

## Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

### Part I Reporting Issuer

1 Issuer's name  Net Lease Private REIT VII-A, 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  December 31, 2013		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 ▶ 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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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).