



AEI Net Lease Portfolio IV DST



Quality People. Quality Performance. Since 1970.

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Several photos throughout this brochure are of properties similar in appearance to the properties in the portfolio. Property photos are available in the Property Condition Report and Appraisal included with the Private Placement Memorandum.

This brochure is meant to be read in conjunction with the Private Placement Memorandum ("Memorandum"). A potential purchaser should review the Memorandum, Exhibits and all additional documents in their entirety before making a decision to purchase.

About The Sponsor

AEI is one of America's most experienced sponsors of commercial property investment programs for both investment and 1031 exchange purposes. Over the past 40 years, AEI has sponsored 127 net leased property programs representing the investment capital from more than 20,000 investors nationwide. Nearly all of AEI's net lease property programs have been structured without debt to provide investors with a lower risk investment opportunity. AEI programs are managed by a professional team of real estate, investment, financial, and legal experts. AEI is, generally, considered the first securities firm in America to offer a securitized 1031 exchange option in 1992 and the first to receive a favorable private letter ruling from the IRS in 2002.

Investment Strategy

- **Debt-free:** With no mortgage debt, properties are not subject to the risks of debt servicing, refinancing, or foreclosure.
- **Long Term Net leases:** Tenants pay for most or all expenses, such as: taxes, insurance and maintenance, which helps to create income stability for the property owners.
- **Creditworthy tenants:** Leases are a company-wide obligation of the corporate tenants.
- **Rental increases:** When present in a lease, rental escalators can serve to increase income over time.
- **Location:** Major corporate tenants typically occupy quality commercial locations.
- **Diversification:** Owning properties in multiple industries and markets helps to create a diversified portfolio.

Potential purchasers should be aware that no investment strategy can guarantee a profit or protect against loss.



Investment Overview

AEI Net Lease Portfolio IV DST is a portfolio of five single-tenant retail properties structured as a Delaware Statutory Trust (DST) for 1031 exchange or cash investors. This offering is designed for accredited investors seeking stable long term income and tax deferral through a high-quality fractional real estate investment.

- **Total offering:** \$19,495,000
- **Debt:** None – Debt Free
- **Initial distribution rate:** 5.0%
- **Average annual rent growth:** 1.83%*
- **Weighted average remaining lease term:** 14.4 years**
- **Anticipated exit strategy:** Liquidate 11 years after completion of the offering period
- **Minimum investment:**
 - \$100,000 for a 1031 exchange
 - \$50,000 for a cash investment

*This number represents the average annual percentage increase in scheduled portfolio property rents from the period beginning January 1, 2016, and ending December 31, 2025. Scheduled rental escalations vary by property and by year. The expected average annual rent growth may be less than scheduled in the event of non-compliance with lease terms by any property tenant. Please see Exhibits D and F of the PPM for further information about the property leases and rents.

**As of January 1, 2016

Distribution Schedule

Year	Net Anticipated Distribution	Annual Distribution Rate*
2016	\$974,789	5.00%
2017	\$974,573	5.00%
2018	\$982,132	5.04%
2019	\$989,661	5.08%
2020	\$1,003,615	5.15%
2021	\$1,059,743	5.44%
2022	\$1,058,179	5.43%
2023	\$1,066,484	5.47%
2024	\$1,074,756	5.51%
2025	\$1,090,096	5.59%
2026	\$1,151,827	5.91%

*Based on initial offering price.

Potential purchasers should review the Projections of Operations for the Project and Return to Holders, included as Exhibit "D" in the Memorandum, prior to making any purchase decisions. There is no guarantee that cash flow, return of principal, or profits will be generated by the Project. The ability of each property to produce distributions of rental income is dependent on the tenant's ability to pay rent and meet its other obligations under its respective lease.

Portfolio Assets

The properties in this portfolio are located in five diversified markets across the United States. Each property is leased to an industry-leading corporate tenant under a long-term, full faith and credit net lease. The tenants operate in diverse industries including medical, farm and ranch retail, and auto parts and supplies.



Operator	Location	Corporate Revenue*	Sharholders' Equity*	Lease Expiration	Gross Rent (As of 1/2016)
Advance Auto Parts	Dallas, GA	\$9.8 Billion	\$2.0 Billion	8/31/2030	\$135,438
DaVita Medical Clinic	Racine, WI	\$12.8 Billion	\$5.2 Billion	10/8/2030	\$229,751
Tractor Supply Company	New Albany, MS	\$5.7 Billion	\$1.3 Billion	6/30/2028	\$180,000
Tractor Supply Company	Shalotte, NC	\$5.7 Billion	\$1.3 Billion	9/30/2030	\$221,800
Tractor Supply Company	Price, UT	\$5.7 Billion	\$1.3 Billion	10/31/2030	\$279,600

*Based on the most recent audited annual report.

Advance Auto Parts

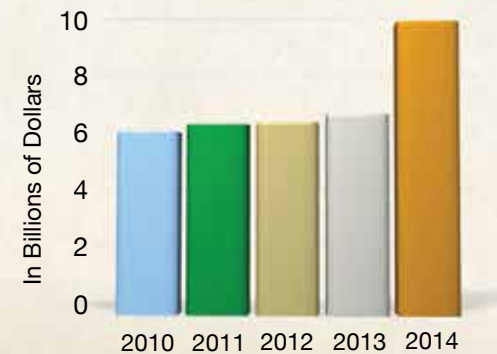
About the Tenant

Advance Auto Parts, Inc., (NYSE: AAP) was founded in 1932 and is the largest automotive aftermarket parts provider in North America. AAP operates more than 5,200 retail stores, more than 100 Worldpac branches and serves approximately 1,300 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada.

AAP is headquartered in Roanoke, Virginia, and employs more than 74,000 team members. As of January 2014, AAP had total revenues of \$9.8 Billion, net income of \$493.8 Million and shareholder's equity of \$2.0 Billion. Advance Auto Parts, Inc., is a holding company which conducts all of its business operations through the tenant, Advance Stores Company, Inc., and its subsidiaries.

*Source: S&P Capital IQ Stock Report 5/9/2015; corp.advanceautoparts.com.
Please refer to the tenant details in the PPM for a full description of the tenant.*

AAP Revenue Growth





The
Largest
Auto Parts
Retailer
in U.S. and Canada

Location: 8721 Dallas Acworth Highway, Dallas, GA

Dallas, Georgia, is located thirty miles north of Atlanta and is included in the Atlanta Metropolitan Statistical Area. Due to its close proximity to Atlanta, the city of Dallas enjoys many of the benefits of a large metropolitan city including transportation and employment opportunities. Atlanta is home to the Hartsfield-Jackson Atlanta International Airport, the world's busiest airport. Sixteen Fortune 500 companies call Atlanta home including The Home Depot, UPS, and Coca-Cola.

The property is located near the intersection of Cedarcrest Road and Dallas Acworth Highway which is also known as Highway 381. This intersection contains a Kroger-anchored shopping center, service station, and multiple restaurant chains.

Source: Hottle Appraisal



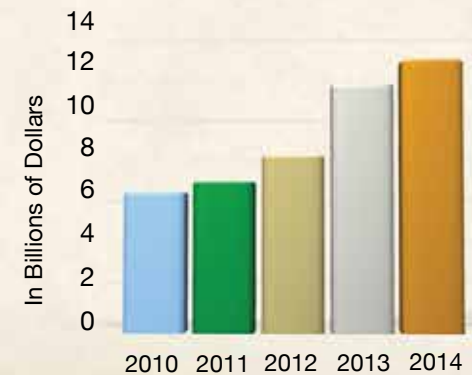
DaVita Dialysis Center

About the Tenant

DaVita HealthCare Partners (NYSE: DVA) was founded in 1994 and is a leading provider of dialysis services in the United States. The company specializes in the treatment of patients with chronic kidney failure and end stage renal disease. DVA also operates DaVita Rx, a pharmacy that provides oral medications to patients with end stage renal disease. As of June 30, 2015, the company operated or provided administrative services at 2,210 dialysis centers in the United States and 96 dialysis centers in ten other countries.

DVA is headquartered in Denver, Colorado, and employs more than 50,000 team members. As of December 2014, DVA had total revenues of \$12.8 Billion, net income of \$863.0 Million and shareholder's equity of \$5.2 Billion.


DVA Revenue Growth



Source: www.davita.com.

Please refer to the tenant details in the PPM for a full description of the tenant and its related entities.





**Leading
Provider**
of Dialysis in U.S.

Location: 3113 Washington Avenue, Racine, WI

Racine, Wisconsin, is located on the western shore of Lake Michigan and is approximately 65 miles north of Chicago, Illinois, and 25 miles south of Milwaukee, Wisconsin. Racine is the fifth largest city in Wisconsin and is a prime location for manufacturers, distribution centers, and corporate office facilities as the area has one of the best highway transportation networks in the United States. It is located in the heart of the Interstate-94 Corridor which connects the major metropolitan areas of Milwaukee and Chicago.

The property is located on the south side of Washington Avenue, one mile south of Saint Mary's Hospital. Retailers along Washington Avenue include Walmart, Walgreens, ShopKo and the Westgate Mall Shopping center.

Source: Hottle Appraisal



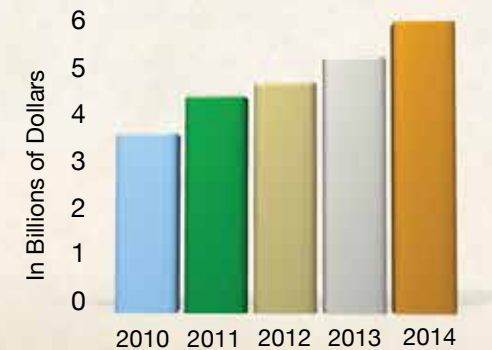
Tractor Supply Company

About the Tenant

Tractor Supply Company (NASDAQ: TSCO) was founded in 1938 and is the largest operator of retail farm and ranch stores in the United States. The company is focused on meeting the lifestyle and maintenance needs of property owners who enjoy a rural lifestyle as well as tradesmen and small businesses.

TSCO is headquartered in Brentwood, Tennessee, operates more than 1,400 stores in 49 states, and employs more than 21,000 team members. Total revenues have grown by 10% annually over the last five years. As of December 2014, TSCO had revenues of \$5.7 Billion, net income of \$371.0 Million and shareholder's equity of \$1.3 Billion. The company operates with little to no debt.

TSCO Revenue Growth



Source: www.tractorsupply.com.

Please refer to the tenant details in the PPM for a full description of the tenant and its related entities.

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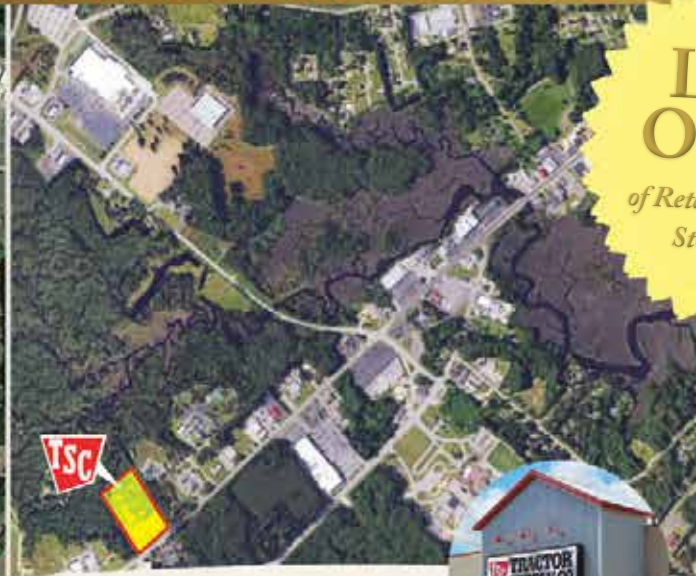


Location: 112 Virginia Way, New Albany, MS

New Albany, Mississippi, is located 75 miles southeast of Memphis, Tennessee, and thirty miles northwest of Tupelo, Mississippi, in Union County. New Albany is Union County's largest municipality and County Seat. The area has one of the highest concentrations of manufacturing employment in the Southern United States and, during the past two decades, has become known as the upholstered furniture capital of the world. The area is home to more than 200 furniture manufacturers including Ashley and Lane Furniture, a Toyota assembly plant, Cooper Tire and Rubber Company, and MTD Products.

The property is located off of Park Plaza Drive along Virginia Way. Retailers along Park Plaza Drive include Dollar Tree, Lowe's Home Improvement, Hibbet Sports, GameStop and a Walmart Supercenter.

Source: Hottle Appraisal



Location: 5100 Main Street, Shallotte, NC

Shallotte, North Carolina, is located 35 miles south of Wilmington, North Carolina, and 40 miles north of Myrtle Beach, South Carolina. Shallotte's population has increased by 166% from 2000 to 2010, attributed to its proximity to coastal beaches and appeal as a retirement destination. Shallotte's central location and large business district make it the business hub of southern Brunswick County. The city of Shallotte is also included in North Carolina's Brunswick Islands, which are marketed as a destination vacation area with uncrowded beaches and temperate year-round climate.

The property is located on the south west side of Main Street/Business Interstate 17. Other retailers along Main Street include Walmart, Home Depot, Advance Auto Parts and Walgreens.

Source: Hottle Appraisal



Largest Operator
of Retail Farm and Ranch Stores in the U.S.

Location: 1277 East Main Street, Price, UT

Price, Utah, is located along U.S. Route 191 which is a major north-south highway that stretches from Mexico to Canada. It is a central location for distribution to major western cities and states with a 1-2 day access to half of the nation's population. Price is a hub for regional activity and serves as Southeast Utah's headquarters for government agencies, manufacturing, retail, and education. Mining, oil and gas production, and power generation drive the economy and provide major employment.

The property is located on the east side of East Main Street. East Main Street is the primary commercial corridor within the city of Price. This roadway includes Walmart Supercenter, chain hotels, fast food restaurants and local retailers.

Source: Hottle Appraisal

Risks

An investment in an Interest is speculative and involves substantial risk. It is suitable only for purchasers who have adequate financial means, desire a relatively long-term investment, will not need immediate liquidity from their investment and could afford to lose their entire investment. Purchasers must read and carefully consider the discussion set forth in the section of the Private Placement Memorandum captioned "Risk Factors." The risks involved with an investment in the Interests include, but are not limited to:

- Risks associated with investment in real estate
- Environmental risks of owning real estate
- Lack of liquidity
- Competition
- The inflexibility of the Delaware Statutory Trust as a vehicle to own real estate
- The potential need to transfer the Trust Estate (as defined the Trust Agreement, attached to the Memorandum) to a Springing LLC (as defined in the Memorandum)
- A Manager that has minimal experience managing statutory trusts
- Conflicts of interest associated with the Manager, the Depositor and affiliates.

- Each property being 100% leased to a single tenant
- Lack of diversification of investment
- Reliance on the Delaware Trustee and the Manager to operate and manage the Project and the Trust
- Limited reserves held by the Trust
- Tax risks including section 1031, federal, state and local taxes

The Contributing Owners are each real estate funds or related entities that are managed by Affiliates of the Manager. As a result, the terms of the contribution of the Projects to the Trust, including the contribution values, have not been determined by arm's-length negotiations.

The information in this brochure does not constitute an offer to sell or a solicitation of an offer to buy any security. Such offers can be made only by Offering Memorandum. This is not intended to be a complete list of risks associated with a DST investment and 1031 exchange transaction. This is only a summary of select risk factors to consider. For more details about these and other risks, please reference the specific Private Placement Memorandum for the DST in which you may invest. Investments are suitable for accredited investors only. Investors should consult with their personal tax advisor, financial advisor, and legal counsel before investing.



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