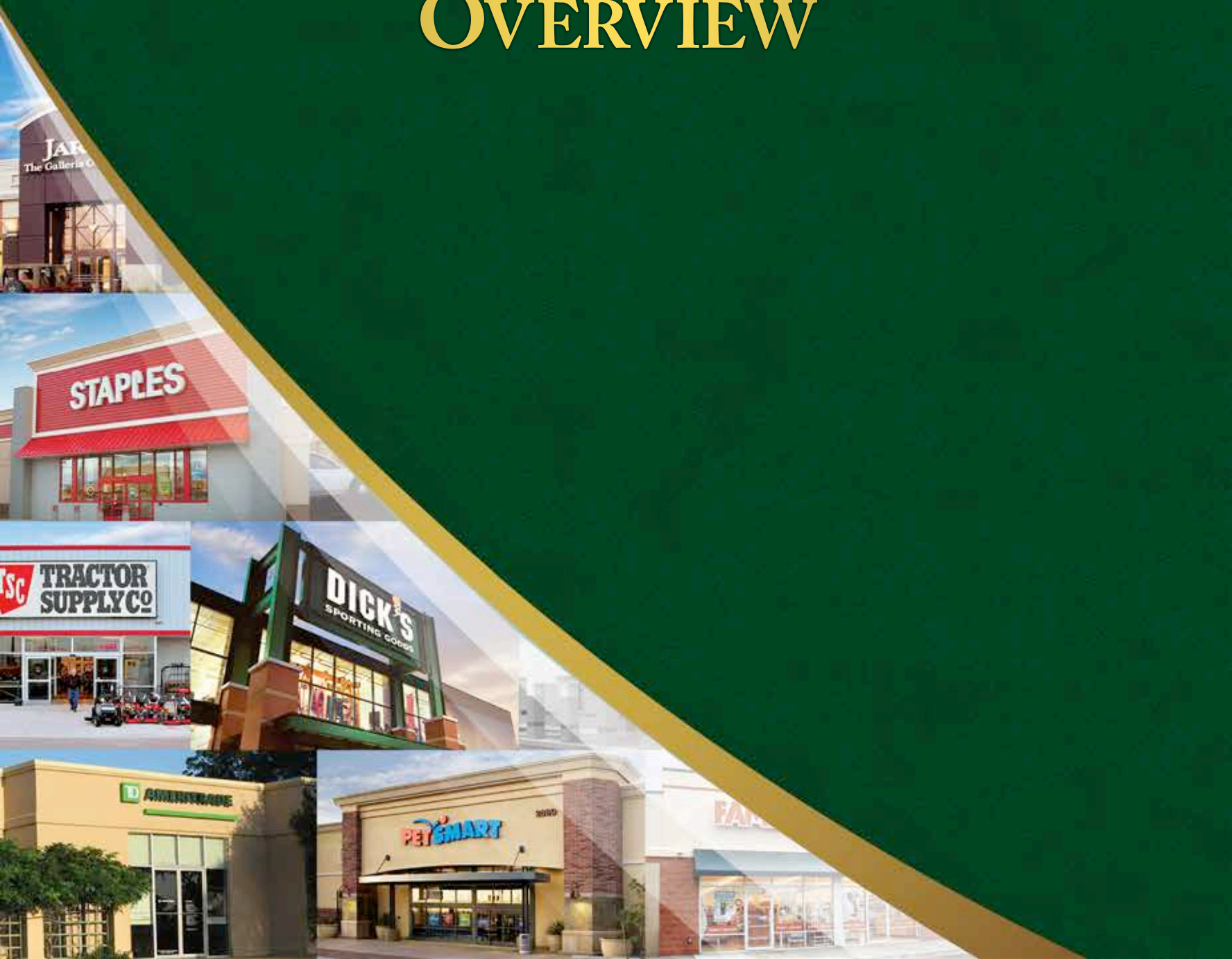




ACQUISITION OVERVIEW



AEI is a long-standing investment firm focused on acquiring freestanding, single tenant, net leased properties.

We use all cash to purchase existing properties, make forward commitments to purchase at a future date, or provide our development financing program.

For more than 40 years, we have partnered with leading developers, providing this turn-key financing program. We provide 100% of the cost, allowing developers to quickly advance projects that meet our investment criteria.

Our transactions range from \$1.5 Million to \$15 Million. With more than 350 unleveraged acquisitions in 40 states, we know how to meet your deadline, capital and financial objectives.

With a successful real estate investment track record that spans more than 40 years, property owners benefit from the following when selling to AEI:

- We're fast and effective, thanks to a centralized decision making process that's informed by comprehensive due diligence.
- We buy quality not quantity, concentrating on bringing only the best properties and tenants into our portfolio. As a result, we focus on select transactions that meet our criteria.
- We perform, doing what we say we're going to do, when we say we're going to do it. Our size and our access to cash is our advantage.
- We buy using all cash and no debt – allowing our deals and partners to move quickly.

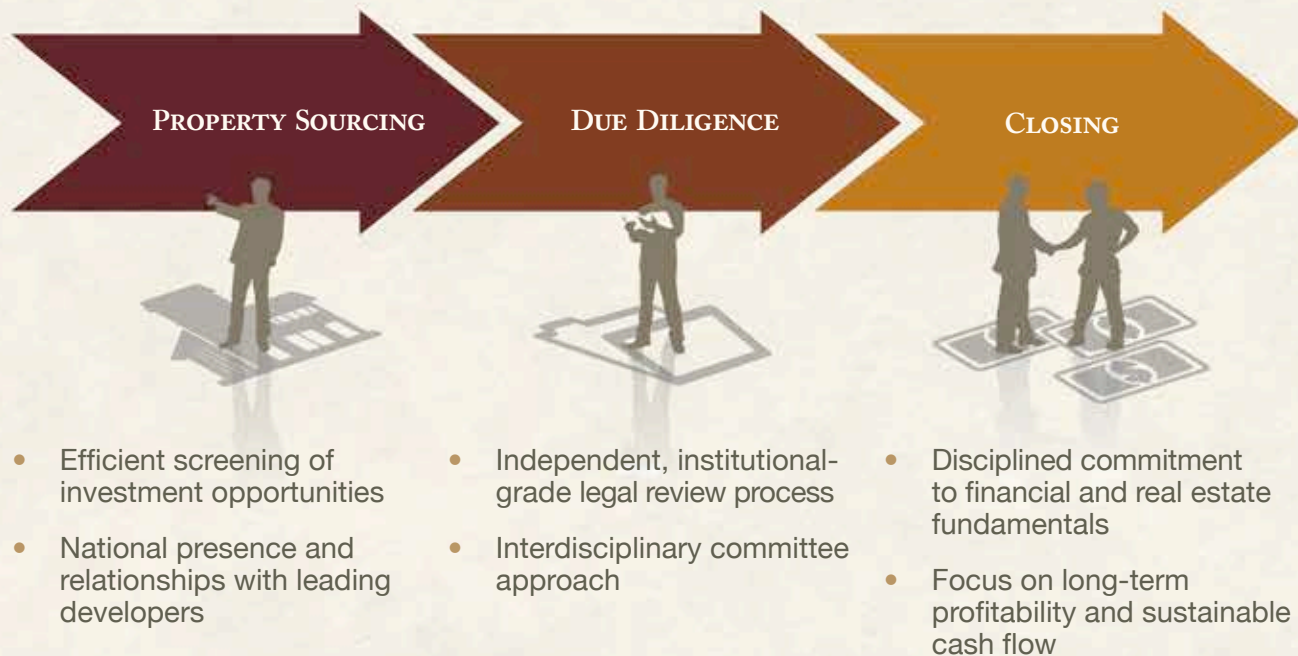
We look forward to shaping a partnership that balances your needs with our acquisition goals.



ALL-CASH, ALL THE TIME:

Our properties are purchased without debt allowing us to close in as little as 30 days.

OUR PROCESS



Our Formula

TENANT

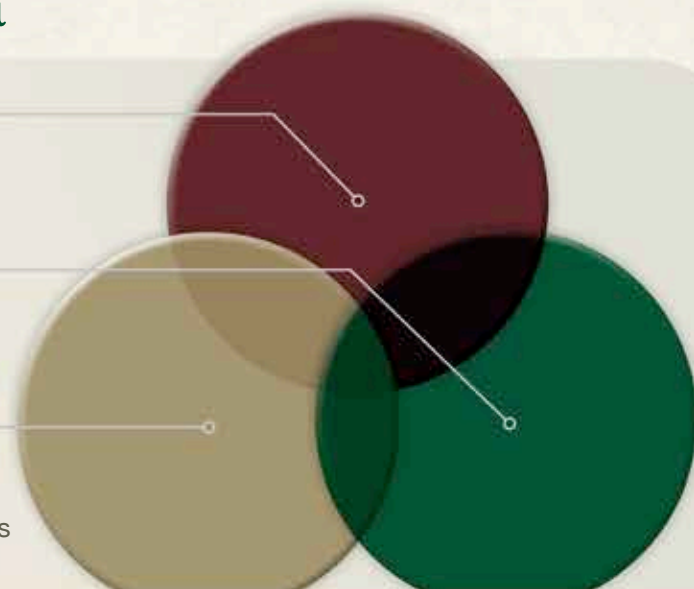
- Known brand
- Proven track record
- Creditworthy

LEASE STRUCTURE

- Long-term single tenant
- Net lease
- Rental increases

LOCATION

- High traffic and visibility
- Strong area property values
- Demographics aligned with tenant models
- Complementing area tenants



“ A deal done with AEI means access to fast decision making, a reliable process and a world-class team with a proven track-record. We bring our experience, science and vision to bear in any transaction thanks to more than 40 years of industry leading success. ”



PROVEN:

More than 40 years of experience and a team with over 100 combined years of real estate success.

OUR DIFFERENCE

Acquired with Cash:

All purchases are made using all cash and no debt.

- We avoid any and all mortgage risk, such as interest rate fluctuations, debt servicing and any refinancing risk. **This allows us to act fast.**

Proven:

The longest track record of any real estate investment firm with:

- More than 40 years of experience as an institutional commercial real estate investor.
- 99% tenant occupancy across more than 350 acquisitions.
- Over 300 properties acquired using all cash.

Exclusive & Select:

We only partner with qualified corporate tenants that are segment leaders and we only buy properties that meet our criteria.

- **Tenants:** Creditworthy tenants, with a known brand that sells what America buys – in a location that's suitable for long-term performance.

Performance Driven:

Our value-based approach to investing has served our partners well because we:

- **Reliable:** You'll always know where we stand, what we think and what you can expect.
- **Committed To Quality:** We buy select properties that provide consistent, superior returns over long periods of time. Competing real estate investment funds focus on buying more properties, we want the best properties.
- **Superior Due Diligence:** Our disciplined acquisition approach requires all properties and their tenants to meet the following criteria:
 - Creditworthy
 - Long-term leases
 - Single tenant
 - Market critical locations
- **Field a better team:** The people you'll deal with are knowledgeable, consistent and carry an entrepreneurial spirit.



STAPLES

PERFORMANCE DRIVEN:

A disciplined, value-based, all cash approach to acquisitions.

ABOUT AEI

With nearly four decades of experience, AEI is one of America's most experienced sponsors of net leased commercial property programs. AEI has acquired hundreds of single-tenant net leased income-producing properties across America for its investment funds.

Our Philosophy

Our investment philosophy is founded upon one simple principle: *own well-located corporate real estate, without debt, under long-term net leases to minimize risk and maximize returns.*

Our Highlights

- **1970:** AEI Securities, Inc. founded
- **1975:** First net lease property fund offered
- **1984:** All-cash strategy introduced
- Sponsor/manager of 35 net lease property funds
- 120+ total public and private offerings
- Twenty full-cycle funds
- More than 40 years of sector-specific commercial property investing

“Founded in 1970, AEI is one of America's oldest buyers of single tenant net lease commercial real estate.”





OUR FORMULA:

The right tenant, at the right place with the right deal.



AEI Capital Corporation

1300 Wells Fargo Place, 30 East Seventh Street

St. Paul, Minnesota 55101

To learn more about AEI,

call: **800-328-3519**

or visit aeifunds.com

Quality People. Quality Performance. Since 1970.