► See separate instructions.

Paparting le

Part Reporting Issuer		
1 Issuer's name		2 Issuer's employer identification number (EIN)
Net Lease Private QP REIT X, Inc.		
3 Name of contact for additional information 4 Telephone No. of contact		5 Email address of contact
Jerry Sackey Addo (214) 363-5620		jerrysackey-addo@aicventures.com
6 Number and street (or P.O. box if mail is not delivered to street address) of contact		7 City, town, or post office, state, and Zip code of contact
4131 N. Central Expwy, Suite 820		Dallas, TX 75204
8 Date of action 9 Classification and description		
April 1, 2016	Cash Nondividend Distribution	
10 CUSIP number 11 Serial number		13 Account number(s)
Part II Organizational Action Atta	ch 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
-		end distribution to it's Series A, Series B and
Common Shareholders.		
15 Describe the quantitative effect of the org share or as a percentage of old basis ►	anizational action on the basis of the security	y in the hands of a U.S. taxpayer as an adjustment per
The amount of the April 1, 2016 cash nondivi	dend distributions will be reported to each	n US shareholder on 2016 Forms 1099 DIV
within Box 3. The April 1, 2016 cash nondivid	end distributions reduce the shareholder	's basis in the issuers security.
16 Describe the calculation of the change in a valuation dates ►	pasis and the data that supports the calculat	tion, such as the market values of securities and the
The April 1, 2016 cash nondividend distributi	ons will reduce the shareholder's basis in	the issuers security.
		4

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ► Section 301(c), 317(a)

18 Can any resulting loss be recognized? ►

Not applicable. No tax loss is recognized by shareholders as a result of receiving the April 1, 2016 nontaxable distributions.

Posted on primary public web site in lieu of filing with IRS, pursuant to Treas. Reg.S.1.6045B-1(a)(3) and (b)(4).