

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name Net Lease Private QP REIT IX, Inc.		2 Issuer's employer identification number (EIN)	
3 Name of contact for additional information Jerry Sackey Addo	4 Telephone No. of contact (214) 363-5620	5 Email address of contact jerrysackey-addo@aicventures.com	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 4131 N. Central Expwy, Suite 820		7 City, town, or post office, state, and Zip code of contact Dallas, TX 75204	
8 Date of action June 1, 2016		9 Classification and description 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 ▶ On June 1, 2016 the issuer corporation made cash liquidating distributions to it's Series A, Series 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 amounts of the June 1, 2016 cash liquidating distributions will be reported to the US shareholder on 2016 Forms 1099DIV within Box 8. The June 1, 2016 cash liquidating distributions reduce the 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 June 1, 2016 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 June 1, 2016 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).