

# Report of Organizational Actions Affecting Basis of Securities

► See separate instructions.

## Part I Reporting Issuer

<b>1</b> Issuer's name <u>Net Lease Private REIT VII-A, Inc.</u>		<b>2</b> Issuer's employer identification number (EIN)	
<b>3</b> Name of contact for additional information <u>Jerry Sackey Addo</u>	<b>4</b> Telephone No. of contact <u>(214) 363-5620</u>	<b>5</b> Email address of contact <u>jerrysackey-addo@aicventures.com</u>	
<b>6</b> Number and street (or P.O. box if mail is not delivered to street address) of contact <u>4131 N. Central Expwy, Suite 820</u>		<b>7</b> City, town, or post office, state, and Zip code of contact <u>Dallas, TX 75204</u>	
<b>8</b> Date of action <u>July 01, 2014</u>		<b>9</b> Classification and description <u>Cash Liquidating Distributions</u>	
<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 ► 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

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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 July 01, 2014 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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