "auth_ref": { "r181", "r201", "r202", "r204", "r205", "r206", "r208", "r215", "r218", "r219", "r220", "r222", "r434", "r438", "r459", "r460", "r588", "r607", "r780" } } , "us-gaap_EarningsPerSharePolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerSharePolicyTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies": { "lang": { "en-us": { "role": { "terseLabel": "Earnings per Share", "label": "Earnings Per Share Policy [Text Block]", "documentation": "Disclosure of accounting policy for computing basic and diluted earnings or loss per share for each class of common stock and participating security. Addresses all significant policy factors, including any antidilutive items that have been excluded from the computation and takes into account stock dividends, splits and reverse splits that occur after the balance sheet date of the latest reporting period but before the issuance of the financial statements." } } } } , "auth_ref": { "r22", "r23", "r221" } } , "us-gaap_EffectOffFourthQuarterEventsByTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectOffFourthQuarterEventsByTypeAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "label": "Effect of Fourth Quarter Event Type [Axis]", "documentation": "Information by type of event or transaction that occurred during the fourth quarter." } } } } , "auth_ref": { "r25" } } , "us-gaap_EffectOffFourthQuarterEventsTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectOffFourthQuarterEventsTypeDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "label": "Effect of Fourth Quarter Events, Type [Domain]", "documentation": "The type of event or transaction having a material effect on fourth quarter and fiscal year results." } } } } , "auth_ref": { "r25" } } , "gipr_EffectiveContingentFutureCapitalRaise": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "EffectiveContingentFutureCapitalRaise", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Effective Contingent Future Capital Raise", "documentation": "Effective Contingent Future Capital Raise" } } } } , "auth_ref": [] } , "us-gaap_EmployeeBenefitsAndShareBasedCompensation": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeBenefitsAndShareBasedCompensation", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Stock based compensation expense", "label": "Employee Benefits and Share-Based Compensation", "documentation": "Amount of expense for employee benefit and equity-based compensation." } } } } , "auth_ref": [] } , "us-gaap_EmployeeStockOptionMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeStockOptionMember", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure": { "lang": { "en-us": { "role": { "label": "Employee Stock Option [Member]", "terseLabel": "Employee Stock Option", "documentation": "Share-based payment arrangement granting right, subject to vesting and other restrictions, to purchase or sell certain number of shares at predetermined price for specified period of time." } } } } , "auth_ref": [] } , "dei_EntityAddressAddressLine1": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressAddressLine1", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Entity Address, Address Line One", "label": "Entity Address Address Line1", "documentation": "Address Line 1 such as Attn, Building Name, Street Name" } } } } , "auth_ref": [] } , "dei_EntityAddressAddressLine2": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressAddressLine2", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "label": "Entity Address Address Line2", "documentation": "Address Line 2 such as Street or Suite number" } } } } , "auth_ref": [] } , "dei_EntityAddressCityOrTown": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressCityOrTown", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Entity Address, City or Town", "label": "Entity Address City Or Town", "documentation": "Name of the City or Town" } } } } , "auth_ref": [] } , "dei_EntityAddressPostalZipCode": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressPostalZipCode", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Entity Address, Postal Zip Code", "label": "Entity Address Postal Zip Code", "documentation": "Code for the postal or zip code" } } } } , "auth_ref": [] } , "dei_EntityAddressStateOrProvince": { "xbrltype": "stateOrProvinceItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressStateOrProvince", "presentation": {

"http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Address, State or Province", "label": "Entity Address State or Province", "documentation": "Name of the state or province."}}}, "auth_ref": "1", "dei_EntityCentralIndexKey": {"xbrltype": "centralIndexKeyItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCentralIndexKey", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Central Index Key", "label": "Entity Central Index Key", "documentation": "A unique 10-digit SEC-issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK."}}}, "auth_ref": "r850", "dei_EntityCommonStockSharesOutstanding": {"xbrltype": "sharesItemtype", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCommonStockSharesOutstanding", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Common Stock, Shares Outstanding", "label": "Entity Common Stock Shares Outstanding", "documentation": "Indicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings. Instrument."}}}, "auth_ref": "1", "dei_EntityCurrentReportingStatus": {"xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCurrentReportingStatus", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Current Reporting Status", "label": "Entity Current Reporting Status", "documentation": "Indicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure."}}}, "auth_ref": "1", "dei_EntityEmergingGrowthCompany": {"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityEmergingGrowthCompany", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Emerging Growth Company", "label": "Entity Emerging Growth Company", "documentation": "Indicate if registrant meets the emerging growth company criteria."}}}, "auth_ref": "r850", "dei_EntityExTransitionPeriod": {"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityExTransitionPeriod", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Ex Transition Period", "label": "Entity Ex Transition Period", "documentation": "Indicate if an emerging growth company has elected not to use the extended transition period for complying with any new or revised financial accounting standards."}}}, "auth_ref": "r935", "dei_EntityFileNumber": {"xbrltype": "fileNumberItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFileNumber", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity File Number", "label": "Entity File Number", "documentation": "Commission file number. The field allows up to 17 characters. The prefix may contain 1-3 digits, the sequence number may contain 1-8 digits, the optional suffix may contain 1-4 characters, and the fields are separated with a hyphen."}}}, "auth_ref": "1", "dei_EntityFilerCategory": {"xbrltype": "filerCategoryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFilerCategory", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Filer Category", "label": "Entity Filer Category", "documentation": "Indicate whether the registrant is one of the following: Large Accelerated Filer, Accelerated Filer, Non-accelerated Filer. Definitions of these categories are stated in Rule 12b-2 of the Exchange Act. This information should be based on the registrant's current or most recent filing containing the related disclosure."}}}, "auth_ref": "r830", "dei_EntityIncorporationDateOfIncorporation": {"xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityIncorporationDateOfIncorporation", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails", "lang": {"en-us": {"role": {"terseLabel": "Entity Incorporation Date", "label": "Entity Incorporation Date Of Incorporation", "documentation": "Date when an entity was incorporated."}}}, "auth_ref": "1", "dei_EntityIncorporationStateCountryCode": {"xbrltype": "edgarStateCountryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityIncorporationStateCountryCode", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Incorporation, State or Country Code", "label": "Entity Incorporation State Country Code", "documentation": "Two-character EDGAR code representing the state or country of incorporation."}}}, "auth_ref": "1", "dei_EntityInteractiveDataCurrent": {"xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityInteractiveDataCurrent", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Interactive Data Current", "label": "Entity Interactive Data Current", "documentation": "Boolean flag that is true when the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit such files)."}}, "auth_ref": "r934", "dei_EntityRegistrantName": {"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityRegistrantName", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Registrant Name", "label": "Entity Registrant Name", "documentation": "The exact name of the entity filing the report as specified in its charter, which is required by forms filed with the SEC."}}}, "auth_ref": "r830", "dei_EntityShellCompany": {"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityShellCompany", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Shell Company", "label": "Entity Shell Company", "documentation": "Boolean flag that is true when the registrant is a shell company as defined in Rule 12b-2 of the Exchange Act."}}}, "auth_ref": "r850", "dei_EntitySmallBusiness": {"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntitySmallBusiness", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Small Business", "label": "Entity Small Business", "documentation": "Indicates that the company is a Smaller Reporting Company (SRC)."}}, "auth_ref": "r850", "dei_EntityTaxIdentificationNumber": {"xbrltype": "employerIdItemtype", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityTaxIdentificationNumber", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation", "lang": {"en-us": {"role": {"terseLabel": "Entity Tax Identification Number", "label": "Entity Tax Identification Number", "documentation": "The Tax Identification Number (TIN), also known as an Employer Identification Number (EIN), is a unique 9-digit value assigned by the IRS."}}}, "auth_ref": "r850", "ecd_EqtyAwrdsAdjFnTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EqtyAwrdsAdjFnTextBlock", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": {"en-us": {"role": {"label": "Equity Awards Adjustments, Footnote [Text Block]", "terseLabel": "Equity Awards Adjustments, Footnote", "auth_ref": "r889", "ecd_EqtyAwrdsAdjExclgValRptdInSummaryCompstnTblMember": {"xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EqtyAwrdsAdjExclgValRptdInSummaryCompstnTblMember", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": {"en-us": {"role": {"label": "Equity Awards Adjustments, Excluding Value Reported in the Compensation Table [Member]", "terseLabel": "Equity Awards Adjustments, Excluding Value Reported in Compensation Table", "auth_ref": "r930", "ecd_EqtyAwrdsAdjMember": {"xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EqtyAwrdsAdjMember", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": {"en-us": {"role": {"label": "Equity Awards Adjustments [Member]", "terseLabel": "Equity Awards Adjustments", "auth_ref": "r930", "ecd_EqtyAwrdsInSummaryCompstnTblForApblYrMember": {"xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": {"en-us": {"role": {"label": "Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table [Member]", "terseLabel": "Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table", "auth_ref": "r930", "us-gaap_EquityAbstract": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityAbstract", "lang": {"en-us": {"role": {"label": "Equity Abstract", "auth_ref": "1", "us-gaap_EquityComponentDomain": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityComponentDomain", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited", "lang": {"en-us": {"role": {"terseLabel": "Equity Component", "label": "Equity Component [Domain]", "documentation": "Components of equity are the parts of the total Equity balance including that which is allocated to common, preferred, treasury stock, retained earnings, etc."}}}, "auth_ref": "r9", "r161", "r177", "r178", "r179", "r196", "r197", "r198", "r200", "r206", "r209", "r211", "r224", "r274", "r277", "r304", "r304", "r371", "r420", "r429", "r431", "r432", "r433", "r435", "r437", "r438", "r449", "r450", "r451", "r452", "r453", "r454", "r458", "r480", "r481", "r482", "r483", "r484", "r485", "r491", "r494", "r509", "r605", "r617", "r618", "r619", "r642", "r718", "gipr_EquityInEarningsOnInvestmentInTenancyInCommon": {"xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "EquityInEarningsOnInvestmentInTenancyInCommon", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": {"en-us": {"role": {"negatedLabel": "Income on investment in tenancy-in-common", "label": "Equity In Earnings On Investment In Tenancy In Common", "documentation": "Equity in earnings on investment in tenancy-in-common", "auth_ref": "1", "srt_EquityMethodInvesteeNameDomain": {"xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/srt/2024", "localname": "EquityMethodInvesteeNameDomain", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": {"en-us": {"role": {"label": "Investment, Name [Domain]", "auth_ref": "r270", "r271", "r272", "r430", "r937", "r938", "r939", "r1050", "r1051", "r1052", "r1053", "ecd_EquityValuationAssumptionDifferenceFnTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EquityValuationAssumptionDifferenceFnTextBlock", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": {"en-us": {"role": {"label": "Equity Valuation Assumption Difference, Footnote [Text Block]", "terseLabel": "Equity Valuation Assumption Difference, Footnote", "auth_ref": "r899", "ecd_ErrCompAnalysisTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ErrCompAnalysisTextBlock", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": {"en-us": {"role": {"label": "Erroneous Compensation Analysis [Text Block]", "terseLabel": "Erroneous Compensation Analysis", "auth_ref": "r857", "r867", "r877", "r909", "ecd_ErrCompRecoveryTable": {"xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ErrCompRecoveryTable", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": {"en-us": {"role": {"label": "Erroneously Awarded Compensation Recovery [Table]", "terseLabel": "Erroneously Awarded Compensation Recovery", "auth_ref": "r854", "r864", "r874", "r906", "gipr_EscalatesAnnually": {"xbrltype": "percentItemtype", "nsuri": "http://gipreit.com/20240630", "localname": "EscalatesAnnually", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails", "lang": {"en-us": {"role": {"documentation": "Escalates annually", "label": "Escalates annually", "auth_ref": "1", "gipr_EscrowDepositAndOtherAssets": {"xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "EscrowDepositAndOtherAssets", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": {"en-us": {"role": {"terseLabel": "Escrow deposit and other assets", "label": "Escrow Deposit And Other Assets", "documentation": "Escrow deposit and other assets", "auth_ref": "1", "us-gaap_EscrowDepositDisbursementsRelatedToPropertyAcquisition1": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EscrowDepositDisbursementsRelatedToPropertyAcquisition1", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": {"en-us": {"role": {"negatedLabel": "Escrow deposit to bank for future debt financing", "label": "Escrow Deposit Disbursements Related To Property Acquisition", "documentation": "Amount of escrow deposit disbursements related to property acquisition in noncash investing or financing transactions."}}}, "auth_ref": "r19", "r20", "r21", "gipr_ExchangeSharesOfCommonStock": {"xbrltype": "sharesItemtype", "nsuri": "http://gipreit.com/20240630", "localname": "ExchangeSharesOfCommonStock", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "lang": {"en-us": {"role": {"documentation": "Exchange shares of common stock", "label": "Exchange shares of common stock", "terseLabel": "Exchange Shares of Common Stock for redemption of Preferred Stock", "auth_ref": "1", "gipr_ExecutedLease": {"xbrltype": "stringItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ExecutedLease", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails", "lang": {"en-us": {"role": {"documentation": "Executed lease", "label": "Executed lease", "auth_ref": "1", "ecd_ExecutiveCategoryAxis": {"xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ExecutiveCategoryAxis", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": {"en-us": {"role": {"label": "Executive Category [Axis]", "terseLabel": "Executive Category", "auth_ref": "r905", "gipr_ExercisePriceMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ExercisePriceMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails", "lang": {"en-us": {"role": {"terseLabel": "Exercise Price of \$20.00", "label": "Exercise Price Member", "documentation": "Exercise Price Member", "auth_ref": "1", "gipr_ExercisePriceOneMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ExercisePriceOneMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails", "lang": {"en-us": {"role": {"

"terseLabel": "Exercise Price of \$10.00", "label": "Exercise Price One [Member]", "documentation": "Exercise price one." } } }, "auth_ref": [1],
"gipr_ExercisePriceTwoMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ExercisePriceTwoMember", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails" }, "lang": { "en-us": { "role": {
"terseLabel": "Exercise Price of \$12.50", "label": "Exercise Price Two [Member]", "documentation": "Exercise price two." } } }, "auth_ref": [1],
"gipr_ExpUSServicesIncExpUSServicesIncMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname":
"ExpUSServicesIncExpUSServicesIncMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails" },
"lang": { "en-us": { "role": { "documentation": "exp U.S. Services Inc. exp U.S. Services Inc. [Member]", "label": "exp U.S. Services Inc. exp U.S. Services Inc. [Member]",
"terseLabel": "Exp U.S. Services Inc. exp U.S. Services Inc. Member" } } }, "auth_ref": [1], "gipr_ExpUSServicesMember": { "xbrltype": "domainItemType", "nsuri":
"http://gipreit.com/20240630", "localname": "ExpUSServicesMember", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails" }, "lang": { "en-us": { "role": { "label": "Exp US
Services (Member)", "documentation": "Exp US Services (Member)" } } }, "auth_ref": [1], "us-
gaap_FairValueAssetsMeasuredOnRecurringBasisUnobservableInputReconciliationByAssetClassDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-
gaap/2024", "localname": "FairValueAssetsMeasuredOnRecurringBasisUnobservableInputReconciliationByAssetClassDomain", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails",
"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails",
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "label": "Asset Class [Domain]",
"documentation": "Class of asset." } } }, "auth_ref": { "r467": "r468", "r469": "r470", "r471": "r472", "r475": "r808" } }, "us-
gaap_FairValueBalanceSheetGroupingFinancialStatementCaptionsLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FairValueBalanceSheetGroupingFinancialStatementCaptionsLineItems", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum
t", "lang": { "en-us": { "role": { "label": "Fair Value, Balance Sheet Grouping, Financial Statement Captions [Line Items]", "terseLabel": "Carrying amounts and estimated fair
values of financial instruments", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information
associated with domain members defined in one or many axes to the table." } } }, "auth_ref": [1], "us-gaap_FairValueByAssetClassAxis": { "xbrltype": "stringItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueByAssetClassAxis", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails",
"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails",
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "label": "Asset Class [Axis]",
"documentation": "Information by class of asset." } } }, "auth_ref": { "r467": "r468", "r469": "r470", "r471": "r472", "r475": "r808" } }, "us-
gaap_FairValueByBalanceSheetGroupingTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FairValueByBalanceSheetGroupingTable", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails",
"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum
t", "lang": { "en-us": { "role": { "label": "Fair Value, by Balance Sheet Grouping [Table]", "documentation": "Disclosure of information about the fair value of financial
instruments, including financial assets and financial liabilities, and the measurements of those instruments, assets, and liabilities." } } }, "auth_ref": { "r68": "r69" } }, "us-
gaap_FairValueByFairValueHierarchyLevelAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FairValueByFairValueHierarchyLevelAxis", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum
t", "lang": { "en-us": { "role": { "label": "Fair Value Hierarchy and NAV [Axis]", "documentation": "Information by level within fair value hierarchy and fair value measured at
net asset value per share as practical expedient." } } }, "auth_ref": { "r339": "r373", "r374": "r375", "r376": "r377", "r378": "r461", "r463", "r464", "r465", "r466", "r473",
"r474", "r476", "r524", "r525", "r526", "r791", "r792", "r799", "r800", "r801", "r806", "r809" } }, "us-gaap_FairValueInputsLevel3Member": { "xbrltype": "domainItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueInputsLevel3Member", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum
t", "lang": { "en-us": { "role": { "label": "Fair Value, Inputs, Level 3 [Member]", "terseLabel": "Level 3", "documentation": "Unobservable inputs that reflect the entity's own
assumption about the assumptions market participants would use in pricing." } } }, "auth_ref": { "r339": "r373", "r374": "r375", "r376": "r377", "r378": "r461", "r463", "r464", "r465", "r466", "r473", "r474", "r476", "r524", "r525",
"r526", "r791", "r792", "r799", "r800", "r801", "r806", "r809" } }, "us-gaap_FinancialInstrumentAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024",
"localname": "FinancialInstrumentAxis", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails",
"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum
t", "lang": { "en-us": { "role": { "label": "Financial Instrument [Axis]",
"documentation": "Information by type of financial instrument." } } }, "auth_ref": { "r240": "r241", "r242", "r243", "r244", "r245", "r246", "r247", "r248", "r249", "r250",
"r251", "r252", "r253", "r254", "r255", "r256", "r257", "r258", "r259", "r260", "r261", "r262", "r263", "r264", "r265", "r266", "r267", "r268", "r269", "r278", "r279", "r280",
"r281", "r282", "r283", "r284", "r285", "r350", "r367", "r455", "r477", "r521", "r522", "r523", "r524", "r525", "r526", "r527", "r528", "r529", "r530", "r531", "r532", "r533", "r534",
"r535", "r536", "r538", "r539", "r540", "r541", "r542", "r543", "r544", "r545", "r546", "r547", "r548", "r549", "r550", "r551", "r552", "r606", "r786", "r806", "r808", "r809",
"r810", "r811", "r812", "r813", "r814", "r815", "r816", "r819", "r852", "r853", "r954", "r955", "r956", "r957", "r958", "r988", "r989", "r990", "r1061", "r1064", "r1065", "r1066",
"r1073", "r1076" } }, "us-gaap_FiniteLivedIntangibleAssetAcquiredInPlaceLeases": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetAcquiredInPlaceLeases", "crdr": "debit", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails",
"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited" }, "lang": { "en-us": { "role": { "terseLabel": "Acquired lease intangible assets",
"label": "Finite Lived Intangible Asset Acquired In Place Leases", "documentation": "This element represents the amount of value allocated by a lessor (acquirer) to lease
agreements which exist at acquisition of a leased property. Such amount may include the value assigned to existing tenant relationships and excludes the market adjustment
component of the value assigned for above or below-market leases acquired." } } }, "auth_ref": [1], "us-gaap_FiniteLivedIntangibleAssetsAccumulatedAmortization": {
"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FiniteLivedIntangibleAssetsAccumulatedAmortization", "crdr": "credit", "presentation":
[1], "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails" }, "lang": { "en-us": { "role": {
"negatedLabel": "Accumulated amortization", "label": "Finite Lived Intangible Assets Accumulated Amortization", "documentation": "Accumulated amount of amortization of
assets, excluding financial assets and goodwill, lacking physical substance with a finite life." } } }, "auth_ref": { "r165", "r286", "r297", "r789" } },
"gipr_FiniteLivedIntangibleAssetsAmortizationExpenseAfterYearFour": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseAfterYearFour", "crdr": "debit", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails" }, "lang": { "en-us":
[1], "us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseNextTwelveMonths": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseNextTwelveMonths", "crdr": "debit", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails" }, "lang": { "en-us":
[1], "us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseNextTwelveMonths": { "terseLabel": "2025", "documentation": "Amount of amortization for assets,
excluding financial assets and goodwill, lacking physical substance with finite life expected to be recognized in next fiscal year following current fiscal year. Excludes interim
and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r299", "r767", "r789" } }, "us-
gaap_FiniteLivedIntangibleAssetsAmortizationExpenseRemainderOfFiscalYear": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseRemainderOfFiscalYear", "crdr": "debit", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails" }, "lang": { "en-us":
[1], "us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearFour": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseYearFour", "crdr": "debit", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails" }, "lang": { "en-us":
[1], "us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearFour": { "terseLabel": "2028", "documentation": "Amount of amortization for assets, excluding
financial assets and goodwill, lacking physical substance with finite life expected to be recognized in fourth fiscal year following current fiscal year. Excludes interim and
annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r299", "r767", "r789" } }, "us-
gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearThree": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseYearThree", "crdr": "debit", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails" }, "lang": { "en-us":
[1], "us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearTwo": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseYearTwo", "crdr": "debit", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails" }, "lang": { "en-us":
[1], "us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearTwo": { "terseLabel": "2027", "documentation": "Amount of amortization for assets, excluding
financial assets and goodwill, lacking physical substance with finite life expected to be recognized in third fiscal year following current fiscal year. Excludes interim and
annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r299", "r767", "r789" } }, "us-
gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearTwo": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsAmortizationExpenseYearTwo", "crdr": "debit", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails" }, "lang": { "en-us":
[1], "us-gaap_FiniteLivedIntangibleAssetsAmortizationExpenseYearTwo": { "terseLabel": "2026", "documentation": "Amount of amortization for assets, excluding
financial assets and goodwill, lacking physical substance with finite life expected to be recognized in second fiscal year following current fiscal year. Excludes interim and
annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r299", "r767", "r789" } }, "us-
gaap_FiniteLivedIntangibleAssetsByMajorClassAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"FiniteLivedIntangibleAssetsByMajorClassAxis", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails",
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails",
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails",
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails",
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetTables" }, "lang": { "en-us": { "role": { "terseLabel": "Finite-Lived Intangible
Assets by Major Class", "label": "Finite Lived Intangible Assets By Major Class [Axis]", "documentation": "Information by major type or class of finite-lived intangible assets." } } },
"auth_ref": { "r290", "r292", "r293", "r294", "r296", "r297", "r301", "r302", "r555", "r556" } }, "us-gaap_FiniteLivedIntangibleAssetsLineItems": { "xbrltype":
"stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FiniteLivedIntangibleAssetsLineItems", "presentation": [1],
"http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails",
"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails",

```

http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails",
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetTables", "lang": "en-us", "role": "label", "Finite-Lived Intangible Assets [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." }, "auth_ref": "r290", "r297", "r301", "r302", "r303", "r555", "r767", "r789" }, "us-gaap-FiniteLivedIntangibleAssetsMajorClassNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FiniteLivedIntangibleAssetsMajorClassNameDomain", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails",
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails",
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails",
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetTables", "lang": "en-us", "role": "terseLabel", "Finite-Lived Intangible Assets, Major Class Name", "label": "Finite-Lived Intangible Assets Major Class Name [Domain]", "documentation": "The major class of finite-lived intangible asset (for example, patents, trademarks, copyrights, etc.) A major class is composed of intangible assets that can be grouped together because they are similar, either by their nature or by their use in the operations of a company." }, "auth_ref": "r290", "r292", "r293", "r294", "r296", "r297", "r301", "r302", "r767" }, "us-gaap-FiniteLivedIntangibleAssetsNet": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FiniteLivedIntangibleAssetsNet", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails",
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails", "lang": "en-us", "role": "role", "verboseLabel": "Intangible asset, net of amortization", "periodEndLabel": "Finite-Lived Intangible Assets, Net, Ending Balance", "periodStartLabel": "Finite-Lived Intangible Assets, Net, Beginning Balance", "totalLabel": "Acquired lease intangible assets, net", "label": "Finite Lived Intangible Assets Net", "documentation": "Amount after amortization of assets, excluding financial assets and goodwill, lacking physical substance with a finite life." }, "auth_ref": "r555", "r1001" }, "gipr-FiveYearTreasuryInterestRate": { "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "FiveYearTreasuryInterestRate", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "role", "terseLabel": "5-year Treasury Interest Rate", "label": "Five Year Treasury Interest Rate", "documentation": "Five Year Treasury Interest Rate", "auth_ref": "r1", "gipr-FixedAndInSubstanceFixedLeaseIncome": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "FixedAndInSubstanceFixedLeaseIncome", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfDisaggregationOfLeaseIncomeDetails", "lang": "en-us", "role": "label", "Fixed and in-substance fixed lease income", "documentation": "Fixed and in-substance fixed lease income", "auth_ref": "r1", "ecd-ForgoneRecoveryDueToDisqualificationOfTaxBenefitsAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryDueToDisqualificationOfTaxBenefitsAmt", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "en-us", "role": "label", "Forgone Recovery due to Disqualification of Tax Benefits, Amount", "terseLabel": "Forgone Recovery due to Disqualification of Tax Benefits, Amount", "auth_ref": "r861", "r871", "r881", "r913" }, "ecd-ForgoneRecoveryDueToExpenseOfEnforcementAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryDueToExpenseOfEnforcementAmt", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "en-us", "role": "label", "Forgone Recovery due to Expense of Enforcement, Amount", "terseLabel": "Forgone Recovery due to Expense of Enforcement, Amount", "auth_ref": "r861", "r871", "r881", "r913" }, "ecd-ForgoneRecoveryDueToViolationOfHomeCountryLawAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryDueToViolationOfHomeCountryLawAmt", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "en-us", "role": "label", "Forgone Recovery due to Violation of Home Country Law, Amount", "terseLabel": "Forgone Recovery due to Violation of Home Country Law, Amount", "auth_ref": "r861", "r871", "r881", "r913" }, "ecd-ForgoneRecoveryExplanationOfImpracticabilityTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryExplanationOfImpracticabilityTextBlock", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "en-us", "role": "label", "Forgone Recovery, Explanation of Impracticability [Text Block]", "terseLabel": "Forgone Recovery, Explanation of Impracticability", "auth_ref": "r861", "r871", "r881", "r913" }, "ecd-ForgoneRecoveryIndName": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ForgoneRecoveryIndName", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "en-us", "role": "label", "Forgone Recovery, Individual Name", "terseLabel": "Name", "auth_ref": "r861", "r871", "r881", "r913" }, "gipr-FormerChiefFinancialOfficerMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "FormerChiefFinancialOfficerMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "lang": "en-us", "role": "role", "terseLabel": "Former Chief Financial Officer", "label": "Former Chief Financial Officer [Member]", "documentation": "Former Chief Financial Officer [Member]", "auth_ref": "r1", "ecd-FrYalAsOfPrYrEndOfEqtyAwrdsGrntdInPrYrsFldYstngCondsDrngCvrdYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "FrYalAsOfPrYrEndOfEqtyAwrdsGrntdInPrYrsFldYstngCondsDrngCvrdYrMember", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "en-us", "role": "label", "Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year [Member]", "terseLabel": "Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year", "auth_ref": "r894" }, "gipr-FreseniusChicagoILMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "FreseniusChicagoILMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails",
http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails", "lang": "en-us", "role": "role", "terseLabel": "Fresenius-Chicago, IL", "label": "Fresenius Chicago IL [Member]", "documentation": "Fresenius @ Chicago, IL", "auth_ref": "r1", "gipr-FreseniusChicagoIllinoisMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "FreseniusChicagoIllinoisMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "lang": "en-us", "role": "role", "terseLabel": "Fresenius - Chicago, Illinois", "label": "Fresenius - Chicago, Illinois [Member]", "documentation": "Fresenius - Chicago, Illinois", "auth_ref": "r1", "gipr-GIPFundILLCMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GIPFundILLCMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": "en-us", "role": "role", "terseLabel": "GIP fund I, LLC", "label": "G I P Fund I L L C [Member]", "documentation": "GIP fund I, LLC", "auth_ref": "r1", "gipr-GIPREITOpLimitedLLCMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GIPREITOpLimitedLLCMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails", "lang": "en-us", "role": "role", "terseLabel": "GIP REIT Op Limited LLC", "label": "G I P R E I T Op Limited L L C [Member]", "documentation": "GIP REIT Op Limited LLC", "auth_ref": "r1", "gipr-GSAFBIManteoNCMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GSAFBIManteoNCMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails", "lang": "en-us", "role": "role", "terseLabel": "GSA-FBI-Manteo, NC", "label": "G S A F B I Manteo N C [Member]", "documentation": "GSA-FBI @ Manteo, NC", "auth_ref": "r1", "gipr-GSAFBIMateoNCMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GSAFBIMateoNCMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateTables", "lang": "en-us", "role": "role", "terseLabel": "GSA-FBI @ Mateo, NC", "label": "G S A F B I Mateo N C [Member]", "documentation": "GSA-FBI @ Mateo, NC", "auth_ref": "r1", "gipr-GSAManteoNCMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GSAManteoNCMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails", "lang": "en-us", "role": "role", "terseLabel": "GSA-Manteo, NC", "label": "G S A Manteo N C [Member]", "documentation": "GSA - @ Manteo, NC", "auth_ref": "r1", "gipr-GainLossOnHeldForSaleAssetValuation": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GainLossOnHeldForSaleAssetValuation", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited",
http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": "en-us", "role": "documentation", "Gain Loss On Held For Sale Asset Valuation", "label": "Gain Loss On Held For Sale Asset Valuation", "terseLabel": "Loss on held for sale asset valuation", "negatedLabel": "Loss on held for sale asset valuation", "auth_ref": "r1", "gipr-GainOrLossOnChangeInDerivatives": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GainOrLossOnChangeInDerivatives", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "documentation", "Gain or loss on change in derivatives", "label": "Gain or loss on change in derivatives", "terseLabel": "Gain on derivative valuation, net", "auth_ref": "r1", "us-gaap-GainsLossesOnExtinguishmentOfDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "GainsLossesOnExtinguishmentOfDebt", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "role", "verboseLabel": "Loss on debt extinguishment", "negatedLabel": "Loss on debt extinguishment", "terseLabel": "Loss on debt extinguishment", "label": "Gain (Loss) on Extinguishment of Debt", "totalLabel": "Gain (Loss) on Extinguishment of Debt, Total", "documentation": "Difference between the fair value of payments made and the carrying amount of debt which is extinguished prior to maturity." }, "auth_ref": "r5", "r37", "r38" }, "us-gaap-GeneralAndAdministrativeExpense": { "
```

other asset acquired in business combination or from joint venture formation or both, that is not individually identified and separately recognized." } } } , "auth_ref": { "r5": "r287", "r288", "r289", "r289", "r288", "r287" } } } , "gipr_GreenwallCMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GreenwallCMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails": { "lang": { "en-us": { "role": { "documentation": "Greenwal L.C.", "label": "Greenwal L.C [Member]", "terseLabel": "Greenwal L.C." } } } , "auth_ref": { } } , "gipr_GroundLeaseAmortization": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GroundLeaseAmortization", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Non-cash ground lease expense", "label": "Ground Lease Amortization", "documentation": "Ground lease amortization." } } } , "auth_ref": { } } , "gipr_GroundLeaseMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GroundLeaseMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "terseLabel": "Ground Lease", "label": "Ground Lease [Member]", "documentation": "Ground lease." } } } , "auth_ref": { } } , "gipr_GsaFbiManteoNorthCarolinaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GsaFbiManteoNorthCarolinaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "terseLabel": "GSA-FBI - Manteo, North Carolina", "label": "GSA-FBI - Manteo, North Carolina [Member]", "documentation": "GSA-FBI - Manteo, North Carolina." } } } , "auth_ref": { } } , "gipr_GsaNavyMaerskNorfolkVirginiaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GsaNavyMaerskNorfolkVirginiaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "terseLabel": "GSA-Navy & Maersk - Norfolk, Virginia", "label": "GSA-Navy & Maersk - Norfolk, Virginia [Member]", "documentation": "GSA-Navy & Maersk - Norfolk, Virginia." } } } , "auth_ref": { } } , "gipr_GsaNavyNorfolkVirginiaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GsaNavyNorfolkVirginiaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "terseLabel": "GSA-Navy - Norfolk, Virginia", "label": "GSA-Navy - Norfolk, Virginia [Member]", "documentation": "GSA-Navy - Norfolk, Virginia." } } } , "auth_ref": { } } , "gipr_GuarantyFeeExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "GuarantyFeeExpense", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Guaranty fee expense", "documentation": "Guaranty fee expense", "terseLabel": "Guaranty fee expense" } } } , "auth_ref": { } } , "gipr_HornstromMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "HornstromMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails": { "lang": { "en-us": { "role": { "terseLabel": "Richard Hornstrom", "label": "Hornstrom [Member]", "documentation": "Hornstrom." } } } , "auth_ref": { } } , "us-gaap_ImpairmentOfRealEstate": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ImpairmentOfRealEstate", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Impairments", "label": "Impairments", "documentation": "The charge against earnings in the period to reduce the carrying amount of real property to fair value." } } } , "auth_ref": { "r968", "r1005" } } , "us-gaap_ImpairmentOrDisposalOfLongLivedAssetsIncludingIntangibleAssetsPolicyPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ImpairmentOrDisposalOfLongLivedAssetsIncludingIntangibleAssetsPolicyPolicyTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies": { "lang": { "en-us": { "role": { "terseLabel": "Impairments", "label": "Impairment Or Disposal Of Long Lived Assets Including Intangible Assets Policy [Text Block]", "documentation": "Disclosure of accounting policy for the impairment and disposal of long-lived assets including goodwill and other intangible assets." } } } , "auth_ref": { } } , "gipr_IncomeOnInvestmentInTenancyInCommon": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "IncomeOnInvestmentInTenancyInCommon", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Income on investment in tenancy-in-common", "documentation": "Income on investment in tenancy-in-common", "label": "Income on investment in tenancy-in-common" } } } , "auth_ref": { } } , "us-gaap_IncomeStatementAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeStatementAbstract", "lang": { "en-us": { "role": { "label": "Income Statement [Abstract]", "documentation": "Income Statement [Abstract]", "label": "Income Statement [Abstract]" } } } , "auth_ref": { } } , "us-gaap_IncomeTaxPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncomeTaxPolicyTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies": { "lang": { "en-us": { "role": { "terseLabel": "Income Taxes", "label": "Income Tax Policy [Text Block]", "documentation": "Disclosure of accounting policy for income taxes, which may include its accounting policies for recognizing and measuring deferred tax assets and liabilities and related valuation allowances, recognizing investment tax credits, operating loss carryforwards, tax credit carryforwards, and other carryforwards, methodologies for determining its effective income tax rate and the characterization of interest and penalties in the financial statements." } } } , "auth_ref": { "r176", "r421", "r422", "r424", "r425", "r426", "r427", "r631" } } , "us-gaap_IncreaseDecreaseInAccountsPayable": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInAccountsPayable", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "totalLabel": "Increase (Decrease) in Accounts Payable, Total", "terseLabel": "Accounts payable", "label": "Increase Decrease In Accounts Payable", "documentation": "The increase (decrease) during the reporting period in the aggregate amount of liabilities incurred (and for which invoices have typically been received) and payable to vendors for goods and services received that are used in an entity's business." } } } , "auth_ref": { "r4" } } , "us-gaap_IncreaseDecreaseInAccountsReceivable": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInAccountsReceivable", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "negatedLabel": "Accounts receivable", "label": "Increase Decrease In Accounts Receivable", "documentation": "The increase (decrease) during the reporting period in amount due within one year (or one business cycle) from customers for the credit sale of goods and services." } } } , "auth_ref": { "r4" } } , "us-gaap_IncreaseDecreaseInAccruedLiabilities": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInAccruedLiabilities", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "totalLabel": "Increase (Decrease) in Accrued Liabilities, Total", "terseLabel": "Accrued expenses", "label": "Increase Decrease In Accrued Liabilities", "documentation": "The increase (decrease) during the reporting period in the aggregate amount of expenses incurred but not yet paid." } } } , "auth_ref": { "r4" } } , "gipr_IncreaseDecreaseInAccruedLiabilitiesRelatedParty": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "IncreaseDecreaseInAccruedLiabilitiesRelatedParty", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "documentation": "Increase (Decrease) in Accrued Liabilities - Related Party", "label": "Increase (Decrease) in Accrued Liabilities - Related Party", "terseLabel": "Accrued expenses - related party" } } } , "auth_ref": { } } , "gipr_IncreaseDecreaseInDeferredRentAsset": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "IncreaseDecreaseInDeferredRentAsset", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "negatedLabel": "Deferred rent asset", "label": "Increase Decrease In Deferred Rent Asset", "documentation": "Increase (decrease) in deferred rent asset." } } } , "auth_ref": { } } , "gipr_IncreaseDecreaseInDeferredRentLiability": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "IncreaseDecreaseInDeferredRentLiability", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Deferred rent liability", "label": "Increase Decrease In Deferred Rent Liability", "documentation": "Increase (decrease) in deferred rent liability." } } } , "auth_ref": { } } , "us-gaap_IncreaseDecreaseInOperatingCapitalAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInOperatingCapitalAbstract", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Changes in operating assets and liabilities", "label": "Increase Decrease In Operating Capital [Abstract]", "documentation": "Changes in operating assets and liabilities." } } } , "auth_ref": { } } , "us-gaap_IncreaseDecreaseInOtherAccountsPayable": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInOtherAccountsPayable", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Increase (Decrease) in Other Accounts Payable", "documentation": "Amount of increase (decrease) in obligations classified as other, payable within one year or the normal operating cycle, if longer." } } } , "auth_ref": { "r4" } } , "us-gaap_IncreaseDecreaseInOtherOperatingAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInOtherOperatingAssets", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "negatedLabel": "Escrow and other assets", "totalLabel": "Increase (Decrease) in Other Operating Assets, Total", "label": "Increase Decrease In Other Operating Assets", "documentation": "Amount of increase (decrease) in operating assets classified as other." } } } , "auth_ref": { "r4" } } , "us-gaap_IncreaseDecreaseInPrepaidExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IncreaseDecreaseInPrepaidExpense", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "negatedLabel": "Prepaid expenses", "label": "Increase Decrease In Prepaid Expense", "documentation": "The increase (decrease) during the reporting period in the amount of outstanding money paid in advance for goods or services that bring economic benefits for future periods." } } } , "auth_ref": { "r4" } } , "gipr_IncreaseDecreaseInPrepaidGuarantyFeesRelatedParty": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "IncreaseDecreaseInPrepaidGuarantyFeesRelatedParty", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "documentation": "Increase Decrease In Prepaid Guaranty Fees Related Party", "label": "Increase Decrease In Prepaid Guaranty Fees Related Party", "negatedLabel": "Prepaid guaranty fees - related party" } } } , "auth_ref": { } } , "gipr_IncreaseDecreaseInRightOfUseLiability": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "IncreaseDecreaseInRightOfUseLiability", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Lease liability", "label": "Increase Decrease In Right Of Use Liability", "documentation": "Increase decrease in right of use liability." } } } , "auth_ref": { } } , "gipr_IncreasesBaseRentPerMonth": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "IncreasesBaseRentPerMonth", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails": { "lang": { "en-us": { "role": { "documentation": "Increases base rent per month", "label": "Increases base rent per month" } } } , "auth_ref": { } } , "us-gaap_IndefiniteLivedIntangibleAssetsByMajorClassAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IndefiniteLivedIntangibleAssetsByMajorClassAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleLiabilitiesNetAdditionalInformationDetails1": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails": { "lang": { "en-us": { "role": { "label": "Indefinite-Lived Intangible Assets [Axis]", "documentation": "Information by type or class of assets, excluding financial assets and goodwill, lacking physical substance and having a projected indefinite period of benefit." } } } , "auth_ref": { "r290", "r295", "r300", "r789" } } , "us-gaap_IndefiniteLivedIntangibleAssetsByMajorClassLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IndefiniteLivedIntangibleAssetsByMajorClassLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleLiabilitiesNetAdditionalInformationDetails1": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails": { "lang": { "en-us": { "role": { "label": "Indefinite-Lived Intangible Assets [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } } , "auth_ref": { "r290", "r300", "r303", "r789" } } , "us-gaap_IndefiniteLivedIntangibleAssetsMajorClassNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IndefiniteLivedIntangibleAssetsMajorClassNameDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleLiabilitiesNetAdditionalInformationDetails1": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails": { "lang": {

"en-us": f, "role": f, "label": "Indefinite-Lived Intangible Assets, Major Class Name [Domain]", "documentation": "The major class of indefinite-lived intangible asset (for example, trade names, etc. but not all-inclusive), excluding goodwill. A major class is composed of intangible assets that can be grouped together because they are similar, either by their nature or by their use in the operations of the company." } } }, "auth_ref": f, "r290": "r295", "r300": "r789" } } }, "ecd_IndividualAxis": f, "xbrltype": "stringItem", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "IndividualAxis", "presentation": f, "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure", "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "http://xbrl.sec.gov/ecd/role/PvpDisclosure" } } }, "lang": f, "en-us": f, "role": f, "label": "Individual [Axis]", "terseLabel": "Individual." } } }, "auth_ref": f, "r861": "r871", "r881": "r905", "r913": "r917", "r925" } } }, "ecd_InsiderTradingArrLineItems": f, "xbrltype": "stringItem", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "InsiderTradingArrLineItems", "lang": f, "en-us": f, "role": f, "label": "Insider Trading Arrangements [Line Items]", "terseLabel": "Insider Trading Arrangements." } } }, "auth_ref": f, "r923" } } }, "ecd_InsiderTradingPoliciesProcLineItems": f, "xbrltype": "stringItem", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "InsiderTradingPoliciesProcLineItems", "lang": f, "en-us": f, "role": f, "label": "Insider Trading Policies and Procedures [Line Items]", "terseLabel": "Insider Trading Policies and Procedures." } } }, "auth_ref": f, "r853", "r929" } } }, "ecd_InsiderTrdPoliciesProcAdoptedFlag": f, "xbrltype": "booleanItem", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "InsiderTrdPoliciesProcAdoptedFlag", "presentation": f, "http://xbrl.sec.gov/ecd/role/InsiderTradingPoliciesProc", "lang": f, "en-us": f, "role": f, "label": "Insider Trading Policies and Procedures Adopted [Flag]", "terseLabel": "Insider Trading Policies and Procedures Adopted." } } }, "auth_ref": f, "r853", "r929" } } }, "ecd_InsiderTrdPoliciesProcNotAdoptedTextBlock": f, "xbrltype": "textBlockItem", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "InsiderTrdPoliciesProcNotAdoptedTextBlock", "presentation": f, "http://xbrl.sec.gov/ecd/role/InsiderTradingPoliciesProc", "lang": f, "en-us": f, "role": f, "label": "Insider Trading Policies and Procedures Not Adopted [Text Block]", "terseLabel": "Insider Trading Policies and Procedures Not Adopted." } } }, "auth_ref": f, "r853", "r929" } } }, "gipr_InstallmentPaidForIssuanceOfOtherPayableRelatedPartyForRedemptionOfRedeemableNonControllingInterest": f, "xbrltype": "monetaryItem", "nsuri": "http://gipreit.com/20240630", "localname": "InstallmentPaidForIssuanceOfOtherPayableRelatedPartyForRedemptionOfRedeemableNonControllingInterest", "crdr": "credit", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": f, "en-us": f, "role": f, "documentation": "Installment Paid For Issuance Of Other Payable Related Party For Redemption Of Redeemable Non-Controlling Interest", "label": "Installment Paid For Issuance Of Other Payable Related Party For Redemption Of Redeemable Non-Controlling Interest", "terseLabel": "First installment payment." } } }, "auth_ref": f, "gipr_InsurancePayable": f, "xbrltype": "monetaryItem", "nsuri": "http://gipreit.com/20240630", "localname": "InsurancePayable", "crdr": "credit", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": f, "en-us": f, "role": f, "terseLabel": "Insurance payable", "label": "Insurance Payable", "documentation": "Insurance payable." } } }, "auth_ref": f, "us-gaap_IntangibleAssetsNetExcludingGoodwillAbstract": f, "xbrltype": "stringItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "IntangibleAssetsNetExcludingGoodwillAbstract", "lang": f, "en-us": f, "role": f, "label": "Intangible Assets Net Excluding Goodwill [Abstract]", "auth_ref": f, "us-gaap_InterestExpense": f, "xbrltype": "monetaryItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestExpense", "crdr": "debit", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": f, "en-us": f, "role": f, "totalLabel": "Interest Expense, Total", "label": "Interest Expense, Operating and Nonoperating", "terseLabel": "Interest expense", "documentation": "Amount of interest expense classified as operating and nonoperating. Includes, but is not limited to, cost of borrowing accounted for as interest expense." } } }, "auth_ref": f, "r223", "r227", "r230", "r231", "r234", "r487", "r793", "r784" } } }, "us-gaap_InterestIncomeExpenseNet": f, "xbrltype": "monetaryItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestIncomeExpenseNet", "crdr": "credit", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": f, "en-us": f, "role": f, "terseLabel": "Interest expense, net", "totalLabel": "Interest Income (Expense), Net, Total", "negatedLabel": "Interest expense, net", "label": "Interest Income Expense Net", "documentation": "Amount of interest income (expense) classified as operating." } } }, "auth_ref": f, "r587", "r980" } } }, "us-gaap_InterestPaidNet": f, "xbrltype": "monetaryItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestPaidNet", "crdr": "credit", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": f, "en-us": f, "role": f, "terseLabel": "Interest Paid", "label": "Interest Paid Net", "documentation": "Amount of cash paid for interest, excluding capitalized interest, classified as operating activity. Includes, but is not limited to, payment to settle zero-coupon bond for accreted interest of debt discount and debt instrument with insignificant coupon interest rate in relation to effective interest rate of borrowing attributable to accreted interest of debt discount." } } }, "auth_ref": f, "r182", "r185", "r186" } } }, "us-gaap_InterestRateFloorMember": f, "xbrltype": "domainItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestRateFloorMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": f, "en-us": f, "role": f, "terseLabel": "Interest Rate Floor", "label": "Interest Rate Floor [Member]", "documentation": "Contracts in which the floor writer, in return for a premium, agrees to limit the risk associated with a decline in interest rates based on a notional amount. If rates fall below an agreed rate, the floor holder will receive cash payments from the floor writer equal to the difference between the market rate and an agreed rate multiplied by the notional principal amount." } } }, "auth_ref": f, "r769" } } }, "gipr_InterestRateOnDebtInstrument": f, "xbrltype": "percentItem", "nsuri": "http://gipreit.com/20240630", "localname": "InterestRateOnDebtInstrument", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": f, "en-us": f, "role": f, "documentation": "Interest rate on debt instrument", "label": "Interest Rate on Debt Instrument", "terseLabel": "Interest rate on debt instrument" } } }, "auth_ref": f, "us-gaap_InterestRateSwapMember": f, "xbrltype": "domainItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InterestRateSwapMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": f, "en-us": f, "role": f, "label": "Interest Rate Swap [Member]", "terseLabel": "Interest rate swaps", "documentation": "Forward based contracts in which two parties agree to swap periodic payments that are fixed at the outset of the swap contract with variable payments based on a market interest rate (index rate) over a specified period." } } }, "auth_ref": f, "r769", "r843", "r844" } } }, "us-gaap_InvestmentBuildingAndBuildingImprovements": f, "xbrltype": "monetaryItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "InvestmentBuildingAndBuildingImprovements", "crdr": "debit", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": f, "en-us": f, "role": f, "verboseLabel": "Building and site improvements", "terseLabel": "Property and improvements", "label": "Investment Building And Building Improvements", "documentation": "Aggregate of the carrying amounts as of the balance sheet date of investments in building and building improvements." } } }, "auth_ref": f, "r1099", "r1100" } } }, "gipr_InvestorWarrantsMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "InvestorWarrantsMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "lang": f, "en-us": f, "role": f, "documentation": "Investor Warrants [Member]", "label": "Investor Warrants [Member]", "terseLabel": "Investor Warrants", "documentation": "Irby Construction - Plant City, Florida [Member]", "auth_ref": f, "gipr_IrbyConstructionPlantCityFloridaMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "IrbyConstructionPlantCityFloridaMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails", "lang": f, "en-us": f, "role": f, "terseLabel": "Irby Construction - Plant City, Florida", "label": "Irby Construction - Plant City, Florida [Member]", "documentation": "Irby Construction - Plant City, Florida." } } }, "auth_ref": f, "gipr_IrbyPropertyPartnersMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "IrbyPropertyPartnersMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails", "lang": f, "en-us": f, "role": f, "terseLabel": "Irby Property Partners", "label": "Irby Property Partners [Member]", "documentation": "Irby property partners." } } }, "auth_ref": f, "gipr_IssuanceOfOtherPayableRelatedPartyForRedemptionOfRedeemableNonControllingInterest": f, "xbrltype": "monetaryItem", "nsuri": "http://gipreit.com/20240630", "localname": "IssuanceOfOtherPayableRelatedPartyForRedemptionOfRedeemableNonControllingInterest", "crdr": "debit", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": f, "en-us": f, "role": f, "documentation": "Issuance of Other payable - related party for redemption of Redeemable Non-Controlling Interest", "label": "Issuance of Other payable - related party for redemption of Redeemable Non-Controlling Interest", "terseLabel": "Issuance of Other payable - related party for redemption of Redeemable Non-Controlling Interest", "negatedLabel": "Issuance of Other payable - related party for redemption of Non-Controlling Interests" } } }, "auth_ref": f, "gipr_JcwcFundingLlcMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "JcwcFundingLlcMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails", "lang": f, "en-us": f, "role": f, "terseLabel": "JCGWC Funding LLC", "label": "JCGWC Funding, LLC [Member]", "documentation": "JCGWC Funding, LLC [Member]" } } }, "auth_ref": f, "gipr_KohlSTucsonAZMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "KohlSTucsonAZMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails", "lang": f, "en-us": f, "role": f, "terseLabel": "Kohl's Tucson, AZ", "label": "Kohl's Tucson, AZ [Member]", "documentation": "Kohl's @ Tucson, AZ." } } }, "auth_ref": f, "gipr_KohlsCorporationMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "KohlsCorporationMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails", "lang": f, "en-us": f, "role": f, "label": "Kohl's Corporation Member", "documentation": "Kohl's corporation [Member]" } } }, "auth_ref": f, "gipr_KohlsTucsonArizonaMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "KohlsTucsonArizonaMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "lang": f, "en-us": f, "role": f, "terseLabel": "Kohls @ Tucson, Arizona", "label": "Kohls @ Tucson, Arizona [Member]", "documentation": "Kohls @ Tucson, Arizona." } } }, "auth_ref": f, "gipr_LMBOWentonILLCMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "LMBOWentonILLCMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails", "lang": f, "en-us": f, "role": f, "terseLabel": "LMB OWenton I LLC", "label": "L M B OWenton I L C [Member]", "documentation": "LMB OWenton I LLC." } } }, "auth_ref": f, "gipr_LaZBoyIncRockfordILMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "LaZBoyIncRockfordILMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "lang": f, "en-us": f, "role": f, "documentation": "La-Z-Boy Inc, Rockford, IL [Member]", "label": "La-Z-Boy Inc, Rockford, IL [Member]", "terseLabel": "La Z Boy Inc Rockford H Member" } } }, "auth_ref": f, "gipr_LaZBoyMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "LaZBoyMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails", "lang": f, "en-us": f, "role": f, "documentation": "La-Z-Boy [Member]", "label": "La-Z-Boy [Member]" } } }, "auth_ref": f, "gipr_LaZBoyRockfordILMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "LaZBoyRockfordILMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails", "lang": f, "en-us": f, "role": f, "documentation": "La-Z-Boy - Rockford, IL [Member]", "label": "La-Z-Boy - Rockford, IL [Member]" } } }, "auth_ref": f, "us-gaap_Land": f, "xbrltype": "monetaryItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Land", "crdr": "debit", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": f, "en-us": f, "role": f, "terseLabel": "Land", "label": "Land", "documentation": "Amount before accumulated depletion of real estate held for productive use, excluding land held for sale." } } }, "auth_ref": f, "r960" } } }, "gipr_Lc2NnnPrefLlcMember": f, "xbrltype": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "Lc2NnnPrefLlcMember", "presentation": f, "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails", "lang": f, "en-us": f, "role": f, "documentation": "LC2-NNN-Pref LLC [Member]", "label": "LC2-NNN-Pref LLC [Member]", "terseLabel": "LC2-NNN-Pref LLC" } } }, "auth_ref": f, "us-

gaap_LeaseAndRentalExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LeaseAndRentalExpense", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Operating Leases, Rent Expense", "terseLabel": "Operating Leases, Rent Expense", "documentation": "Amount of rent expense incurred for leased assets, including but not limited to, furniture and equipment, that is not directly or indirectly associated with the manufacture, sale or creation of a product or product line." } } }, "auth_ref": { "us-gaap_LeaseCost": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LeaseCost", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails": { "lang": { "en-us": { "role": { "totalLabel": "Lease, Cost, Total", "label": "Lease, Cost", "terseLabel": "Property leased", "documentation": "Amount of lease cost recognized by lessee for lease contract." } } }, "auth_ref": { "r498": "r17", "r17": { "gipr_LeaseExpirationYear": { "xbrltype": "gYearItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LeaseExpirationYear", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureLeasesAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Lease expiration year", "label": "Lease Expiration Year", "documentation": "Lease expiration year." } } }, "auth_ref": { "us-gaap_LeaseIncome": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LeaseIncome", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfDisaggregationOfLeaseIncomeDetails": { "lang": { "en-us": { "role": { "totalLabel": "Total rental income", "label": "Lease Income", "documentation": "Amount of lease income from operating, direct financing, and sales-type leases. Includes, but is not limited to, variable lease payments, interest income, profit (loss) recognized at commencement, and lease payments paid and payable to lessor." } } }, "auth_ref": { "r506": { "us-gaap_LeasesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LeasesAbstract", "lang": { "en-us": { "role": { "label": "Leases [Abstract]", "auth_ref": { "us-gaap_LeasesAcquiredInPlaceMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LeasesAcquiredInPlaceMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetTables": { "lang": { "en-us": { "role": { "terseLabel": "Acquired Lease", "label": "Leases Acquired In Place [Member]", "documentation": "This element represents the amount of value allocated by a lessor (acquirer) to lease agreements which exist at acquisition of a leased property. Such amount may include the value assigned to tenant relationships and excludes the market adjustment component of the value assigned for above or below-market leases acquired." } } }, "auth_ref": { "r995": "r996", "r996": "r997", "r997": "r999", "r999": "r1001", "r1001": "r1003", "r1003": "r1004", "r1004": { "gipr_LessPreferredStockDividends": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LessPreferredStockDividends", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited": { "lang": { "en-us": { "role": { "documentation": "Less: Preferred stock dividends", "label": "Less: Preferred stock dividends", "terseLabel": "Less: Preferred stock dividends" } } }, "auth_ref": { "us-gaap_LesseeDisclosureAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeDisclosureAbstract", "lang": { "en-us": { "role": { "label": "Lessee Disclosure [Abstract]", "auth_ref": { "us-gaap_LesseeLeaseDescriptionLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeLeaseDescriptionLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "terseLabel": "Lessee Lease Description [Line Items]", "label": "Lessee Lease Description [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r497": "r503", "r503": { "us-gaap_LesseeLeaseDescriptionTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeLeaseDescriptionTable", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "terseLabel": "Lessee Lease Description [Table]", "label": "Lessee Lease Description [Table]", "documentation": "Disclosure of information about lessee's leases." } } }, "auth_ref": { "r497": "r503", "r503": { "gipr_LesseeMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LesseeMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Lessee [Member]", "label": "Lessee [Member]", "documentation": "LesseeMember" } } }, "auth_ref": { "us-gaap_LesseeOperatingLeaseLiabilityMaturityTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityMaturityTableTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesTables": { "lang": { "en-us": { "role": { "verboseLabel": "Summary of Future Minimum Rental Cash Payments Due and Undiscounted Future Cash Flows", "terseLabel": "Summary of Undiscounted Future Cash Flows and Reconciliation to Right of Use Liability", "label": "Lessee Operating Lease Liability Maturity Table [Text Block]", "documentation": "Tabular disclosure of undiscounted cash flows of lessee's operating lease liability. Includes, but is not limited to, reconciliation of undiscounted cash flows to operating lease liability recognized in statement of financial position." } } }, "auth_ref": { "r1083": { "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDue", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "totalLabel": "Total undiscounted liability", "label": "Lessee Operating Lease Liability Payments Due", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease." } } }, "auth_ref": { "r501": { "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueAfterYearFive": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueAfterYearFive", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "terseLabel": "Thereafter", "label": "Lessee, Operating Lease, Liability, to be Paid, after Year Five", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease due after fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r501": { "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "terseLabel": "2024 (6 months remaining)", "label": "Lessee Operating Lease Liability Payments Due Next Twelve Months", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease to be paid in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r501": { "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearFive": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueYearFive", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "label": "Lessee, Operating Lease, Liability, to be Paid, Year Five", "terseLabel": "2028", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease to be paid in fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r501": { "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearFour": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueYearFour", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "label": "Lessee Operating Lease Liability Payments Due Year Four", "terseLabel": "2027", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease to be paid in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r501": { "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearThree": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueYearThree", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "label": "Lessee Operating Lease Liability Payments Due Year Three", "terseLabel": "2026", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease to be paid in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r501": { "us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearTwo": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityPaymentsDueYearTwo", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "label": "Lessee Operating Lease Liability Payments Due Year Two", "terseLabel": "2025", "documentation": "Amount of lessee's undiscounted obligation for lease payment for operating lease to be paid in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r501": { "us-gaap_LesseeOperatingLeaseLiabilityUndiscountedExcessAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeaseLiabilityUndiscountedExcessAmount", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "negatedLabel": "Present value discount", "terseLabel": "Present value discount", "label": "Lessee Operating Lease Liability Undiscounted Excess Amount", "documentation": "Amount of lessee's undiscounted obligation for lease payments in excess of discounted obligation for lease payments for operating lease." } } }, "auth_ref": { "r501": { "us-gaap_LesseeOperatingLeasesTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LesseeOperatingLeasesTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeases3": { "lang": { "en-us": { "role": { "verboseLabel": "Leases", "terseLabel": "Lessee Accounting", "label": "Lessee Operating Leases [Text Block]", "documentation": "The entire disclosure for operating leases of lessee. Includes, but is not limited to, description of operating lease and maturity analysis of operating lease liability." } } }, "auth_ref": { "r493": { "us-gaap_LessorLeasesPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorLeasesPolicyTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPolicies": { "lang": { "en-us": { "role": { "terseLabel": "Lease Liabilities", "label": "Lessor Leases Policy [Text Block]", "documentation": "Disclosure of accounting policy for leasing arrangements entered into by lessor." } } }, "auth_ref": { "r156": "r157", "r157": "r158", "r158": "r304", "r304": { "gipr_LessorMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LessorMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleLiabilitiesNetAdditionalInformationDetails1": { "lang": { "en-us": { "role": { "terseLabel": "Lessor [Member]", "label": "Lessor [Member]", "documentation": "Lessor [Member]" } } }, "auth_ref": { "us-gaap_LessorOperatingLeasePaymentsToBeReceived": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceived", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalPaymentsDueToTheCompanyDetails": { "lang": { "en-us": { "role": { "terseLabel": "Future minimum rental cash payments due", "label": "Lessor, Operating Lease, Payment to be Received", "totalLabel": "Lessor, Operating Lease, Payments to be Received, Total", "documentation": "Amount of lease payments to be received by lessor for operating lease." } } }, "auth_ref": { "r305": { "us-gaap_LessorOperatingLeasePaymentsToBeReceivedFiveYears": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedFiveYears", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalPaymentsDueToTheCompanyDetails": { "lang": { "en-us": { "role": { "label": "Lessor, Operating Lease, Payment to be Received, Year Five", "terseLabel": "2028", "documentation": "Amount of lease payment to be received by lessor for operating lease in fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r505": { "us-gaap_LessorOperatingLeasePaymentsToBeReceivedFourYears": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedFourYears", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalPaymentsDueToTheCompanyDetails": { "lang": { "en-us": { "role": { "label": "Lessor, Operating Lease, Payment to be Received, Year Four", "terseLabel": "2027", "documentation": "Amount of lease payment to be received by lessor for operating lease in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)." } } }, "auth_ref": { "r505": { "us-gaap_LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedMaturityTableTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesTables": { "lang": { "en-us": { "role": { "terseLabel": "Summary of Future Minimum Rental Payments Due to the Company", "label": "Lessor, Operating Lease, Payment to be Received, Maturity [Table Text Block]", "documentation": "Tabular disclosure of maturity of undiscounted cash flows to be received by lessor on annual basis for operating lease." } } }, "auth_ref": { "r1085": { "us-gaap_LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths":

```

{"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedNextTwelveMonths", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalPaymentsDueToTheCompanyDetails", "lang": "en-us", "role": "label", "terseLabel": "2024 (6 months remaining)", "label": "Lessor, Operating Lease, Payment to be Received, Year One", "documentation": "Amount of lease payment to be received by lessor for operating lease in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach).", "auth_ref": "r505", "us-gaap_LessorOperatingLeasePaymentsToBeReceivedThereafter": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedThereafter", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalPaymentsDueToTheCompanyDetails", "lang": "en-us", "role": "label", "terseLabel": "Thereafter", "label": "Lessor, Operating Lease, Payment to be Received, after Year Five", "documentation": "Amount of lease payment to be received by lessor for operating lease after fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach).", "auth_ref": "r505", "us-gaap_LessorOperatingLeasePaymentsToBeReceivedThreeYears": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedThreeYears", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalPaymentsDueToTheCompanyDetails", "lang": "en-us", "role": "label", "terseLabel": "2026", "label": "Lessor, Operating Lease, Payment to be Received, Year Three", "documentation": "Amount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach).", "auth_ref": "r505", "us-gaap_LessorOperatingLeasePaymentsToBeReceivedTwoYears": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LessorOperatingLeasePaymentsToBeReceivedTwoYears", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalPaymentsDueToTheCompanyDetails", "lang": "en-us", "role": "label", "terseLabel": "2025", "label": "Lessor, Operating Lease, Payment to be Received, Year Two", "documentation": "Amount of lease payment to be received by lessor for operating lease in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach).", "auth_ref": "r505", "us-gaap_Liabilities": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Liabilities", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "totalLabel", "label": "Total Liabilities", "documentation": "Amount of liability recognized for present obligation requiring transfer or otherwise providing economic benefit to others.", "auth_ref": "r12, r77, r78, r79, r83, r84, r85, r86, r191, r273, r316, r317, r318, r319, r320, r321, r322, r323, r324, r442, r445, r446, r479, r673, r781, r848, r1015, r1090, r1091", "us-gaap_LiabilitiesAbstract": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LiabilitiesAbstract", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "label", "terseLabel": "Liabilities", "label": "Liabilities Abstract", "auth_ref": "us-gaap_LiabilitiesAndStockholdersEquity": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LiabilitiesAndStockholdersEquity", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "label", "totalLabel": "Total Liabilities and Equity", "documentation": "Amount of liabilities and equity items, including the portion of equity attributable to noncontrolling interests, if any.", "auth_ref": "r95, r134, r600, r818, r972, r991, r1077", "us-gaap_LiabilitiesAndStockholdersEquityAbstract": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LiabilitiesAndStockholdersEquityAbstract", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "label", "terseLabel": "Liabilities and Equity", "label": "Liabilities And Stockholders Equity Abstract", "auth_ref": "us-gaap_LiabilitiesFairValueDisclosure": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LiabilitiesFairValueDisclosure", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum", "lang": "en-us", "role": "label", "terseLabel": "Fair Value", "label": "Liabilities, Fair Value Disclosure, Total", "documentation": "Fair value disclosure liabilities", "documentation": "Fair value of financial and nonfinancial obligations.", "auth_ref": "r463, r1062", "us-gaap_LiabilitiesFairValueDisclosureAbstract": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LiabilitiesFairValueDisclosureAbstract", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum", "lang": "en-us", "role": "label", "terseLabel": "Financial liabilities", "label": "Liabilities, Fair Value Disclosure Abstract", "auth_ref": "us-gaap_LimitedLiabilityCompanyLLCOrLimitedPartnershipLPManagingMemberOrGeneralPartnerOwnershipInterest": "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LimitedLiabilityCompanyLLCOrLimitedPartnershipLPManagingMemberOrGeneralPartnerOwnershipInterest", "presentation": "http://gipreit.com/20240630/taxonomy/role/RoleDisclosureNatureOfOperationsAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Ownership percentage", "label": "Limited Liability Company LLC Or Limited Partnership LP Managing Member Or General Partner Ownership Interest", "documentation": "Percentage investment held by the managing member or general partner of the limited liability company (LLC) or limited partnership (LP).", "auth_ref": "r26", "gipr_LimitedLiabilityCompanyOrLimitedPartnershipBusinessFormationMonthAndYear": "xbrltype": "gYearMonthItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LimitedLiabilityCompanyOrLimitedPartnershipBusinessFormationMonthAndYear", "presentation": "http://gipreit.com/20240630/taxonomy/role/RoleDisclosureNatureOfOperationsAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Operating partnership formation month and year", "label": "Limited Liability Company Or Limited Partnership Business Formation Month And Year", "documentation": "Limited liability company or limited partnership business formation month and year.", "auth_ref": "gipr_LineOfCreditFacilityAmountAvailableToBorrow": "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LineOfCreditFacilityAmountAvailableToBorrow", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Line Of Credit Facility Amount Available To Borrow", "documentation": "Line Of Credit Facility Amount Available To Borrow", "auth_ref": "us-gaap_LineOfCreditFacilityInterestRateDuringPeriod": "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditFacilityInterestRateDuringPeriod", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Line of Credit Facility, Interest Rate During Period", "documentation": "The effective interest rate during the reporting period.", "auth_ref": "r76, r82", "us-gaap_LineOfCreditFacilityMaximumBorrowingCapacity": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditFacilityMaximumBorrowingCapacity", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Line of credit, maximum borrowing capacity", "label": "Line of Credit Facility, Maximum Borrowing Capacity", "documentation": "Maximum borrowing capacity under the credit facility without consideration of any current restrictions on the amount that could be borrowed or the amounts currently outstanding under the facility.", "auth_ref": "r76, r82", "us-gaap_LineOfCreditFacilityRemainingBorrowingCapacity": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LineOfCreditFacilityRemainingBorrowingCapacity", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Line of credit, remaining borrowing capacity", "label": "Line Of Credit Facility Remaining Borrowing Capacity", "documentation": "Amount of borrowing capacity currently available under the credit facility (current borrowing capacity less the amount of borrowings outstanding).", "auth_ref": "r76, r82, r315", "gipr_LoanAgreementsMember": "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LoanAgreementsMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Loan Agreements", "label": "Loan Agreements Member", "documentation": "Loan agreements.", "auth_ref": "gipr_LoanFromRelatedPartyMember": "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LoanFromRelatedPartyMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Loan From Related Party Member", "label": "Loan From Related Party Member", "auth_ref": "gipr_LoanPayableRelatedPartyMember": "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LoanPayableRelatedPartyMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails", "lang": "en-us", "role": "label", "terseLabel": "Loan Payable Related Party Member", "documentation": "Loan Payable Related Party Member", "auth_ref": "gipr_LoanRepaymentPenalty": "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LoanRepaymentPenalty", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Loan Repayment Penalty", "documentation": "Loan repayment penalty", "auth_ref": "gipr_LoanSecuredByProperties": "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LoanSecuredByProperties", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Loan Secured by Properties", "documentation": "Loan Secured by Properties", "auth_ref": "gipr_LoanToValueRatio": "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LoanToValueRatio", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Loan to value ratio", "label": "Loan To Value Ratio", "documentation": "Loan to value ratio.", "auth_ref": "gipr_LoanToValueRequiredNotInterestRate": "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "LoanToValueRequiredNotInterestRate", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Loan To Value Required Not Interest Rate", "label": "Loan To Value Required Not Interest Rate", "documentation": "Loan to value required not interest rate.", "auth_ref": "us-gaap_LoansPayable": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LoansPayable", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "label", "terseLabel": "Loan payable - related party", "label": "Loans Payable", "totalLabel": "Loans Payable, Total", "documentation": "Including the current and noncurrent portions, aggregate carrying value as of the balance sheet date of loans payable (with maturities initially due after one year or beyond the operating cycle if longer).", "auth_ref": "r12, r132
```

"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails"}], "lang": {"en-us": {"role": {"label": "Long-Term Debt, Maturity, Year Five", "terseLabel": "2028", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in fifth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)."} }}, "auth_ref": {"r7", "r195", "r343"}}, "us-gaap-LongTermDebtMaturitiesRepaymentsOfPrincipalInYearFour": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMaturitiesRepaymentsOfPrincipalInYearFour", "crdr": "credit", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails"}], "lang": {"en-us": {"role": {"terseLabel": "2027", "label": "Long-Term Debt Maturities Repayments Of Principal In Year Four", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)."} }}, "auth_ref": {"r7", "r195", "r343"}}, "us-gaap-LongTermDebtMaturitiesRepaymentsOfPrincipalInYearThree": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMaturitiesRepaymentsOfPrincipalInYearThree", "crdr": "credit", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails"}], "lang": {"en-us": {"role": {"terseLabel": "2026", "label": "Long-Term Debt Maturities Repayments Of Principal In Year Three", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)."} }}, "auth_ref": {"r7", "r195", "r343"}}, "us-gaap-LongTermDebtMaturitiesRepaymentsOfPrincipalInYearTwo": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongTermDebtMaturitiesRepaymentsOfPrincipalInYearTwo", "crdr": "credit", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails"}], "lang": {"en-us": {"role": {"terseLabel": "2025", "label": "Long-Term Debt Maturities Repayments Of Principal In Year Two", "documentation": "Amount of long-term debt payable, sinking fund requirement, and other securities issued that are redeemable by holder at fixed or determinable price and date, maturing in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach)."} }}, "auth_ref": {"r7", "r195", "r343"}}, "us-gaap-LongtermDebtTypeAxis": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongtermDebtTypeAxis", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails"}, "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureNatureOfOperationsAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParenthetical"}], "lang": {"en-us": {"role": {"terseLabel": "Long-Term Debt, Type", "label": "Longterm Debt Type [Axis]", "documentation": "Information by type of long-term debt." } }}, "auth_ref": {"r12", "r1006", "r1007", "r1008"}}, "us-gaap-LongtermDebtTypeDomain": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LongtermDebtTypeDomain", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails"}, "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureNatureOfOperationsAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParenthetical"}], "lang": {"en-us": {"role": {"terseLabel": "Long-Term Debt, Type", "label": "Longterm Debt Type [Domain]", "documentation": "Type of long-term debt arrangement, such as notes, line of credit, commercial paper, asset-based financing, project financing, letter of credit financing. These are debt arrangements that originally required repayment more than twelve months after issuance or greater than the normal operating cycle of the company, if longer." } }}, "auth_ref": {"r12", "r36", "r1006", "r1007", "r1008"}}, "gipr-MaitlandFloridaMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "MaitlandFloridaMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails"}], "lang": {"en-us": {"role": {"terseLabel": "Maitland Florida [Member]", "label": "Maitland Florida [Member]", "documentation": "Maitland Florida [Member]" } }}, "auth_ref": {}}, "srt-MajorCustomersAxis": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MajorCustomersAxis", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails"}], "lang": {"en-us": {"role": {"label": "Customer [Axis]" } }}, "auth_ref": {"r238", "r798", "r829", "r833", "r1023", "r1105", "r1106", "r1107", "r1109", "r1110", "r1111", "r1112", "r1113", "r1114", "r1115", "r1116", "r1117", "r1118", "r1119", "r1120", "r1121", "r1122", "r1123", "r1124", "r1125", "r1126", "r1127", "r1128", "r1129", "r1130", "r1131", "r1132", "r1133"}}, "gipr-MarginRateMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "MarginRateMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"}], "lang": {"en-us": {"role": {"label": "Margin Rate [Member]", "documentation": "Margin Rate [Member]" } }}, "auth_ref": {}}, "gipr-MaximGroupLlcMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "MaximGroupLlcMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails"}], "lang": {"en-us": {"role": {"terseLabel": "Maxim Group LLC", "label": "Maxim Group LLC [Member]", "documentation": "Maxim Group LLC [Member]" } }}, "auth_ref": {}}, "srt-MaximumMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MaximumMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails"}], "lang": {"en-us": {"role": {"terseLabel": "Maximum", "label": "Maximum [Member]" } }}, "auth_ref": {"r310", "r311", "r312", "r313", "r380", "r420", "r466", "r553", "r615", "r616", "r627", "r664", "r665", "r726", "r728", "r730", "r731", "r742", "r765", "r766", "r785", "r795", "r802", "r809", "r810", "r814", "r815", "r830", "r1019", "r1092", "r1093", "r1094", "r1095", "r1096", "r1097"}}, "ecd-MeasureAxis": {"xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MeasureAxis", "presentation": {"http://xbrl.sec.gov/ecd/role/PvpDisclosure"}], "lang": {"en-us": {"role": {"label": "Measure [Axis]", "terseLabel": "Measure:" } }}, "auth_ref": {"r897"}}, "ecd-MeasureName": {"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MeasureName", "presentation": {"http://xbrl.sec.gov/ecd/role/PvpDisclosure"}], "lang": {"en-us": {"role": {"label": "Measure Name", "terseLabel": "Name:" } }}, "auth_ref": {"r897"}}, "srt-MinimumMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MinimumMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails"}], "lang": {"en-us": {"role": {"terseLabel": "Minimum", "label": "Minimum [Member]" } }}, "auth_ref": {"r310", "r311", "r312", "r313", "r380", "r420", "r466", "r553", "r615", "r616", "r627", "r664", "r665", "r726", "r728", "r730", "r731", "r742", "r765", "r766", "r785", "r795", "r802", "r809", "r810", "r814", "r830", "r1019", "r1092", "r1093", "r1094", "r1095", "r1096", "r1097"}}, "us-gaap-MinorityInterest": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterest", "crdr": "credit", "presentation": {"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited"}], "lang": {"en-us": {"role": {"terseLabel": "Non-Controlling Interest", "label": "Equity Attributable to Noncontrolling Interest", "periodEndLabel": "Stockholders' Equity Attributable to Noncontrolling Interest, Ending Balance", "periodStartLabel": "Stockholders' Equity Attributable to Noncontrolling Interest, Beginning Balance", "documentation": "Amount of equity (deficit) attributable to noncontrolling interest. Excludes temporary equity." } }}, "auth_ref": {"r94", "r133", "r191", "r273", "r316", "r318", "r319", "r320", "r323", "r324", "r479", "r599", "r676"}}, "us-gaap-MinorityInterestDecreaseFromDistributionsToNoncontrollingInterestHolders": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterestDecreaseFromDistributionsToNoncontrollingInterestHolders", "crdr": "debit", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails"}, "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited"}], "lang": {"en-us": {"role": {"terseLabel": "Distribution on Non-Controlling Interest (Redeemable Non-Controlling Interest)", "negatedLabel": "Distribution on Non-Controlling Interest", "label": "Minority Interest Decrease From Distributions To Noncontrolling Interest Holders", "verboseLabel": "Distribution on Non-Controlling Interests", "documentation": "Decrease in noncontrolling interest balance from payment of dividends or other distributions by the non-wholly owned subsidiary or partially owned entity, included in the consolidation of the parent entity, to the noncontrolling interest holders." } }}, "auth_ref": {"r119"}}, "us-gaap-MinorityInterestDescription": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterestDescription", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"}], "lang": {"en-us": {"role": {"terseLabel": "Noncontrolling interest, description", "label": "Minority Interest Description", "documentation": "Description of noncontrolling interest which might include background information, terms of the ownership arrangement, and type and terms of equity interest owned by the noncontrolling interest holders." } }}, "auth_ref": {}}, "us-gaap-MinorityInterestLineItems": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterestLineItems", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails"}], "lang": {"en-us": {"role": {"label": "Noncontrolling Interest [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } }}, "auth_ref": {}}, "us-gaap-MinorityInterestTable": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterestTable", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails"}], "lang": {"en-us": {"role": {"label": "Noncontrolling Interest [Table]", "documentation": "Disclosure of information about noncontrolling interest, including, but not limited to, name of subsidiary, ownership percentage held by parent, ownership percentage held by noncontrolling owner, amount of noncontrolling interest and its location in statement of financial position, explanation of increase (decrease) in noncontrolling interest, noncontrolling interest share of net income (loss) of subsidiary and its location in statement of income, amount of noncontrolling interest represented by preferred stock, description and dividend requirement of preferred stock, and nature of noncontrolling interest." } }}, "auth_ref": {"r56", "r58", "r94", "r96"}}, "ecd-MnpiDiscTimedForCompValFlag": {"xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MnpiDiscTimedForCompValFlag", "presentation": {"http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure"}], "lang": {"en-us": {"role": {"label": "MNPI Disclosure Timed for Compensation Value [Flag]", "terseLabel": "MNPI Disclosure Timed for Compensation Value"} }}, "auth_ref": {"r916"}}, "gipr-ModivIncMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ModivIncMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureInvestmentsInRealEstateAdditionalInformationDetails"}], "lang": {"en-us": {"role": {"documentation": "Modiv Inc. [Member]", "label": "Modiv Inc. [Member]" } }}, "auth_ref": {}}, "gipr-ModivPortfolioMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ModivPortfolioMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureInvestmentsInRealEstateAdditionalInformationDetails"}], "lang": {"en-us": {"role": {"documentation": "Modiv Portfolio [Member]", "label": "Modiv Portfolio [Member]" } }}, "auth_ref": {}}, "us-gaap-MortgagesMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MortgagesMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfMinimumRequiredPrincipalPaymentsDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParenthetical"}], "lang": {"en-us": {"role": {"terseLabel": "Mortgage Loans", "label": "Mortgages [Member]", "documentation": "A loan to finance the purchase of real estate where the lender has a lien on the property as collateral for the loan." } }}, "auth_ref": {}}, "ecd-MtrlTermsOfFrdArrTextBlock": {"xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "MtrlTermsOfFrdArrTextBlock",

"presentation": "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "lang": "en-us", "role": "label", "terseLabel": "Material Terms of Trading Arrangement [Text Block]", "terseLabel": "Material Terms of Trading Arrangement", "auth_ref": "r924", "gipr_MultipliedThePreferredStockUnitsRedeemed": "xbrltype": "pureItemType", "nsuri": "http://gipreit.com/20240630", "localname": "MultipliedThePreferredStockUnitsRedeemed", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Preferred Stock Units Redeemed Multiplied", "label": "Multiplied The Preferred Stock Units Redeemed", "documentation": "Multiplied The Preferred Stock Units Redeemed", "auth_ref": "H", "srt_NameOfMajorCustomerDomain": "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "NameOfMajorCustomerDomain", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails", "lang": "en-us", "role": "label", "Customer [Domain]": "auth_ref": "r238", "r298", "r829", "r833", "r1023", "r1105", "r1106", "r1107", "r1109", "r1110", "r1111", "r1112", "r1113", "r1114", "r1115", "r1116", "r1117", "r1118", "r1119", "r1120", "r1121", "r1122", "r1123", "r1124", "r1125", "r1126", "r1127", "r1128", "r1129", "r1130", "r1131", "r1132", "r1133", "ecd_NamedExecutiveOfficersFnTextBlock": "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NamedExecutiveOfficersFnTextBlock", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "en-us", "role": "label", "Named Executive Officers, Footnote [Text Block]", "terseLabel": "Named Executive Officers, Footnote", "auth_ref": "r898", "us_gaap_NatureOfOperations": "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NatureOfOperations", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperations", "lang": "en-us", "role": "label", "terseLabel": "Nature of Operations", "label": "Nature Of Operations", "documentation": "The entire disclosure for the nature of an entity's business, major products or services, principal markets including location, and the relative importance of its operations in each business and the basis for the determination, including but not limited to, assets, revenues, or earnings. For an entity that has not commenced principal operations, disclosures about the risks and uncertainties related to the activities in which the entity is currently engaged and an understanding of what those activities are being directed toward.", "auth_ref": "r151", "r159", "gipr_NatureOfOperationsLineItems": "xbrltype": "stringItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NatureOfOperationsLineItems", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Nature Of Operations [Line Items]", "label": "Nature Of Operations [Line Items]", "documentation": "Nature of operations.", "auth_ref": "gipr_NatureOfOperationsTable": "xbrltype": "stringItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NatureOfOperationsTable", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Nature Of Operations [Table]", "label": "Nature Of Operations [Table]", "documentation": "Nature of operations.", "auth_ref": "us_gaap_NetCashProvidedByUsedInFinancingActivities": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInFinancingActivities", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "label", "terseLabel": "Net cash generated from (used in) financing activities", "label": "Net Cash Provided By Used In Financing Activities", "totalLabel": "Net cash used in financing activities", "documentation": "Amount of cash inflow (outflow) from financing activities, including discontinued operations. Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment; borrowing money and repaying amounts borrowed; or settling the obligation; and obtaining and paying for other resources obtained from creditors on long-term credit.", "auth_ref": "r184", "us_gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInFinancingActivitiesAbstract", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "label", "terseLabel": "CASH FLOWS FROM FINANCING ACTIVITIES", "label": "Net Cash Provided By Used In Financing Activities [Abstract]", "auth_ref": "us_gaap_NetCashProvidedByUsedInInvestingActivities": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInInvestingActivities", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "label", "terseLabel": "Net cash used in investing activities", "label": "Net Cash Provided By Used In Investing Activities", "documentation": "Amount of cash inflow (outflow) from investing activities, including discontinued operations. Investing activity cash flows include making and collecting loans and acquiring and disposing of debt or equity instruments and property, plant, and equipment and other productive assets.", "auth_ref": "r184", "us_gaap_NetCashProvidedByUsedInInvestingActivitiesAbstract": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInInvestingActivitiesAbstract", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "label", "terseLabel": "CASH FLOWS FROM INVESTING ACTIVITIES", "label": "Net Cash Provided By Used In Investing Activities [Abstract]", "auth_ref": "us_gaap_NetCashProvidedByUsedInOperatingActivities": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInOperatingActivities", "totalLabel": "Net cash provided by operating activities", "label": "Net Cash Provided By Used In Operating Activities", "documentation": "Amount of cash inflow (outflow) from operating activities, including discontinued operations. Operating activity cash flows include transactions, adjustments, and changes in value not defined as investing or financing activities.", "auth_ref": "r104", "r105", "r106", "us_gaap_NetCashProvidedByUsedInOperatingActivitiesAbstract": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInOperatingActivitiesAbstract", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfChangesInEquityUnaudited", "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "en-us", "role": "label", "terseLabel": "Net Income (Loss)", "label": "Net Income (Loss)", "verboseLabel": "GIP LP's Share", "totalLabel": "Net loss attributable to Generation Income Properties, Inc.", "documentation": "The portion of profit or loss for the period, net of income taxes, which is attributable to the parent.", "auth_ref": "r97", "r106", "r135", "r163", "r174", "r175", "r179", "r191", "r199", "r201", "r202", "r204", "r205", "r206", "r210", "r211", "r217", "r273", "r316", "r317", "r318", "r319", "r320", "r321", "r322", "r323", "r324", "r434", "r438", "r460", "r479", "r604", "r695", "r716", "r717", "r846", "r1015", "us_gaap_NetIncomeLossAttributableToNoncontrollingInterest": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLossAttributableToNoncontrollingInterest", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": "en-us", "role": "label", "totalLabel": "Net Income (Loss) Attributable to Noncontrolling Interest, Total", "terseLabel": "Less: Net income attributable to noncontrolling interest", "label": "Net Income Loss Attributable To Noncontrolling Interest", "documentation": "Amount of Net Income (Loss) attributable to noncontrolling interest.", "auth_ref": "r60", "r123", "r174", "r175", "r206", "r210", "r211", "r603", "r963", "us_gaap_NetIncomeLossAttributableToRedeemableNoncontrollingInterest": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLossAttributableToRedeemableNoncontrollingInterest", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails", "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfChangesInEquityUnaudited", "lang": "en-us", "role": "label", "terseLabel": "Net income (loss) for the quarter", "verboseLabel": "Net (loss) income for the quarter", "totalLabel": "Net Income (Loss) Attributable to Redeemable Noncontrolling Interest, Total", "negatedTerseLabel": "Redeemable Noncontrolling Interest", "documentation": "Amount of Net Income (Loss) attributable to redeemable noncontrolling interest.", "auth_ref": "r96", "gipr_NetLossAttributableToCommonShareholders": "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NetLossAttributableToCommonShareholders", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": "en-us", "role": "label", "documentation": "Net loss attributable to common shareholders", "label": "Net loss attributable to common shareholders", "totalLabel": "Net loss attributable to common shareholders", "auth_ref": "us_gaap_NewAccountingPronouncementsPolicyTextBlock": "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NewAccountingPronouncementsPolicyTextBlock", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies", "lang": "en-us", "role": "label", "terseLabel": "Recent Accounting Pronouncements", "label": "New Accounting Pronouncements, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy pertaining to new accounting pronouncements that may impact the entity's financial reporting. Includes, but is not limited to, quantification of the expected or actual impact.", "auth_ref": "gipr_NonEmployeeMember": "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NonEmployeeMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "lang": "en-us", "role": "label", "terseLabel": "Non employee", "label": "Non employee [Member]", "documentation": "Non employee [Member]", "auth_ref": "ecd_NonGaapMeasureDescriptionTextBlock": "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonGaapMeasureDescriptionTextBlock", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "en-us", "role": "label", "label": "Non-GAAP Measure Description [Text Block]", "terseLabel": "Non-GAAP Measure Description", "auth_ref": "r897", "ecd_NonNeosMember": "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonNeosMember", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "en-us", "role": "label", "label": "Non-NEOs [Member]", "terseLabel": "Non-NEOs", "auth_ref": "r861", "r871", "r881", "r905", "r913", "ecd_NonPeoNeoAvgCompActuallyPaidAmt": "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonPeoNeoAvgCompActuallyPaidAmt", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "en-us", "role": "label", "label": "Non-PEO-NEO Average Compensation Actually Paid Amount", "terseLabel": "Non-PEO-NEO Average Compensation Actually Paid Amount", "auth_ref": "r888", "ecd_NonPeoNeoAvgTotalCompAmt": "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonPeoNeoAvgTotalCompAmt", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "en-us", "role": "label", "label": "Non-PEO-NEO Average Total Compensation Amount", "terseLabel": "Non-PEO-NEO Average Total Compensation Amount", "auth_ref": "r887", "ecd_NonPeoNeoMember": "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonPeoNeoMember", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "en-us", "role": "label", "label": "Non-PEO-NEO [Member]", "terseLabel": "Non-PEO-NEO", "auth_ref": "r905", "gipr_NonRule10b51ArrModifiedFlag": "xbrltype": "booleanItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NonRule10b51ArrModifiedFlag", "presentation": "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "lang": "en-us", "role": "label", "terseLabel": "Non Rule 10b5-1 Arrangement Modified", "label": "Non Rule 10b5-1 Arrangement Modified [Flag]", "documentation": "Non Rule 10b5-1 Arrangement Modified [Flag]", "auth_ref": "ecd_NonRule10b51ArrAdoptedFlag": "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonRule10b51ArrAdoptedFlag", "presentation": "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "lang": "en-us", "role": "label", "label": "Non Rule 10b5-1 Arrangement Adopted", "auth_ref": "r924", "ecd_NonRule10b51ArrTrmndFlag": "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "NonRule10b51ArrTrmndFlag", "presentation": "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements", "lang": "en-us", "role": "label", "label": "Non Rule 10b5-1 Arrangement Terminated [Flag]", "terseLabel": "Non Rule 10b5-1 Arrangement Terminated", "auth_ref": "r924", "us_gaap_NoncontrollingInterestAbstract": "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NoncontrollingInterestAbstract", "lang": "en-us", "role": "label", "label": "Noncontrolling Interest [Abstract]", "auth_ref": "us_gaap_NoncontrollingInterestIncreaseFromBusinessCombination": "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NoncontrollingInterestIncreaseFromBusinessCombination", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited", "lang": "en-us", "role": "label", "verboseLabel": "Issuance of Redeemable Noncontrolling Interest for property acquisition", "terseLabel": "Issuance of Redeemable Noncontrolling Interest", "label": "Noncontrolling Interest Increase From Business Combination", "documentation": "Amount of increase in noncontrolling interest from a business combination.", "auth_ref": "r80", "r50", "r54", "us-

gaap_NoncontrollingInterestIncreaseFromSubsidiaryEquityIssuance": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NoncontrollingInterestIncreaseFromSubsidiaryEquityIssuance", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails": { "lang": { "en-us": { "role": { "terseLabel": "Issuance of Redeemable Non-Controlling Interests", "label": "Noncontrolling Interest Increase from Subsidiary Equity Issuance", "documentation": "Amount of increase in noncontrolling interest from subsidiary issuance of equity interests to noncontrolling interest holders." } } }, "auth_ref": { "r8", "r50", "r122" } }, "gipr_NoncontrollingInterestInternalRateOfReturnPercentage": { "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NoncontrollingInterestInternalRateOfReturnPercentage", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Noncontrolling interest total internal rate of return percentage", "label": "Noncontrolling Interest Internal Rate Of Return Percentage", "documentation": "Noncontrolling interest internal rate of return percentage." } } }, "auth_ref": { } }, "gipr_NoncontrollingInterestInternalRateOfReturnPercentagePaidOnMonthlyBasis": { "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NoncontrollingInterestInternalRateOfReturnPercentagePaidOnMonthlyBasis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Noncontrolling interest internal rate of return percentage paid on monthly basis", "label": "Noncontrolling Interest Internal Rate Of Return Percentage Paid On Monthly Basis", "documentation": "Noncontrolling interest internal rate of return percentage paid on monthly basis." } } }, "auth_ref": { } }, "us-gaap_NoncontrollingInterestMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NoncontrollingInterestMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "verboseLabel": "Non controlling interest", "label": "Noncontrolling Interest [Member]", "terseLabel": "Non-Controlling Interests", "documentation": "This element represents that portion of equity (net assets) in a subsidiary not attributable, directly or indirectly, to the parent. A noncontrolling interest is sometimes called a minority interest." } } }, "auth_ref": { "r55", "r374", "r973", "r974", "r975", "r977", "r1137" } }, "gipr_NoncontrollingInterestsFormerGipFundOneMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NoncontrollingInterestsFormerGipFundOneMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails": { "terseLabel": "Non-Controlling Interests - Former GIP Fund 1 [Member]", "label": "Non-Controlling Interests Former GIP Fund One [Member]", "documentation": "Noncontrolling Interests Former GIP Fund One [Member] } } }, "auth_ref": { } }, "us-gaap_NonrecourseMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NonrecourseMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Nonrecourse", "label": "Nonrecourse [Member]", "documentation": "Liability for which creditor does not have recourse to debtor but rather has recourse only to property used for collateral in transaction or other specific property." } } }, "auth_ref": { "r442", "r446" } }, "us-gaap_NonredeemablePreferredStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NonredeemablePreferredStockMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails": { "lang": { "en-us": { "role": { "label": "Nonredeemable Preferred Stock [Member]", "documentation": "Preferred shares that are not redeemable before liquidation of the entity. Preferred shares may provide a preferential dividend to the dividend on common stock and may take precedence over common stock in the event of a liquidation. Preferred shares typically represent an ownership interest in the company." } } }, "auth_ref": { } }, "us-gaap_NonvestedRestrictedStockSharesActivityTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NonvestedRestrictedStockSharesActivityTableTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails": { "lang": { "en-us": { "role": { "label": "Nonvested Restricted Stock Shares Activity Table [Text Block]", "documentation": "Tabular disclosure of the changes in outstanding nonvested restricted stock shares." } } }, "auth_ref": { "r14" } }, "gipr_NorfolkVaManteoNcMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NorfolkVaManteoNcMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails": { "lang": { "en-us": { "role": { "label": "Norfolk, VA & Manteo, NC [Member]", "documentation": "Norfolk, VA & Manteo, NC [Member] } } }, "auth_ref": { } }, "gipr_NumberOfBuildingsAcquired": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfBuildingsAcquired", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of buildings acquired", "label": "Number Of Buildings Acquired", "documentation": "Number of buildings acquired." } } }, "auth_ref": { } }, "gipr_NumberOfCommonUnitsRedeemed": { "xbrltype": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfCommonUnitsRedeemed", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "verboseLabel": "Total Common Stock Units", "terseLabel": "Total units issued", "label": "Number Of Common Units Redeemed", "documentation": "Number of common units redeemed." } } }, "auth_ref": { } }, "gipr_NumberOfEncumberedProperties": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfEncumberedProperties", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of encumbered properties", "label": "Number of encumbered properties", "documentation": "Number of encumbered properties." } } }, "auth_ref": { } }, "gipr_NumberOfEntities": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfEntities", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of entities", "label": "Number Of Entities", "documentation": "Number of entities." } } }, "auth_ref": { } }, "gipr_NumberOfInvestorsRequiredToRedeem": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfInvestorsRequiredToRedeem", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of investors required to redeem", "label": "Number Of Investors Required To Redeem", "documentation": "Number of investors required to redeem." } } }, "auth_ref": { } }, "gipr_NumberOfLoans": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfLoans", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of loans", "label": "Number Of Loans", "documentation": "Number of loans." } } }, "auth_ref": { } }, "gipr_NumberOfMortgageLoan": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfMortgageLoan", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Number Of Mortgage Loan", "documentation": "Number Of Mortgage Loan" } } }, "auth_ref": { } }, "gipr_NumberOfProperties": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfProperties", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of properties", "label": "Number Of Properties", "documentation": "Number of properties." } } }, "auth_ref": { } }, "gipr_NumberOfPropertiesAcquired": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfPropertiesAcquired", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of properties acquired", "label": "Number Of Properties Acquired", "documentation": "Number of properties acquired." } } }, "auth_ref": { } }, "us-gaap_NumberOfRealEstateProperties": { "xbrltype": "integerItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NumberOfRealEstateProperties", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of properties owned", "label": "Number Of Real Estate Properties", "documentation": "The number of real estate properties owned as of the balance sheet date." } } }, "auth_ref": { } }, "gipr_NumberOfRealEstatePropertiesAcquired": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfRealEstatePropertiesAcquired", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of real estate properties acquired", "label": "Number Of Real Estate Properties Acquired", "documentation": "Number of real estate properties acquired." } } }, "auth_ref": { } }, "gipr_NumberOfRefinanceProperties": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfRefinanceProperties", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of refinance properties", "label": "Number Of Refinance Properties", "documentation": "Number of refinance properties." } } }, "auth_ref": { } }, "gipr_NumberOfRefinancingProperties": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfRefinancingProperties", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Number Of Refinancing Properties", "documentation": "Number Of Refinancing Properties" } } }, "auth_ref": { } }, "gipr_NumberOfTenantImprovements": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfTenantImprovements", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Number of Tenant", "label": "Number of Tenant", "terseLabel": "Number Of Tenant" } } }, "auth_ref": { } }, "gipr_NumberOfTenants": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "NumberOfTenants", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Number of tenants", "label": "Number Of Tenants", "documentation": "Number of tenants." } } }, "auth_ref": { } }, "gipr_OneEntityMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "OneEntityMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "One Entity", "label": "One Entity [Member]", "documentation": "One entity." } } }, "auth_ref": { } }, "us-gaap_OperatingExpenses": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingExpenses", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Total operating expenses", "totalLabel": "Total expenses", "label": "Operating Expenses", "documentation": "Generally recurring costs associated with normal operations except for the portion of these expenses which can be clearly related to production and included in cost of sales or services. Includes selling, general and administrative expense." } } }, "auth_ref": { } }, "us-gaap_OperatingExpensesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingExpensesAbstract", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Expenses", "label": "Operating Expenses [Abstract] } } }, "auth_ref": { } }, "us-gaap_OperatingIncomeLoss": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingIncomeLoss", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited": { "lang": { "en-us": { "role": { "verboseLabel": "Operating loss", "totalLabel": "Operating loss", "terseLabel": "Operating loss", "label": "Operating Income Loss", "documentation": "The net result for the period of deducting operating expenses from operating revenues." } } }, "auth_ref": { "r144", "r782", "r979", "r980", "r981", "r982", "r983" } }, "us-gaap_OperatingLeaseCost": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseCost", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Operating Lease Cost", "terseLabel": "Operating lease expense", "documentation": "Amount of single lease cost, calculated by allocation of remaining cost of lease over remaining lease term. Includes, but is not limited to, single lease cost, after impairment of right-of-use asset, calculated by amortization of remaining right-of-use asset and accretion of lease liability." } } }, "auth_ref": { "r499", "r817" } }, "gipr_OperatingLeaseDiscountRatePercent": { "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "OperatingLeaseDiscountRatePercent", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": { "lang": { "en-us": { "role": { "terseLabel": "Discount rate", "label": "Operating Lease Discount Rate Percent", "documentation": "Operating lease discount rate percent." } } }, "auth_ref": { } }, "us-gaap_OperatingLeaseExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseExpense", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Operating lease expense", "label": "Operating Lease Expense", "documentation": "Amount of operating lease expense. Excludes sublease income." } } }, "auth_ref": { "r1082" } }, "us-gaap_OperatingLeaseLiability": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseLiability", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails": {

"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "verboseLabel", "Acquired lease intangible liability.net", "totalLabel", "Operating Lease Liability", "label": "Operating Lease Liability", "terseLabel": "Lease Liability.net", "documentation": "Present value of lessee's discounted obligation for lease payments from operating lease." }, "auth_ref": "r496", "us-gaap-OperatingLeaseRightOfUseAsset": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OperatingLeaseRightOfUseAsset", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "terseLabel", "Right of use asset.net", "label": "Operating Lease Right Of Use Asset", "documentation": "Amount of lessee's right to use underlying asset under operating lease." }, "auth_ref": "r495", "gipr-OperatingLeaseRightOfUseLiabilityNet": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "OperatingLeaseRightOfUseLiabilityNet", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Right of use liability.net", "label": "Operating Lease Right Of Use Liability Net", "documentation": "Operating lease right of use liability.net." }, "auth_ref": "gipr-OperatingLeaseTerm": { "xbrltype": "durationItemType", "nsuri": "http://gipreit.com/20240630", "localname": "OperatingLeaseTerm", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails", "lang": "en-us", "role": "label", "Operating Lease Term", "documentation": "Operating lease term." }, "auth_ref": "us-gaap-OrganizationConsolidationAndPresentationOfFinancialStatementsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OrganizationConsolidationAndPresentationOfFinancialStatementsAbstract", "lang": "en-us", "role": "label", "Organization Consolidation And Presentation Of Financial Statements [Abstract]", "auth_ref": "us-gaap-OriginationOfNotesReceivableFromRelatedParties": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OriginationOfNotesReceivableFromRelatedParties", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureRelatedPartyAdditionalInformationDetails", "lang": "en-us", "role": "label", "Origination of Notes Receivable From Related Parties", "terseLabel": "Promissory note, loan", "documentation": "The cash outflow for a promissory note, granted to related parties where one party can exercise control or significant influence over another party including affiliates, owners or officers and their immediate families, pension trusts, and so forth." }, "auth_ref": "r14", "us-gaap-OtherAdditionalCapital": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherAdditionalCapital", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureInvestmentsInRealEstateAdditionalInformationDetails", "lang": "en-us", "role": "label", "Other Additional Capital", "documentation": "Amount of additional paid-in capital (APIC) classified as other." }, "auth_ref": "r91", "us-gaap-OtherExpenses": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherExpenses", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": "en-us", "role": "negatedLabel", "Other expense", "label": "Other expense", "terseLabel": "Other Expense", "documentation": "Amount of expense classified as other." }, "auth_ref": "r98", "gipr-OtherIncomesMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "OtherIncomesMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-StatementConsolidatedStatementsOfOperationsUnaudited", "lang": "en-us", "role": "terseLabel", "Other Incomes", "label": "Other Incomes [Member]", "documentation": "Other Incomes [Member]", "auth_ref": "us-gaap-OtherLiabilityNoncurrentRelatedPartyTypeExtensibleEnumeration": { "xbrltype": "enumerationSetItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OtherLiabilityNoncurrentRelatedPartyTypeExtensibleEnumeration", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "Other Liability, Noncurrent, Related Party [Extensible Enumeration]", "documentation": "Indicates status and type of related party for liability classified as other and noncurrent." }, "auth_ref": "r1089", "gipr-OtherPayableRelatedPartyMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "OtherPayableRelatedPartyMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "label", "Other Payable Related Party Member", "documentation": "Other Payable Related Party Member", "auth_ref": "ecd-OtherPerfMeasureAmt": { "xbrltype": "decimalItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "OtherPerfMeasureAmt", "presentation": "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": "en-us", "role": "label", "Other Performance Measure, Amount", "terseLabel": "Other Performance Measure, Amount", "auth_ref": "r897", "gipr-OtherRelatedLeaseIncomeNetAbstract": { "xbrltype": "stringItemType", "nsuri": "http://gipreit.com/20240630", "localname": "OtherRelatedLeaseIncomeNetAbstract", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfDisaggregationOfLeaseIncomeDetails", "lang": "en-us", "role": "terseLabel", "Other related lease income, net", "label": "Other Related Lease Income, Net Abstract", "documentation": "Other Related Lease Income, Net Abstract", "auth_ref": "gipr-OutsideInvestorMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "OutsideInvestorMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Outside Investor", "label": "Outside Investor [Member]", "documentation": "Outside Investor [Member]", "auth_ref": "ecd-OutstandingAggtErrCompAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "OutstandingAggtErrCompAmt", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "en-us", "role": "label", "Outstanding Aggregate Erroneous Compensation Amount", "terseLabel": "Outstanding Aggregate Erroneous Compensation Amount", "auth_ref": "r859", "ecd-OutstandingRecoveryCompAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "OutstandingRecoveryCompAmt", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "en-us", "role": "label", "Outstanding Recovery Compensation Amount", "terseLabel": "Compensation Amount", "auth_ref": "r862", "ecd-OutstandingRecoveryIndName": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "OutstandingRecoveryIndName", "presentation": "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure", "lang": "en-us", "role": "label", "Outstanding Recovery, Individual Name", "terseLabel": "Name", "auth_ref": "r862", "us-gaap-OverAllotmentOptionMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "OverAllotmentOptionMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Over Allotment Option", "label": "Over Allotment Option [Member]", "documentation": "Right given to the underwriter to sell additional shares over the initial allotment." }, "auth_ref": "srt-OwnershipAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "OwnershipAxis", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureNatureOfOperationsAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Ownership", "label": "Ownership [Axis]", "auth_ref": "srt-OwnershipDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "OwnershipDomain", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureNatureOfOperationsAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Ownership", "label": "Ownership [Domain]", "auth_ref": "gipr-OwnershipPercentage": { "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "OwnershipPercentage", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureRelatedPartyAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Ownership percentage", "label": "Ownership Percentage", "documentation": "Ownership percentage." }, "auth_ref": "gipr-PRAHoldingMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PRAHoldingMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails", "lang": "en-us", "role": "documentation": "PRA holding", "label": "P R A Holding [Member]", "terseLabel": "PRA Holding", "auth_ref": "us-gaap-ParentMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ParentMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited", "lang": "en-us", "role": "terseLabel", "Stockholders' Equity", "label": "Parent [Member]", "documentation": "Portion of equity, or net assets, in the consolidated entity attributable, directly or indirectly, to the parent. Excludes noncontrolling interests." }, "auth_ref": "us-gaap-PartnerTypeOfPartnersCapitalAccountAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PartnerTypeOfPartnersCapitalAccountAxis", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Partner Type", "label": "Partner Type Of Partners Capital Account [Axis]", "documentation": "Information by type or class of partner's capital account. Examples of classes of partners include, but not limited to, general partners, limited partners, preferred partners, and other ownership interests." }, "auth_ref": "us-gaap-PartnerTypeOfPartnersCapitalAccountNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PartnerTypeOfPartnersCapitalAccountNameDomain", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Partner Type of Partners' Capital Account, Name", "label": "Partner Type Of Partners Capital Account Name [Domain]", "documentation": "Capital accounts of each type or class of partner. Examples of classes of partners include, but are not limited to, general partners, limited partners, preferred partners, and other ownership interests." }, "auth_ref": "r120", "ecd-PayVsPerformanceDisclosureLineItems": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PayVsPerformanceDisclosureLineItems", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails", "lang": "en-us", "role": "label", "Payable, Preferred Stock Redeemed", "documentation": "Amount of payable for preferred stock reacquired. Includes, but is not limited to, unit, membership interest, or other ownership interest." }, "auth_ref": "r667", "us-gaap-PaymentsForRepurchaseOfRedeemableNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsForRepurchaseOfRedeemableNoncontrollingInterest", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "negatedLabel", "Redemption of redeemable non-controlling interests", "label": "Payments for Repurchase of Redeemable Noncontrolling Interest", "negatedTerseLabel": "Distribution on Redeemable Non-Controlling Interest", "documentation": "The cash outflow during the period for redemption of redeemable noncontrolling interests." }, "auth_ref": "r967", "us-gaap-PaymentsOfDebtIssuanceCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsOfDebtIssuanceCosts", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "negatedLabel", "Debt issuance costs", "terseLabel": "Payments of debt issuance costs", "label": "Payments Of Debt Issuance Costs", "documentation": "The cash outflow paid to third parties in connection with debt origination, which will be amortized over the remaining maturity period of the associated long-term debt." }, "auth_ref": "r16", "us-gaap-PaymentsOfDividendsCommonStock": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsOfDividendsCommonStock", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "label", "Payments of Ordinary Dividends, Preferred Stock and Preference Stock", "terseLabel": "Dividends paid on preferred stock", "negatedLabel": "Dividends paid on preferred stock", "documentation": "Amount of cash outflow in the form of ordinary dividends to preferred shareholders of the parent entity." }, "auth_ref": "r102", "us-gaap-PaymentsOfDividendsPreferredStockAndPreferenceStock": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsOfDividendsPreferredStockAndPreferenceStock", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "label", "Payments of Ordinary Dividends, Preferred Stock and Preference Stock", "terseLabel": "Dividends paid on preferred stock", "negatedLabel": "Dividends paid on preferred stock", "documentation": "Amount of cash outflow in the form of ordinary dividends to preferred shareholders of the parent entity." }, "auth_ref": "r102", "us-gaap-PaymentsOfStockIssuanceCosts": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsOfStockIssuanceCosts", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails", "lang": "en-us", "role": "label", "Payments of Stock Issuance Costs", "terseLabel": "Stock Issuance Costs", "negatedLabel": "Equity issuance costs", "documentation": "The cash outflow for cost incurred directly with the issuance of an equity security." }, "auth_ref": "r15", "us-gaap-PaymentsToAcquireProductiveAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireProductiveAssets", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "negatedLabel", "Purchase of land, buildings, other tangible and intangible assets", "label": "Payments to Acquire Productive Assets", "totalLabel": "Payments to Acquire Productive Assets, Total", "documentation": "The cash outflow for purchases of land and capital improvements on property, plant and equipment (capital expenditures), software, and other intangible assets." }, "auth_ref": "r150", "us-gaap-PaymentsToAcquireRealEstate": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PaymentsToAcquireRealEstate", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureInvestmentsInRealEstateAdditionalInformationDetails", "lang": "en-us", "role": "totalLabel", "Payments to Acquire Real Estate, Total", "label": "Payments to Acquire Real Estate", "documentation": "The cash outflow from the acquisition of a piece of land, anything permanently fixed

to it, including buildings, structures on and so forth, includes real estate intended to generate income for the owner; excludes real estate acquired for use by the owner." } }
"auth-ref": { "r101" } }, "us-gaap-PaymentsToAcquireTrustPreferredInvestments": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"PaymentsToAcquireTrustPreferredInvestments", "crdr": "credit", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Payments to Acquire
Trust Preferred Investments", "documentation": "The cash outflow for the purchase of trust preferred securities, which possess characteristics of both equity and debt
securities." } } }, "auth-ref": { "r965" } }, "us-gaap-PaymentsToMinorityShareholders": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname":
"PaymentsToMinorityShareholders", "crdr": "credit", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/Role-StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "negatedLabel": "Distribution on
non-controlling interests", "label": "Payments To Minority Shareholders", "documentation": "Amount of cash outflow to a noncontrolling interest. Includes, but not limited to,
reduction of noncontrolling interest ownership. Excludes dividends paid to the noncontrolling interest." } } }, "auth-ref": { "r15" } }, "ecd-PeerGroupIssuersFnTextBlock": {
"xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeerGroupIssuersFnTextBlock", "presentation": {
"http://xbrl.sec.gov/ecd/role/PvpDisclosure": { "lang": { "en-us": { "role": { "label": "Peer Group Issuers, Footnote [Text Block]", "terseLabel": "Peer Group Issuers, Footnote" } } }
"auth-ref": { "r896" } }, "ecd-PeerGroupTotalShareholderRtnAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"PeerGroupTotalShareholderRtnAmt", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure": { "lang": { "en-us": { "role": { "label": "Peer Group Total Shareholder
Return Amount", "terseLabel": "Peer Group Total Shareholder Return Amount" } } }, "auth-ref": { "r896" } }, "ecd-PeoActuallyPaidCompAmt": { "xbrltype":
"monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeoActuallyPaidCompAmt", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure": { "lang": {
"en-us": { "role": { "label": "PEO Actually Paid Compensation Amount", "terseLabel": "PEO Actually Paid Compensation Amount" } } }, "auth-ref": { "r888" } },
"ecd-PeoMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeoMember", "presentation": {
"http://xbrl.sec.gov/ecd/role/PvpDisclosure": { "lang": { "en-us": { "role": { "label": "PEO [Member]", "terseLabel": "PEO" } } }, "auth-ref": { "r905" } }, "ecd-PeoName": {
"xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PeoName", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure": {
"lang": { "en-us": { "role": { "label": "PEO Name", "terseLabel": "PEO Name" } } }, "auth-ref": { "r898" } }, "ecd-PeoTotalCompAmt": { "xbrltype": "monetaryItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "PeoTotalCompAmt", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure": { "lang": { "en-us": { "role": { "label": "PEO
Total Compensation Amount", "terseLabel": "PEO Total Compensation Amount" } } }, "auth-ref": { "r887" } }, "gipr-PercentageOfInterestOwned": { "xbrltype":
"percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PercentageOfInterestOwned", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Ownership
percentage", "label": "Percentage Of Interest Owned", "documentation": "Percentage of interest owned." } } }, "auth-ref": { } }
"gipr-PercentageOfNumberOfSharesOfCommonStockSoldInOffering": { "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname":
"PercentageOfNumberOfSharesOfCommonStockSoldInOffering", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "documentation": "Percentage of number of
shares of common stock sold in offering", "label": "Percentage Of Number Of Shares Of Common Stock Sold In Offering", "terseLabel": "Percentage of number of shares of
common stock sold in offering" } } }, "auth-ref": { } }
"gipr-PercentageOfOwnershipOwned": { "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PercentageOfOwnershipOwned", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "documentation": "Percentage of ownership
owned", "label": "Percentage Of Ownership Owned", "documentation": "Percentage of ownership owned." } } }, "auth-ref": { } }
"gipr-PercentageOfSharesUnderlyingWarrantsThatMayBeExercisedBasedOnTradingPrice": { "xbrltype": "percentItemType", "nsuri":
"http://gipreit.com/20240630", "localname": "PercentageOfSharesUnderlyingWarrantsThatMayBeExercisedBasedOnTradingPrice", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Percentage of shares underlying
warrants that may be exercised based on trading price", "label": "Percentage Of Shares Underlying Warrants That May Be Exercised Based On Trading Price",
"documentation": "Percentage of shares underlying warrants that may be exercised based on trading price." } } }, "auth-ref": { } }
"gipr-PercentageValueOfInterestInCommonUnits": { "xbrltype": "percentItemType", "nsuri": "http://gipreit.com/20240630", "localname":
"PercentageValueOfInterestInCommonUnits", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": {
"lang": { "en-us": { "role": { "terseLabel": "Percentage value of interest in common units", "label": "Percentage Value Of Interest In Common Units", "documentation":
"Percentage value of interest in common units." } } }, "auth-ref": { } }
"gipr-PeriodOfIncreasingAndDreasingPerSharePrice": { "xbrltype": "durationItemType", "nsuri":
"http://gipreit.com/20240630", "localname": "PeriodOfIncreasingAndDreasingPerSharePrice", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Period of Increasing
And Dreasing of Per Share Price", "label": "Period of Increasing And Dreasing Per Share Price", "documentation": "Period of Increasing And Dreasing Per Share Price" } } }
"auth-ref": { } }
"us-gaap-PlanNameAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PlanNameAxis", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Plan Name", "label": "Plan
Name [Axis]", "documentation": "Information by plan name for share-based payment arrangement." } } }, "auth-ref": { "r1024", "r1025", "r1026", "r1027", "r1028", "r1029",
"r1030", "r1031", "r1032", "r1033", "r1034", "r1035", "r1036", "r1037", "r1038", "r1039", "r1040", "r1041", "r1042", "r1043", "r1044", "r1045", "r1046", "r1047", "r1048",
"r1049" } }, "us-gaap-PlanNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PlanNameDomain", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Plan Name", "label": "Plan
Name [Domain]", "documentation": "Plan name for share-based payment arrangement." } } }, "auth-ref": { "r1024", "r1025", "r1026", "r1027", "r1028", "r1029", "r1030",
"r1031", "r1032", "r1033", "r1034", "r1035", "r1036", "r1037", "r1038", "r1039", "r1040", "r1041", "r1042", "r1043", "r1044", "r1045", "r1046", "r1047", "r1048", "r1049" } }
"ecd-PnsnAdjsPrvSvcCstMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PnsnAdjsPrvSvcCstMember", "presentation": {
"http://xbrl.sec.gov/ecd/role/PvpDisclosure": { "lang": { "en-us": { "role": { "label": "Pension Adjustments Prior Service Cost [Member]", "terseLabel": "Pension Adjustments
Prior Service Cost" } } }, "auth-ref": { "r889" } }, "ecd-PnsnAdjsSvcCstMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname":
"PnsnAdjsSvcCstMember", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure": { "lang": { "en-us": { "role": { "label": "Pension Adjustments Service Cost [Member]",
"terseLabel": "Pension Adjustments Service Cost" } } }, "auth-ref": { "r933" } }, "ecd-PnsnBnftsAdjFnTextBlock": { "xbrltype": "textBlockItemType", "nsuri":
"http://xbrl.sec.gov/ecd/2024", "localname": "PnsnBnftsAdjFnTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure": { "lang": { "en-us": { "role": { "label":
"Pension Benefits Adjustments, Footnote [Text Block]", "terseLabel": "Pension Benefits Adjustments, Footnote" } } }, "auth-ref": { "r888" } }
"gipr-PraHoldingsIncNorfolkVirginiaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname":
"PraHoldingsIncNorfolkVirginiaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": {
"lang": { "en-us": { "role": { "terseLabel": "PRA Holdings, Inc. - Norfolk, Virginia", "label": "PRA Holdings, Inc. - Norfolk, Virginia [Member]", "documentation": "PRA
Holdings, Inc. - Norfolk, Virginia." } } }, "auth-ref": { } }
"gipr-PrattAndWhitneyCorporationMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname":
"PrattAndWhitneyCorporationMember", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails": { "lang": { "en-us": { "role": { "documentation":
"Pratt and Whitney Corporation.", "label": "Pratt And Whitney Corporation [Member]", "terseLabel": "Pratt And Whitney Corporation" } } }, "auth-ref": { } }
"gipr-PrattAndWhitneyHuntsvilleAlabamaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname":
"PrattAndWhitneyHuntsvilleAlabamaMember", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails": { "lang": { "en-us": { "role": { "documentation":
"Pratt and Whitney - Huntsville, Alabama", "label": "Pratt and Whitney - Huntsville, Alabama [Member]", "documentation": "Pratt and Whitney - Huntsville, Alabama [Member]" } } }
"auth-ref": { } }
"gipr-PreKMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PreKMember", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails": { "lang": { "en-us": { "role": { "documentation":
"Pre-K [Member]", "label": "Pre-K [Member]" } } }, "auth-ref": { } }
"gipr-PreferredEquityAgreementMember": { "xbrltype": "domainItemType", "nsuri":
"http://gipreit.com/20240630", "localname": "PreferredEquityAgreementMember", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Preferred Equity
Agreement", "label": "Preferred Equity Agreement [Member]", "documentation": "Preferred equity agreement." } } }, "auth-ref": { } }
"gipr-PreferredEquityInvestmentMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PreferredEquityInvestmentMember",
"presentation": { "http://gipreit.com/20240630/taxonomy/role/Role-DisclosureInvestmentsInRealEstateAdditionalInformationDetails": { "lang": { "en-us": { "role": {
"documentation": "Preferred equity investment [Member]", "label": "Preferred equity investment [Member]" } } }, "auth-ref": { } }
"gipr-PreferredEquityPartnersMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PreferredEquityPartnersMember", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Preferred Equity
Partners", "label": "Preferred Equity Partners [Member]", "documentation": "Preferred equity partners." } } }, "auth-ref": { } }
"us-gaap-PreferredStockMember": { "xbrltype":
"domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PreferredStockMember", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Preferred Stock,
Redemption Price Per Share", "label": "Preferred Stock, Redemption Price Per Share", "documentation": "The price per share at which the preferred stock of an entity that has
priority over common stock in the distribution of dividends and in the event of liquidation of the entity is redeemed or may be called at. The redemption features of this
preferred stock are solely within the control of the issuer." } } }, "auth-ref": { "r44", "r45", "r48" } }, "us-gaap-PreferredStockSharesIssued": { "xbrltype": "sharesItemType",
"nsuri": "http://fasb.org/us-gaap/2024", "localname": "PreferredStockSharesIssued", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Preferred stock, shares issued",
"label": "Preferred Stock Shares Issued", "documentation": "Number of shares issued for nonredeemable preferred shares and preferred shares redeemable solely at option of
issuer. Includes, but is not limited to, preferred shares issued, repurchased, and held as treasury shares. Excludes preferred shares classified as debt." } } }, "auth-ref": {
"r88", "r355" } }, "us-gaap-PreferredStockValue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PreferredStockValue", "crdr":
"credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": {
"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Preferred Stock, Value, Issued",
"label": "Preferred Stock, Value, Issued", "documentation": "Aggregate par or stated value of issued nonredeemable preferred stock (or preferred stock redeemable solely at
the option of the issuer). This item includes treasury stock repurchased by the entity. Note: elements for number of nonredeemable preferred shares, par value and other
disclosure concepts are in another section within stockholders' equity." } } }, "auth-ref": { "r88", "r594", "r818" } }, "gipr-PreferredUnitsIssuePricePerShare": { "xbrltype":
"perShareItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PreferredUnitsIssuePricePerShare", "presentation": {
"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Preferred units
issue price per share [s / shares]", "label": "Preferred Units Issue Price Per Share", "documentation": "Preferred units issue price per share." } } }, "auth-ref": { } }
"us-gaap-PreferredUnitsIssued": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PreferredUnitsIssued", "presentation": {

"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Number of preferred units issued", "label": "Preferred Units Issued", "documentation": "The number of preferred units issued.", "auth_ref": "r120", "gipr_PreferedUnitsRedeemed", "xbrltype": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PreferredUnitsRedeemed", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Preferred Units Sold", "label": "Preferred Units Redeemed", "documentation": "Preferred Units Redeemed", "auth_ref": "gipr_PrepaidCapitalizableDealCostsForFuturePropertyAcquisition", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PrepaidCapitalizableDealCostsForFuturePropertyAcquisition", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "terseLabel", "Prepaid capitalizable deal costs for future property acquisition", "label": "Prepaid Capitalizable Deal Costs for Future Property Acquisition", "documentation": "Prepaid capitalizable deal costs for future property acquisition", "auth_ref": "us-gaap_PrepaidExpenseCurrentAndNoncurrent", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PrepaidExpenseCurrentAndNoncurrent", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "terseLabel", "Prepaid expenses", "label": "Prepaid Expense Current And Noncurrent", "documentation": "Carrying amount as of the balance sheet date of expenditures made in advance of when the economic benefit of the cost will be realized, and which will be expensed in future periods with the passage of time or when a triggering event occurs.", "auth_ref": "r128", "r171", "r686", "r1101", "gipr_PrepaidGuarantyFeesRelatedParty", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PrepaidGuarantyFeesRelatedParty", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "lang": "en-us", "role": "terseLabel", "Prepaid guaranty fees - related party", "label": "Prepaid Guaranty Fees Related Party", "documentation": "Prepaid Guaranty Fees Related Party", "auth_ref": "us-gaap_PrepaidRent", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PrepaidRent", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Prepaid rent", "label": "Prepaid Rent", "documentation": "Amount of asset related to consideration paid in advance for rent that provides economic benefits within a future period of one year or the normal operating cycle, if longer.", "auth_ref": "r773", "r787", "r994", "gipr_PresidentAndCeoMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PresidentAndCeoMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "President And CEO [Member]", "label": "President And CEO [Member]", "documentation": "President And CEO [Member]", "auth_ref": "srt_PresidentMember", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "PresidentMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "President", "label": "President [Member]", "auth_ref": "r985", "us-gaap_PrimeRateMember", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PrimeRateMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "lang": "en-us", "role": "terseLabel", "Prime Rate", "label": "Prime Rate [Member]", "documentation": "Interest rate charged by financial institutions to their most creditworthy borrowers.", "auth_ref": "us-gaap_ProceedsFromAnnuitiesAndInvestmentCertificates", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProceedsFromAnnuitiesAndInvestmentCertificates", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "terseLabel", "Insurance financing borrowings", "label": "Proceeds From Annuities And Investment Certificates", "documentation": "The cash inflow from an insurance contract under which the policy holder make a lump sum payment or a series of payments in exchange for periodic payments to the policyholder beginning immediately or at some future date.", "auth_ref": "r966", "us-gaap_ProceedsFromIssuanceOfDebt", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProceedsFromIssuanceOfDebt", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails", "lang": "en-us", "role": "terseLabel", "Borrowing under facility", "label": "Proceeds From Issuance Of Debt", "documentation": "The cash inflow during the period from additional borrowings in aggregate debt. Includes proceeds from short-term and long-term debt.", "auth_ref": "r966", "gipr_ProceedsFromIssuanceOfRedeemableInterest", "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ProceedsFromIssuanceOfRedeemableInterest", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "terseLabel", "Proceeds From Issuance Of Redeemable Interest", "label": "Proceeds from issuance of redeemable interest", "documentation": "Proceeds from issuance of redeemable non-controlling interests", "auth_ref": "us-gaap_ProceedsFromPreviousAcquisition", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProceedsFromPreviousAcquisition", "crdr": "debit", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "lang": "en-us", "role": "label", "Proceeds from Previous Acquisition", "documentation": "Cash inflow representing an adjustment to the purchase price of a previous acquisition.", "auth_ref": "r940", "us-gaap_ProductInformationLineItems", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProductInformationLineItems", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails", "lang": "en-us", "role": "label", "Product Information [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table.", "auth_ref": "srt_ProductOrServiceAxis", "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ProductOrServiceAxis", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": "en-us", "role": "terseLabel", "Product and Service", "label": "Product Or Service [Axis]", "auth_ref": "r235", "r554", "r608", "r609", "r610", "r611", "r612", "r613", "r614", "r770", "r796", "r828", "r830", "r831", "r834", "r835", "r810", "r811", "r812", "r813", "r814", "r815", "r816", "r817", "r818", "r819", "r820", "r821", "r822", "r823", "r824", "r825", "r826", "r827", "r828", "r829", "r830", "r831", "r832", "r833", "r834", "r835", "r836", "r837", "r838", "r839", "r840", "r841", "r842", "r843", "r844", "r845", "r846", "r847", "r848", "r849", "r850", "r851", "r852", "r853", "r854", "r855", "r856", "r857", "r858", "r859", "r860", "r861", "r862", "r863", "r864", "r865", "r866", "r867", "r868", "r869", "r870", "r871", "r872", "r873", "r874", "r875", "r876", "r877", "r878", "r879", "r880", "r881", "r882", "r883", "r884", "r885", "r886", "r887", "r888", "r889", "r890", "r891", "r892", "r893", "r894", "r895", "r896", "r897", "r898", "r899", "r900", "r901", "r902", "r903", "r904", "r905", "r906", "r907", "r908", "r909", "r910", "r911", "r912", "r913", "r914", "r915", "r916", "r917", "r918", "r919", "r920", "r921", "r922", "r923", "r924", "r925", "r926", "r927", "r928", "r929", "r930", "r931", "r932", "r933", "r934", "r935", "r936", "r937", "r938", "r939", "r940", "r941", "r942", "r943", "r944", "r945", "r946", "r947", "r948", "r949", "r950", "r951", "r952", "r953", "r954", "r955", "r956", "r957", "r958", "r959", "r960", "r961", "r962", "r963", "r964", "r965", "r966", "r967", "r968", "r969", "r970", "r971", "r972", "r973", "r974", "r975", "r976", "r977", "r978", "r979", "r980", "r981", "r982", "r983", "r984", "r985", "r986", "r987", "r988", "r989", "r990", "r991", "r992", "r993", "r994", "r995", "r996", "r997", "r998", "r999", "gipr_ProductsAndServicesDomain", "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ProductsAndServicesDomain", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": "en-us", "role": "terseLabel", "Product and Service", "label": "Products And Services [Domain]", "auth_ref": "r235", "r554", "r608", "r609", "r610", "r611", "r612", "r613", "r614", "r770", "r796", "r828", "r830", "r831", "r834", "r835", "r810", "r811", "r812", "r813", "r814", "r815", "r816", "r817", "r818", "r819", "r820", "r821", "r822", "r823", "r824", "r825", "r826", "r827", "r828", "r829", "r830", "r831", "r832", "r833", "r834", "r835", "r836", "r837", "r838", "r839", "r840", "r841", "r842", "r843", "r844", "r845", "r846", "r847", "r848", "r849", "r850", "r851", "r852", "r853", "r854", "r855", "r856", "r857", "r858", "r859", "r860", "r861", "r862", "r863", "r864", "r865", "r866", "r867", "r868", "r869", "r870", "r871", "r872", "r873", "r874", "r875", "r876", "r877", "r878", "r879", "r880", "r881", "r882", "r883", "r884", "r885", "r886", "r887", "r888", "r889", "r890", "r891", "r892", "r893", "r894", "r895", "r896", "r897", "r898", "r899", "r900", "r901", "r902", "r903", "r904", "r905", "r906", "r907", "r908", "r909", "r910", "r911", "r912", "r913", "r914", "r915", "r916", "r917", "r918", "r919", "r920", "r921", "r922", "r923", "r924", "r925", "r926", "r927", "r928", "r929", "r930", "r931", "r932", "r933", "r934", "r935", "r936", "r937", "r938", "r939", "r940", "r941", "r942", "r943", "r944", "r945", "r946", "r947", "r948", "r949", "r950", "r951", "r952", "r953", "r954", "r955", "r956", "r957", "r958", "r959", "r960", "r961", "r962", "r963", "r964", "r965", "r966", "r967", "r968", "r969", "r970", "r971", "r972", "r973", "r974", "r975", "r976", "r977", "r978", "r979", "r980", "r981", "r982", "r983", "r984", "r985", "r986", "r987", "r988", "r989", "r990", "r991", "r992", "r993", "r994", "r995", "r996", "r997", "r998", "r999", "gipr_ProfitLoss", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProfitLoss", "crdr": "credit", "presentation": "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited", "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited", "lang": "en-us", "role": "terseLabel", "Net loss", "label": "Net loss", "netLabel": "Net income (loss)", "documentation": "The consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest.", "auth_ref": "r163", "r174", "r175", "r183", "r191", "r199", "r206", "r210", "r211", "r273", "r316", "r317", "r318", "r319", "r320", "r321", "r322", "r323", "r324", "r434", "r438", "r440", "r443", "r444", "r460", "r479", "r589", "r602", "r641", "r695", "r716", "r717", "r804", "r805", "r847", "r963", "r1015", "gipr_PromissoryNoteIssuedOnAprilTwentyOneTwentyTwentyOneMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnAprilTwentyOneTwentyTwentyOneMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails", "lang": "en-us", "role": "terseLabel", "Promissory Note Issued on April 21, 2021", "label": "Promissory Note Issued On April Twenty One [Member]", "documentation": "Promissory note issued on April twenty one twenty twenty one.", "auth_ref": "gipr_PromissoryNoteIssuedOnDecemberTwentyEightTwentyTwentyOneMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnDecemberTwentyEightTwentyTwentyOneMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails", "lang": "en-us", "role": "terseLabel", "Promissory Note Issued on December 28, 2021", "label": "Promissory Note Issued On December Twenty Eight Twenty One [Member]", "documentation": "Promissory note issued on December twenty eight twenty twenty one.", "auth_ref": "gipr_PromissoryNoteIssuedOnFebruaryElevenTwentyTwentyMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnFebruaryElevenTwentyTwentyMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails", "lang": "en-us", "role": "terseLabel", "Promissory Note Issued on February 11, 2021", "label": "Promissory Note Issued On February Eleven Twenty Two [Member]", "documentation": "Promissory note issued on February eleven, twenty twenty.", "auth_ref": "gipr_PromissoryNoteIssuedOnFebruaryFourTwentyTwentyOneMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnFebruaryFourTwentyTwentyOneMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails", "lang": "en-us", "role": "terseLabel", "Promissory Note Issued on February 4, 2021", "label": "Promissory Note Issued On February Four Twenty Two [Member]", "documentation": "Promissory note issued on February four, twenty twenty.", "auth_ref": "gipr_PromissoryNoteIssuedOnJanuaryFifteenTwentyFifteenMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnJanuaryFifteenTwentyFifteenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails", "lang": "en-us", "role": "terseLabel", "Promissory Note Issued on January 15, 2015 and modified on November 30, 2020", "label": "Promissory Note Issued On January Fifteen Twenty Fifteen [Member]", "documentation": "Promissory note issued on January fifteen, twenty fifteen.", "auth_ref": "gipr_PromissoryNoteIssuedOnJanuaryFourteenTwentyTwentyTwoMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnJanuaryFourteenTwentyTwentyTwoMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails", "lang": "en-us", "role": "terseLabel", "Promissory Note Issued on January 14, 2022", "label": "Promissory Note Issued On January Fourteen Twenty Two [Member]", "documentation": "Promissory note issued on January fourteen, twenty twenty two.", "auth_ref": "gipr_PromissoryNoteIssuedOnJanuarySevenTwentyTwentyTwoMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnJanuarySevenTwentyTwentyTwoMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails", "lang": "en-us", "role": "terseLabel", "Promissory Note Issued on January 7, 2022", "label": "Promissory Note Issued On January Seven Twenty Two [Member]", "documentation": "Promissory note issued on January seven, twenty twenty two.", "auth_ref": "gipr_PromissoryNoteIssuedOnMarchNineTwentyTwentyTwoMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnMarchNineTwentyTwentyTwoMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails", "lang": "en-us", "role": "terseLabel", "Promissory Note Issued on March 9, 2022", "label": "Promissory Note Issued On March Nine Twenty Two [Member]", "documentation": "Promissory note issued on march nine, twenty twenty two.", "auth_ref": "gipr_PromissoryNoteIssuedOnOctoberTwentyThreeTwentySeventeenMember", "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnOctoberTwentyThreeTwentySeventeenMember", "presentation": "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails", "lang": "en-us", "role": "terseLabel", "Promissory Note Issued on October 23, 2017 and modified on September 30, 2019", "label": "Promissory Note Issued On October Twenty Three Twenty Seventeen [Member]",

"documentation": "Promissory note issued on October twenty three twenty seventeen." } } }, "auth_ref": {} } }

"gipr_PromissoryNoteIssuedOnSeptemberThirtyTwentyNineteenMember": { "xbrlType": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNoteIssuedOnSeptemberThirtyTwentyNineteenMember", "presentation": {} }

"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails",

"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParenteticalDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Promissory Note Issued on September 30, 2019", "label": "Promissory Note Issued On September Thirty Twenty Nineteen [Member]", "documentation": "Promissory note issued on September thirty, twenty nineteen." } } }, "auth_ref": {} } }, {"gipr_PromissoryNotesMember": { "xbrlType": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PromissoryNotesMember", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Promissory Notes Required One Point Five Zero Debt Service Coverage Ratios Member", "label": "Promissory Notes Required One Point Five Zero Debt Service Coverage Ratios [Member]", "documentation": "Promissory Notes Required One Point Five Zero Debt Service Coverage Ratios." } } }, "auth_ref": {} } }, {"gipr_PropertyAcquiredOnLease": { "xbrlType": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PropertyAcquiredOnLease", "crdr": "debit", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"documentation": "Property acquired on lease", "label": "Property acquired on lease", "terseLabel": "Property acquired on lease" } } }, "auth_ref": {} } }, {"gipr_PropertyInPlantCityFLMember": { "xbrlType": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PropertyInPlantCityFLMember", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Plant City, FL", "label": "Property In Plant City F L [Member]", "documentation": "Property in Plant City FL." } } }, "auth_ref": {} } }, {"gipr_PropertyInRockvilleILMember": { "xbrlType": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PropertyInRockvilleILMember", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Rockville, IL", "label": "Property In Rockville I L [Member]", "documentation": "Property in Rockville IL." } } }, "auth_ref": {} } }, {"gipr_PropertyOffFreseniusChicagoStarbucksTampaFLAndKohlsTucsonAZMember": { "xbrlType": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PropertyOffFreseniusChicagoStarbucksTampaFLAndKohlsTucsonAZMember", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Property of Fresenius Chicago, IL, Starbucks Tampa, FL and Kohls Tucson, AZ", "label": "Property of Fresenius Chicago IL Starbucks Tampa FL and Kohls Tucson AZ [Member]", "documentation": "Property of Fresenius Chicago IL Starbucks Tampa FL and Kohls Tucson AZ." } } }, "auth_ref": {} } }, {"gipr_PropertyOfGsaManteoNCAndIrbyConstructionPlantCityFLMember": { "xbrlType": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PropertyOfGsaManteoNCAndIrbyConstructionPlantCityFLMember", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails",

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateTables"}}, {"lang": {"en-us": {"role": {"terseLabel": "Property of GSA-Manteo, NC and Irby Construction-Plant City, FL", "label": "Property of GSA-Manteo, NC and Irby Construction-Plant City, FL [Member]", "documentation": "Property of GSA-Manteo, NC and Irby Construction-Plant City, FL." } } }, "auth_ref": {} } }, {"us-gaap_PropertyPlantAndEquipmentByTypeAxis": { "xbrlType": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentByTypeAxis", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails",

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Long-Lived Tangible Asset", "label": "Property Plant And Equipment By Type [Axis]", "documentation": "Information by type of long-lived, physical assets used to produce goods and services and not intended for resale." } } }, "auth_ref": {"r6": "r502"} } }, {"us-gaap_PropertyPlantAndEquipmentTypeDomain": { "xbrlType": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentTypeDomain", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfFutureMinimumRentalCashPaymentsDueAndUndiscountedFutureCashFlowsDetails",

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Long-Lived Tangible Asset", "label": "Property Plant And Equipment Type [Domain]", "documentation": "Listing of long-lived, physical assets that are used in the normal conduct of business to produce goods and services and not intended for resale. Examples include land, buildings, machinery and equipment, and other types of furniture and equipment including, but not limited to, office equipment, furniture and fixtures, and computer equipment and software." } } }, "auth_ref": {"r110": "r502"} } }, {"us-gaap_PropertyPlantAndEquipmentUsefulLife": { "xbrlType": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "PropertyPlantAndEquipmentUsefulLife", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Estimated useful life", "label": "Property Plant And Equipment Useful Life", "documentation": "Useful life of long lived, physical assets used in the normal conduct of business and not intended for resale, in PnYnMnDtnFnMnS format, for example, PY5YM13D represents the reported fact of one year, five months, and thirteen days. Examples include, but not limited to, land, buildings, machinery and equipment, office equipment, furniture and fixtures, and computer equipment." } } }, "auth_ref": {} } }, {"gipr_PublicOfferingMember": { "xbrlType": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PublicOfferingMember", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Public Offering", "label": "Public Offering [Member]", "documentation": "Public offering." } } }, "auth_ref": {} } }, {"gipr_PurchaseAndSaleAgreementMember": { "xbrlType": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "PurchaseAndSaleAgreementMember", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"documentation": "Purchase and sale agreement", "label": "Purchase And Sale Agreement [Member]", "terseLabel": "Purchase and Sale Agreement" } } }, "auth_ref": {} } }, {"ecd_PvpTable": { "xbrlType": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTable", "presentation": {} }}, {"http://xbrl.sec.gov/ecd/role/PvpDisclosure"}}, {"lang": {"en-us": {"role": {"label": "Pay vs Performance Disclosure fTable", "terseLabel": "Pay vs Performance Disclosure" } } }, "auth_ref": {"r886": "r886"} } }, {"ecd_PvpTableTextBlock": { "xbrlType": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTableTextBlock", "presentation": {} }}, {"http://xbrl.sec.gov/ecd/role/PvpDisclosure"}}, {"lang": {"en-us": {"role": {"label": "Pay vs Performance fTable Text Block", "terseLabel": "Pay vs Performance Disclosure, Table" } } }, "auth_ref": {"r886": "r886"} } }, {"srt_RangeAxis": { "xbrlType": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RangeAxis", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails",

"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails",

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Statistical Measurement", "label": "Range [Axis]", "authentication": {"r310": "r311", "r312": "r313", "r372": "r380", "r409": "r410", "r411": "r420", "r466": "r527", "r536": "r553", "r615": "r616", "r627": "r664", "r665": "r726", "r728", "r730", "r731", "r742", "r765": "r766", "r785", "r795", "r802", "r809", "r810", "r814", "r815", "r830", "r838", "r1009", "r1019", "r1065", "r1093", "r1094", "r1095", "r1096", "r1097"} } } }, {"us-gaap_RealEstateAbstract": { "xbrlType": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateAbstract", "lang": {"en-us": {"role": {"label": "Real Estate fAbstract"} } } }, "auth_ref": {} } }, {"us-gaap_RealEstateDisclosureTextBlock": { "xbrlType": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateDisclosureTextBlock", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstate"}}, {"lang": {"en-us": {"role": {"terseLabel": "Investments in Real Estate", "label": "Real Estate Disclosure fText Block", "documentation": "The entire disclosure for certain real estate investment financial statements, real estate investment trust operating support agreements, real estate owned, retail land sales, time share transactions, as well as other real estate related disclosures." } } }, "auth_ref": {"r137": "r138", "r139", "r140", "r141", "r764"} } }, {"us-gaap_RealEstateHeldForDevelopmentAndSale": { "xbrlType": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateHeldForDevelopmentAndSale", "crdr": "debit", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited"}}, {"lang": {"en-us": {"role": {"totalLabel": "Real Estate Held for Development and Sale, Total", "label": "Real Estate Held for Development and Sale", "terseLabel": "Held for sale assets", "documentation": "For banks, amount of real estate assets held for development or sale by the consolidated entity." } } }, "auth_ref": {} } }, {"us-gaap_RealEstateHeldForDevelopmentAndSaleNet": { "xbrlType": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateHeldForDevelopmentAndSaleNet", "crdr": "debit", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails"}}, {"lang": {"en-us": {"role": {"terseLabel": "Held for sale assets net, costs of sale", "label": "Real Estate Held for Development and Sale, Net", "totalLabel": "Real Estate Held for Development and Sale, Net, Total", "documentation": "For banks, amount of real estate assets held for development or sale, net of associated liabilities." } } }, "auth_ref": {} } }, {"us-gaap_RealEstateHeldForDevelopmentAndSalePolicy": { "xbrlType": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateHeldForDevelopmentAndSalePolicy", "presentation": {} }}, {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies"}}, {"lang": {"en

"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited" }, "lang": { "en-us": { "role": { "totalLabel": "Net real estate investments", "terseLabel": "Property, net of depreciation" }, "label": "Real Estate Investment Property Net" }, "documentation": "Amount of real estate investment property, net of accumulated depreciation, which may include the following: (1) land available for sale; (2) land available for development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments in process; (6) rental properties; and (7) other real estate investments." } }, "auth_ref": { "r1099", "r1100" } }, "us-gaap_RealEstateInvestmentPropertyNetAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentPropertyNetAbstract", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited" }, "lang": { "en-us": { "role": { "terseLabel": "Investment in real estate" }, "label": "Real Estate Investment Property Net [Abstract]" } }, "auth_ref": { "r1" } }, "us-gaap_RealEstateInvestmentsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstateInvestmentsAbstract", "lang": { "en-us": { "role": { "label": "Real Estate Investments [Abstract]" } }, "auth_ref": { "r1" } }, "us-gaap_RealEstatePolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstatePolicyTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPolicies" }, "lang": { "en-us": { "role": { "terseLabel": "Investments in Real Estate" }, "label": "Real Estate Policy [Text Block]" }, "documentation": "Disclosure of accounting policy for entities that primarily develop and then sell real property at retail or otherwise." } }, "auth_ref": { "r0" } }, "us-gaap_RealEstatePropertiesAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstatePropertiesAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Real Estate Property Ownership" }, "label": "Real Estate Properties [Axis]" }, "documentation": "Information by ownership of the property." } }, "auth_ref": { "r1" } }, "us-gaap_RealEstatePropertiesDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RealEstatePropertiesDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Real Estate Properties", "label": "Real Estate Properties [Domain]" }, "documentation": "Represents categories of ownership of real estate properties." } }, "auth_ref": { "r1" } }, "us-gaap_ReconciliationOfAssetsFromSegmentToConsolidatedTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfAssetsFromSegmentToConsolidatedTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesTables" }, "lang": { "en-us": { "role": { "terseLabel": "Summary of Condensed Balance Sheets" }, "label": "Reconciliation of Assets from Segment to Consolidated [Table Text Block]" }, "documentation": "Tabular disclosure of all significant reconciling items in the reconciliation of total assets from reportable segments to the entity's consolidated assets." } }, "auth_ref": { "r33", "r34" } }, "us-gaap_ReconciliationOfOperatingProfitLossFromSegmentsToConsolidatedTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ReconciliationOfOperatingProfitLossFromSegmentsToConsolidatedTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesTables" }, "lang": { "en-us": { "role": { "terseLabel": "Summary of Condensed Income Statements" }, "label": "Reconciliation of Operating Profit (Loss) from Segments to Consolidated [Table Text Block]" }, "documentation": "Tabular disclosure of the reconciliation of profit (loss) from reportable segments to the consolidated income (loss) before income tax expense (benefit) and discontinued operations. Includes, but is not limited to, reconciliation after income tax if income tax is allocated to the reportable segment." } }, "auth_ref": { "r32", "r34" } }, "us-gaap_RecourseStatusAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RecourseStatusAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Recourse Status", "label": "Recourse Status [Axis]" }, "documentation": "Information by recourse or nonrecourse status of liability." } }, "auth_ref": { "r442", "r446" } }, "us-gaap_RecourseStatusDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RecourseStatusDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Recourse Status", "label": "Recourse Status [Domain]" }, "documentation": "Recourse or nonrecourse status of liability." } }, "auth_ref": { "r442", "r446" } }, "ecd_RecoveryOfErrCompDisclosureLineItems": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RecoveryOfErrCompDisclosureLineItems", "lang": { "en-us": { "role": { "label": "Recovery of Erroneously Awarded Compensation Disclosure [Line Items]" }, "terseLabel": "Recovery of Erroneously Awarded Compensation Disclosure" } }, "auth_ref": { "r854", "r864", "r874", "r906" } }, "gipr_RedeemableNonControllingInterestsTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RedeemableNonControllingInterestsTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterests1" }, "lang": { "en-us": { "role": { "verboseLabel": "Non-Controlling Interests", "terseLabel": "Redeemable Non-Controlling Interests", "label": "Redeemable Non-Controlling Interests [Text Block]" }, "documentation": "Redeemable non-controlling interests." } }, "auth_ref": { "r1" } }, "us-gaap_RedeemableNoncontrollingInterestEquityCarryingAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RedeemableNoncontrollingInterestEquityCarryingAmount", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited", "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited" }, "lang": { "en-us": { "role": { "periodEndLabel": "Redeemable non-controlling interest, ending balance", "periodStartLabel": "Redeemable non-controlling interest, beginning balance", "verboseLabel": "Redeemable noncontrolling interest redeemed", "totalLabel": "Redeemable Noncontrolling Interest, Equity, Carrying Amount, Total", "terseLabel": "Redeemable Non-Controlling Interests", "label": "Redeemable Noncontrolling Interest Equity Carrying Amount", "documentation": "As of the reporting date, the aggregate carrying amount of all noncontrolling interests which are redeemable by the (parent) entity (1) at a fixed or determinable price on a fixed or determinable date, (2) at the option of the holder of the noncontrolling interest, or (3) upon occurrence of an event that is not solely within the control of the (parent) entity. This item includes noncontrolling interest holder's ownership (or holders' ownership) regardless of the type of equity interest (common, preferred, other) including all potential organizational (legal) forms of the investee entity." } }, "auth_ref": { "r40", "r41", "r113", "r114" } }, "us-gaap_RedeemableNoncontrollingInterestEquityPreferredRedemptionValue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RedeemableNoncontrollingInterestEquityPreferredRedemptionValue", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "label": "Redeemable Noncontrolling Interest, Equity, Preferred, Redemption Value", "documentation": "Redemption value, as if currently redeemable, of redeemable noncontrolling interest for preferred shares, units or ownership interests classified as temporary equity and the election has been made to accrete changes in redemption value to the earliest redemption date." } }, "auth_ref": { "r115" } }, "us-gaap_RedeemableNoncontrollingInterestTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RedeemableNoncontrollingInterestTableTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsTables" }, "lang": { "en-us": { "role": { "terseLabel": "Summary of Redeemable Non-Controlling Interests", "label": "Redeemable Noncontrolling Interest Table [Text Block]", "documentation": "Tabular disclosure of redeemable noncontrolling interest (as defined) included in the statement of financial position as either a liability or temporary equity. As of the date of the statement of financial position, such redeemable noncontrolling interest is currently redeemable, as defined, for cash or other assets of the entity at (1) a fixed or determinable price on a fixed or determinable date, (2) at the option of the holder of the noncontrolling interest, or (3) upon occurrence of an event that is not solely within the control of the entity." } }, "auth_ref": { "r1" } }, "gipr_RedeemableNoncontrollingInterestUnpaid": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RedeemableNoncontrollingInterestUnpaid", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "documentation": "Redeemable Noncontrolling Interest Unpaid", "label": "Redeemable Noncontrolling Interest Unpaid" } }, "auth_ref": { "r1" } }, "us-gaap_RedeemablePreferredStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RedeemablePreferredStockMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Redeemable Preferred Stock [Member]", "label": "Redeemable Preferred Stock [Member]", "documentation": "Description of type or class of redeemable preferred stock. For instance, cumulative preferred stock, noncumulative preferred stock, convertible or series." } }, "auth_ref": { "r13", "r39", "r191", "r273", "r316", "r318", "r319", "r320", "r323", "r324", "r479" } }, "gipr_RedemptionAgreementMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RedemptionAgreementMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Redemption Agreement [Member]", "label": "Redemption Agreement [Member]", "documentation": "Redemption Agreement [Member]" } }, "auth_ref": { "r1" } }, "gipr_RedemptionAgreementsMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RedemptionAgreementsMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "documentation": "Redemption Agreements [Member]", "label": "Redemption Agreements [Member]", "terseLabel": "Redemption Agreement", "documentation": "Redemption Agreements [Member]" } }, "auth_ref": { "r1" } }, "gipr_ReducedFixedBaseRentPerMonth": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ReducedFixedBaseRentPerMonth", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "documentation": "Reduced fixed base rent", "label": "Reduced fixed base rent per month" } }, "auth_ref": { "r1" } }, "us-gaap_RegulatoryAssetAmortizationPeriod": { "xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RegulatoryAssetAmortizationPeriod", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "label": "Asset, Amortization Period", "terseLabel": "Regulatory Asset, Amortization Period", "documentation": "Amortization period for the recovery of regulatory asset, in PnYnMnDnInMns format, for example, 'P1Y5M13D' represents the reported fact of one year, five months, and thirteen days." } }, "auth_ref": { "r1" } }, "us-gaap_RelatedPartyDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Related Party", "label": "Related and Nonrelated Parties [Domain]", "documentation": "Related and nonrelated parties. Related party includes, but is not limited to, affiliate, other entity for which investment is accounted for under equity method, trust for benefit of employee, principal owner, management, and member of immediate family, and other party that may be prevented from pursuing separate interests because of control, significant influence, or ownership interest." } }, "auth_ref": { "r239", "r379", "r513", "r514", "r593", "r601", "r668", "r669", "r670", "r671", "r672", "r692", "r694", "r725", "r1089" } }, "us-gaap_RelatedPartyTransactionsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionsDisclosureTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Related Party Transaction [Line Items]", "label": "Related Party Transaction [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } }, "auth_ref": { "r239", "r699", "r700", "r703" } }, "us-gaap_RelatedPartyTransactionsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionsAbstract", "lang": { "en-us": { "role": { "label": "Related Party Transactions [Abstract]" } }, "auth_ref": { "r1" } }, "us-gaap_RelatedPartyTransactionsByRelatedPartyAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionsByRelatedPartyAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Related Party", "label": "Related Party Transactions By Related Party [Axis]", "documentation": "Information by related and nonrelated parties. Related party includes, but is not limited to, affiliate, other entity for which investment is accounted for under equity method, trust for benefit of employee, principal owner, management, and member of immediate family, and other party that may be prevented from pursuing separate interests because of control, significant influence, or ownership interest." } }, "auth_ref": { "r239", "r379", "r513", "r514", "r593", "r601", "r668", "r669", "r670", "r671", "r672", "r692", "r694", "r725", "r1089" } }, "us-gaap_RelatedPartyTransactionsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionsDisclosureTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Related Party", "label": "Related Party Transactions

Disclosure [Text Block], "documentation": "The entire disclosure for related party transactions. Examples of related party transactions include transactions between (a) a parent company and its subsidiary; (b) subsidiaries of a common parent; (c) and entity and its principal owners; and (d) affiliates." } } } , "auth_ref": { "f510", "f511", "f512", "f514", "f516", "f637", "f638", "f639", "f701", "f702", "f703", "f722", "f724" } } } , "us-gaap_RentalProperties": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RentalProperties", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails" } , "lang": { "en-us" } , "role": { "label": "Rental Properties", "documentation": "Carrying amount of income producing properties held for rental." } } } , "auth_ref": { "r1099", "r1100" } } } , "gipr_RentalRevenueMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RentalRevenueMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited" } , "lang": { "en-us" } , "role": { "terseLabel": "Rental Income", "label": "Rental Revenue [Member]", "documentation": "Rental revenue." } } } , "auth_ref": { "f11" } } } , "us-gaap_RepaymentsOfAnnuitiesAndInvestmentCertificates": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RepaymentsOfAnnuitiesAndInvestmentCertificates", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited" } , "lang": { "en-us" } , "role": { "negatedLabel": "Insurance financing repayments", "label": "Repayments Of Annuities And Investment Certificates", "documentation": "The cash outflow for an insurance contract under which the policy holder make a lump sum payment or a series of payments in exchange for periodic payments to the policyholder beginning immediately or at some future date." } } } , "auth_ref": { "r103" } } } , "gipr_RepaymentsOfMortgageLoan": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RepaymentsOfMortgageLoan", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited" } , "lang": { "en-us" } , "role": { "negatedLabel": "Mortgage loan repayments", "label": "Repayments Of Mortgage Loan", "documentation": "Repayments of mortgage loan." } } } , "auth_ref": { "f11" } } } , "gipr_RepaymentsOfRelatedPartyOtherPayables": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RepaymentsOfRelatedPartyOtherPayables", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited" } , "lang": { "en-us" } , "role": { "negatedLabel": "Repayment on other payable - related party", "terseLabel": "Repayment on other payable - related party", "label": "Repayments of Related Party Other Payables", "documentation": "Repayments of Related Party Other Payables." } } } , "auth_ref": { "f11" } } } , "srt_RepurchaseAgreementCounterpartyNameDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RepurchaseAgreementCounterpartyNameDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails" } , "lang": { "en-us" } , "role": { "terseLabel": "Counterparty Name", "label": "Repurchase Agreement Counterparty Name [Domain]" } } } , "auth_ref": { "r192", "r193", "r329", "r357", "r515", "r537", "r591", "r775", "r776" } } } , "srt_RestatementAdjustmentMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RestatementAdjustmentMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited" } , "lang": { "en-us" } , "role": { "terseLabel": "Adjustment", "label": "Revision of Prior Period Adjustment [Member]" } } } , "auth_ref": { "r196", "r197", "r198", "r209", "r222", "r458", "r459", "r492", "r941", "r942", "r943", "r944", "r947", "r950", "r951", "r984" } } } , "srt_RestatementAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RestatementAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited" } , "lang": { "en-us" } , "role": { "label": "Revision of Prior Period [Axis]" } } } , "auth_ref": { "r162", "r196", "r197", "r198", "r199", "r200", "r201", "r202", "r203", "r204", "r207", "r208", "r209", "r210", "r211", "r212", "r222", "r275", "r276", "r432", "r433", "r434", "r435", "r437", "r438", "r457", "r458", "r459", "r460", "r490", "r492", "r508", "r509", "r617", "r618", "r619", "r620", "r621", "r622", "r623", "r624", "r625", "r626", "r629", "r984" } } } , "ecd_RestatementDateAxis": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDateAxis", "presentation": { "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" } , "lang": { "en-us" } , "role": { "label": "Restatement Determination Date [Axis]", "terseLabel": "Restatement Determination Date", "label": "Restatement Determination Date", "documentation": "Restatement Determination Date." } } } , "auth_ref": { "r855", "r865", "r875", "r907" } } } , "ecd_RestatementDeterminationDate": { "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDeterminationDate", "presentation": { "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" } , "lang": { "en-us" } , "role": { "label": "Restatement Determination Date", "terseLabel": "Restatement Determination Date" } } } , "auth_ref": { "r856", "r866", "r876", "r908" } } } , "ecd_RestatementDoesNotRequireRecoveryTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "RestatementDoesNotRequireRecoveryTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/ErrCompDisclosure" } , "lang": { "en-us" } , "role": { "label": "Restatement Does Not Require Recovery [Text Block]", "terseLabel": "Restatement does not require recovery", "label": "Restatement does not require recovery", "documentation": "Restatement does not require recovery." } } } , "auth_ref": { "r863", "r873", "r883", "r915" } } } , "srt_RestatementDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RestatementDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited" } , "lang": { "en-us" } , "role": { "label": "Revision of Prior Period [Domain]" } } } , "auth_ref": { "r162", "r196", "r197", "r198", "r199", "r200", "r201", "r202", "r203", "r204", "r207", "r208", "r209", "r210", "r211", "r212", "r222", "r275", "r276", "r432", "r433", "r434", "r435", "r437", "r438", "r457", "r458", "r459", "r460", "r490", "r492", "r508", "r509", "r617", "r618", "r619", "r620", "r621", "r622", "r623", "r624", "r625", "r626", "r629", "r984" } } } , "us-gaap_RestrictedCash": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RestrictedCash", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureSummaryOfSignificantAccountingPoliciesScheduleOfReconciliationOfCashAndCashEquivalentsAndRestrictedCashDetails" } , "lang": { "en-us" } , "role": { "label": "Restricted Cash [Member]", "label": "Restricted cash [Member]", "terseLabel": "Restricted cash", "documentation": "Amount of cash restricted as to withdrawal or usage. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits." } } } , "auth_ref": { "r959", "r969", "r1098", "r1104" } } } , "gipr_RestrictedCashMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RestrictedCashMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsCarryingAmountsAndEstimatedFairValuesOffinancialInstrum" } , "lang": { "en-us" } , "role": { "documentation": "Restricted cash [Member]", "label": "Restricted cash [Member]", "terseLabel": "Restricted cash", "documentation": "Restricted cash." } } } , "auth_ref": { "f11" } } } , "gipr_RestrictedSharesGrantedDuringPeriodOneMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RestrictedSharesGrantedDuringPeriodOneMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails" } , "lang": { "en-us" } , "role": { "terseLabel": "Shares Granted", "label": "Restricted Shares Granted During Period One [Member]", "documentation": "Restricted shares granted during period one." } } } , "auth_ref": { "f11" } } } , "gipr_RestrictedSharesGrantedDuringPeriodTwoMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RestrictedSharesGrantedDuringPeriodTwoMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails" } , "lang": { "en-us" } , "role": { "terseLabel": "Shares Granted", "label": "Restricted Shares Granted During Period Two [Member]", "documentation": "Restricted shares granted during period two." } } } , "auth_ref": { "f11" } } } , "us-gaap_RestrictedStockExpense": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RestrictedStockExpense", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited" } , "lang": { "en-us" } , "role": { "terseLabel": "Restricted stock unit compensation", "label": "Restricted Stock or Unit Expense", "documentation": "Amount of noncash expense for award of restricted stock or unit under share-based payment arrangement." } } } , "auth_ref": { "r5" } } } , "us-gaap_RestrictedStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RestrictedStockMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails" } , "lang": { "en-us" } , "role": { "terseLabel": "Restricted Shares", "label": "Restricted Stock [Member]", "documentation": "Stock including a provision that prohibits sale or substantive sale of an equity instrument for a specified period of time or until specified performance conditions are met." } } } , "auth_ref": { "r22" } } } , "us-gaap_RetailLandSalesDepositMethodDepositReceived": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetailLandSalesDepositMethodDepositReceived", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails" } , "lang": { "en-us" } , "role": { "label": "Retail Land Sales, Deposit Method, Deposit Received", "terseLabel": "Property Sales, Deposit Received", "documentation": "This element represents the amount of deposit received in a retail land sale transaction accounted for under the deposit method." } } } , "auth_ref": { "r146" } } } , "us-gaap_RetailLandSalesDepositMethodPropertyCarryingValue": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetailLandSalesDepositMethodPropertyCarryingValue", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails" } , "lang": { "en-us" } , "role": { "label": "Retail Land Sales, Deposit Method, Property Carrying Value", "terseLabel": "Sale of Fixed Assets, Carrying Value", "documentation": "This element represents the carrying value, net of accumulated depreciation, as of the date of the statement of financial position of a property sold during the reporting period, but which sale is accounted for under the deposit method and, therefore, which property continues to be included in the statement of financial position." } } } , "auth_ref": { "r146" } } } , "us-gaap_RetainedEarningsAccumulatedDeficit": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetainedEarningsAccumulatedDeficit", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited" } , "lang": { "en-us" } , "role": { "totalLabel": "Retained Earnings (Accumulated Deficit) Total", "terseLabel": "Accumulated deficit", "label": "Retained Earnings Accumulated Deficit", "documentation": "Amount of accumulated undistributed earnings (deficit)." } } } , "auth_ref": { "r92", "r119", "r598", "r624", "r626", "r636", "r675", "r818" } } } , "us-gaap_RetainedEarningsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetainedEarningsMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited" } , "lang": { "en-us" } , "role": { "terseLabel": "Accumulated Deficit", "label": "Retained Earnings [Member]", "documentation": "Accumulated undistributed earnings (deficit)." } } } , "auth_ref": { "r161", "r196", "r197", "r198", "r200", "r206", "r209", "r211", "r274", "r277", "r304", "r428", "r429", "r431", "r432", "r433", "r435", "r437", "r438", "r449", "r451", "r452", "r454", "r458", "r494", "r494", "r617", "r619", "r642", "r1137" } } } , "us-gaap_RevenueRecognitionPolicyTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueRecognitionPolicyTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies" } , "lang": { "en-us" } , "role": { "terseLabel": "Revenue Recognition", "label": "Revenue Recognition Policy [Text Block]", "documentation": "Disclosure of accounting policy for revenue. Includes revenue from contract with customer and from other sources." } } } , "auth_ref": { "r697", "r768", "r779" } } } , "us-gaap_Revenues": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Revenues", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited" } , "lang": { "en-us" } , "role": { "verboseLabel": "Revenue", "label": "Revenues", "totalLabel": "Total revenue", "terseLabel": "Total revenue", "documentation": "Amount of revenue recognized from goods sold, services rendered, insurance premiums, or other activities that constitute an earning process. Includes, but is not limited to, investment and interest income before deduction of interest expense when recognized as a component of revenue, and sales and trading gain (loss)." } } } , "auth_ref": { "r142", "r143", "r180", "r191", "r223", "r228", "r229", "r232", "r234", "r235", "r236", "r238", "r273", "r316", "r317", "r318", "r319", "r320", "r321", "r322", "r323", "r324", "r479", "r589", "r783", "r1015" } } } , "us-gaap_RevenuesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenuesAbstract", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited" } , "lang": { "en-us" } , "role": { "terseLabel": "Revenue", "label": "Revenues [Abstract]" } } } , "auth_ref": { "f11" } } } , "gipr_RiversideCrossingLCMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "RiversideCrossingLCMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails" } , "lang": { "en-us" } , "role": { "documentation": "Riverside Crossing L.C. [Member]", "label": "Riverside Crossing L.C. [Member]", "terseLabel": "Riverside Crossing L.C.", "documentation": "Riverside Crossing L.C." } } } , "auth_ref": { "f11" } } } , "gipr_Rule10B51ArrModifiedFlag": { "xbrltype": "booleanItemType", "nsuri": "http://gipreit.com/20240630", "localname": "Rule10B51ArrModifiedFlag", "presentation": { "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" } , "lang": { "en-us" } , "role": { "terseLabel": "Rule 10b5-1 Arrangement Modified", "label": "Rule 10b5-1 Arrangement Modified [Flag]", "documentation": "Rule 10b5-1 Arrangement Modified [Flag]" } } } , "auth_ref": { "f11" } } } , "ecd_Rule10b51ArrAdoptedFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrAdoptedFlag", "presentation": { "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" } , "lang": { "en-us" } , "role": { "label": "Rule 10b5-1 Arrangement Terminated [Flag]", "terseLabel": "Rule 10b5-1 Arrangement Terminated", "label": "Rule 10b5-1 Arrangement Terminated", "documentation": "Rule 10b5-1 Arrangement Terminated [Flag]" } } } , "auth_ref": { "r24" } } } , "us-gaap_SaleOfStockNameOfTransactionDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SaleOfStockNameOfTransactionDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails" } , "lang": { "en-us" } , "role": { "documentation": "Sale of Stock Name of Transaction Domain", "label": "Sale of Stock Name of Transaction Domain", "documentation": "Sale of Stock Name of Transaction Domain." } } } , "auth_ref": { "f11" } } } , "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails", "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"

```
"http://gipreit.com/20240630/taxonomy/role/stakeholderRelatedPartyAdditionalInformationDetails"}], "lang": {"en-us": {"role": {"terseLabel": "Sale of Stock", "label": "Sale Of Stock Name Of Transaction [Domain]", "documentation": "Sale of the entity's stock, including, but not limited to, initial public offering (IPO) and private placement." } } }, "auth_ref": [] }, {"us-gaap_SaleOfStockNumberOfSharesIssuedInTransaction": {"xbrlType": "sharesItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SaleOfStockNumberOfSharesIssuedInTransaction", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails"}, {"lang": {"en-us": {"role": {"terseLabel": "Share sold in transaction shares", "label": "Sale of Stock Number of Shares Issued in Transaction", "documentation": "The number of shares issued or sold by the subsidiary or equity method investee per stock transaction." } } }, "auth_ref": [] }, {"us-gaap_SalesRevenueNetMember": {"xbrlType": "domainItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SalesRevenueNetMember", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails"}, {"lang": {"en-us": {"role": {"label": "Revenue Benchmark [Member]", "documentation": "Revenue from sale of product and rendering of service and other sources of income, when it serves as benchmark in concentration of risk calculation." } } }, "auth_ref": ["r238", "r45"] }}, {"gipr_SanAntonioTxMember": {"xbrlType": "domainItem", "nsuri": "http://gipreit.com/20240630", "localname": "SanAntonioTxMember", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails"}, {"lang": {"en-us": {"role": {"label": "San Antonio TX (Member)", "documentation": "San Antonio TX Member" } } }, "auth_ref": [] }}, {"srt_ScenarioPreviouslyReportedMember": {"xbrlType": "domainItem", "nsuri": "http://fasb.org/srt/2024", "localname": "ScenarioPreviouslyReportedMember", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited"}, {"lang": {"en-us": {"role": {"terseLabel": "As Reported", "label": "Previously Reported [Member]" } } }, "auth_ref": ["r162", "r196", "r198", "r199", "r200", "r201", "r202", "r211", "r222", "r432", "r434", "r435", "r437", "r438", "r457", "r458", "r459", "r490", "r492", "r617", "r618", "r619", "r620", "r621", "r622", "r623", "r624", "r625", "r626", "r629", "r947", "r948", "r949", "r950", "r976", "r984", "r992", "r993", "r1060", "r1086", "r1087"] }}, {"us-gaap_ScheduleOfBusinessAcquisitionsByAcquisitionTable": {"xbrlType": "stringItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfBusinessAcquisitionsByAcquisitionTable", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails"}, {"lang": {"en-us": {"role": {"terseLabel": "Schedule Of Business Acquisitions By Acquisition [Table]", "label": "Schedule Of Business Acquisitions By Acquisition [Table]", "documentation": "Disclosure of information about business combination, includes, but is not limited to, recognized asset and liability." } } }, "auth_ref": ["r52", "r53", "r436"] }}, {"gipr_ScheduleOfCondensedBalanceSheetOfTenantInCommonInvestmentTableTextBlock": {"xbrlType": "textBlockItem", "nsuri": "http://gipreit.com/20240630", "localname": "ScheduleOfCondensedBalanceSheetOfTenantInCommonInvestmentTableTextBlock", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureTenantInCommonInvestmentTables"}, {"lang": {"en-us": {"role": {"terseLabel": "Condensed Balance Sheets of Tenant In Common Investment", "label": "Schedule Of Condensed Balance Sheet Of Tenant In Common Investment Table [Text Block]", "documentation": "Schedule of condensed balance sheet of tenant in common investment." } } }, "auth_ref": [] }}, {"gipr_ScheduleOfCondensedIncomeStatementOfTenantInCommonInvestmentTableTextBlock": {"xbrlType": "textBlockItem", "nsuri": "http://gipreit.com/20240630", "localname": "ScheduleOfCondensedIncomeStatementOfTenantInCommonInvestmentTableTextBlock", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureTenantInCommonInvestmentTables"}, {"lang": {"en-us": {"role": {"terseLabel": "Condensed Income Statement of Tenant In Common Investment", "label": "Schedule Of Condensed Income Statement Of Tenant In Common Investment Table [Text Block]", "documentation": "Schedule of condensed income statement of tenant in common investment." } } }, "auth_ref": [] }}, {"us-gaap_ScheduleOfDebtTableTextBlock": {"xbrlType": "textBlockItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfDebtTableTextBlock", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansTables"}, {"lang": {"en-us": {"role": {"terseLabel": "Schedule of Promissory Notes", "label": "Schedule Of Debt Table [Text Block]", "documentation": "Tabular disclosure of information pertaining to short-term and long-debt instruments or arrangements, including but not limited to identification of terms, features, collateral requirements and other information necessary to a fair presentation." } } }, "auth_ref": [] }}, {"us-gaap_ScheduleOfDividendsPayableTableTextBlock": {"xbrlType": "textBlockItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfDividendsPayableTableTextBlock", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityTables"}, {"lang": {"en-us": {"role": {"terseLabel": "Schedule of Cash Distributions", "label": "Schedule Of Dividends Payable [Text Block]", "documentation": "Tabular disclosure of all or some of the information related to dividends declared, but not paid, as of the financial reporting date." } } }, "auth_ref": ["r19"] }}, {"srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis": {"xbrlType": "stringItem", "nsuri": "http://fasb.org/srt/2024", "localname": "ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureRelatedPartyAdditionalInformationDetails"}, {"lang": {"en-us": {"role": {"label": "Investment Name [Axis]" } } }, "auth_ref": ["r270", "r271", "r272", "r430", "r937", "r938", "r939", "r1050", "r1051", "r1052", "r1053"] }}, {"us-gaap_ScheduleOfFairValueAssetsAndLiabilitiesMeasuredOnRecurringBasisTableTextBlock": {"xbrlType": "textBlockItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfFairValueAssetsAndLiabilitiesMeasuredOnRecurringBasisTableTextBlock", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsTables"}, {"lang": {"en-us": {"role": {"label": "Schedule of Fair Value Assets and Liabilities Measured on Recurring Basis [Table Text Block]", "terseLabel": "Schedule of Carrying Amounts and Estimated Fair Values of Financial Instruments", "documentation": "Tabular disclosure of assets and liabilities, including financial instruments measured at fair value that are classified in stockholders' equity, if any, that are measured at fair value on a recurring basis. The disclosures contemplated herein include the fair value measurements at the reporting date by the level within the fair value hierarchy in which the fair value measurements in their entirety fall, segregating fair value measurements using quoted prices in active markets for identical assets (Level 1), significant other observable inputs (Level 2), and significant unobservable inputs (Level 3)."} } }, "auth_ref": ["r1062", "r1063"] }}, {"us-gaap_ScheduleOfFiniteLivedIntangibleAssetsTable": {"xbrlType": "stringItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfFiniteLivedIntangibleAssetsTable", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleAssetsNetAdditionalInformationDetails"}, {"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfFutureAmortizationForIntangibleAssetsDetails"}, {"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureAcquiredLeaseIntangibleAssetsNetScheduleOfIntangibleAssetsNetDetails"}, {"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureAcquiredLeaseIntangibleAssetsNetTables"}, {"lang": {"en-us": {"role": {"label": "Intangible Asset, Finite-Lived [Table]", "documentation": "Disclosure of information about finite-lived intangible asset. Excludes indefinite-lived intangible asset." } } }, "auth_ref": ["r290", "r297", "r301", "r302", "r303", "r555", "r767", "r789"] }}, {"us-gaap_ScheduleOfFiniteLivedIntangibleAssetsTableTextBlock": {"xbrlType": "textBlockItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfFiniteLivedIntangibleAssetsTableTextBlock", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureAcquiredLeaseIntangibleAssetsNetTables"}, {"lang": {"en-us": {"role": {"terseLabel": "Schedule of Intangible Assets, Net", "label": "Schedule Of Finite Lived Intangible Assets Table [Text Block]", "documentation": "Tabular disclosure of assets, excluding financial assets and goodwill, lacking physical substance with a finite life, by either major class or business segment." } } }, "auth_ref": ["r789", "r1000"] }}, {"us-gaap_ScheduleOfIndefiniteLivedIntangibleAssetsTable": {"xbrlType": "stringItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfIndefiniteLivedIntangibleAssetsTable", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/DisclosureAcquiredLeaseIntangibleLiabilitiesNetAdditionalInformationDetails"}, {"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureAcquiredLeaseIntangibleLiabilitiesNetSummaryOfFutureAmortizationForIntangibleLiabilitiesDetails"}, {"lang": {"en-us": {"role": {"label": "Intangible Asset, Indefinite-Lived [Table]", "documentation": "Disclosure of information about indefinite-lived intangible asset. Excludes finite-lived intangible asset." } } }, "auth_ref": ["r290", "r300", "r303", "r789"] }}, {"us-gaap_ScheduleOfMaturitiesOfLongTermDebtTableTextBlock": {"xbrlType": "textBlockItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfMaturitiesOfLongTermDebtTableTextBlock", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansTables"}, {"lang": {"en-us": {"role": {"terseLabel": "Schedule of Minimum Required Principal Payments", "label": "Schedule Of Maturities Of Long Term Debt Table [Text Block]", "documentation": "Tabular disclosure of maturity and sinking fund requirement for long-term debt." } } }, "auth_ref": ["r7"] }}, {"us-gaap_ScheduleOfOperatingLeasedAssetsTable": {"xbrlType": "stringItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfOperatingLeasedAssetsTable", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails"}, {"lang": {"en-us": {"role": {"label": "Schedule of Operating Leased Assets [Table]", "documentation": "Disclosure of information about long-lived, depreciable assets that are subject to operating lease agreements and are used in the normal conduct of business to produce goods and services. Examples may include land, buildings, machinery and equipment, and other types of furniture and equipment including, but not limited to, office equipment, furniture and fixtures, and computer equipment and software." } } }, "auth_ref": [] }}, {"us-gaap_ScheduleOfRecognizedIdentifiedAssetsAcquiredAndLiabilitiesAssumedTableTextBlock": {"xbrlType": "textBlockItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfRecognizedIdentifiedAssetsAcquiredAndLiabilitiesAssumedTableTextBlock", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureInvestmentsInRealEstateTables"}, {"lang": {"en-us": {"role": {"terseLabel": "Schedule of Acquired Properties", "label": "Schedule Of Recognized Identified Assets Acquired And Liabilities Assumed Table [Text Block]", "documentation": "Tabular disclosure of the amounts recognized as of the acquisition date for each major class of assets acquired and liabilities assumed. May include but not limited to the following: (a) acquired receivables; (b) contingencies recognized at the acquisition date; and (c) the fair value of noncontrolling interests in the acquiree." } } }, "auth_ref": ["r121"] }}, {"gipr_ScheduleOfReconciliationOfCashAndCashEquivalentsAndRestrictedCashTableTextBlock": {"xbrlType": "textBlockItem", "nsuri": "http://gipreit.com/20240630", "localname": "ScheduleOfReconciliationOfCashAndCashEquivalentsAndRestrictedCashTableTextBlock", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureSummaryOfSignificantAccountingPoliciesTables"}, {"lang": {"en-us": {"role": {"terseLabel": "Schedule of Reconciliation of Cash and Cash Equivalents and Restricted Cash", "label": "Schedule Of Reconciliation Of Cash And Cash Equivalents And Restricted Cash Table [Text Block]", "documentation": "Schedule of reconciliation of cash and cash equivalents and restricted cash." } } }, "auth_ref": [] }}, {"us-gaap_ScheduleOfRelatedPartyTransactionsByRelatedPartyTable": {"xbrlType": "stringItem", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfRelatedPartyTransactionsByRelatedPartyTable", "presentation": [{"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureRelatedPartyAdditionalInformationDetails"}, {"lang": {"en-us": {"role": {"terseLabel": "Schedule Of Related Party Transactions By Related Party [Table]", "label": "Schedule Of Related Party Transactions By Related Party [Table]", "documentation": "Disclosure of information about related party transaction." } } }, "
```

"terseLabel": "Schedule of Stockholders Equity", "label": "Schedule of Stockholders Equity [Table Text Block]", "documentation": "Tabular disclosure of changes in the separate accounts comprising stockholders' equity (in addition to retained earnings) and of the changes in the number of shares of equity securities during at least the most recent annual fiscal period and any subsequent interim period is required to make the financial statements sufficiently informative if both financial position and results of operations are presented." } } } "auth_ref": "r9" } } "us-gaap_ScheduleOfFiniteLivedIntangibleAssetsFutureAmortizationExpenseTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfFiniteLivedIntangibleAssetsFutureAmortizationExpenseTableTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleAssetsNetTables": { "lang": { "en-us": { "role": { "label": "Schedule of Finite-Lived Intangible Assets, Future Amortization Expense [Table Text Block]", "terseLabel": "Schedule of Future Amortization for Intangible Assets", "documentation": "Tabular disclosure of the amount of amortization expense expected to be recorded in succeeding fiscal years for finite-lived intangible assets." } } } "auth_ref": "r789", "r1002" } } "us-gaap_SecuredDebt": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SecuredDebt", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited": { "lang": { "en-us": { "role": { "label": "Mortgage loans, net of unamortized debt discount of \$1,230,802 and \$1,326,362 at June 30, 2024 and December 31, 2023, respectively, and debt issuance costs", "verboseLabel": "Mortgage loan, net of unamortized debt issuance costs", "label": "Secured debt", "totalLabel": "Secured Debt, Total", "documentation": "Carrying value as of the balance sheet date, including the current and noncurrent portions, of collateralized debt obligations (with maturities initially due after one year or beyond the operating cycle, if longer). Such obligations include mortgage loans, chattel loans, and any other borrowings secured by assets of the borrower." } } } "auth_ref": "r12", "r132", "r1403" } } "us-gaap_SecuredDebtMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SecuredDebtMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Secured Debt [Member]", "documentation": "Collateralized debt obligation backed by, for example, but not limited to, pledge, mortgage or other lien on the entity's assets." } } } "auth_ref": { "us-gaap_SecuredDebtOther": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SecuredDebtOther", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureDerivativeFinancialInstrumentsAndFairValueMeasurementsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Secured Debt, Other", "terseLabel": "Secured Debt", "documentation": "Amount of collateralized debt obligations classified as other." } } } "auth_ref": "r136" } } "gipr_SecuredMortgageLoanOneMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SecuredMortgageLoanOneMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "documentation": "Secured Mortgage Loan One Member", "label": "Secured Mortgage Loan One [Member]", "terseLabel": "Secured Mortgage Loan One [Member]", "auth_ref": { "gipr_SecuredMortgageLoanTwoMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SecuredMortgageLoanTwoMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "documentation": "Secured Mortgage Loan Two [Member]", "label": "Secured Mortgage Loan Two [Member]", "terseLabel": "Secured Mortgage Loan Two [Member]", "auth_ref": { "gipr_SecuredNonConvertiblePromissoryNote": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SecuredNonConvertiblePromissoryNote", "crdr": "debit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Secured Non-Convertible Promissory Note", "documentation": "secured non-convertible promissory note", "label": "secured non-convertible promissory note" } } } "auth_ref": { "dei_Security12bTitle": { "xbrltype": "securityTitleItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "Security12bTitle", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "label": "Title of 12(b) Security", "documentation": "Title of a 12(b) registered security." } } } "auth_ref": "r849" } } "dei_SecurityExchangeName": { "xbrltype": "edgarExchangeCodeItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "SecurityExchangeName", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "label": "Security Exchange Name", "documentation": "Name of the Exchange on which a security is registered." } } } "auth_ref": "r851" } } "srt_SegmentGeographicalDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "SegmentGeographicalDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Geographical", "label": "Segment Geographical [Domain]", "auth_ref": "r236", "r237", "r557", "r558", "r559", "r560", "r561", "r562", "r563", "r564", "r565", "r566", "r567", "r568", "r569", "r570", "r571", "r572", "r573", "r574", "r575", "r576", "r577", "r578", "r579", "r580", "r581", "r582", "r583", "r584", "r585", "r586", "r587", "r588", "r589", "r590", "r591", "r592", "r593", "r594", "r595", "r596", "r597", "r598", "r599", "r600", "r601", "r602", "r603", "r604", "r605", "r606", "r607", "r608", "r609", "r610", "r611", "r612", "r613", "r614", "r615", "r616", "r617", "r618", "r619", "r620", "r621", "r622", "r623", "r624", "r625", "r626", "r627", "r628", "r629", "r630", "r631", "r632", "r633", "r634", "r635", "r636", "r637", "r638", "r639", "r640", "r641", "r642", "r643", "r644", "r645", "r646", "r647", "r648", "r649", "r650", "r651", "r652", "r653", "r654", "r655", "r656", "r657", "r658", "r659", "r660", "r661", "r662", "r663", "r664", "r665", "r666", "r667", "r668", "r669", "r670", "r671", "r672", "r673", "r674", "r675", "r676", "r677", "r678", "r679", "r680", "r681", "r682", "r683", "r684", "r685", "r686", "r687", "r688", "r689", "r690", "r691", "r692", "r693", "r694", "r695", "r696", "r697", "r698", "r699", "r700", "r701", "r702", "r703", "r704", "r705", "r706", "r707", "r708", "r709", "r710", "r711", "r712", "r713", "r714", "r715", "r716", "r717", "r718", "r719", "r720", "r721", "r722", "r723", "r724", "r725", "r726", "r727", "r728", "r729", "r730", "r731", "r732", "r733", "r734", "r735", "r736", "r737", "r738", "r739", "r740", "r741", "r742", "r743", "r744", "r745", "r746", "r747", "r748", "r749", "r750", "r751", "r752", "r753", "r754", "r755", "r756", "r757", "r758", "r759", "r760", "r761", "r762", "r763", "r764", "r765", "r766", "r767", "r768", "r769", "r770", "r771", "r772", "r773", "r774", "r775", "r776", "r777", "r778", "r779", "r780", "r781", "r782", "r783", "r784", "r785", "r786", "r787", "r788", "r789", "r790", "r791", "r792", "r793", "r794", "r795", "r796", "r797", "r798", "r799", "r800", "r801", "r802", "r803", "r804", "r805", "r806", "r807", "r808", "r809", "r810", "r811", "r812", "r813", "r814", "r815", "r816", "r817", "r818", "r819", "r820", "r821", "r822", "r823", "r824", "r825", "r826", "r827", "r828", "r829", "r830", "r831", "r832", "r833", "r834", "r835", "r836", "r837", "r838", "r839", "r840", "r841", "r842", "r843", "r844", "r845", "r846", "r847", "r848", "r849", "r850", "r851", "r852", "r853", "r854", "r855", "r856", "r857", "r858", "r859", "r860", "r861", "r862", "r863", "r864", "r865", "r866", "r867", "r868", "r869", "r870", "r871", "r872", "r873", "r874", "r875", "r876", "r877", "r878", "r879", "r880", "r881", "r882", "r883", "r884", "r885", "r886", "r887", "r888", "r889", "r890", "r891", "r892", "r893", "r894", "r895", "r896", "r897", "r898", "r899", "r900", "r901", "r902", "r903", "r904", "r905", "r906", "r907", "r908", "r909", "r910", "r911", "r912", "r913", "r914", "r915", "r916", "r917", "r918", "r919", "r920", "r921", "r922", "r923", "r924", "r925", "r926", "r927", "r928", "r929", "r930", "r931", "r932", "r933", "r934", "r935", "r936", "r937", "r938", "r939", "r940", "r941", "r942", "r943", "r944", "r945", "r946", "r947", "r948", "r949", "r950", "r951", "r952", "r953", "r954", "r955", "r956", "r957", "r958", "r959", "r960", "r961", "r962", "r963", "r964", "r965", "r966", "r967", "r968", "r969", "r970", "r971", "r972", "r973", "r974", "r975", "r976", "r977", "r978", "r979", "r980", "r981", "r982", "r983", "r984", "r985", "r986", "r987", "r988", "r989", "r990", "r991", "r992", "r993", "r994", "r995", "r996", "r997", "r998", "r999", "r1000" } } "us-gaap_SeriesAPreferredStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SeriesAPreferredStockMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Series A Preferred Stock [Member]", "documentation": "Series A preferred stock", "auth_ref": "r961", "r962", "r1022" } } } "us-gaap_SeriesBPreferredStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SeriesBPreferredStockMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Series B-1 Preferred Stock [Member]", "label": "Series B Preferred Stock [Member]", "documentation": "Series B preferred stock", "auth_ref": "r961", "r962", "r1022" } } } "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriod": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsGrantsInPeriod", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails": { "lang": { "en-us": { "role": { "label": "Restricted Shares Issued", "terseLabel": "Number of shares granted", "label": "Share Based Compensation Arrangement By Share Based Payment Award Equity Instruments Other Than Options Grants In Period", "documentation": "The number of grants made during the period on other than stock (or unit) option plans (for example, phantom stock or unit plan, stock or unit appreciation rights plan, performance target plan)." } } } "auth_ref": "r399" } } "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsNonvestedNumber", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails": { "lang": { "en-us": { "role": { "label": "Number of Shares Outstanding at beginning of the period", "periodEndLabel": "Number of Restricted Shares Outstanding at end of the period", "label": "Share Based Compensation Arrangement By Share Based Payment Award Equity Instruments Other Than Options Nonvested Number", "documentation": "The number of non-vested equity-based payment instruments, excluding stock (or unit) options, that validly exist and are outstanding as of the balance sheet date." } } } "auth_ref": "r396", "r397" } } "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriod": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardEquityInstrumentsOtherThanOptionsVestedInPeriod", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails": { "lang": { "en-us": { "role": { "label": "Restricted Shares Vested", "label": "Share Based Compensation Arrangement By Share Based Payment Award Equity Instruments Other Than Options Vested In Period", "documentation": "The number of equity-based payment instruments, excluding stock (or unit) options, that vested during the reporting period." } } } "auth_ref": "r400" } } "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails": { "lang": { "en-us": { "role": { "label": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } } "auth_ref": "r382", "r383", "r384", "r385", "r386", "r387", "r388", "r389", "r390", "r391", "r392", "r393", "r394", "r395", "r396", "r397", "r398", "r399", "r400", "r401", "r402", "r403", "r404", "r405", "r406", "r407", "r408", "r409", "r410", "r411", "r412", "r413", "r414", "r415", "r416", "r417" } } "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure": { "lang": { "en-us": { "role": { "label": "All Award Types", "terseLabel": "All Award Types", "documentation": "Award under share-based payment arrangement." } } } "auth_ref": "r384", "r385", "r386", "r387", "r388", "r389", "r390", "r391", "r392", "r393", "r394", "r395", "r396", "r397", "r398", "r399", "r400", "r401", "r402", "r403", "r404", "r405", "r406", "r407", "r408", "r409", "r410", "r411", "r412", "r413", "r414", "r415", "r416", "r417" } } "us-gaap_ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationArrangementByShareBasedPaymentAwardLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure": { "lang": { "en-us": { "role": { "label": "Share-Based Payment Arrangement, Franche One [Member]", "terseLabel": "Franche One [Member]", "documentation": "First portion of award under share-based payment arrangement differentiated by vesting feature, including, but not limited to, performance measure or service period." } } } "auth_ref": { "us-gaap_ShareBasedCompensationAwardFranchiseThreeMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationAwardFranchiseThreeMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure": { "lang": { "en-us": { "role": { "label": "Share-Based Payment Arrangement, Franche Three [Member]", "terseLabel": "Franche Three [Member]", "documentation": "Third portion of award under share-based payment arrangement differentiated by vesting feature, including, but not limited to, performance measure or service period." } } } "auth_ref": { "us-gaap_ShareBasedCompensationAwardFranchiseTwoMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationAwardFranchiseTwoMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfRestrictedCommonSharesIssuedDetails": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure": { "lang": { "en-us": { "role": { "label": "Share-Based Payment Arrangement, Franche Two [Member]", "terseLabel": "Franche Two [Member]", "documentation": "Second portion of award under share-based payment arrangement differentiated by vesting feature, including, but not limited to, performance measure or service period." } } } "auth_ref": { "us-gaap_ShareBasedCompensationOptionAndIncentivePlansPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationOptionAndIncentivePlansPolicy", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies": { "lang": { "en-us": { "role": { "label": "Stock-Based Compensation", "label": "Share Based Compensation Option And Incentive Plans Policy", "documentation": "Disclosure of accounting policy for award under share-based payment arrangement. Includes, but is not limited to, methodology and assumption used in measuring cost." } } } "auth_ref": "r381", "r382", "r406", "r407", "r408", "r409", "r410", "r411", "r412", "r413", "r414", "r415", "r416", "r417" } } "us-gaap_ShareBasedCompensationOptionAndIncentivePlansPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationOptionAndIncentivePlansPolicy", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "label": "Shares Issued Price Per Share", "documentation": "Per share or per unit amount of equity securities issued." } } } "auth_ref": { "us-gaap_ShareBasedCompensationOptionAndIncentivePlansPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ShareBasedCompensationOptionAndIncentivePlansPolicy", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "label": "Balance, Shares", "periodEndLabel": "Balance, Shares", "label": "Shares Outstanding", "documentation": "Number of shares issued which are neither cancelled nor held in the treasury." } } } "auth_ref": { "us-gaap_ShareBasedCompensationOptionAndIncentivePlansPolicy": { "xbrltype": "textBlockItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SharesUnderlyingWarrantsThatMayBeExercisedBasedOnTradingPricePeriodAfterIssuance", "presentation": { "http://gipreit.com/20240630", "localname": "SharesUnderlyingWarrantsThatMayBeExercisedBasedOnTradingPricePeriodAfterIssuance", "presentation": {

"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "lang": { "en-us": { "role": { "documentation": "Shares underlying warrants that may be exercised based on trading price, period after issuance." } } }, "label": "Shares Underlying Warrants That May Be Exercised Based On Trading Price Period After Issuance", "terseLabel": "Shares underlying warrants that may be exercised based on trading price, period after issuance" } } }, "auth_ref": { } }, "gipr_SharesUnderlyingWarrantsThatMayBeExercisedNumberOfTradingDaysForCalculationOfTradingPrice": { "xbrltype": "integerItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SharesUnderlyingWarrantsThatMayBeExercisedNumberOfTradingDaysForCalculationOfTradingPrice", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails", "lang": { "en-us": { "role": { "terseLabel": "Shares underlying warrants that may be exercised, number of trading days for calculation of trading price." } } }, "label": "Shares Underlying Warrants That May Be Exercised Number Of Trading Days For Calculation Of Trading Price", "documentation": "Shares underlying warrants that may be exercised, number of trading days for calculation of trading price." } } }, "auth_ref": { } }, "gipr_SherwinWilliamsTampaFloridaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SherwinWilliamsTampaFloridaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails", "lang": { "en-us": { "role": { "terseLabel": "Sherwin-Williams - Tampa, Florida [Member]", "documentation": "Sherwin-Williams - Tampa, Florida [Member]" } } }, "label": "Sherwin-Williams - Tampa, Florida [Member]", "auth_ref": { } }, "us-gaap_SignificantAccountingPoliciesTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SignificantAccountingPoliciesTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPolicies": { "lang": { "en-us": { "role": { "terseLabel": "Summary of Significant Accounting Policies", "label": "Significant Accounting Policies [Text Block]", "documentation": "The entire disclosure for all significant accounting policies of the reporting entity." } } }, "auth_ref": { "r107", "r108" } }, "gipr_SiteImprovementsMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SiteImprovementsMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Site Improvements", "label": "Site Improvements [Member]", "documentation": "Site improvements." } } }, "auth_ref": { } }, "gipr_SixPropertiesMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SixPropertiesMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentalDetails": { "lang": { "en-us": { "role": { "terseLabel": "6 Properties [Member]", "label": "Six Properties [Member]", "documentation": "Six Properties [Member]" } } }, "auth_ref": { } }, "gipr_StarbucksNorthTampaFloridaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "StarbucksNorthTampaFloridaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Starbucks - North Tampa, Florida", "label": "Starbucks - North Tampa, Florida [Member]", "documentation": "Starbucks - North Tampa, Florida." } } }, "auth_ref": { } }, "gipr_StarbucksSouthTampaFloridaMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "StarbucksSouthTampaFloridaMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Starbucks - South Tampa, Florida", "label": "Starbucks - South Tampa, Florida [Member]", "documentation": "Starbucks - South Tampa, Florida [Member]" } } }, "auth_ref": { } }, "gipr_StarbucksTampaFLMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "StarbucksTampaFLMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateScheduleOfAcquiredPropertiesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Starbucks-Tampa, FL", "label": "Starbucks Tampa FL [Member]", "documentation": "Starbucks @ Tampa, FL." } } }, "auth_ref": { } }, "us-gaap_StatementClassOfStockAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementClassOfStockAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DocumentDocumentAndEntityInformation": { "lang": { "en-us": { "role": { "terseLabel": "Class of Stock", "label": "Statement Class Of Stock [Axis]", "documentation": "Information by the different classes of stock of the entity." } } }, "auth_ref": { "r160", "r168", "r169", "r170", "r191", "r215", "r216", "r218", "r220", "r225", "r226", "r273", "r316", "r318", "r319", "r320", "r323", "r324", "r355", "r356", "r359", "r362", "r369", "r479", "r632", "r633", "r634", "r635", "r642", "r643", "r644", "r646", "r647", "r648", "r649", "r650", "r651", "r652", "r653", "r654", "r674", "r696", "r718", "r745", "r746", "r747", "r748", "r749", "r936", "r970", "r978" } } }, "us-gaap_StatementEquityComponentsAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementEquityComponentsAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureNatureOfOperationsAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureRelatedPartyAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Equity Components", "label": "Statement Equity Components [Axis]", "documentation": "Information by component of equity." } } }, "auth_ref": { "r9", "r89", "r93", "r94", "r161", "r177", "r178", "r179", "r196", "r197", "r198", "r200", "r206", "r209", "r211", "r224", "r274", "r277", "r304", "r371", "r428", "r429", "r431", "r432", "r433", "r435", "r437", "r438", "r449", "r450", "r451", "r452", "r453", "r454", "r458", "r480", "r481", "r482", "r483", "r484", "r485", "r491", "r494", "r509", "r605", "r617", "r618", "r619", "r642", "r718" } } }, "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails": { "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Geographical", "label": "Statement Geographical [Axis]" } } }, "auth_ref": { "r236", "r237", "r557", "r558", "r559", "r560", "r561", "r562", "r563", "r564", "r565", "r566", "r567", "r568", "r569", "r570", "r571", "r572", "r573", "r574", "r575", "r576", "r577", "r578", "r579", "r580", "r581", "r582", "r583", "r584", "r585", "r586", "r657", "r660", "r662", "r672", "r729", "r732", "r743", "r752", "r753", "r754", "r755", "r756", "r757", "r759", "r760", "r761", "r762", "r763", "r771", "r793", "r820", "r821", "r822", "r823", "r824", "r825", "r826", "r827", "r832", "r838", "r1023", "r1105", "r1106", "r1107", "r1109", "r1110", "r1111", "r1112", "r1113", "r1114", "r1115", "r1116", "r1117", "r1118", "r1119", "r1120", "r1121", "r1122", "r1123", "r1124", "r1125", "r1126", "r1127", "r1128", "r1129", "r1130", "r1131", "r1132", "r1133" } } }, "us-gaap_StatementLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateTables": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureConsolidatedStatementsOfOperationsUnaudited": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParental": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Statement [Line Items]", "label": "Statement [Line Items]", "documentation": "Line items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r196", "r197", "r198", "r224", "r494", "r554", "r630", "r654", "r666", "r668", "r669", "r670", "r671", "r672", "r674", "r677", "r678", "r679", "r680", "r681", "r682", "r683", "r684", "r685", "r688", "r689", "r690", "r691", "r692", "r693", "r694", "r697", "r698", "r704", "r705", "r706", "r707", "r708", "r709", "r710", "r711", "r712", "r713", "r714", "r715", "r718", "r839" } } }, "us-gaap_StatementOfCashFlowsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementOfCashFlowsAbstract", "lang": { "en-us": { "role": { "label": "Statement Of Cash Flows [Abstract]" } } }, "auth_ref": { } }, "us-gaap_StatementOfFinancialPositionAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementOfFinancialPositionAbstract", "lang": { "en-us": { "role": { "label": "Statement Of Financial Position [Abstract]" } } }, "auth_ref": { } }, "us-gaap_StatementOfStockholdersEquityAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementOfStockholdersEquityAbstract", "lang": { "en-us": { "role": { "label": "Statement Of Stockholders Equity [Abstract]" } } }, "auth_ref": { } }, "us-gaap_StatementTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StatementTable", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureInvestmentsInRealEstateTables": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParental": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Statement [Table]", "label": "Statement [Table]", "documentation": "Disclosure of information about statement of comprehensive income, income, other comprehensive income, financial position, cash flows, and shareholders' equity." } } }, "auth_ref": { "r196", "r197", "r198", "r224", "r239", "r494", "r554", "r630", "r654", "r666", "r668", "r669", "r670", "r671", "r672", "r674", "r677", "r678", "r679", "r680", "r681", "r682", "r683", "r684", "r685", "r688", "r689", "r690", "r691", "r692", "r694", "r697", "r698", "r704", "r705", "r706", "r707", "r708", "r709", "r710", "r711", "r712", "r713", "r714", "r715", "r718", "r839" } } }, "http://xbrl.sec.gov/err/comp/disclosure": { "http://xbrl.sec.gov/err/comp/disclosure": { "lang": { "en-us": { "role": { "label": "Stock Price or TSR Estimation Method [Text Block]", "terseLabel": "Stock Price or TSR Estimation Method", "auth_ref": { "r858", "r868", "r878", "r910" } } }, "us-gaap_StockAndWarrantsIssuedDuringPeriodValuePreferredStockAndWarrants": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockAndWarrantsIssuedDuringPeriodValuePreferredStockAndWarrants", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Stock issued for cashless exercise of Investor Warrants", "negatedLabel": "Stock issued for cashless exercise of Investor Warrants", "label": "Stock and Warrants Issued During Period, Value, Preferred Stock and Warrants", "documentation": "Value of preferred stock and warrants for common stock issued." } } }, "auth_ref": { } }, "us-gaap_StockAppreciationRightsSARSMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockAppreciationRightsSARSMember", "presentation": { "http://xbrl.sec.gov/err/comp/disclosure/AwardTimingDisclosure": { "lang": { "en-us": { "role": { "label": "Stock Appreciation Rights (SARs) [Member]", "terseLabel": "Stock Appreciation Rights (SARs)", "documentation": "Right to receive cash or shares equal to appreciation of predetermined number of grantor's shares during predetermined time period." } } }, "auth_ref": { } }, "us-gaap_StockIssuedDuringPeriodSharesConversionOfUnits": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockIssuedDuringPeriodSharesConversionOfUnits", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Stock Issued During Period, Shares, Conversion of Units", "label": "Stock Issued During Period, Shares, Conversion of Units", "documentation": "The number of shares issued during the period upon the conversion of units. An example of a convertible unit is an umbrella partnership real estate investment trust unit (UPREIT unit)." } } }, "auth_ref": { "r9", "r45", "r88", "r89", "r119" } } }, "us-gaap_StockIssuedDuringPeriodSharesNewIssues": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockIssuedDuringPeriodSharesNewIssues", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "verboseLabel": "Common stock issued", "label": "Stock Issued During Period Shares New Issues", "terseLabel": "Issuance of common stock, net of issuance costs, Shares", "documentation": "Number of new stock issued during the period." } } }, "auth_ref": { "r9", "r88", "r89", "r119", "r632", "r718", "r746" } } }, "us-gaap_StockIssuedDuringPeriodSharesRestrictedStockAwardNetOfForfeitures": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockIssuedDuringPeriodSharesRestrictedStockAwardNetOfForfeitures", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Restricted stock compensation, Shares", "totalLabel": "Stock Issued During Period, Shares, Restricted Stock Award, Net of Forfeitures, Total", "label": "Stock Issued During Period Shares Restricted Stock Award Net Of Forfeitures", "documentation": "Number of shares issued during the period related to Restricted Stock Awards, net of any shares forfeited." } } }, "auth_ref": { "r9", "r88", "r89", "r119" } } }, "gipr_StockIssuedDuringPeriodSharesWarrantExercised": { "xbrltype": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "StockIssuedDuringPeriodSharesWarrantExercised", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Cashless exercise of warrants, shares", "verboseLabel": "Investor warrants exercised", "label": "Stock Issued During Period Shares Warrant Exercised", "documentation": "Stock issued during period, shares, warrant exercised." } } }, "auth_ref": { } }, "us-gaap_StockIssuedDuringPeriodValueNewIssues": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockIssuedDuringPeriodValueNewIssues", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails": { "lang": { "en-us": { "role": { "verboseLabel": "Common stock issued

amount", "label": "Stock Issued During Period Value New Issues", "terseLabel": "Issuance of common stock, net of common stock costs", "documentation": "Equity impact of the value of new stock issued during the period. Includes shares issued in an initial public offering or a secondary public offering. } } }", "auth_ref": "r9", "r88", "r89", "r119", "r642", "r718", "r746", "r847" } } }", "us-gaap: StockIssuedDuringPeriodValueRestrictedStockAwardNetOfForfeitures": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockIssuedDuringPeriodValueRestrictedStockAwardNetOfForfeitures", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Restricted stock compensation", "totalLabel": "Stock Issued During Period, Value, Restricted Stock Award, Net of Forfeitures, Total", "label": "Stock Issued During Period Value Restricted Stock Award Net Of Forfeitures", "documentation": "Value of stock related to Restricted Stock Awards issued during the period, net of the stock value of such awards forfeited. } } }", "auth_ref": "r9", "r119" } } }", "gipr: StockIssuedDuringPeriodValueWarrantExercised": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "StockIssuedDuringPeriodValueWarrantExercised", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Cashless exercise of warrants", "label": "Stock Issued During Period Value Warrant Exercised", "documentation": "Stock issued during period, value, warrant exercised. } } }", "auth_ref": { "us-gaap: StockholdersEquity": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockholdersEquity", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited": { "lang": { "en-us": { "role": { "totalLabel": "Total Generation Income Properties, Inc. Stockholders' Equity", "terseLabel": "Stockholders' Equity", "label": "Stockholders Equity", "periodEndLabel": "Redeemable Non-Controlling Interests, Ending Balance", "periodStartLabel": "Redeemable Non-Controlling Interests, Beginning Balance", "documentation": "Amount of equity (deficit) attributable to parent. Excludes temporary equity and equity attributable to noncontrolling interest. } } }", "auth_ref": "r89", "r93", "r94", "r109", "r676", "r693", "r719", "r720", "r818", "r848", "r972", "r991", "r1077", "r1137" } } }", "us-gaap: StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited": { "lang": { "en-us": { "role": { "periodStartLabel": "Beginning Balance", "periodEndLabel": "Ending Balance", "totalLabel": "Total equity", "verboseLabel": "Total Stockholders' Equity", "label": "Stockholders Equity Including Portion Attributable To Noncontrolling Interest", "terseLabel": "Total Tenants in Common Equity", "documentation": "Amount of equity (deficit) attributable to parent and noncontrolling interest. Excludes temporary equity. } } }", "auth_ref": "r55", "r56", "r59", "r161", "r162", "r178", "r196", "r197", "r198", "r200", "r206", "r209", "r274", "r277", "r304", "r371", "r428", "r429", "r431", "r432", "r433", "r435", "r437", "r438", "r449", "r450", "r451", "r452", "r453", "r454", "r458", "r480", "r481", "r485", "r492", "r509", "r618", "r619", "r640", "r676", "r693", "r719", "r720", "r750", "r847", "r972", "r991", "r1077", "r1137" } } }", "us-gaap: StockholdersEquityIncludingPortionAttributableToNoncontrollingInterestAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockholdersEquityIncludingPortionAttributableToNoncontrollingInterestAbstract", "presentation": { "http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Stockholders' Equity", "label": "Stockholders Equity Including Portion Attributable To Noncontrolling Interest [Abstract]", "documentation": "Amount of equity (deficit) attributable to parent and noncontrolling interest. Excludes temporary equity. } } }", "auth_ref": { "us-gaap: StockholdersEquityNoteDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StockholdersEquityNoteDisclosureTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquity": { "lang": { "en-us": { "role": { "terseLabel": "Equity", "label": "Stockholders Equity Note Disclosure [Text Block]", "documentation": "The entire disclosure for equity. } } }", "auth_ref": "r16", "r190", "r354", "r356", "r358", "r359", "r360", "r361", "r362", "r363", "r364", "r365", "r366", "r368", "r371", "r456", "r721", "r723", "r751" } } }", "us-gaap: StraightLineRent": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "StraightLineRent", "crdr": "credit", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfDisaggregationOfLeaseIncomeDetails": { "lang": { "en-us": { "role": { "terseLabel": "Straight line rent revenue", "label": "Straight Line Rent", "documentation": "Difference between actual rental income due and rental income recognized on a straight-line basis. } } }", "auth_ref": "r4", "us-gaap: SubsequentEventLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SubsequentEventLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Subsequent Event [Line Items]", "label": "Subsequent Event [Line Items]", "documentation": "Detail information of subsequent event by type. User is expected to use existing line items from elsewhere in the taxonomy as the primary line items for this disclosure, which is further associated with dimension and member elements pertaining to a subsequent event. } } }", "auth_ref": "r486", "r519" } } }", "us-gaap: SubsequentEventMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SubsequentEventMember", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Subsequent Events", "label": "Subsequent Events", "documentation": "Identifies event that occurred after the balance sheet date but before financial statements are issued or available to be issued. } } }", "auth_ref": "r486", "r519" } } }", "us-gaap: SubsequentEventTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SubsequentEventTable", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Subsequent Event [Table]", "label": "Subsequent Event [Table]", "documentation": "Disclosure of information about significant event or transaction occurring between statement of financial position date and date when financial statements were issued. } } }", "auth_ref": "r486", "r519" } } }", "us-gaap: SubsequentEventTypeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SubsequentEventTypeAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Subsequent Event Type", "label": "Subsequent Event Type [Axis]", "documentation": "Information by event that occurred after the balance sheet date but before financial statements are issued or available to be issued. } } }", "auth_ref": "r486", "r519" } } }", "us-gaap: SubsequentEventTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SubsequentEventTypeDomain", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Subsequent Event Type", "label": "Subsequent Event Type [Domain]", "documentation": "Event that occurred after the balance sheet date but before financial statements are issued or available to be issued. } } }", "auth_ref": "r486", "r519" } } }", "us-gaap: SubsequentEventsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SubsequentEventsAbstract", "lang": { "en-us": { "role": { "label": "Subsequent Events [Abstract]", "documentation": "The entire disclosure for significant events or transactions that occurred after the balance sheet date through the date the financial statements were issued or the date the financial statements were available to be issued. Examples include: the sale of a capital stock issue, purchase of a business, settlement of litigation, catastrophic loss, significant foreign exchange rate changes, loans to insiders or affiliates, and transactions not in the ordinary course of business. } } }", "auth_ref": "r518", "r520" } } }", "us-gaap: SubsidiarySaleOfStockAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SubsidiarySaleOfStockAxis", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Sale of Stock", "label": "Subsidiary Sale Of Stock [Axis]", "documentation": "Information by type of sale of the entity's stock. } } }", "auth_ref": { "gipr: SummaryOfAcquiredLeaseIntangibleLiabilityTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SummaryOfAcquiredLeaseIntangibleLiabilityTableTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureAcquiredLeaseIntangibleLiabilitiesNetTables": { "lang": { "en-us": { "role": { "terseLabel": "Summary of Acquired Lease Intangible Liabilities", "label": "Summary of Acquired Lease Intangible Liability Table [Text Block]", "documentation": "Summary of acquired lease intangible liability. } } }", "auth_ref": { "gipr: SummaryOfConcentrationOfRiskPercentageOfTenantsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SummaryOfConcentrationOfRiskPercentageOfTenantsTableTextBlock", "presentation": { "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesTables": { "lang": { "en-us": { "role": { "verboseLabel": "Summary of Concentration of Concentration of Risk Percentage of Tenants", "documentation": "Summary of concentration of risk percentage of tenants. } } }", "label": "Summary Of Concentration Of Risk Percentage Of Tenants Table [Text Block]", "terseLabel": "Schedule of Concentration Risk Percentage", "auth_ref": { "gipr: SummaryOfCondensedStatementsOfCashFlows": { "xbrltype": "textBlockItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SummaryOfCondensedStatementsOfCashFlows", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesTables": { "lang": { "en-us": { "role": { "terseLabel": "Summary of Condensed Statements of Cash Flows", "label": "Summary of Condensed Statements of Cash Flows", "documentation": "Summary of Condensed Statements of Cash Flows", "auth_ref": { "gipr: SummaryOfCondensedStatementsOfStockholdersEquity": { "xbrltype": "textBlockItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SummaryOfCondensedStatementsOfStockholdersEquity", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesTables": { "lang": { "en-us": { "role": { "verboseLabel": "Summary of Condensed Statements of Stockholders' Equity", "terseLabel": "Condensed Statements of Stockholders' Equity", "label": "Summary of Condensed Statements of Stockholders' Equity", "documentation": "Summary of Condensed Statements of Stockholders' Equity", "auth_ref": { "gipr: SummaryOfSignificantAccountingPoliciesLineItems": { "xbrltype": "stringItemType", "nsuri": "http://gipreit.com/20240630", "localname": "SummaryOfSignificantAccountingPoliciesLineItems", "presentation": { "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails": { "lang": { "en-us": { "role": { "terseLabel": "Summary of Significant Accounting Policies [Line Items]", "label

liquidation preferences of \$5 per share." "label": "Temporary Equity, Carrying Amount, Attributable to Parent," "documentation": "Carrying amount, attributable to parent, of an entity's issued and outstanding stock which is not included within permanent equity. Temporary equity is a security with redemption features that are outside the control of the issuer, is not classified as an asset or liability in conformity with GAAP, and is not mandatorily redeemable. Includes any type of security that is redeemable at a fixed or determinable price or on a fixed or determinable date or dates, is redeemable at the option of the holder, or has conditions for redemption which are not solely within the control of the issuer. Includes stock with a put option held by an ESOP and stock redeemable by a holder only in the event of a change in control of the issuer." } } },

"auth_ref": { "r316", "r318", "r319", "r320", "r323", "r324", "r418", "r596" } }, "us-gaap-TemporaryEquityLiquidationPreferencePerShare": { "xbrltype": "perShareItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TemporaryEquityLiquidationPreferencePerShare", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParenthetical" } }, "lang": { "en-us": { "role": { "label": "Temporary Equity, Liquidation Preference Per Share", "terseLabel": "Redeemable preferred stock, liquidation preference per share", "documentation": "The per share liquidation preference (or restrictions) of stock classified as temporary equity that has a preference in involuntary liquidation considerably in excess of the par or stated value of the shares. The liquidation preference is the difference between the preference in liquidation and the par or stated values of the share. Temporary equity is a security with redemption features that are outside the control of the issuer, is not classified as an asset or liability in conformity with GAAP, and is not mandatorily redeemable. Includes any type of security that is redeemable at a fixed or determinable price or on a fixed or determinable date or dates, is redeemable at the option of the holder, or has conditions for redemption which are not solely within the control of the issuer. If convertible, the issuer does not control the actions or events necessary to issue the maximum number of shares that could be required to be delivered under the conversion option if the holder exercises the option to convert the stock to another class of equity. If the security is a warrant or a rights issue, the warrant or rights issue is considered to be temporary equity if the issuer cannot demonstrate that it would be able to deliver upon the exercise of the option by the holder in all cases. Includes stock with put option held by ESOP and stock redeemable by holder only in the event of a change in control of the issuer." } } },

"auth_ref": { "r31", "r39" } } }, "gipr-TemporaryEquityRedemptionOfRedeemableNoncontrollingInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://gipreit.com/20240630", "localname": "TemporaryEquityRedemptionOfRedeemableNoncontrollingInterest", "crdr": "debit", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsSummaryOfRedeemableNoncontrollingInterestsDetails",

"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited" } }, "lang": { "en-us": { "role": { "negatedLabel": "Redemption of Redeemable Non-Controlling Interest", "label": "Temporary Equity Redemption Of Redeemable Noncontrolling Interest", "documentation": "Temporary Equity Redemption Of Redeemable Noncontrolling Interest", "terseLabel": "Redemption of Redeemable Non-Controlling Interest" } } }, "auth_ref": { "r7", "r8" } } },

gaap-TemporaryEquitySharesAuthorized": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TemporaryEquitySharesAuthorized", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParenthetical" } }, "lang": { "en-us": { "role": { "label": "Temporary Equity, Shares Authorized", "terseLabel": "Redeemable preferred stock, shares authorized", "documentation": "The maximum number of securities classified as temporary equity that are permitted to be issued by an entity's charter and bylaws. Temporary equity is a security with redemption features that are outside the control of the issuer, is not classified as an asset or liability in conformity with GAAP, and is not mandatorily redeemable. Includes any type of security that is redeemable at a fixed or determinable price or on a fixed or determinable date or dates, is redeemable at the option of the holder, or has conditions for redemption which are not solely within the control of the issuer. If convertible, the issuer does not control the actions or events necessary to issue the maximum number of shares that could be required to be delivered under the conversion option if the holder exercises the option to convert the stock to another class of equity. If the security is a warrant or a rights issue, the warrant or rights issue is considered to be temporary equity if the issuer cannot demonstrate that it would be able to deliver upon the exercise of the option by the holder in all cases. Includes stock with put option held by ESOP and stock redeemable by holder only in the event of a change in control of the issuer." } } }, "auth_ref": { "r87" } } },

gaap-TemporaryEquitySharesIssued": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TemporaryEquitySharesIssued", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParenthetical" } }, "lang": { "en-us": { "role": { "label": "Temporary Equity, Shares Issued", "terseLabel": "Redeemable preferred stock, shares issued", "documentation": "The number of securities classified as temporary equity that have been sold (or granted) to the entity's shareholders. Securities issued include securities outstanding and securities held in treasury. Temporary equity is a security with redemption features that are outside the control of the issuer, is not classified as an asset or liability in conformity with GAAP, and is not mandatorily redeemable. Includes any type of security that is redeemable at a fixed or determinable price or on a fixed or determinable date or dates, is redeemable at the option of the holder, or has conditions for redemption which are not solely within the control of the issuer. If convertible, the issuer does not control the actions or events necessary to issue the maximum number of shares that could be required to be delivered under the conversion option if the holder exercises the option to convert the stock to another class of equity. If the security is a warrant or a rights issue, the warrant or rights issue is considered to be temporary equity if the issuer cannot demonstrate that it would be able to deliver upon the exercise of the option by the holder in all cases. Includes stock with put option held by ESOP and stock redeemable by holder only in the event of a change in control of the issuer." } } }, "auth_ref": { "r87" } } },

us-gaap-TemporaryEquitySharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TemporaryEquitySharesOutstanding", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnauditedParenthetical" } }, "lang": { "en-us": { "role": { "label": "Temporary Equity, Shares Outstanding", "terseLabel": "Redeemable preferred stock, shares Outstanding", "documentation": "The number of securities classified as temporary equity that have been issued and are held by the entity's shareholders. Securities outstanding equals securities issued minus securities held in treasury. Temporary equity is a security with redemption features that are outside the control of the issuer, is not classified as an asset or liability in conformity with GAAP, and is not mandatorily redeemable. Includes any type of security that is redeemable at a fixed or determinable price or on a fixed or determinable date or dates, is redeemable at the option of the holder, or has conditions for redemption which are not solely within the control of the issuer. If convertible, the issuer does not control the actions or events necessary to issue the maximum number of shares that could be required to be delivered under the conversion option if the holder exercises the option to convert the stock to another class of equity. If the security is a warrant or a rights issue, the warrant or rights issue is considered to be temporary equity if the issuer cannot demonstrate that it would be able to deliver upon the exercise of the option by the holder in all cases. Includes stock with put option held by ESOP and stock redeemable by holder only in the event of a change in control of the issuer." } } }, "auth_ref": { "r87" } } },

us-gaap-TenantImprovements": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TenantImprovements", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/StatementConsolidatedBalanceSheetsUnaudited" } }, "lang": { "en-us": { "role": { "label": "Tenant Improvements", "terseLabel": "Acquired tenant improvements", "documentation": "Carrying amount as of the balance sheet date of improvements having a life longer than one year that were made for the benefit of one or more tenants." } } }, "auth_ref": { "r1099", "r1100" } } },

gipr-TenantInCommonInvestmentAbstract": { "xbrltype": "stringItemType", "nsuri": "http://gipreit.com/20240630", "localname": "TenantInCommonInvestmentAbstract", "lang": { "en-us": { "role": { "label": "Tenant In Common Investment Abstract", "documentation": "Tenant in common investment." } } }, "auth_ref": { "r7", "r8" } } },

gipr-TenantInCommonInvestmentTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://gipreit.com/20240630", "localname": "TenantInCommonInvestmentTextBlock", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureTenantInCommonInvestment" } }, "lang": { "en-us": { "role": { "terseLabel": "Tenant in Common Investment", "label": "Tenant In Common Investment [Text Block]", "documentation": "Tenant in common investment." } } }, "auth_ref": { "r7", "r8" } } },

gipr-ThirteenPropertiesMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "ThirteenPropertiesMember", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails" } }, "lang": { "en-us": { "role": { "terseLabel": "13 Properties [Member]", "label": "Thirteen Properties [Member]", "documentation": "Thirteen Properties [Member]" } } }, "auth_ref": { "r7", "r8" } } },

srt-TitleOfIndividualAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "TitleOfIndividualAxis", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureRelatedPartyAdditionalInformationDetails" } }, "lang": { "en-us": { "role": { "terseLabel": "Title of Individual", "label": "Title Of Individual Axis", "documentation": "Title of individual with relationship to entity domain." } } }, "auth_ref": { "r985", "r1088" } } },

srt-TitleOfIndividualWithRelationshipToEntityDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "TitleOfIndividualWithRelationshipToEntityDomain", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureEquityAdditionalInformationDetails",

"http://gipreit.com/20240630/taxonomy/role/Role-DisclosureRelatedPartyAdditionalInformationDetails" } }, "lang": { "en-us": { "role": { "terseLabel": "Title of Individual", "label": "Title Of Individual With Relationship To Entity Domain", "documentation": "Title of individual with relationship to entity domain." } } }, "auth_ref": { "r7", "r8" } } },

ecd-TotalShareholderRtnAmt": { "xbrltype": "monetaryItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TotalShareholderRtnAmt", "presentation": { }

"http://xbrl.sec.gov/ecd/role/PvpDisclosure" } }, "lang": { "en-us": { "role": { "label": "Total Shareholder Return Amount", "terseLabel": "Total Shareholder Return Amount", "documentation": "Total Shareholder Return Amount", "auth_ref": { "r896" } } },

ecd-TotalShareholderRtnVsPeerGroupTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TotalShareholderRtnVsPeerGroupTextBlock", "presentation": { }

"http://xbrl.sec.gov/ecd/role/PvpDisclosure" } }, "lang": { "en-us": { "role": { "label": "Total Shareholder Return Vs Peer Group [Text Block]", "terseLabel": "Total Shareholder Return Vs Peer Group", "documentation": "Total Shareholder Return Vs Peer Group", "auth_ref": { "r903" } } } },

ecd-TradingArrAxis": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TradingArrAxis", "presentation": { }

"http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" } }, "lang": { "en-us": { "role": { "label": "Trading Arrangement Axis", "terseLabel": "Trading Arrangement", "documentation": "Trading Arrangement", "auth_ref": { "r923" } } } },

ecd-TradingArrByIndTable": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "TradingArrByIndTable", "presentation": { }

"http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" } }, "lang": { "en-us": { "role": { "label": "Trading Arrangements, by Individual [Table]", "terseLabel": "Trading Arrangements, by Individual", "documentation": "Trading Arrangements, by Individual", "auth_ref": { "r925" } } } },

dei-TradingSymbol": { "xbrltype": "tradingSymbolItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "TradingSymbol", "presentation": { }

"http://gipreit.com/20240630/taxonomy/role/Role-DocumentAndEntityInformation" } }, "lang": { "en-us": { "role": { "terseLabel": "Trading Symbol", "label": "Trading Symbol", "documentation": "Trading symbol of an instrument as listed on an exchange." } } }, "auth_ref": { "r7", "r8" } } },

gipr-TrancheFiveMember": { "xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240

"http://xbri.sec.gov/ecd/2024", "localname": "TrdArrExpirationDate", "presentation": {"http://xbri.sec.gov/ecd/role/InsiderTradingArrangements"}, "lang": {"en-us": {"role": {"label": "Trading Arrangement Expiration Date", "terseLabel": "Expiration Date"}}, "auth_ref": {"r927"}}, "ecd_TrdArrIndName": {"xbrltype": "stringItemType", "nsuri": "http://xbri.sec.gov/ecd/2024", "localname": "TrdArrIndName", "presentation": {"http://xbri.sec.gov/ecd/role/InsiderTradingArrangements"}, "lang": {"en-us": {"role": {"label": "Trading Arrangement, Individual Name", "terseLabel": "Name"}}, "auth_ref": {"r925"}}, "ecd_TrdArrIndTitle": {"xbrltype": "stringItemType", "nsuri": "http://xbri.sec.gov/ecd/2024", "localname": "TrdArrIndTitle", "presentation": {"http://xbri.sec.gov/ecd/role/InsiderTradingArrangements"}, "lang": {"en-us": {"role": {"label": "Trading Arrangement, Individual Title", "terseLabel": "Title"}}, "auth_ref": {"r925"}}, "ecd_TrdArrSecuritiesAggAvailAmt": {"xbrltype": "sharesItemType", "nsuri": "http://xbri.sec.gov/ecd/2024", "localname": "TrdArrSecuritiesAggAvailAmt", "presentation": {"http://xbri.sec.gov/ecd/role/InsiderTradingArrangements"}, "lang": {"en-us": {"role": {"label": "Trading Arrangement, Securities Aggregate Available Amount", "terseLabel": "Aggregate Available"}}, "auth_ref": {"r928"}}, "ecd_TrdArrTerminationDate": {"xbrltype": "stringItemType", "nsuri": "http://xbri.sec.gov/ecd/2024", "localname": "TrdArrTerminationDate", "presentation": {"http://xbri.sec.gov/ecd/role/InsiderTradingArrangements"}, "lang": {"en-us": {"role": {"label": "Trading Arrangement Termination Date", "terseLabel": "Termination Date"}}, "auth_ref": {"r926"}}, "gipr_TusconArizonaMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails"}, "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfConcentrationOfRiskPercentageOfTenantsDetails"}, "lang": {"en-us": {"role": {"documentation": "Tuscon, Arizona", "label": "Tuscon Arizona [Member]", "terseLabel": "Tuscon, Arizona"}}, "auth_ref": {"gipr_TwoEntitiesMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "TwoEntitiesMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Operating Partnership", "label": "Two Entities [Member]", "documentation": "Two entities."}, "auth_ref": {"gipr_TwoMortgageLoanAgreementsMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "TwoMortgageLoanAgreementsMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"label": "Two Mortgage Loan Agreements [Member]", "documentation": "Two Mortgage Loan Agreements [Member]", "auth_ref": {"gipr_TwoThousandTwentyOmnibusIncentivePlanMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "TwoThousandTwentyOmnibusIncentivePlanMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"terseLabel": "2020 Omnibus Incentive Plan", "label": "Two Thousand Twenty Omnibus Incentive Plan [Member]", "documentation": "2020 Omnibus Incentive Plan", "auth_ref": {"us-gaap_TypeOfArrangementAxis": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TypeOfArrangementAxis", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesParentheticalDetails"}, "http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSubsequentEventsAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Collaborative Arrangement and Arrangement Other than Collaborative", "label": "Type Of Arrangement [Axis]", "documentation": "Information by collaborative arrangement and arrangement other than collaborative applicable to revenue-generating activity or operations."}, "auth_ref": {"r439"}}, "gipr_UndesignatedPreferredStockSharesAuthorized": {"xbrltype": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "UndesignatedPreferredStockSharesAuthorized", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Undesignated preferred stock, shares authorized", "label": "Undesignated Preferred Stock Shares Authorized", "documentation": "Undesignated preferred stock shares authorized."}, "auth_ref": {"ecd_UndrlygSecurityMktPriceChngPct": {"xbrltype": "pureItemType", "nsuri": "http://xbri.sec.gov/ecd/2024", "localname": "UndrlygSecurityMktPriceChngPct", "presentation": {"http://xbri.sec.gov/ecd/role/AwardTimingDisclosure"}, "lang": {"en-us": {"role": {"label": "Underlying Security Market Price Change, Percent", "terseLabel": "Underlying Security Market Price Change"}}, "auth_ref": {"r922"}}, "us-gaap_UnrecognizedTaxBenefitsIncomeTaxPenaltiesAndInterestAccrued": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "UnrecognizedTaxBenefitsIncomeTaxPenaltiesAndInterestAccrued", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Liability for unrecognized tax benefits", "label": "Unrecognized Tax Benefits, Income Tax Penalties and Interest Accrued", "totalLabel": "Unrecognized Tax Benefits, Income Tax Penalties and Interest Accrued, Total", "documentation": "Amount accrued for interest on an underpayment of income taxes and penalties related to a tax position claimed or expected to be claimed in the tax return."}, "auth_ref": {"r423", "r803"}}, "gipr_UnrestrictedSharesMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "UnrestrictedSharesMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Unrestricted Shares", "label": "Unrestricted Shares [Member]", "documentation": "Unrestricted shares."}, "auth_ref": {"us-gaap_UsTreasuryStInterestRateMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "UsTreasuryStInterestRateMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "lang": {"en-us": {"role": {"terseLabel": "U.S. Treasury", "label": "Us Treasury St Interest Rate [Member]", "documentation": "Interest rate on direct treasury obligation of U.S. government (USD)."}, "auth_ref": {"r1058"}}, "us-gaap_UseOfEstimates": {"xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "UseOfEstimates", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureSummaryOfSignificantAccountingPoliciesPolicies"}, "lang": {"en-us": {"role": {"terseLabel": "Use of Estimates", "label": "Use of Estimates, Policy [Policy Text Block]", "documentation": "Disclosure of accounting policy for the use of estimates in the preparation of financial statements in conformity with generally accepted accounting principles."}, "auth_ref": {"r29", "r30", "r31", "r152", "r153", "r154", "r155"}}, "us-gaap_VariableLeaseCost": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "VariableLeaseCost", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Variable lease expense", "label": "Variable Lease Cost", "documentation": "Amount of variable lease cost, excluded from lease liability, recognized when obligation for payment is incurred for finance and operating leases."}, "auth_ref": {"r500", "r817"}}, "us-gaap_VariableLeaseIncome": {"xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "VariableLeaseIncome", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureLeasesSummaryOfDisaggregationOfLeaseIncomeDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Variable lease income", "label": "Variable Lease, Income", "documentation": "Amount of variable lease payments from operating, direct financing, and sales-type leases, excluding amount included in measurement of lease receivable."}, "auth_ref": {"r507"}}, "us-gaap_VariableRateAxis": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "VariableRateAxis", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Variable Rate", "label": "Variable Rate [Axis]", "documentation": "Information by type of variable rate."}, "auth_ref": {"us-gaap_VariableRateDomain": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "VariableRateDomain", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Variable Rate", "label": "Variable Rate [Domain]", "documentation": "Interest rate that fluctuates over time as a result of an underlying benchmark interest rate or index."}, "auth_ref": {"us-gaap_VestingAxis": {"xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "VestingAxis", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"label": "Vesting [Axis]", "documentation": "Information by vesting schedule of award under share-based payment arrangement."}, "auth_ref": {"r1024", "r1025", "r1026", "r1027", "r1028", "r1029", "r1030", "r1031", "r1032", "r1033", "r1034", "r1035", "r1036", "r1037", "r1038", "r1039", "r1040", "r1041", "r1042", "r1043", "r1044", "r1045", "r1046", "r1047", "r1048", "r1049"}}, "ecd_VstngDtFtValOfEqtyAwrdsGrntdAndVstInCvrdYrMember": {"xbrltype": "domainItemType", "nsuri": "http://xbri.sec.gov/ecd/2024", "localname": "VstngDtFtValOfEqtyAwrdsGrntdAndVstInCvrdYrMember", "presentation": {"http://xbri.sec.gov/ecd/role/PvpDisclosure"}, "lang": {"en-us": {"role": {"label": "Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year [Member]", "terseLabel": "Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year"}}, "auth_ref": {"r892"}}, "gipr_WalgreensSantaMariaCaMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "WalgreensSantaMariaCaMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "lang": {"en-us": {"role": {"documentation": "Walgreens, Santa Maria, CA [Member]", "label": "Walgreens, Santa Maria, CA [Member]", "terseLabel": "Walgreens Santa Maria Ca Member"}}, "auth_ref": {"us-gaap_WarrantMember": {"xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WarrantMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/Role_DocumentAndEntityInformation"}, "lang": {"en-us": {"role": {"terseLabel": "Warrants To Purchase Common Stock", "label": "Warrant [Member]", "documentation": "Security that gives the holder the right to purchase shares of stock in accordance with the terms of the instrument, usually upon payment of a specified amount."}, "auth_ref": {"r836", "r837", "r840", "r841", "r842", "r845"}}, "gipr_WarrantsAndRightsOutstandingExercisableTerm": {"xbrltype": "durationItemType", "nsuri": "http://gipreit.com/20240630", "localname": "WarrantsAndRightsOutstandingExercisableTerm", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquitySummaryOfWarrantsOutstandingDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Weighted Average Remaining Life, Warrants exercisable", "label": "Warrants And Rights Outstanding Exercisable Term", "documentation": "Warrants and rights outstanding exercisable term."}, "auth_ref": {"us-gaap_WarrantsAndRightsOutstandingMaturityDate": {"xbrltype": "dateItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WarrantsAndRightsOutstandingMaturityDate", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Warrants to purchase shares of common stock, expiration date", "label": "Warrants and Rights Outstanding, Maturity Date", "documentation": "Expiration date of outstanding warrant and right embodying unconditional obligation requiring redemption by transferring asset at specified or determinable date or upon event certain to occur, in YYYY-MM-DD format."}, "auth_ref": {"r1064", "r1065", "r1066"}}, "us-gaap_WarrantsAndRightsOutstandingTerm": {"xbrltype": "durationItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WarrantsAndRightsOutstandingTerm", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityAdditionalInformationDetails"}, "http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquitySummaryOfWarrantsOutstandingDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Common warrants expiration term", "periodStartLabel": "Weighted Average Remaining Life, Beginning balance", "periodEndLabel": "Weighted Average Remaining Life, Ending balance", "label": "Warrants And Rights Outstanding Term", "documentation": "Period between issuance and expiration of outstanding warrant and right embodying unconditional obligation requiring redemption by transferring asset at specified or determinable date or upon event certain to occur, in 'PnYnMnDnFnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days."}, "auth_ref": {"r1064", "r1065", "r1066"}}, "gipr_WarrantsIssuanceDate": {"xbrltype": "dateItemType", "nsuri": "http://gipreit.com/20240630", "localname": "WarrantsIssuanceDate", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Issue Date", "label": "Warrants Issuance Date", "documentation": "Warrants issuance date."}, "auth_ref": {"gipr_WarrantsIssuedAndOutstanding": {"xbrltype": "sharesItemType", "nsuri": "http://gipreit.com/20240630", "localname": "WarrantsIssuedAndOutstanding", "presentation": {"http://gipreit.com/20240630/taxonomy/role/Role_DisclosureEquityScheduleOfWarrantsIssuedAndOutstandingWithExercisePriceDetails"}, "lang": {"en-us": {"role": {"terseLabel": "Warrants Issued and Outstanding", "label": "Warrants Issued And Outstanding", "documentation": "Warrants issued and outstanding."}, "auth_ref": {"gipr_WashingtonDcStarbucksSouthTampaFlAndPrattWhitneyHuntsvilleAlMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "WashingtonDcStarbucksSouthTampaFlAndPrattWhitneyHuntsvilleAlMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "lang": {"en-us": {"role": {"label": "7-11 - Washington, DC; Starbucks-South Tampa, FL; and Pratt & Whitney-Huntsville, AL", "terseLabel": "7-11 - Washington, DC; Starbucks-South Tampa, FL; and Pratt & Whitney-Huntsville, Alabama"}}, "auth_ref": {"gipr_WashingtonDistrictOfColumbiaMember": {"xbrltype": "domainItemType", "nsuri": "http://gipreit.com/20240630", "localname": "WashingtonDistrictOfColumbiaMember", "presentation": {"http://gipreit.com/20240630/taxonomy/role/DisclosureMortgageLoansScheduleOfPromissoryNotesDetails"}, "lang": {"en-us": {"role": {"terseLabel": "7-11 - Washington, District of Columbia", "label": "7-11 - Washington, District of Columbia [Member]", "documentation": "7-11 - Washington, District of Columbia."}, "auth_ref": {"us-gaap_WeightedAverageNumberOfDilutedSharesOutstanding": {"xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "WeightedAverageNumberOfDilutedSharesOutstanding", "presentation": {"

```

http://girpreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited"},"lang":{"en-us":{"role":{"totalLabel":"Weighted Average Number of Shares Outstanding, Diluted, Total","terseLabel":"Total Weighted Average Shares of Common Stock Outstanding in 2013 Diluted","label":"Weighted Average Number of Diluted Shares Outstanding","documentation":"The average number of shares or units issued and outstanding that are used in calculating diluted EPS or earnings per unit (EPU), determined based on the timing of issuance of shares or units in the period."}}},"auth_ref":{"r214","r220"}}},"us-gaap-WeightedAverageNumberOfSharesOutstandingBasic":{"xbrltype":"sharesItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"WeightedAverageNumberOfSharesOutstandingBasic"},"presentation":{"http://girpreit.com/20240630/taxonomy/role/Role_StatementConsolidatedStatementsOfOperationsUnaudited"},"lang":{"en-us":{"role":{"totalLabel":"Weighted Average Number of Shares Outstanding, Basic, Total","terseLabel":"Total Weighted Average Shares of Common Stock Outstanding in 2013 Basic","label":"Weighted Average Number of Shares Outstanding Basic","documentation":"Number of [basic] shares or units, after adjustment for contingently issuable shares or units and other shares or units not deemed outstanding, determined by relating the portion of time within a reporting period that common shares or units have been outstanding to the total time in that period."}}},"auth_ref":{"r213","r220"}}},"gipr-WeightedAverageRedemptionPriceDiscount":{"xbrltype":"percentItemType","nsuri":"http://girpreit.com/20240630","localname":"WeightedAverageRedemptionPriceDiscount"},"presentation":{"http://girpreit.com/20240630/taxonomy/role/DisclosureNoncontrollingInterestsAdditionalInformationDetails"},"lang":{"en-us":{"role":{"terseLabel":"Redemption price discount average","label":"Weighted Average Redemption Price Discount","documentation":"Weighted average redemption price discount."}}},"auth_ref":{"}}},"us-gaap-YearEndAdjustmentMember":{"xbrltype":"domainItemType","nsuri":"http://fasb.org/us-gaap/2024","localname":"YearEndAdjustmentMember"},"presentation":{"http://girpreit.com/20240630/taxonomy/role/StatementConsolidatedStatementsOfChangesInEquityUnaudited"},"lang":{"en-us":{"role":{"label":"Year-End Adjustment [Member]","verboseLabel":"Year-End Adjustment","documentation":"A significant favorable or unfavorable adjustment of revenue or expenses made at year-end, possibly arising from an audit. Examples of such items include changes in estimates, such as inventory shrinkage, allowance for uncollectible accounts, allowance for quantity discounts, and management decisions near the balance sheet date that impact reported results of operations."}}},"auth_ref":{"r24"},"eod-YrEndFrValOfEqtyAwrdsGrntdInCvrdYrOutsdngAndUnvstdMember":{"xbrltype":"domainItemType","nsuri":"http://xbrl.sec.gov/eod/2024","localname":"YrEndFrValOfEqtyAwrdsGrntdInCvrdYrOutsdngAndUnvstdMember"},"presentation":{"http://xbrl.sec.gov/eod/2024/PvpDisclosure"},"lang":{"en-us":{"role":{"label":"Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested [Member]","terseLabel":"Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested [Member]"},"auth_ref":{"r890}}},"std_ref":{"r0"},"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"05","Paragraph":"4","SubTopic":"10","Topic":"970","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482170/970-10-05-1"},"r1":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"35","Paragraph":"3","SubTopic":"360","Topic":"970","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147479166/970-360-35-3"},"r2":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"45","Paragraph":"1","SubTopic":"230","Topic":"830","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/214747401/830-230-45-1"},"r3":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"45","Paragraph":"2","SubTopic":"405","Topic":"942","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147477787/942-405-45-2"},"r4":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"45","Paragraph":"28","Subparagraph":"(a)","SubTopic":"10","Topic":"230","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482740/230-10-45-2"},"r5":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"45","Paragraph":"28","Subparagraph":"(b)","SubTopic":"10","Topic":"230","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482740/230-10-45-2"},"r6":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"1","SubTopic":"10","Topic":"360","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482099/360-10-50-1"},"r7":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"2","SubTopic":"10","Topic":"470","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147481544/470-10-50-1"},"r8":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"14","Subparagraph":"(c)(2)","SubTopic":"10","Topic":"810","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147481203/810-10-50-14"},"r9":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"2","SubTopic":"10","Topic":"505","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147481112/505-10-50-2"},"r10":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"2","SubTopic":"10","Topic":"815","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147480434/815-10-50-2"},"r11":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Subparagraph":"(c)","Paragraph":"2","SubTopic":"10","Topic":"718","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147480429/718-10-50-2"},"r12":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"S99","Paragraph":"1","Subparagraph":"(SX 210.5-02(22))","SubTopic":"10","Topic":"210","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147480566/210-10-599-1"},"r13":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"S99","Paragraph":"4","Subparagraph":"(SX 210.5-02(22))","SubTopic":"10","Topic":"210","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147480566/210-10-599-1"},"r14":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"2","SubTopic":"10","Section":"45","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482740/230-10-45-4"},"r15":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r16":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r17":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r18":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r19":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r20":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r21":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r22":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r23":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r24":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r25":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r26":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r27":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r28":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r29":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r30":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r31":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r32":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r33":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/1943274/2147482913/230-10-50-4"},"r34":{"role":{"http://fasb.org/us-gaap/role/ref/legacyRef","Name":"Accounting Standards Codification","Section":"50","Paragraph":"4","Publisher":"FASB","URI":"https://asc.fasb.org/194327
```

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]


```
<=D$35$%<IGM<4I0RQCW<MMOY<FJ<E<H5DB>>$0G*#L14FYPL1U<L1NOVMYF<OR<BL<X8&DFDQ1<#>8*1EW*8$HNG<CF=I51.CS<2<M*8/L1FTGI&<@1@<0LR$LN$HJ<MIFCZON<LEV<JM<517U<OMHU<Y<ST4HN1>>L1+19AKB<@<L1@WY21<P101>1JG<M@<U<K51NJO<C<K1Q7H1RV1L<P6AXO1L1W<MCN80E<@<IMQR2<Z<MHW42H1<MPZ1U<QO<N0<47<V<D3L12I&1<2<M610H17H<@<OR1W8<B8<*>V44G<S<M5VA5W<BZ<M8<I<VY0P1<89B08EL<2%<L14<P5L1U<W<9Q<A2AGN<M<D<94W<F<F8Y35H3<@<DC7J1<Q><CX?<1<L<WRFJ2<AV<617PVD<CL<G&XW<P<M1<43<X2K34<R81<43<5H1FFH5<1<2<GDN8YBVYMD<1U<S$Y1SR<B<ME@<1Y0<S2<IT602<8Q2W<D<ZDR7W<U<A<V$1#<EB@1<@9L1<77R9%<24%<1$<6VQ<Y<S5Z488IF<@<1<GX<8YV<U<ADZ14<L1G1<B1SDX1P0<K<A<Q2ET4D6+<1<O<@<MOEL3<X4B16SAV<JKV<1<LZ0R1Z>>X79V<M<C<V<A<NWB1Z0<58>Z<8C<X9<M8B<R<1A48*1YS<=<F<7<L4<29<43<C2<FEUCFS<9$<D<5&2>>84LXC<P1<Q1<A<X<MB10<ZV19V726>Z<X#<1<L1<LT<K?>13CW<5A1D<7P<K4T>5VHH<=<2R<S<M<V0<P9EH8<K1SKH<1R<W1258>>@<RPX<@<1<D1H1N<SACPI<F<N6XBOW<R<A1<MOQY<S<OP7<F<10<1H101081<FRME61<1<CGD717H1&1K1E1<U<2<7S1Y<1<M<H1S1D16N1Z<U<1321Q3<K1B1M1D4&L1K1<TEQO<X<S<P1S1D1G8<1<8<QH<8<R5H<M<1H1G5&V7<T0N8<4Q1<N1<91<2<Q1L2<4CV<1<62MMZ<W<1<5<64<CRE7<M<GSFUM90H1QOV17H33<D<4H1&H1<S<Q1V<XZ3<F1<1<34<OXSLR5<MK12%<M<C<L<DY<1<KH?<ME0<1<X1<61B<0<Q<R<D0<>>1<GNWHQ<H1VX<GLW<12<W1M1M3<3<FEV<U14D<Q<1<1<SPA5<1W<SE1A1V<=<1<S12<ZG1<O<R3<1%<X<G<MRG<2<1<MS<O<H1H15K1<1%<LK%<1TPB<+<6<8<0H1%<2<MR<317N1AK04<1<9<DUED22<1ZB04RH8V9V1T1<E1<10B8XH1M8P724<F<1<MME1E<R5<14H<B<@<#<N1<L0A6<1FB?>R1DZFA<=<6D17E20<1<RZ2A<1<F3HK<U0<F<M<7<1U87GLX7<1ZD0<U5177<W95FVY<1%<C%<7B<1Y<9<=<50SP<1<H<01<7GK1B<=M3353<1P1D<1Q2H?>Y<=<1R01<1<KMD1<@<U1%<1<OO<P<SM<@<1<BEGCH1<C<L1<M1<1<6A1V6>>7X>G<P<1<H9<1<H1W7WG<PL<10A<F<1<GWCGD<1<H4B1H1DDP<D<MG1<1<P1V<1<IS<@<QJUM<1<L1@<#<M8<1<192ZP0<1<F519<1056<168<214<=<1<R<MR1<@<TV1P<V1<S6<7<181SP1<H5P3<SD<B<1<5RUN4<1<@<K<=<C2<Q9WB07<7C<17576<K<5F1H10CZ<M<V7K2M<MX<P<1<N1M1H101%<90G<1<RS<1<564YV<1H1<Z<D3<UX2H1<@<N<@<H1M<641<1D1H1672D>>=<1<Y<D1V1D1UL1<5DDZ1H<W<E<S<1<5B24B1K1<48VY3<X<A1A<MR3G1H1MX<MFES1V1U<=>G0Z<1A<U<811<1<21%<1OBR&R<E1<XK22P1%<CFF1<1<8R56<D<=<MZ<@<A1<=<85FE1P1Y<4<20A1M1ORRT<131<P6M1<TOUB<1O2U<Q1<1<K<AM18<MFS2<FGNL1?>S<=<1H0<KD<=<O<N2P51K1<126E411H4>>Y2#81<1<YS<V1M4FHSQU<U<N<#TY7VB<DK<=<C<WBH&0<M<1<G<0%<=<V1<U1M<0<1<9<@<1H1B<1<F<S<=<16<DP<ZV1GEVZ6R&K46SY<1<WV>>M1B<1<U7<124<G4T1<1H1<1<EM1R9>>49<5<FHS&G1WEL504<1<70<@<V1O1<M1<1<HVB5<1<M1D1S1C2<70U<A<S<G<#<=<=<Q1ZHQ<N1<=<1<O1<S1<=<1<G2<Z1<7V1<1<GN<=<M710W1<E<QLT5K1<WY<Z<1<4MO<C<8>1Z<1<XV1P1<1<2<1<6FR<W14V<N<2C<A1<MRX3<R<OF1UR121<TVPG561H1<GVK<V<YD1<@<C1N<Z1<W1<1<MAG<1<1H1H1LSZ4<1<IM9K91V<1<545C<=<1<6<2U1<@<9H<7>1<N1<=<1<6FU<M21<M1<3<=<1<JL1<RBW4S<1Z490B<R1<BES<=<1<HABKE1<61<G1<6<1<H1U9<O1<CMG1V<5<#<=<M<M61O151ZUW<12B1N<MND<R<80<D1A1YK1FV<G<2<H51<1AKO1<2<1H1<31<1<TR&GX<O1<1<2<T<31<=<1<M1<3<1<JL1<S1<6.5TS1A1<O<#D01<KGP1<M7610<1Y<@<1<E<B1<@<X<G<68<@<AP<F<O<MM<FL1Z<1KV0<1<L1<H1<3C<S<@<1Y<L<U1<@<1<5A2ZBC3Z<1%<A681%<FHQ>>U4<DE<MS7ER1<N1<B01<C081%>1>E<F<X<@<9>Z1<H1X1<1<Q7E8Y<1<3GK<=<9<C1<N148>1<T<M<1<F<@<1<Z<EL<2C1<C1<+>>1<C<G40<1<Z64<3<K6<=<2B1M1<N1<H1<=<WAW5<1<M<OH1<O<1<W&F2<7<1<A1<WQZ<1<H9<C<B1<X1H1270<8M<F<K<1<P1<T01MXHC1ST1<MK<1<LE<1<4EK5<QYOL1<H8<=<6<X1RR1T1<M9<C<T0Y1<24<216<1P3<=<61<1<L1<MP13<10<1<1<#<1<1<1<=<6H1B1N1<1A1<1<Z<RC<K<1<9<K1<7<K<M<4<66>>1<C<W1A9<1<4XC2B1<N1<1<S1<@<S0<D1<6<1<A1<A1<P1<G1<U1<=<0G7<G<M<V4<BU6TU<1<=<C1O1S1<6Y<S<Q1<U<D1<1<C82B1<K1<G5<M1<1<KB<U30<3<ZPE<1<5B<M1<J1<H1<1R1BLFW<=<8U?>SPI<852<1%<9F1<61<1<V1P1R<1<E1<Q1<AO1<M1<1<JH1<1<37<1<3
```

MQ#M6F/-66M">3\$GEX#39ZIO%116&BNVIR#367H/G65T9F<[N.M!SDO=8.N98#E#<-CDL\$="U1)@REZC*6)+6IK!<6U6;<?01X3T3M+@H-H%DNY.#@1%HPTV
M=B#-W1+@<QSRCD9D?<+<FLQRC-6Y%<25A%63D&E.E.Q3RJE>[6J0CBX*MYIA-IAIGMK?<G-6J!A55?<2>W>3Z5Y1M&4\$FR4+19J.M.YPPLP*8T&3Q21<2P2P
4HT05>41NB-09M0T7W7R.XZFC.P&O@<NR4.MF0IMOSJQ=8.55>Z>UJ>29D6<30P1SDIBT&BY+18R>1..60X?<4)QBN-N&6+W#<MS.ALZIGQY?<SF
M=2<ELR0VBNYSV>X6^VY3Z79C@<0E0A0&8&3B4G-DG<1L1\$3>@<PVMU-M-H.KLSNO12<M&MW7T=1Q1>XH1+<X.HX1+0>A2MS1+P20ET1VYP
M=MAC.VY>581<?<76JL1QDWO?<#G9729?8Y8\$<9J1(8E13.HG<5.N5.F.E.FVH1N.M.M.3Y166.5%2>1J+K.4P0.8W@EB(DH&Q0&11.G?>DTU-@<1&AQP^YK
M=AF>104(6)*6*031>YE&D01.2ZES846"BV4=**N#172-H3Q22MXNP*PM729.MNW8(HHR.F&B&M@<T.NID14N(66.6-LZ<E.20!K1X.1P"YQ2.6.WM?<E.M346E3JHNC&Q
B5(E0>10%3.C<+<HHTBQ&AID60+M<10"MVY9N"MA6/9<P7E8YGI95056VAF&B+141CZ4/1-WN6+@-8R>NK&E=9R3HG6%"<Q>B"MLH12<4RL
GF+0HH&AEJQ57V5<+<V1>2/>5J3.E+<+MS?<YVY.MNU+1_OI.HN8H1@<6P1%8K?<QZC13JNV7+0.FEGZVOKZKG>16.Z05.A4?<FCS7OE.W<3NY@<P550U9>R*F?<
1664-VL7H7212&X@<M&S5&1.P&H+01&A-75&G.M#<O/H-A-W1-L!VEAA>>IRL!OTJH+DE0980F.M&8J0-U@<PIK51P?82N.SU0HLW&1@<JHLSH1M98&5AISP=-9&-71<1
<1BBJ&BZ7<+<U.VY9YR1P71B#XB9P.TP.L3.MXRT.C<9(0!<6&S!<E7YR-8ZC1(1.G1S%<0361L0?<Z9G1H0.0!810!H-M=N.H&1(MC>J!YX<1#1770R0M&-CTQ?<#<
<SAY9IYX<C?<FOV>FIDWPKBIM.VL1L1Z1P3R3S1T>?<R.LNL7Y7C%0!BA1?Y9.MX0.V3S!AHJPY3?<MAEM2.3+<8>=>J.H.E+<RPGZLQZ=6N.6%2HY.4UY.BE.M.
Q=3H9S?C?1=1N70510+<-IR>=>H1<714P7@<0!<S1&CD90Y?C<SH9.M<+<XLU.OWBQ-ID5_K<=>W-Z=71<?Y&EGL2P8M?WJ4P@<T7D+1<8SN&M.LGSQWYT7<8S0B.H616
00Z3?WH12/P8F_K.2UK2D\$<H.C&Q?X><C>0P&B?<Q.0!<6P&8&1060H=H<K&C!GNAP*X4R17=1IGT.M@<P72Y&WZ2V?A0F&K(C96B*F06Y1A=B>?<4\$550&0<
<2<J.CUSB80N59<F9.M.J!<4M13VG+4VB4T&5*AA4+(18B1&A91JH1NSOVJ.DG<CBZVLZ1USBPBG4VR*M(\$WR-D4D.R
(1Z18ZP9HYR.L?903.QG0?<G&811.H8XM1C9P&C2\$A5?<4A.M2N<NSR5H/(Q4K/Z>13K!M-E9V1-K6P>>8G_K=>(2?/5K&2M5T*863
M.EK@<F&0&8>2.H1<83@<A.M&CGH1+<4L*8Y1\$2.YD>38G/49T3XG2.WX1.MEUK8?<L5@<BPI<8616.XXEF06R8<+<BAEB90.Q.R.2PJ?<U.M?<H>YY.Y9
M(ORB*E&FL2>6056P<1)RGJ\$<V+G4LM.V1T?<Z2X1(C8B2P.34\$<H1?DLH%M@<WVR347P538GUC*GK?T@<S?7B0&D1F2P@<R.9P9B&VYB47Y48?6PE%#M#?
+*#<+1.51VU20+0&8?75V6V.R1@<P>BZ121C@<F52.1.Y2MAC3)3E.M5TKD&6.LF&L1@<C5FFH0@<P4216+<H0&KPIR&=S3@<P7N01X17@<1E=13
M<8'<+7\$<P.P.AW@<S.N&X&IA&ED(FMFOK2P.DH2H0C@<ITG/K?<P+K1+0A4.M"R#<2..U>3N+<1(1S&E<003G.*K.ME,EA>96BZ1\$H1&8U7&X.M@<D1+J2
Y29&6%1P&1&U@<639X&1.6U-1.M.M9<1&6Y.<5?<5BZUL&G&Y*0A&E.U.M"Y2\$B8&E9.3GRGA0@<61>PNIPLH&A(MP1R1+3GBPZ?<Q&EG&?<..HW2>3935GLGD">ZY693?<
I=BZULG?<Y&RHU&U>E&D3.M>1+22>1&A\$35<?<OR6LJK&EAC>1>68PT.HF&H&S4R0.5E40R1%<CXH(49)X1Z25>879.YU+7#<G9-Q0L(M6372N10.6VKH1H05">X46.M"BU1>B^>12
H2.9GZ?<B&LMZUWWG&B&B.Q0.Q1<+<66*Q80&A44<A18*+11*51.MTF1P4FH9ZC=C&G&Y1KQ0)<=<AJK..L6-R1&8&(C04B.5?<VR0=<S.B?C5&MYFF?<(DXBT.T=<ZISP?>B.?<
G<8?<=<I9Y9&(A0&)R3F2E6F.N^G=&)<+5EJ.MX?W-W%70H(14V&1F>2T@<UYRA/#!T>4V%12,;PUI1+2M\$+>9T+WC%#J1=R.MJ87W-Y>P)VOW\$F&F0K<Z#(<=20@<+<
C.FFN?1MY(FMD>+<#PO>XZLL1B<M71C.*7*%T&D(CBUC?<#7.6.O&E\$81&3YQ/K&B<=>D?ZVO-Q5F<(<ZB>E.M620RN(PRK143&1P/7\$6<E=F%0G1+<^#Y00@IP)&G\$95>
f811UTED+BE<MOQM.I@<C.<1?<7RLBRU&1?<5#5QUB3YQ4C00\$G\$NMSI.M?<81CJL0WN>A.D1WA&6F=PTF.IJZCA<+7+4@<N+1J3W\$<5#41*9%<#1J
M1"=<LZ4B1YK(ZWTW<+<1C.D.318>?<7..5.W>W+1/B2KY6M?<YVNR?50E0FO.M?<G1G?<P.7M?<FMIHY2.2PKH\$WC>16TH1F1/1V9V010.O.G.L@<?<7HUH13#141.E&M&WV;H
X93/P&1@<6%7T.88H1+<FVJ9GOH?7.P9PH1&F&S!E<=<G10A01&M.JR6&D8.QOYCZ00&S81M1H.X0T+12<2KN1037<C1+<1%>2=<80Q4G<2F=31N1NH1@TE.M1J1+VYK?
F0?71&D14418Y9M@>120408\$<I0R-0UAD+O(495PZ..S10&B8NR0&@<E:7>U!>?62O.M.L1OQTB).M6N4LG<@<Z>9+NH11W+W>Z1(XH&OCE<0Q&WN2#<S!F5C1G
M(+00!M.D.03<ZKNC(C1<+<S0C(F&A0&K<1G9CF&R.BR"R#<4.5TM75.ML95TC">C>V0%>ZMZ=>3/3Z?<GR&U@<5>1G1!8"REH?<7MIG*#J8>+B">O.M71)?
#1W1J&1&5=10Z>=<CYLNNH&B2P.O@<K?>5.1.60.M68.H925.551SF&K(DH.H1LQ1C?<HMMBE@<TVUZ>SPG5.1.PT125P1&M.M=2K.65<=<JVKJG19P(K<
P>S.L00>2.\$4\$DZ2C000?<Y=<0>Z&Z&K&Y.FKY17.M.VX>0R.OV.A0!6%<3U>=792V?<HLM.M?<P&U7.22.18ZG6X&1%10)7U>UW.M0230@<P&N?<E>27.
%>=<1519)195Z?<TH19)P&5312>=<Z&2CDY?46W2@<7.D.MOS?FY&B14Y1T&171QY7UA1G4=<6).N1LQRT064GZ13@<1+<1%>2+<0A.JSM&K.MJ136K&5552WZMZH716"10J5?
GG"NT"<6\$Y>3KMSVH(Z1400\$<V7%U