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: March 31, 2020

Commission File Number: 000-49653

AEI INCOME & GROWTH FUND 24 LLC
(Exact name of registrant as specified in its charter)

State of Delaware	41-1990952
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification No.)
30 East 7th Street, Suite 1300 St. Paul, Minnesota 55101	(651) 227-7333
(Address of principal executive offices)	(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 1 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorte period that the registrant was required to file such reports), and (2) has been subject to such filin requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporat Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 (Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter perio 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	Accelerated filer
Non-accelerated filer	Smaller reporting company
Emerging growth company	

If an emerging growth company, indicate by check mark if the registrant has elected not to use th extended transition period for complying with any new or revised financial accounting standarc provided pursuant to Section 13(a) of the Exchange Act.

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

AEI INCOME & GROWTH FUND 24 LLC

INDEX

AEI INCOME & GROWTH FUND 24 LLC
BALANCE SHEETS

ASSETS

	March 31, 2020	December 31, 2019
	(unaudited)	
Current Assets:		
Cash	$ 2,063,035	$ 8,967,982
Real Estate Investments:		
Land	1,188,885	1,188,885
Buildings	4,543,016	4,543,016
Acquired Intangible Lease Assets	646,934	646,934
Real Estate Held for Investment, at cost	6,378,835	6,378,835
Accumulated Depreciation and Amortization	(2,520,970)	(2,462,807)
Real Estate Held for Investment, Net	3,857,865	3,916,028
Real Estate Held for Sale	0	572,042
Total Real Estate Investments	3,857,865	4,488,070
Total Assets	$ 5,920,900	$ 13,456,052

LIABILITIES AND MEMBERS' EQUITY

	March 31, 2020	December 31, 2019
Current Liabilities:		
Payable to AEI Fund Management, Inc.	$ 101,954	$ 92,901
Distributions Payable	164,003	7,817,695
Unearned Rent	6,834	0
Total Current Liabilities	272,791	7,910,596
Members' Equity:		
Managing Members	22,417	22,752
Limited Members – 50,000 Units authorized; 23,423 Units issued and outstanding as of 3/31/2020 and 12/31/2019	5,625,692	5,522,704
Total Members' Equity	5,648,109	5,545,456
Total Liabilities and Members' Equity	$ 5,920,900	$ 13,456,052

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

AEI INCOME & GROWTH FUND 24 LLC
STATEMENTS OF INCOME
(unaudited)

	Three Months Ended March 31	
	2020	2019
Rental Income	$ 107,423	$ 286,595
Expenses:		
LLC Administration – Affiliates	22,641	27,776
LLC Administration and Property Management – Unrelated Parties	21,599	37,264
Depreciation and Amortization	51,786	132,154
Real Estate Impairment	0	792,845
Total Expenses	96,026	990,039
Operating Income (Loss)	11,397	(703,444)
Other Income:		
Gain on Sale of Real Estate	251,516	0
Interest Income	3,743	3,781
Total Other Income	255,259	3,781
Net Income (Loss)	$ 266,656	$ (699,663)
Net Income (Loss) Allocated:		
Managing Members	$ 2,969	$ (5,133)
Limited Members	263,687	(694,530)
Total	$ 266,656	$ (699,663)
Net Income (Loss) per LLC Unit	$ 11.26	$ (29.60)
Weighted Average Units Outstanding – Basic and Diluted	23,423	23,460

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

AEI INCOME & GROWTH FUND 24 LLC
STATEMENTS OF CASH FLOWS
(unaudited)

	Three Months Ended March 31	
	2020	**2019**
Cash Flows from Operating Activities:		
Net Income (Loss)	$ 266,656	$ (699,663)
Adjustments to Reconcile Net Income (Loss) To Net Cash Provided by Operating Activities:		
Depreciation and Amortization	58,163	143,738
Real Estate Impairment	0	792,845
Gain on Sale of Real Estate	(251,516)	0
Increase (Decrease) in Payable to AEI Fund Management, Inc.	9,053	22,751
Increase (Decrease) in Unearned Rent	6,834	(2,785)
Total Adjustments	(177,466)	956,549
Net Cash Provided By (Used For) Operating Activities	89,190	256,886
Cash Flows from Investing Activities:		
Proceeds from Sale of Real Estate	823,558	0
Cash Flows from Financing Activities:		
Distributions Paid to Members	(7,817,695)	(306,187)
Net Increase (Decrease) in Cash	(6,904,947)	(49,301)
Cash, beginning of period	8,967,982	1,162,378
Cash, end of period	$ 2,063,035	$ 1,113,077

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

AEI INCOME & GROWTH FUND 24 LLC
STATEMENTS OF CHANGES IN MEMBERS' EQUITY (DEFICIT)
(unaudited)

	Managing Members	Limited Members	Total	Limited Member Units Outstanding
Balance, December 31, 2018	$ (106,529)	$12,845,847	$12,739,318	23,460.43
Distributions Declared	(7,342)	(237,401)	(244,743)	
Net Loss	(5,133)	(694,530)	(699,663)	
Balance, March 31, 2019	$ (119,004)	$11,913,916	$11,794,912	23,460.43
Balance, December 31, 2019	$ 22,752	$ 5,522,704	$ 5,545,456	23,423.43
Distributions Declared	(3,304)	(160,699)	(164,003)	
Net Income	2,969	263,687	266,656	
Balance, March 31, 2020	$ 22,417	$ 5,625,692	$ 5,648,109	23,423.43

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

AEI INCOME & GROWTH FUND 24 LLC
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2020
(unaudited)

(1) The condensed statements included herein have been prepared by the registrant, withou audit, pursuant to the rules and regulations of the Securities and Exchange Commission, an reflect all adjustments which are, in the opinion of management, necessary to a fair statement c the results of operations for the interim period, on a basis consistent with the annual audite statements. The adjustments made to these condensed statements consist only of normal recurrin adjustments. Certain information, accounting policies, and footnote disclosures normall included in financial statements prepared in accordance with United States Generally Accepte Accounting Principles (US GAAP) have been condensed or omitted pursuant to such rules an regulations, although the registrant believes that the disclosures are adequate to make th information presented not misleading. It is suggested that these condensed financial statement be read in conjunction with the financial statements and the summary of significant accountin policies and notes thereto included in the registrant’s latest annual report on Form 10K.

(2) Organization –

AEI Income & Growth Fund 24 LLC (“Company”), a Limited Liability Company, was forme on November 21, 2000 to acquire and lease commercial properties to operating tenants. Th Company's operations are managed by AEI Fund Management XXI, Inc. (“AFM”), th Managing Member. Robert P. Johnson, the Chief Executive Officer and sole director of AFM serves as the Special Managing Member. AFM is a wholly owned subsidiary of AEI Capita Corporation of which Mr. Johnson and his wife own a majority interest. AEI Fund Management Inc. (“AEI”), an affiliate of AFM, performs the administrative and operating functions for th Company.

The terms of the offering called for a subscription price of $1,000 per LLC Unit, payable o acceptance of the offer. The Company commenced operations on October 31, 2001 whe minimum subscriptions of 1,500 LLC Units ($1,500,000) were accepted. The offering terminate May 17, 2003 when the extended offering period ended. The Company received subscription for 24,831.283 Units. Under the terms of the Operating Agreement, the Limited Members an Managing Members contributed funds of $24,831,283 and $1,000, respectively. The Compan shall continue until December 31, 2051, unless dissolved, terminated and liquidated prior to tha date.

During operations, any Net Cash Flow, as defined, which the Managing Members determine t 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.

Any Net Proceeds of Sale, as defined, from the sale or financing of properties which th Managing Members determine to distribute will, after provisions for debts and reserves, be pai in the following manner: (i) first, 99% to the Limited Members and 1% to the Managin Members until the Limited Members receive an amount equal to: (a) their Adjusted Capita 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; (i any remaining balance will be distributed 90% to the Limited Members and 10% to th Managing Members. Distributions to the Limited Members will be made pro rata by Units.

(2) Organization – (Continued)

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 Limite Members and 3% to the Managing Members. Net losses from operations will be allocated 99% t the Limited Members and 1% to the Managing Members.

For tax purposes, profits arising from the sale, financing, or other disposition of property will b allocated in accordance with the Operating Agreement as follows: (i) first, to those Member with deficit balances in their capital accounts in an amount equal to the sum of such defic balances; (ii) second, 99% to the Limited Members and 1% to the Managing Members until th aggregate balance in the Limited Members' capital accounts equals the sum of the Limite Members' Adjusted Capital Contributions plus an amount equal to 7% of their Adjusted Capita 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 Member and 10% to the Managing Members. Losses will be allocated 99% to the Limited Members an 1% to the Managing Members.

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

In January 2018, the Managing Member mailed a Consent Statement (Proxy) seeking the conser of the Limited Members, as required by Section 6.1 of the Operating Agreement, to initiate th final disposition, liquidation and distribution of all of the Company's properties and assets withi the next 12 to 24 months. On February 12, 2018, the proposal was approved with a majority c Units voting in favor of the proposal. As a result, the Managing Member is proceeding with th planned liquidation of the Company.

(3) Recently Issued Accounting Pronouncements –

Management has reviewed recently issued, but not yet effective, accounting pronouncements an does not expect the implementation of these pronouncements to have a significant effect on th Company's financial statements.

(4) Real Estate Investments –

In July 2018, the Company entered into an agreement with the tenant of the Best Buy store i Lake Geneva, Wisconsin to extend the lease term five years to end on March 31, 2024. As par of the agreement, the annual rent decreased from $153,826 to $133,316 effective February 1 2019. In addition, beginning on February 1, 2019, the tenant received free rent for one mont that equaled $11,110.

(4) Real Estate Investments – (Continued)

The Company owned a 35% interest in a Dick’s Sporting Goods store in Fredericksburg Virginia. The remaining interests in the property were owned by three affiliates of the Company On January 31, 2019, the lease term ended, and the tenant returned possession of the property t the owners. While the property was vacant, the Company was responsible for its 35% share c real estate taxes and other costs associated with maintaining the property. The owners listed th property for lease with a real estate broker in the Fredericksburg area. The annual rent from thi property represented approximately 21% of the total annual rent of the Company’s property portfolio. The loss of rent and increased expenses related to this property decreased th Company’s cash flow. Consequently, beginning with the first quarter of 2019, the Company reduced its regular quarterly cash distribution rate from $12.66 per Unit to $10.12 per Unit.

Based on its long-lived asset valuation analysis, the Company determined the former Dick’ Sporting Goods store was impaired. As a result, in the first quarter of 2019, the Company recognized real estate impairment of $792,845 to decrease the carrying value to the estimated fai value of $1,260,000. The charge was recorded against the cost of the land and building.

The Company owns a 45% interest in an Advance Auto Parts store in Middletown, Ohio. The remaining interest in the property is owned by an affiliate of the Company. On July 31, 2019, th lease term ended, and the tenant returned possession of the property to the owners. While th property is vacant, the Company is responsible for its 45% share of real estate taxes and othe costs associated with maintaining the property. The owners have listed the property for sale o lease with a real estate broker in the Middletown area. The annual rent from this propert represented approximately 6% of the total annual rent of the Company’s property portfolio. Th loss of rent and increased expenses related to this property will decrease the Company’s cas flow. However, at this time, the Company does not anticipate the need to further reduce it regular quarterly cash distribution rate.

On January 17, 2020, the Company sold its 27% interest in the PetSmart store in Gonzales Louisiana to AEI Income & Growth Fund 25 LLC, an affiliate of the Company. The purchase price of the property interest was based upon the property’s fair market value as determined by an independent, third-party, commercial property appraiser. The Company received net proceed of $823,558, which resulted in a net gain of $251,516. At the time of sale, the cost and relate accumulated depreciation and amortization was $842,400 and $270,358, respectively. A December 31, 2019, the property was classified as Real Estate Held for Sale with a carryin value of $572,042.

(5) Payable to AEI Fund Management, Inc. –

AEI Fund Management, Inc. performs the administrative and operating functions for th 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 c business.

(6) Members' Equity –

For the three months ended March 31, 2020 and 2019, the Company declared distributions o $164,003 and $244,743, respectively. The Limited Members received distributions of $160,69 and $237,401 and the Managing Members received distributions of $3,304 and $7,342 for th periods, respectively. The Limited Members' distributions represented $6.86 and $10.12 per LL Unit outstanding using 23,423 and 23,460 weighted average Units in 2020 and 201 respectively. The distributions represented $6.86 and $0.00 per Unit of Net Income and $0.0 and $10.12 per Unit of return of contributed capital in 2020 and 2019, respectively.

As part of the distributions discussed above, the Company distributed net sale proceeds o $80,808 in 2020. The Limited Members received distributions of $80,000 and the Managin Members received distributions of $808. The Limited Members' distributions represented $3.4 per Unit.

(7) Fair Value Measurements –

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

At March 31, 2020 and December 31, 2019, the Company had no financial assets or liabilitie measured at fair value on a recurring basis or nonrecurring basis that would require disclosur The Company had the following nonfinancial assets measured on a nonrecurring basis that wer recorded at fair value during 2019.

The Dick's Sporting Goods store in Fredericksburg, Virginia with a carrying amount o $2,052,845 at March 31, 2019, was written down to its estimated fair value of $1,260,000 aft completing our long-lived asset valuation analysis. The resulting impairment charge of $792,84 was included in earnings for the first quarter of 2019. The fair value of the property was base upon an appraisal prepared by an independent commercial property appraiser. The appraisal i considered a Level 3 input in the valuation hierarchy.

(8) Coronavirus Outbreak –

During the first quarter of 2020, there was a global outbreak of a new strain of coronaviru COVID-19 which continues to adversely impact global commercial activity and has contribute to significant volatility in financial markets. The global impact of the outbreak has been rapidl evolving, and as cases of the virus have continued to be identified in additional countries, man countries have reacted by instituting quarantines, placing restrictions on travel, and limitin hours of operations of non-essential offices and retail centers. Such actions are creatin disruption in global supply chains, and adversely impacting a number of industries, such as retai restaurants and transportation. The outbreak could have a continued adverse impact on economi and market conditions and trigger a period of global economic slowdown. The rapi development and fluidity of this situation precludes any prediction as to the ultimate advers impact of the coronavirus. Nevertheless, the coronavirus presents material uncertainty and ris with respect to the Company's performance and financial results, such as the potential negativ impact to the tenants of its properties, the potential closure of certain of its properties, increase costs of operations, decrease in values of its properties, changes in law and/or regulation, an uncertainty regarding government and regulatory policy. Up to the date of this filing, th Company has not received modification rent requests from any tenant of the five propertie owned by the Company. All rent has been paid in full by each tenant.

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

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

- — Market and economic conditions which affect the value of the properties the Compan owns and the cash from rental income such properties generate;
- — the federal income tax consequences of rental income, deductions, gain on sales an 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 retur characteristics;
- — the effect of tenant defaults; and
- — the condition of the industries in which the tenants of properties owned by th 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 c these accounting policies, including making estimates and assumptions. These judgments wi affect the reported amounts of the Company’s assets and liabilities and the disclosure o contingent assets and liabilities as of the dates of the financial statements and will affect th reported amounts of revenue and expenses during the reporting periods. It is possible that th carrying amount of the Company’s assets and liabilities, or the results of reported operations, wi 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 managemer discussion and analysis disclosures regarding them with the managing member of the Company.

Allocation of Purchase Price of Acquired Properties

Upon acquisition of real properties, the Company records them in the financial statements a cost. The purchase price is allocated to tangible assets, consisting of land and building, and t identified intangible assets and liabilities, which may include the value of above market an below market leases and the value of in-place leases. The allocation of the purchase price i based upon the fair value of each component of the property. Although independent appraisal may be used to assist in the determination of fair value, in many cases these values will be base upon management’s assessment of each property, the selling prices of comparable properties an 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 th present value (using an interest rate which reflects the risks associated with the leases acquirec of the difference between (i) the contractual amounts to be paid pursuant to the in-place lease and (ii) an estimate of fair market lease rates for the corresponding in-place leases measured ove a period equal to the non-cancelable term of the lease including any bargain renewal periods. Th above market and below market lease values will be capitalized as intangible lease assets c liabilities. Above market lease values will be amortized as an adjustment of rental income ove the remaining term of the respective leases. Below market lease values will be amortized as a adjustment of rental income over the remaining term of the respective leases, including an bargain renewal periods. If a lease were to be terminated prior to its stated expiration, a unamortized amounts of above market and below market in-place lease values relating to tha 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 new tenant, and opportunity costs associated with lost rentals which are avoided by acquiring a in-place lease. Direct costs associated with obtaining a new tenant may include commission tenant improvements, and other direct costs and are estimated, in part, by management' consideration of current market costs to execute a similar lease. These direct costs will b included in intangible lease assets on the balance sheet and will be amortized to expense over th remaining term of the respective leases. The value of opportunity costs will be calculated usin the contractual amounts to be paid pursuant to the in-place leases over a market absorptio period for a similar lease. These intangibles will be included in intangible lease assets on th balance sheet and will be amortized to expense over the remaining term of the respective lease If a lease were to be terminated prior to its stated expiration, all unamortized amounts of in-plac 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 c significant assumptions with regard to the current market rental rates, rental growth rate discount and capitalization rates, interest rates and other variables. If management's estimates o assumptions prove inaccurate, the result would be an inaccurate allocation of purchase price which could impact the amount of reported net income.

Carrying Value of Properties

Properties are carried at original cost, less accumulated depreciation and amortization. Th Company tests long-lived assets for recoverability when events or changes in circumstance indicate that the carrying value may not be recoverable. For properties the Company will hol and operate, management determines whether impairment has occurred by comparing th property's probability-weighted future undiscounted cash flows to its current carrying value. Fo properties held for sale, management determines whether impairment has occurred by comparin the property's estimated fair value less cost to sell to its current carrying value. If the carryin value is greater than the net realizable value, an impairment loss is recorded to reduce th carrying value of the property to its net realizable value. Changes in these assumptions c 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 o the basis of the number of hours devoted by their employees to each fund's affairs. They als allocate expenses at the end of each month that are not directly related to a fund's operation based upon the number of investors in the fund and the fund's capitalization relative to othe funds they manage. The Company reimburses these expenses subject to detailed limitation contained in the Operating Agreement.

Factors Which May Influence Results of Operations

The Company is not aware of any material trends or uncertainties, other than national economi conditions affecting real estate generally, that may reasonably be expected to have a materia impact, favorable or unfavorable, on revenues and investment property value. However, due t the recent outbreak of the coronavirus (COVID-19) in the U.S. and globally, our tenants an operating partners may be impacted. The impact of the coronavirus on our future results could b significant and will largely depend on future developments, which are highly uncertain an cannot be predicted, including new information which may emerge concerning the severity o the coronavirus, the success of actions taken to contain or treat the coronavirus, and reactions b consumers, companies, governmental entities and capital markets.

Results of Operations

For the three months ended March 31, 2020 and 2019, the Company recognized rental income o $107,423 and $286,595, respectively. In 2020, rental income decreased due to the sale of fiv properties and the lease terms ending for the Advance Auto store as discussed below. Th decreases were partially offset by one month free rent in 2019 for the Best Buy store in Lak Geneva, Wisconsin as discussed below. Based on the scheduled rent for the properties owned a of April 30, 2020, the Company expects to recognize rental income of approximately $421,000 i 2020.

For the three months ended March 31, 2020 and 2019, the Company incurred LL administration expenses from affiliated parties of $22,641 and $27,776, respectively. Thes administration expenses include costs associated with the management of the propertie processing distributions, reporting requirements and communicating with the Limited Member During the same periods, the Company incurred LLC administration and property managemen expenses from unrelated parties of $21,599 and $37,264, respectively. These expenses represen direct payments to third parties for legal and filing fees, direct administrative costs, outside aud costs, taxes, insurance and other property costs. These expenses were higher in 2019, whe compared to 2020, mainly due to expenses related to the Dick’s Sporting Goods store and parking lot repair at one property.

In July 2018, the Company entered into an agreement with the tenant of the Best Buy store i Lake Geneva, Wisconsin to extend the lease term five years to end on March 31, 2024. As par of the agreement, the annual rent decreased from $153,826 to $133,316 effective February 1 2019. In addition, beginning on February 1, 2019, the tenant received free rent for one mont that equaled $11,110.

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

The Company owned a 35% interest in a Dick’s Sporting Goods store in Fredericksburg Virginia. The remaining interests in the property were owned by three affiliates of the Company On January 31, 2019, the lease term ended, and the tenant returned possession of the property t the owners. While the property was vacant, the Company was responsible for its 35% share c real estate taxes and other costs associated with maintaining the property. The owners listed th property for lease with a real estate broker in the Fredericksburg area. The annual rent from thi property represented approximately 21% of the total annual rent of the Company’s propert portfolio. The loss of rent and increased expenses related to this property decreased th Company’s cash flow. Consequently, beginning with the first quarter of 2019, the Company reduced its regular quarterly cash distribution rate from $12.66 per Unit to $10.12 per Unit.

Based on its long-lived asset valuation analysis, the Company determined the former Dick’ Sporting Goods store was impaired. As a result, in the first quarter of 2019, the Compan recognized real estate impairment of $792,845 to decrease the carrying value to the estimated fai value of $1,260,000. The charge was recorded against the cost of the land and building.

The Company owns a 45% interest in an Advance Auto Parts store in Middletown, Ohio. Th remaining interest in the property is owned by an affiliate of the Company. On July 31, 2019, th lease term ended, and the tenant returned possession of the property to the owners. While th property is vacant, the Company is responsible for its 45% share of real estate taxes and othe costs associated with maintaining the property. The owners have listed the property for sale o lease with a real estate broker in the Middletown area. The annual rent from this propert represented approximately 6% of the total annual rent of the Company’s property portfolio. Th loss of rent and increased expenses related to this property will decrease the Company’s cas flow. However, at this time, the Company does not anticipate the need to further reduce it regular quarterly cash distribution rate.

For the three months ended March 31, 2020 and 2019, the Company recognized interest incom of $3,743 and $3,781, respectively.

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

Liquidity and Capital Resources

During the three months ended March 31, 2020, the Company's cash balances decrease $6,904,947 as a result of distributions paid to the Members in excess of cash generated fror operating activities, which was partially offset by cash generated from the sale of property During the three months ended March 31, 2019, the Company's cash balances decreased $49,30 as a result of distributions paid to the Members in excess of cash generated from operatin activities.

Net cash provided by operating activities decreased from $256,886 in 2019 to $89,190 in 2020 a a result of a decrease in total rental and interest income in 2020 and net timing differences in th collection of payments from the tenants and the payment of expenses, which were partially offse by a decrease in LLC administration and property management expenses in 2020.

The major components of the Company's cash flow from investing activities are investments i real estate and proceeds from the sale of real estate. During the three months ended March 31 2020, the Company generated cash flow from the sale of real estate of $823,558.

On January 17, 2020, the Company sold its 27% interest in the PetSmart store in Gonzales Louisiana to AEI Income & Growth Fund 25 LLC, an affiliate of the Company. The purchas price of the property interest was based upon the property's fair market value as determined b an independent, third-party, commercial property appraiser. The Company received net proceed of $823,558, which resulted in a net gain of $251,516. At the time of sale, the cost and relate accumulated depreciation and amortization was $842,400 and $270,358, respectively. A December 31, 2019, the property was classified as Real Estate Held for Sale with a carryin value of $572,042.

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

For the three months ended March 31, 2020 and 2019, the Company declared distributions c $164,003 and $244,743, respectively. Pursuant to the Operating Agreement, distributions of Ne 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 th Managing Members. The Limited Members received distributions of $160,699 and $237,401 an the Managing Members received distributions of $3,304 and $7,342 for the periods, respectively In December 2019, the Company declared a special distribution of net sale proceeds c $7,575,758 which was paid in the first week of January 2020 and resulted in higher distribution declared in 2019 and a higher distributions payable at December 31, 2019.

As part of the declared distributions discussed above, the Company distributed net sale proceed of $80,808 in 2020. The Limited Members received distributions of $80,000 and the Managin Members received distributions of $808. The Limited Members' distributions represented $3.4 per Unit.

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

The Company may repurchase Units from Limited Members who have tendered their Units t the Company. Such Units may be acquired at a discount. The Company will not be obligated t purchase in any year any number of Units that, when aggregated with all other transfers of Unit that have occurred since the beginning of the same calendar year (excluding Permitted Transfer as defined in the Operating Agreement), would exceed 2% of the total number of Unit outstanding on January 1 of such year. In no event shall the Company be obligated to purchas Units if, in the sole discretion of the Managing Member, such purchase would impair the capita or operation of the Company. During the three months ended March 31, 2020 and 2019, th Company did not repurchase any Units from the Limited Members.

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

Off-Balance Sheet Arrangements

As of March 31, 2020 and December 31, 2019, the Company had no material off-balance shee arrangements that had or are reasonably likely to have current or future effects on its financia 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 an Chief Financial Officer, the Managing Member of the Company evaluated the effectiveness o 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 en of the period covered by this report, our disclosure controls and procedures were effective i ensuring that information required to be disclosed by us in the reports that we file or subm under the Exchange Act is recorded, processed, summarized and reported within the time period specified in applicable rules and forms and that such information is accumulated an communicated to management, including the President and Chief Financial Officer of th 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 interna control over financial reporting (as defined in Rule 13a-15(f) under the Exchange Act) that ha materially affected, or is reasonably likely to materially affect, our internal control over financia 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 th 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 t present Units to the Company for purchase by submitting notice to the Managing Member durin January or July of each year. The purchase price of the Units is equal to 80% of the net asse value per Unit, as of the first business day of January or July of each year, as determined by th Managing Member in accordance with the provisions of the Operating Agreement. Unit tendered to the Company during January and July may be repurchased on April 1st an October 1st, respectively, of each year subject to the following limitations. The Company will n be obligated to purchase in any year any number of Units that, when aggregated with all othe transfers of Units that have occurred since the beginning of the same calendar year (excludin Permitted Transfers as defined in the Operating Agreement), would exceed 2% of the tota number of Units outstanding on January 1 of such year. In no event shall the Company b obligated to purchase Units if, in the sole discretion of the Managing Member, such purchas would impair the capital or operation of the Company. During the period covered by this repor 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 Sectic 906 of the Sarbanes-Oxley Act of 2002.

SIGNATURES

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

Dated: May 14, 2020

AEI Income & Growth Fund 24 LLC
By: AEI Fund Management XXI, Inc.
Its: Managing Member

By: /s/ MARNI J NYGARD
Marni J. Nygard
President
(Principal Executive Officer)

By: /s/ KEITH E PETERSEN
Keith E. Petersen
Chief Financial Officer
(Principal Accounting Officer)

Exhibit 31.

CERTIFICATIONS

I, Marni J. Nygard, certify that:

1. I have reviewed this quarterly report on Form 10-Q of AEI Income & Growth Fund 24 LLC;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact c omit to state a material fact necessary to make the statements made, in light of the circumstance under which such statements were made, not misleading with respect to the period covered b this report;

3. Based on my knowledge, the financial statements, and other financial information included i this report, fairly present in all material respects the financial condition, results of operations an 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 maintainin 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) an 15d-15(f)) for the registrant and have:

a) Designed such disclosure controls and procedures, or caused such disclosure control and procedures to be designed under our supervision, to ensure that material information relatin to the registrant, including its consolidated subsidiaries, is made known to us by others withi those entities, particularly during the period in which this report is being prepared;

b) Designed such internal control over financial reporting, or caused such interna control over financial reporting to be designed under our supervision, to provide reasonabl assurance regarding the reliability of financial reporting and the preparation of financia statements for external purposes in accordance with generally accepted accounting principles;

c) Evaluated the effectiveness of the registrant's disclosure controls and procedures an presented in this report our conclusions about the effectiveness of the disclosure controls an 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 financia reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourtl fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likel 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 recen evaluation of internal control over financial reporting, to the registrant's auditors and the audi 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 c internal control over financial reporting which are reasonably likely to adversely affect th registrant's ability to record, process, summarize and report financial information; and

b) Any fraud, whether or not material, that involves management or other employee who have a significant role in the registrant's internal control over financial reporting.

Date: May 14, 2020

/s/ MARNI J NYGARD
Marni J. Nygard, President
AEI Fund Management XXI, Inc.
Managing General Partner

Exhibit 31.

CERTIFICATIONS

I, Keith E. Petersen, certify that:

1. I have reviewed this quarterly report on Form 10-Q of AEI Income & Growth Fund 24 LLC;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact c omit to state a material fact necessary to make the statements made, in light of the circumstance under which such statements were made, not misleading with respect to the period covered b this report;

3. Based on my knowledge, the financial statements, and other financial information included i this report, fairly present in all material respects the financial condition, results of operations an 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 maintainin 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) an 15d-15(f)) for the registrant and have:

a) Designed such disclosure controls and procedures, or caused such disclosure control and procedures to be designed under our supervision, to ensure that material information relatin to the registrant, including its consolidated subsidiaries, is made known to us by others withi those entities, particularly during the period in which this report is being prepared;

b) Designed such internal control over financial reporting, or caused such interna control over financial reporting to be designed under our supervision, to provide reasonabl assurance regarding the reliability of financial reporting and the preparation of financia statements for external purposes in accordance with generally accepted accounting principles;

c) Evaluated the effectiveness of the registrant's disclosure controls and procedures an presented in this report our conclusions about the effectiveness of the disclosure controls an 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 financia reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourt fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likel 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 recen evaluation of internal control over financial reporting, to the registrant's auditors and the audi 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 c internal control over financial reporting which are reasonably likely to adversely affect th registrant's ability to record, process, summarize and report financial information; and

b) Any fraud, whether or not material, that involves management or other employee who have a significant role in the registrant's internal control over financial reporting.

Date: May 14, 2020

/s/ KEITH E PETERSEN
Keith E. Petersen,
Chief Financial Officer

AEI Fund Management XXI, Inc.

Managing General Partner

Exhibit 3

**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 24 LLC (th "Company") on Form 10-Q for the period ended March 31, 2020, as filed with the Securities an Exchange Commission on the date hereof (the "Report"), the undersigned, Marni J. Nygarc President of AEI Fund Management XXI, Inc., the Managing Member of the Company, an Keith E. Petersen, 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 c 2002, that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of th 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/ MANRI J NYGARD
Marni J. Nygard, President
AEI Fund Management XXI, Inc.
Managing General Partner
May 14, 2020

/s/ KEITH E PETERSEN
Keith E. Petersen, Chief Financial Officer
AEI Fund Management XXI, Inc.
Managing General Partner
May 14, 2020