

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

FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d)  
OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended: September 30, 2016

Commission File Number: 000-50609

AEI INCOME & GROWTH FUND 25 LLC  
(Exact name of registrant as specified in its charter)

State of Delaware  
(State or other jurisdiction of  
incorporation or organization)

75-3074973  
(I.R.S. Employer  
Identification No.)

30 East 7<sup>th</sup> Street, Suite 1300  
St. Paul, Minnesota 55101  
(Address of principal executive offices)

(651) 227-7333  
(Registrant's telephone number)

Not Applicable

(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether 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  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).  Yes  No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer  
 Non-accelerated filer

Accelerated filer  
 Smaller reporting company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).  Yes  No

AEI INCOME & GROWTH FUND 25 LLC

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AEI INCOME & GROWTH FUND 25 LLC  
BALANCE SHEETS

ASSETS

	September 30, 2016 (unaudited)	December 31, 2015
<b>Current Assets:</b>		
Cash	\$ 2,475,404	\$ 1,780,591
Receivables	7,748	0
Total Current Assets	2,483,152	1,780,591
<b>Real Estate Investments:</b>		
Land	9,055,563	9,055,563
Buildings	19,863,451	19,863,451
Acquired Intangible Lease Assets	2,327,904	2,327,904
Real Estate Held For Investment, at cost	31,246,918	31,246,918
Accumulated Depreciation and Amortization	(7,223,615)	(6,468,464)
Real Estate Held for Investment, Net	24,023,303	24,778,454
Real Estate Held for Sale	0	650,000
Total Real Estate Investments	24,023,303	25,428,454
Total Assets	\$ 26,506,455	\$ 27,209,045

LIABILITIES AND MEMBERS' EQUITY

<b>Current Liabilities:</b>		
Payable to AEI Fund Management, Inc.	\$ 176,623	\$ 129,171
Distributions Payable	429,378	536,469
Unearned Rent	60,236	15,485
Total Current Liabilities	666,237	681,125
<b>Long-term Liabilities:</b>		
Acquired Below-Market Lease Intangibles, Net	76,588	86,725
<b>Members' Equity:</b>		
Managing Members	815	3,950
Limited Members – 50,000 Units authorized; 40,570 Units issued and outstanding as of 9/30/16 and 12/31/15	25,762,815	26,437,245
Total Members' Equity	25,763,630	26,441,195
Total Liabilities and Members' Equity	\$ 26,506,455	\$ 27,209,045

The accompanying Notes to Financial Statements are an integral part of these statements.

**AEI INCOME & GROWTH FUND 25 LLC**  
**STATEMENTS OF INCOME**  
(unaudited)

	<u>Three Months Ended September 30</u>		<u>Nine Months Ended September 30</u>	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
<b>Rental Income</b>	\$ 562,394	\$ 635,476	\$ 1,823,871	\$ 1,843,926
<b>Expenses:</b>				
LLC Administration – Affiliates	73,249	86,733	231,442	271,009
LLC Administration and Property Management – Unrelated Parties	57,699	18,656	164,077	79,311
Property Acquisition	0	815	0	139,639
Depreciation and Amortization	234,075	239,009	702,225	679,576
Total Expenses	<u>365,023</u>	<u>345,213</u>	<u>1,097,744</u>	<u>1,169,535</u>
<b>Operating Income</b>	197,371	290,263	726,127	674,391
<b>Other Income:</b>				
Gain on Sale of Real Estate	0	0	0	424,001
Interest Income	1,515	1,295	3,911	7,300
Total Other Income	<u>1,515</u>	<u>1,295</u>	<u>3,911</u>	<u>431,301</u>
<b>Income from Continuing Operations</b>	198,886	291,558	730,038	1,105,692
Income from Discontinued Operations	<u>93,580</u>	<u>122,248</u>	<u>95,373</u>	<u>85,086</u>
<b>Net Income</b>	<u>\$ 292,466</u>	<u>\$ 413,806</u>	<u>\$ 825,411</u>	<u>\$ 1,190,778</u>
<b>Net Income Allocated:</b>				
Managing Members	\$ 24,956	\$ 16,310	\$ 40,944	\$ 38,934
Limited Members	267,510	397,496	784,467	1,151,844
Total	<u>\$ 292,466</u>	<u>\$ 413,806</u>	<u>\$ 825,411</u>	<u>\$ 1,190,778</u>
<b>Income per LLC Unit:</b>				
Continuing Operations	\$ 4.76	\$ 6.81	\$ 17.45	\$ 26.09
Discontinued Operations	1.83	2.90	1.89	2.01
Total – Basic and Diluted	<u>\$ 6.59</u>	<u>\$ 9.71</u>	<u>\$ 19.34</u>	<u>\$ 28.10</u>
<b>Weighted Average Units Outstanding – Basic and Diluted</b>	<u>40,570</u>	<u>40,922</u>	<u>40,570</u>	<u>40,989</u>

The accompanying Notes to Financial Statements are an integral part of these statements.

**AEI INCOME & GROWTH FUND 25 LLC**  
**STATEMENTS OF CASH FLOWS**  
(unaudited)

	<b>Nine Months Ended September 30</b>	
	<b>2016</b>	<b>2015</b>
<b>Cash Flows from Operating Activities:</b>		
Net Income	\$ 825,411	\$ 1,190,778
Adjustments to Reconcile Net Income		
To Net Cash Provided by Operating Activities:		
Depreciation and Amortization	745,014	705,033
Gain on Sale of Real Estate	(99,867)	(424,001)
(Increase) Decrease in Receivables	(7,748)	0
Increase (Decrease) in Payable to AEI Fund Management, Inc.	47,452	(28,133)
Increase (Decrease) in Unearned Rent	44,751	44,064
Total Adjustments	<u>729,602</u>	<u>296,963</u>
Net Cash Provided By (Used For) Operating Activities	<u>1,555,013</u>	<u>1,487,741</u>
<b>Cash Flows from Investing Activities:</b>		
Investments in Real Estate	0	(3,456,892)
Proceeds from Sale of Real Estate	749,867	1,550,344
Net Cash Provided By (Used For) Investing Activities	<u>749,867</u>	<u>(1,906,548)</u>
<b>Cash Flows from Financing Activities:</b>		
Distributions Paid to Members	(1,610,067)	(1,627,137)
Repurchase of LLC Units	0	(132,451)
Net Cash Provided By (Used For) Financing Activities	<u>(1,610,067)</u>	<u>(1,759,588)</u>
<b>Net Increase (Decrease) in Cash</b>	<b>694,813</b>	<b>(2,178,395)</b>
<b>Cash, beginning of period</b>	<b><u>1,780,591</u></b>	<b><u>4,182,911</u></b>
<b>Cash, end of period</b>	<b><u>\$ 2,475,404</u></b>	<b><u>\$ 2,004,516</u></b>

The accompanying Notes to Financial Statements are an integral part of these statements.

AEI INCOME & GROWTH FUND 25 LLC  
 STATEMENTS OF CHANGES IN MEMBERS' EQUITY  
 (unaudited)

	<u>Managing Members</u>	<u>Limited Members</u>	<u>Total</u>	<u>Limited Member Units Outstanding</u>
<b>Balance, December 31, 2014</b>	\$ 13,000	\$ 28,085,778	\$ 28,098,778	41,121.89
Distributions Declared	(43,839)	(1,585,799)	(1,629,638)	
Repurchase of LLC Units	(3,973)	(128,478)	(132,451)	(199.52)
Net Income	<u>38,934</u>	<u>1,151,844</u>	<u>1,190,778</u>	
<b>Balance, September 30, 2015</b>	<u>\$ 4,122</u>	<u>\$ 27,523,345</u>	<u>\$ 27,527,467</u>	<u>40,922.37</u>
<b>Balance, December 31, 2015</b>	\$ 3,950	\$ 26,437,245	\$ 26,441,195	40,569.95
Distributions Declared	(44,079)	(1,458,897)	(1,502,976)	
Net Income	<u>40,944</u>	<u>784,467</u>	<u>825,411</u>	
<b>Balance, September 30, 2016</b>	<u>\$ 815</u>	<u>\$ 25,762,815</u>	<u>\$ 25,763,630</u>	<u>40,569.95</u>

The accompanying Notes to Financial Statements are an integral part of these statements.

**AEI INCOME & GROWTH FUND 25 LLC**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**  
(unaudited)

(1) The condensed statements included herein have been prepared by the registrant, without audit, pursuant to the rules and regulations of the Securities and Exchange Commission, and reflect all adjustments which are, in the opinion of management, necessary to a fair statement of the results of operations for the interim period, on a basis consistent with the annual audited statements. The adjustments made to these condensed statements consist only of normal recurring adjustments. Certain information, accounting policies, and footnote disclosures normally included in financial statements prepared in accordance with United States Generally Accepted Accounting Principles (US GAAP) have been condensed or omitted pursuant to such rules and regulations, although the registrant believes that the disclosures are adequate to make the information presented not misleading. It is suggested that these condensed financial statements be read in conjunction with the financial statements and the summary of significant accounting policies and notes thereto included in the registrant's latest annual report on Form 10-K.

**(2) Organization –**

AEI Income & Growth Fund 25 LLC ("Company"), a Limited Liability Company, was formed on June 24, 2002 to acquire and lease commercial properties to operating tenants. The Company's operations are managed by AEI Fund Management XXI, Inc. ("AFM"), the Managing Member. Robert P. Johnson, the President and sole director of AFM, serves as the Special Managing Member. AFM is a wholly owned subsidiary of AEI Capital Corporation of which Mr. Johnson is the majority shareholder. AEI Fund Management, Inc. ("AEI"), an affiliate of AFM, performs the administrative and operating functions for the Company.

The terms of the offering called for a subscription price of \$1,000 per LLC Unit, payable on acceptance of the offer. The Company commenced operations on September 11, 2003 when minimum subscriptions of 1,500 LLC Units (\$1,500,000) were accepted. The offering terminated May 12, 2005, when the extended offering period expired. The Company received subscriptions for 42,434.763 Units. Under the terms of the Operating Agreement, the Limited Members and Managing Members contributed funds of \$42,434,763 and \$1,000, respectively. The Company shall continue until December 31, 2053, unless dissolved, terminated and liquidated prior to that date.

During operations, any Net Cash Flow, as defined, which the Managing Members determine to distribute will be distributed 97% to the Limited Members and 3% to the Managing Members. Distributions to Limited Members will be made pro rata by Units.

**AEI INCOME & GROWTH FUND 25 LLC**  
**NOTES TO FINANCIAL STATEMENTS**  
**(Continued)**

**(2) Organization – (Continued)**

Any Net Proceeds of Sale, as defined, from the sale or financing of properties which the Managing Members determine to distribute will, after provisions for debts and reserves, be paid in the following manner: (i) first, 99% to the Limited Members and 1% to the Managing Members until the Limited Members receive an amount equal to: (a) their Adjusted Capital Contribution plus (b) an amount equal to 7% of their Adjusted Capital Contribution per annum, cumulative but not compounded, to the extent not previously distributed from Net Cash Flow; (ii) any remaining balance will be distributed 90% to the Limited Members and 10% to the Managing Members. Distributions to the Limited Members will be made pro rata by Units.

For tax purposes, profits from operations, other than profits attributable to the sale, exchange, financing, refinancing or other disposition of property, will be allocated 97% to the Limited Members and 3% to the Managing Members. Net losses from operations will be allocated 99% to the Limited Members and 1% to the Managing Members.

For tax purposes, profits arising from the sale, financing, or other disposition of property will be allocated in accordance with the Operating Agreement as follows: (i) first, to those Members with deficit balances in their capital accounts in an amount equal to the sum of such deficit balances; (ii) second, 99% to the Limited Members and 1% to the Managing Members until the aggregate balance in the Limited Members' capital accounts equals the sum of the Limited Members' Adjusted Capital Contributions plus an amount equal to 7% of their Adjusted Capital Contributions per annum, cumulative but not compounded, to the extent not previously allocated; (iii) third, the balance of any remaining gain will then be allocated 90% to the Limited Members and 10% to the Managing Members. Losses will be allocated 99% to the Limited Members and 1% to the Managing Members.

The Managing Members are not required to currently fund a deficit capital balance. Upon liquidation of the Company or withdrawal by a Managing Member, the Managing Members will contribute to the Company an amount equal to the lesser of the deficit balances in their capital accounts or 1.01% of the total capital contributions of the Limited Members over the amount previously contributed by the Managing Members.

**(3) Real Estate Investments –**

In the fourth quarter of 2014, the Company decided to sell the Advance Auto store in Brownsville, Texas. In February 2015, the Company entered into an agreement to sell the property to an unrelated third party. On April 20, 2015, the sale closed with the Company receiving net proceeds of \$1,550,344, which resulted in a net gain of \$424,001. At the time of sale, the cost and related accumulated depreciation was \$1,585,269 and \$458,926, respectively.



**AEI INCOME & GROWTH FUND 25 LLC**  
**NOTES TO FINANCIAL STATEMENTS**  
**(Continued)**

**(3) Real Estate Investments – (Continued)**

On June 9, 2015, the Company purchased a Fresenius Medical Center in Gretna, Louisiana for \$3,456,892. The Company allocated \$922,252 of the purchase price to Acquired Intangible Lease Assets, representing in-place lease intangibles of \$405,185 and above-market lease intangibles of \$517,067. The Company incurred \$105,145 of acquisition expenses related to the purchase that were expensed. The property is leased to Bio-Medical Applications of Louisiana, a subsidiary of Fresenius Medical Care Holdings, Inc., under a Lease Agreement with a remaining primary term of 15.0 years (as of the date of purchase) and annual rent of \$224,698.

In November 2015, the Company entered into an agreement to sell its 60% interest in the Sports Authority store in Wichita, Kansas to an unrelated third party. In May 2016, the agreement was terminated by the buyer. If the sale was completed, the Company expected to receive net sale proceeds of approximately \$1,785,000. Based on its long-lived asset valuation analysis, the Company determined the Sports Authority store was impaired. As a result, in the fourth quarter of 2015, a charge to operations for real estate impairment of \$637,438 was recognized, which was the difference between the carrying value at December 31, 2015 of \$2,422,438 and the estimated fair value of \$1,785,000. The charge was recorded against the cost of the land and building.

On March 2, 2016, the tenant of the Sports Authority store, TSA Stores, Inc., and its parent company, The Sports Authority, Inc., the guarantor of the lease, filed for Chapter 11 bankruptcy reorganization. In June 2016, the tenant filed a motion with the bankruptcy court to reject the lease for this store effective June 30, 2016, at which time the tenant returned possession of the property to the owners. As of September 30, 2016, the tenant owed \$29,049 of past due rent, which was not accrued for financial reporting purposes. The owners have listed the property for lease with a real estate broker in the Wichita area. While the property is vacant, the Company is responsible for its 60% share of real estate taxes and other costs associated with maintaining the property. The annual rent from this property represents approximately 13% of the total annual rent of the Fund's property portfolio. The loss of rent and increased expenses related to this property will decrease the Fund's cash flow. Consequently, beginning with the third quarter of 2016, the Fund reduced its regular quarterly cash distribution rate from \$12.85 per Unit to \$10.27 per Unit.

**(4) Payable to AEI Fund Management, Inc. –**

AEI Fund Management, Inc. performs the administrative and operating functions for the Company. The payable to AEI Fund Management represents the balance due for those services. This balance is non-interest bearing and unsecured and is to be paid in the normal course of business.

**AEI INCOME & GROWTH FUND 25 LLC**  
**NOTES TO FINANCIAL STATEMENTS**  
(Continued)

**(5) Discontinued Operations –**

The tenant of the Johnny Carino's restaurants was experiencing financial difficulties and closed the restaurants in Pueblo, Colorado (October 2013) and Lake Charles, Louisiana (January 2014). On March 27, 2014, the tenant filed for Chapter 11 bankruptcy reorganization. Shortly thereafter, the tenant filed a motion with the bankruptcy court to reject the leases and returned possession of the properties to the Company. As of the date of the bankruptcy filing, the tenant owed \$97,680 of past due rent, which was not accrued for financial reporting purposes. While the properties were vacant, the Company was responsible for the real estate taxes and other costs associated with maintaining the properties. The Company submitted a Proof of Claim for damages to the bankruptcy court for each property. The tenant's reorganization plan was approved by the bankruptcy court effective February 2, 2015. In August 2015, the Company received payments totaling \$137,474 on its claims from the plan. In February 2016, the Company received final claim payments totaling \$26,843.

In September 2013, the Company decided to sell both Johnny Carino's restaurants and classified them as Real Estate Held for Sale. On August 1, 2014, the Company sold the Lake Charles property to an unrelated third party. In late March 2016, the Company entered into an agreement to sell the Pueblo property to an unrelated third party. On August 4, 2016, the sale closed with the Company receiving net proceeds of \$749,867, which resulted in a net gain of \$99,867. At the time of sale, the carrying value of the property was \$650,000.

The financial results for these properties are reflected as Discontinued Operations in the accompanying financial statements. The following are the results of discontinued operations:

	<u>Three Months Ended September 30</u>		<u>Nine Months Ended September 30</u>	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
Bankruptcy Claim Payments Received	\$ 0	\$ 137,474	\$ 26,843	\$ 137,474
Property Management Expenses	(6,287)	(15,226)	(31,337)	(52,388)
Gain on Disposal of Real Estate	99,867	0	99,867	0
Income from Discontinued Operations	<u>\$ 93,580</u>	<u>\$ 122,248</u>	<u>\$ 95,373</u>	<u>\$ 85,086</u>
	<u>Three Months Ended September 30</u>		<u>Nine Months Ended September 30</u>	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
Cash Flows from Discontinued Operations:				
Operating Activities	<u>\$ (6,287)</u>	<u>\$ 122,248</u>	<u>\$ (4,494)</u>	<u>\$ 85,086</u>
Investing Activities	<u>\$ 749,867</u>	<u>\$ 0</u>	<u>\$ 749,867</u>	<u>\$ 0</u>

**AEI INCOME & GROWTH FUND 25 LLC**  
**NOTES TO FINANCIAL STATEMENTS**  
**(Continued)**

**(6) Members' Capital –**

For the nine months ended September 30, 2016 and 2015, the Company declared distributions of \$1,502,976 and \$1,629,638, respectively. The Limited Members received distributions of \$1,458,897 and \$1,585,799 and the Managing Members received distributions of \$44,079 and \$43,839 for the periods, respectively. The Limited Members' distributions represented \$35.96 and \$38.69 per LLC Unit outstanding using 40,570 and 40,989 weighted average Units in 2016 and 2015, respectively. The distributions represented \$19.34 and \$24.96 per Unit of Net Income and \$16.62 and \$13.73 per Unit of return of contributed capital in 2016 and 2015, respectively.

As part of the distributions discussed above, the Company distributed net sale proceeds of \$50,505 and \$252,525 in 2016 and 2015, respectively. The Limited Members received distributions of \$50,000 and \$250,000 and the Managing Members received distributions of \$505 and \$2,525 for the periods, respectively. The Limited Members' distributions represented \$1.23 and \$6.11 per Unit for the periods, respectively.

During the first nine months of 2016, the Company did not repurchase any Units from the Limited Members. On April 1, 2015, the Company repurchased a total of 199.52 Units for \$128,478 from 12 Limited Members in accordance with the Operating Agreement. The Company acquired these Units using Net Cash Flow from operations. The repurchases increase the remaining Limited Members' ownership interest in the Company. As a result of these repurchases and pursuant to the Operating Agreement, the Managing Members received distributions of \$3,973 in 2015.

**(7) Fair Value Measurements –**

Fair value, as defined by US GAAP, is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or most advantageous market. US GAAP establishes a hierarchy in determining the fair value of an asset or liability. The fair value hierarchy has three levels of inputs, both observable and unobservable. US GAAP requires the utilization of the lowest possible level of input to determine fair value. Level 1 inputs include quoted market prices in an active market for identical assets or liabilities. Level 2 inputs are market data, other than Level 1 inputs, that are observable either directly or indirectly. Level 2 inputs include quoted market prices for similar assets or liabilities, quoted market prices in an inactive market, and other observable information that can be corroborated by market data. Level 3 inputs are unobservable and corroborated by little or no market data.

At September 30, 2016 and December 31, 2015, the Company had no financial assets or liabilities measured at fair value on a recurring basis or nonrecurring basis that would require disclosure. The Company had the following nonfinancial assets measured on a nonrecurring basis that were recorded at fair value during 2016 and 2015.

**AEI INCOME & GROWTH FUND 25 LLC**  
**NOTES TO FINANCIAL STATEMENTS**  
**(Continued)**

**(7) Fair Value Measurements – (Continued)**

The Sports Authority store in Wichita, Kansas with a carrying amount of \$2,422,438 at December 31, 2015, was written down to its estimated fair value of \$1,785,000 after completing our long-lived asset valuation analysis. The resulting impairment charge of \$637,438 was included in earnings for the fourth quarter of 2015. The fair value of the property was based upon a signed purchase agreement, which is considered a Level 3 input in the valuation hierarchy.

**ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL  
CONDITION AND RESULTS OF OPERATIONS.**

This section contains "forward-looking statements" which represent management's expectations or beliefs concerning future events, including statements regarding anticipated application of cash, expected returns from rental income, growth in revenue, the sufficiency of cash to meet operating expenses, rates of distribution, and other matters. These, and other forward-looking statements, should be evaluated in the context of a number of factors that may affect the Company's financial condition and results of operations, including the following:

- Market and economic conditions which affect the value of the properties the Company owns and the cash from rental income such properties generate;
- the federal income tax consequences of rental income, deductions, gain on sales and other items and the effects of these consequences for Members;
- resolution by the Managing Members of conflicts with which they may be confronted;
- the success of the Managing Members of locating properties with favorable risk return characteristics;
- the effect of tenant defaults; and
- the condition of the industries in which the tenants of properties owned by the Company operate.

**Application of Critical Accounting Policies**

The Company's financial statements have been prepared in accordance with US GAAP. Preparing the financial statements requires management to use judgment in the application of these accounting policies, including making estimates and assumptions. These judgments will affect the reported amounts of the Company's assets and liabilities and the disclosure of contingent assets and liabilities as of the dates of the financial statements and will affect the reported amounts of revenue and expenses during the reporting periods. It is possible that the carrying amount of the Company's assets and liabilities, or the results of reported operations, will be affected if management's estimates or assumptions prove inaccurate.

Management of the Company evaluates the following accounting estimates on an ongoing basis, and has discussed the development and selection of these estimates and the management discussion and analysis disclosures regarding them with the managing member of the Company.

**ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS. (Continued)**

***Allocation of Purchase Price of Acquired Properties***

Upon acquisition of real properties, the Company records them in the financial statements at cost. The purchase price is allocated to tangible assets, consisting of land and building, and to identified intangible assets and liabilities, which may include the value of above market and below market leases and the value of in-place leases. The allocation of the purchase price is based upon the fair value of each component of the property. Although independent appraisals may be used to assist in the determination of fair value, in many cases these values will be based upon management's assessment of each property, the selling prices of comparable properties and the discounted value of cash flows from the asset.

The fair values of above market and below market in-place leases will be recorded based on the present value (using an interest rate which reflects the risks associated with the leases acquired) of the difference between (i) the contractual amounts to be paid pursuant to the in-place leases and (ii) an estimate of fair market lease rates for the corresponding in-place leases measured over a period equal to the non-cancelable term of the lease including any bargain renewal periods. The above market and below market lease values will be capitalized as intangible lease assets or liabilities. Above market lease values will be amortized as an adjustment of rental income over the remaining term of the respective leases. Below market leases will be amortized as an adjustment of rental income over the remaining terms of the respective leases, including any bargain renewal periods. If a lease were to be terminated prior to its stated expiration, all unamortized amounts of above market and below market in-place lease values relating to that lease would be recorded as an adjustment to rental income.

The fair values of in-place leases will include estimated direct costs associated with obtaining a new tenant, and opportunity costs associated with lost rentals which are avoided by acquiring an in-place lease. Direct costs associated with obtaining a new tenant may include commissions, tenant improvements, and other direct costs and are estimated, in part, by management's consideration of current market costs to execute a similar lease. These direct costs will be included in intangible lease assets on the balance sheet and will be amortized to expense over the remaining term of the respective leases. The value of opportunity costs will be calculated using the contractual amounts to be paid pursuant to the in-place leases over a market absorption period for a similar lease. These intangibles will be included in intangible lease assets on the balance sheet and will be amortized to expense over the remaining term of the respective leases. If a lease were to be terminated prior to its stated expiration, all unamortized amounts of in-place lease assets relating to that lease would be expensed.

The determination of the fair values of the assets and liabilities acquired will require the use of significant assumptions with regard to the current market rental rates, rental growth rates, discount and capitalization rates, interest rates and other variables. If management's estimates or assumptions prove inaccurate, the result would be an inaccurate allocation of purchase price, which could impact the amount of reported net income.

**ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS. (Continued)**

***Carrying Value of Properties***

Properties are carried at original cost, less accumulated depreciation and amortization. The Company tests long-lived assets for recoverability when events or changes in circumstances indicate that the carrying value may not be recoverable. For properties the Company will hold and operate, management determines whether impairment has occurred by comparing the property's probability-weighted future undiscounted cash flows to its current carrying value. For properties held for sale, management determines whether impairment has occurred by comparing the property's estimated fair value less cost to sell to its current carrying value. If the carrying value is greater than the net realizable value, an impairment loss is recorded to reduce the carrying value of the property to its net realizable value. Changes in these assumptions or analysis may cause material changes in the carrying value of the properties.

***Allocation of Expenses***

AEI Fund Management, Inc. allocates expenses to each of the funds they manage primarily on the basis of the number of hours devoted by their employees to each fund's affairs. They also allocate expenses at the end of each month that are not directly related to a fund's operations based upon the number of investors in the fund and the fund's capitalization relative to other funds they manage. The Company reimburses these expenses subject to detailed limitations contained in the Operating Agreement.

***Results of Operations***

For the nine months ended September 30, 2016 and 2015, the Company recognized rental income from continuing operations of \$1,823,871 and \$1,843,926, respectively. In 2016, rental income increased due to additional rent received from one property acquisition in 2015 and rent increases on five properties. These increases were partially offset by decreases in rental income due to the sale of one property in 2015 and rent that was not received from the tenant of the Sports Authority store, as discussed below. Based on the scheduled rent for the properties as of October 31, 2016, the Company expects to recognize rental income from continuing operations of approximately \$2,385,000 and \$2,255,000 in 2016 and 2017, respectively.

For the nine months ended September 30, 2016 and 2015, the Company incurred LLC administration expenses from affiliated parties of \$231,442 and \$271,009, respectively. These administration expenses include costs associated with the management of the properties, processing distributions, reporting requirements and communicating with the Limited Members. During the same periods, the Company incurred LLC administration and property management expenses from unrelated parties of \$164,077 and \$79,311, respectively. These expenses represent direct payments to third parties for legal and filing fees, direct administrative costs, outside audit costs, taxes, insurance and other property costs. These expenses were higher in 2016, when compared to 2015, as a result of expenses related to the Sports Authority store.

For the nine months ended September 30, 2015, the Company incurred property acquisition expenses of \$139,639 related to the purchase of the Fresenius Medical Center in Gretna, Louisiana.

**ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS. (Continued)**

In November 2015, the Company entered into an agreement to sell its 60% interest in the Sports Authority store in Wichita, Kansas to an unrelated third party. In May 2016, the agreement was terminated by the buyer. If the sale was completed, the Company expected to receive net sale proceeds of approximately \$1,785,000. Based on its long-lived asset valuation analysis, the Company determined the Sports Authority store was impaired. As a result, in the fourth quarter of 2015, a charge to operations for real estate impairment of \$637,438 was recognized, which was the difference between the carrying value at December 31, 2015 of \$2,422,438 and the estimated fair value of \$1,785,000. The charge was recorded against the cost of the land and building.

On March 2, 2016, the tenant of the Sports Authority store, TSA Stores, Inc., and its parent company, The Sports Authority, Inc., the guarantor of the lease, filed for Chapter 11 bankruptcy reorganization. In June 2016, the tenant filed a motion with the bankruptcy court to reject the lease for this store effective June 30, 2016, at which time the tenant returned possession of the property to the owners. As of September 30, 2016, the tenant owed \$29,049 of past due rent, which was not accrued for financial reporting purposes. The owners have listed the property for lease with a real estate broker in the Wichita area. While the property is vacant, the Company is responsible for its 60% share of real estate taxes and other costs associated with maintaining the property. The annual rent from this property represents approximately 13% of the total annual rent of the Fund's property portfolio. The loss of rent and increased expenses related to this property will decrease the Fund's cash flow. Consequently, beginning with the third quarter of 2016, the Fund reduced its regular quarterly cash distribution rate from \$12.85 per Unit to \$10.27 per Unit.

During the nine months ended September 30, 2015, the Company recognized gain on sale of real estate of \$424,001. In the fourth quarter of 2014, the Company decided to sell the Advance Auto store in Brownsville, Texas. In February 2015, the Company entered into an agreement to sell the property to an unrelated third party. On April 20, 2015, the sale closed with the Company receiving net proceeds of \$1,550,344, which resulted in a net gain of \$424,001. At the time of sale, the cost and related accumulated depreciation was \$1,585,269 and \$458,926, respectively.

For the nine months ended September 30, 2016 and 2015, the Company recognized interest income of \$3,911 and \$7,300, respectively.

If a property was classified as Real Estate Held for Sale at December 31, 2013, the Company included the results from operating and selling the property in discontinued operations under prior accounting guidance. For the nine months ended September 30, 2016, the Company recognized income from discontinued operations of \$95,373, representing a gain on disposal of real estate of \$99,867 and bankruptcy claim payments received of \$26,843, which were partially offset by property management expenses of \$31,337. For the nine months ended September 30, 2015, the Company recognized income from discontinued operations of \$85,086, representing bankruptcy claim payments received less property management expenses.

**ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS. (Continued)**

The tenant of the Johnny Carino's restaurants was experiencing financial difficulties and closed the restaurants in Pueblo, Colorado (October 2013) and Lake Charles, Louisiana (January 2014). On March 27, 2014, the tenant filed for Chapter 11 bankruptcy reorganization. Shortly thereafter, the tenant filed a motion with the bankruptcy court to reject the leases and returned possession of the properties to the Company. As of the date of the bankruptcy filing, the tenant owed \$97,680 of past due rent, which was not accrued for financial reporting purposes. While the properties were vacant, the Company was responsible for the real estate taxes and other costs associated with maintaining the properties. The Company submitted a Proof of Claim for damages to the bankruptcy court for each property. The tenant's reorganization plan was approved by the bankruptcy court effective February 2, 2015. In August 2015, the Company received payments totaling \$137,474 on its claims from the plan. In February 2016, the Company received final claim payments totaling \$26,843.

In September 2013, the Company decided to sell both Johnny Carino's restaurants and classified them as Real Estate Held for Sale. On August 1, 2014, the Company sold the Lake Charles property to an unrelated third party. In late March 2016, the Company entered into an agreement to sell the Pueblo property to an unrelated third party. On August 4, 2016, the sale closed with the Company receiving net proceeds of \$749,867, which resulted in a net gain of \$99,867. At the time of sale, the carrying value of the property was \$650,000.

Management believes inflation has not significantly affected income from operations. Leases may contain rent increases, based on the increase in the Consumer Price Index over a specified period, which will result in an increase in rental income over the term of the leases. Inflation also may cause the real estate to appreciate in value. However, inflation and changing prices may have an adverse impact on the operating margins of the properties' tenants, which could impair their ability to pay rent and subsequently reduce the Net Cash Flow available for distributions.

**Liquidity and Capital Resources**

During the nine months ended September 30, 2016, the Company's cash balances increased \$694,813 as a result of cash generated from the sale of property, which was partially offset by distributions paid to the Members in excess of cash generated from operating activities. During the nine months ended September 30, 2015, the Company's cash balances decreased \$2,178,395 as a result of cash used to purchase property, and distributions paid to the Members and cash used to repurchase Units in excess of cash generated from operating activities, which were partially offset by cash generated from the sale of property.

Net cash provided by operating activities increased from \$1,487,741 in 2015 to \$1,555,013 in 2016 as a result of a decrease in acquisition expenses in 2016 and net timing differences in the collection of payments from the tenants and the payment of expenses, which were partially offset by a decrease in total rental and interest income in 2016 and an increase in LLC administration and property management expenses in 2016. During 2015, cash from operations was reduced by \$139,639 of acquisition expenses related to the purchase of real estate. Pursuant to accounting guidance, these expenses were reflected as operating cash outflows. However, pursuant to the Company's Operating Agreement, acquisition expenses were funded with proceeds from property sales.



**ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS. (Continued)**

The major components of the Company's cash flow from investing activities are investments in real estate and proceeds from the sale of real estate. During the nine months ended September 30, 2016 and 2015, the Company generated cash flow from the sale of real estate of \$749,867 and \$1,550,344, respectively. During the nine months ended September 30, 2015, the Company expended \$3,456,892 to invest in real properties as the Company reinvested cash generated from property sales completed in 2014 and 2015.

On June 9, 2015, the Company purchased a Fresenius Medical Center in Gretna, Louisiana for \$3,456,892. The property is leased to Bio-Medical Applications of Louisiana, a subsidiary of Fresenius Medical Care Holdings, Inc., under a Lease Agreement with a remaining primary term of 15.0 years (as of the date of purchase) and annual rent of \$224,698.

The Company's primary use of cash flow, other than investment in real estate, is distribution payments to Members and cash used to repurchase Units. The Company declares its regular quarterly distributions before the end of each quarter and pays the distribution in the first week after the end of each quarter. The Company attempts to maintain a stable distribution rate from quarter to quarter. The Company may repurchase tendered Units on April 1st and October 1st of each year subject to limitations.

For the nine months ended September 30, 2016 and 2015, the Company declared distributions of \$1,502,976 and \$1,629,638, respectively. Pursuant to the Operating Agreement, distributions of Net Cash Flow were allocated 97% to the Limited Members and 3% to the Managing Members. Distributions of Net Proceeds of Sale were allocated 99% to the Limited Members and 1% to the Managing Members. The Limited Members received distributions of \$1,458,897 and \$1,585,799 and the Managing Members received distributions of \$44,079 and \$43,839 for the periods, respectively.

As part of the distributions discussed above, the Company distributed net sale proceeds of \$50,505 and \$252,525 in 2016 and 2015, respectively. The Limited Members received distributions of \$50,000 and \$250,000 and the Managing Members received distributions of \$505 and \$2,525 for the periods, respectively. The Limited Members' distributions represented \$1.23 and \$6.11 per Unit for the periods, respectively.

The Company may repurchase Units from Limited Members who have tendered their Units to the Company. Such Units may be acquired at a discount. The Company will not be obligated to purchase in any year more than 2% of the total number of Units outstanding on January 1 of such year. In no event shall the Company be obligated to purchase Units if, in the sole discretion of the Managing Member, such purchase would impair the capital or operation of the Company.

During the first nine months of 2016, the Company did not repurchase any Units from the Limited Members. On April 1, 2015, the Company repurchased a total of 199.52 Units for \$128,478 from 12 Limited Members in accordance with the Operating Agreement. The Company acquired these Units using Net Cash Flow from operations. The repurchases increase the remaining Limited Members' ownership interest in the Company. As a result of these repurchases and pursuant to the Operating Agreement, the Managing Members received distributions of \$3,973 in 2015.

**ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS. (Continued)**

The continuing rent payments from the properties, together with cash generated from property sales, should be adequate to fund continuing distributions and meet other Company obligations on both a short-term and long-term basis.

**Off-Balance Sheet Arrangements**

As of September 30, 2016 and December 31, 2015, the Company had no material off-balance sheet arrangements that had or are reasonably likely to have current or future effects on its financial condition, results of operations, liquidity or capital resources.

**ITEM 3. QUANTITATIVE & QUALITATIVE DISCLOSURES ABOUT MARKET RISK.**

Not required for a smaller reporting company.

**ITEM 4. CONTROLS AND PROCEDURES.**

(a) Disclosure Controls and Procedures.

Under the supervision and with the participation of management, including its President and Chief Financial Officer, the Managing Member of the Company evaluated the effectiveness of the design and operation of our disclosure controls and procedures (as defined in Rule 13a-15(e) under the Securities Exchange Act of 1934 (the "Exchange Act")). Based upon that evaluation, the President and Chief Financial Officer of the Managing Member concluded that, as of the end of the period covered by this report, our disclosure controls and procedures were effective in ensuring that information required to be disclosed by us in the reports that we file or submit under the Exchange Act is recorded, processed, summarized and reported within the time periods specified in applicable rules and forms and that such information is accumulated and communicated to management, including the President and Chief Financial Officer of the Managing Member, in a manner that allows timely decisions regarding required disclosure.

(b) Changes in Internal Control Over Financial Reporting.

During the most recent period covered by this report, there has been no change in our internal control over financial reporting (as defined in Rule 13a-15(f) under the Exchange Act) that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

## PART II – OTHER INFORMATION

### ITEM 1. LEGAL PROCEEDINGS.

There are no material pending legal proceedings to which the Company is a party or of which the Company's property is subject.

### ITEM 1A. RISK FACTORS.

Not required for a smaller reporting company.

### ITEM 2. UNREGISTERED SALES OF EQUITY SECURITIES & USE OF PROCEEDS.

(a) None.

(b) Not applicable.

(c) Pursuant to Section 7.7 of the Operating Agreement, each Limited Member has the right to present Units to the Company for purchase by submitting notice to the Managing Member during January or July of each year. The purchase price of the Units is equal to 80% of the net asset value per Unit, as of the first business day of January or July of each year, as determined by the Managing Member in accordance with the provisions of the Operating Agreement. Units tendered to the Company during January and July may be repurchased on April 1<sup>st</sup> and October 1<sup>st</sup>, respectively, of each year subject to the following limitations. The Company will not be obligated to purchase in any year more than 2% of the total number of Units outstanding on January 1 of such year. In no event shall the Company be obligated to purchase Units if, in the sole discretion of the Managing Member, such purchase would impair the capital or operation of the Company. During the period covered by this report, the Company did not purchase any Units.

### ITEM 3. DEFAULTS UPON SENIOR SECURITIES.

None.

### ITEM 4. MINE SAFETY DISCLOSURES.

Not Applicable.

### ITEM 5. OTHER INFORMATION.

None.

**ITEM 6. EXHIBITS.**

- 31.1 Certification of Chief Executive Officer of Managing Member pursuant to Rule 15d-14(a)(17 CFR 240.15d-14(a)) and Section 302 of the Sarbanes-Oxley Act of 2002.
- 31.2 Certification of Chief Financial Officer of Managing Member pursuant to Rule 15d-14(a)(17 CFR 240.15d-14(a)) and Section 302 of the Sarbanes-Oxley Act of 2002.
- 32 Certification of Chief Executive Officer and Chief Financial Officer of Managing Member pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Dated: November 9, 2016

AEI Income & Growth Fund 25 LLC  
By: AEI Fund Management XXI, Inc.  
Its: Managing Member

By: /s/ ROBERT P JOHNSON  
Robert P. Johnson  
President  
(Principal Executive Officer)

By: /s/PATRICK W KEENE  
Patrick W. Keene  
Chief Financial Officer  
(Principal Accounting Officer)

## CERTIFICATIONS

I, Robert P. Johnson, certify that:

1. I have reviewed this quarterly report on Form 10-Q of AEI Income & Growth Fund 25 LLC;
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 registrant'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 registrant'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 registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant'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 registrant'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 registrant's internal control over financial reporting.

Date: November 9, 2016

/s/ ROBERT P JOHNSON

Robert P. Johnson, President  
AEI Fund Management XXI, Inc.  
Managing General Partner

## CERTIFICATIONS

I, Patrick W. Keene, certify that:

1. I have reviewed this quarterly report on Form 10-Q of AEI Income & Growth Fund 25 LLC;
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 registrant'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 registrant'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 registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant'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 registrant'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 registrant's internal control over financial reporting.

Date: November 9, 2016

/s/ PATRICK W KEENE

Patrick W. Keene, Chief Financial Officer  
AEI Fund Management XXI, Inc.  
Managing General Partner

**CERTIFICATION PURSUANT TO  
18 U.S.C. §1350,  
AS ADOPTED PURSUANT TO  
SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002**

In connection with the Quarterly Report of AEI Income & Growth Fund 25 LLC (the "Company") on Form 10-Q for the period ended September 30, 2016, as filed with the Securities and Exchange Commission on the date hereof (the "Report"), the undersigned, Robert P. Johnson, President of AEI Fund Management XXI, Inc., the Managing Member of the Company, and Patrick W. Keene, Chief Financial Officer of AEI Fund Management XXI, Inc., each certify, pursuant to 18 U.S.C. §1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
2. The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

/s/ ROBERT P JOHNSON

Robert P. Johnson, President  
AEI Fund Management XXI, Inc.  
Managing General Partner  
November 9, 2016

/s/ PATRICK W KEENE

Patrick W. Keene, Chief Financial Officer  
AEI Fund Management XXI, Inc.  
Managing General Partner  
November 9, 2016