

**Report of Organizational Actions
Affecting Basis of Securities**

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name
Net Lease Private REIT VII, 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@aiventures.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
July 01, 2014

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 ▶ July 01, 2014, 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 01, 2014 cash liquidating distributions will be reported to each US shareholder on 2014 Forms 1099-DIV within Box 8. The July 01, 2014 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 01, 2014 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 01, 2014 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).