

## Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

### Part I Reporting Issuer

<b>1</b> Issuer's name		<b>2</b> Issuer's employer identification number (EIN)	
Net Lease Private REIT VII-A, Inc.			
<b>3</b> Name of contact for additional information	<b>4</b> Telephone No. of contact	<b>5</b> Email address of contact	
Jerry Sackey Addo	(214) 363-5620	jerrysackey-addo@aiventures.com	
<b>6</b> Number and street (or P.O. box if mail is not delivered to street address) of contact		<b>7</b> City, town, or post office, state, and Zip code of contact	
4131 N. Central Expwy, Suite 820		Dallas, TX 75204	
<b>8</b> Date of action		<b>9</b> Classification and description	
December 31, 2013		Cash Liquidating Distributions	
<b>10</b> CUSIP number	<b>11</b> Serial number(s)	<b>12</b> Ticker symbol	<b>13</b> 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 ▶ December 31, 2013, the issuer corporation made prorata cash liquidating distributions to it's Series A 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 December 31, 2013 cash liquidating distributions will be reported to each US shareholder on 2013 Forms 1099-DIV within Box 8. The December 31, 2013 cash liquidating distributions reduce the Series A 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 December 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  
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**18** Can any resulting loss be recognized? ▶ \_\_\_\_\_

Not applicable. No tax loss is recognized by shareholders as a result of receiving the December 31, 2013 liquidating distributions.  
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**19** Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ \_\_\_\_\_

Not applicable  
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**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).**