Form **8937**
(December 2011)
Department of the Treasury
Internal Revenue Service

# Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

OMB No. 1545-2224

## Part I Reporting Issuer

| | | |
|---|---|---|
| **1** Issuer's name<br>Net Lease Private REIT VII-A, Inc. | | **2** Issuer's employer identification number (EIN) |
| **3** Name of contact for additional information<br>Jerry Sackey Addo | **4** Telephone No. of contact<br>(214) 363-5620 | **5** Email address of contact<br>jerrysackey-addo@aicventures.com |
| **6** Number and street (or P.O. box if mail is not delivered to street address) of contact<br>4131 N. Central Expwy, Suite 820 | | **7** City, town, or post office, state, and Zip code of contact<br>Dallas, TX 75204 |
| **8** Date of action<br>July 31, 2013 | **9** Classification and description<br>Cash Liquidating Distributions | |

| | | | |
|---|---|---|---|
| **10** CUSIP number | **11** Serial number(s) | **12** Ticker symbol | **13** Account number(s) |

## Part II Organizational Action

Attach additional statements if needed. See back of form for additional questions.

**14** Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ July 31, 2013, the issuer corporation made prorata cash liquidating distributions to it's Series A and B and Common shareholders.

**15** Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶

The amount of the July 31, 2013 cash liquidating distributions will be reported to each US shareholder on 2013 Forms 1099-DIV within Box 8. The July 31, 2013 cash liquidating distributions reduce the Series A and B and Common shareholder's basis in the issuers security.

**16** Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶

The July 31, 2013 cash liquidating distributions reduce the shareholder's basis in the issuers security.

**Part II** **Organizational Action** (continued)

**17** List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶

Sections 331 and 1001

**18** Can any resulting loss be recognized? ▶

Not applicable. No tax loss is recognized by shareholders as a result of receiving the July 31, 2013 liquidating distributions.

**19** Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶

Not applicable

Posted on primary public web site in lieu of filing with IRS, pursuant to IRS Treas. Reg. S.1.6045B-1(a)(3) and (b)(4).